

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
FEBRUARY 7, 2007  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, February 7, 2007. Members present were Don Norris, Buffy Messer, Joanna Swanson, Luis Quevedo, Mib Medford, Daniel Hyatt and Ron Muse. Also present at the meeting were Land Development Administrator Byron Hickox, Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Acting Chairman Daniel Hyatt called the meeting to order at 9:00 a.m.

Approval of Minutes of December 6, 2006

Daniel Hyatt moved, seconded by Mib Medford, to approve the minutes of December 6, 2006 as presented. The motion carried unanimously.

Luis Quevedo joined the meeting at 9:05 a.m. and Daniel Hyatt relinquished the chair to him.

Proposed Construction of Office Building - Tate Street - Main Street Neighborhood District (MS-ND)

Architect Randy Cunningham stated that Brandon Anderson is the owner of the property which is on Tate Street one lot away from Boyd Avenue. The design of the building is intended to look residential. The lot slopes off to the rear of the building where parking will be located. The handicapped parking space on the side of the building connects to the handicapped accessible ramp hidden by the front porch railing. Steps lead up to the front of the building from the sidewalk. Existing buffering is located along the back of the property. The cherry trees at the front of the building will remain.

The office building will be approximately 1300 sq. ft. Mr. Anderson said the building will have office space for two financial advisors and an assistant. The basement will be unfinished at this time. Mr. Anderson has the option of finishing at some time in the future if additional space is needed.

On street parking is allowed in this district. If staff wishes to use on-site parking, additional parking on-street will accommodate customers. Some neighboring property owners were present at the meeting and expressed concern regarding possible congestion the business might add on Tate Street. Mib Medford pointed out Tate Street is used by pre-school parents to pick up their children from First Methodist Church. Mr. Hickox responded ordinance requirements have been met. Business and professional services are a permitted use in the Main Street Neighborhood District. Mr. Hickox also explained that anyone who feels the ordinance does not require sufficient off-street parking in the district can apply for an ordinance amendment to be reviewed by the Planning Board for recommendation to the Board of Aldermen.

Daniel Hyatt asked about the possibility of moving the building forward on the property to allow for more parking in the rear. Mr. Hickox replied that this could be done since setbacks are measured from the edge of the pavement rather than from the edge of the sidewalk.

Items on the Staff Report were discussed.

Landscaping:

1. Tate Street does not have curb and gutter. Therefore, the tree strip must be at least 8' wide rather than 6' wide as shown on the plan.

The developer will work with the Public Works Director and will most likely go with the 8' tree strip.

2. Small street tree species should be specified because of the presence of overhead utility lines.

Mib Medford asked if there is a height specified for the utility lines. Mr. Hickox said that the requirements state, "Where overhead lines are present, small maturing trees must be utilized." A tree from the small maturing tree list must be used.

Streets and Sidewalks:

1. Because it would be considered a vehicular use area, the turn-around in front and to the right of the building is not permitted.

Randy Cunningham said if the building is shifted forward 10' the handicapped space can be moved to the side of the building and will be more accessible to the front porch.

Luis Quevedo moved, seconded by Joanna Swanson to approve the site plan with the following conditions:

1. Street planting strip be changed from 6' to 8'.
2. Small tree species to be planted underneath the utility lines must be chosen from the approved Town list.
3. Turn around in front of the building will not be allowed.

The motion carried unanimously.

There was also a recommendation to move the building forward 10' to allow for one additional parking space and to facilitate use of the handicapped space.

Building:

Luis Quevedo moved, seconded by Joanna Swanson, to approve the building design as submitted. The motion carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 10:05 a.m.

---

Luis Quevedo, Chairman  
Chairman

---

Freida Rhinehart  
Secretary