

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
APRIL 4, 2007
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, April 4, 2007. Members present were Don Norris, Ron Muse, Joanna Swanson, Daniel Hyatt, Mib Medford and Bill Skelton. Also present at the meeting were Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Daniel Hyatt called the meeting to order at 9:05 a.m.

Approval of Minutes of March 7, 2007

Joanna Swanson moved, seconded by Bill Skelton, to approve the minutes of March 7, 2007 as presented. The motion carried unanimously.

Byron Hickox welcomed Kevin Cable as the newest member of Community Appearance Commission. Mr. Cable will observe today and begin serving at the next meeting.

Lake Junaluska Golf Clubhouse - Highway 19 - Dellwood Neighborhood District (D-ND)

Daniel Hyatt recused himself from voting but continued to chair.

Staff Recommendation:

As submitted, this project meets the Land Development Standards' minimum requirements.

Patrick Bradshaw made a presentation of the landscape plan. This will be a two-phase project. The new clubhouse will be constructed, then the old one will be torn down to keep operation continual. The new clubhouse will be set back further from Highway 19. There will be 5 additional parking spaces. There is already some parking where the existing building is located. This will be a low impact project since existing entrances will be maintained. Sidewalk will be extended up Golf Course Road from Highway 19 as a part of Phase II.

Joanna Swanson asked how tall the Chinese elms will grow. Mr. Hyatt answered this a large maturing tree.

Bill Skelton asked if there will be stormwater retention areas. Mr. Bradshaw responded there will be additional green space with bioretention there.

Bill Skelton moved, seconded by Joanna Swanson, to approve the landscape plan as submitted. The motion carried with Daniel Hyatt abstaining.

John Templeton, the architect for the project, presented the building plan. The Lake Junaluska Assembly saw the need to update the clubhouse facility which is quite old. The new clubhouse will

be approximately 3500 sq. ft. and will sit further back from Highway 19. This location offers the least amount of impact to the site. The golf course has been redesigned to allow use of the current clubhouse during construction of the new one.

The lowest level is for eating with a trellis over a patio which will overlook the lake and allow for landscaping opportunities. The main level will have the entry, the clubhouse facility with a sales area and a small meeting room off to the side. Offices will be on the mezzanine level. The exterior of the building will be Hardi-plank, architectural shingles and low rock walls will enclose the outdoor spaces. Trash will be hauled immediately to the maintenance shed. No trash will be stored at this building.

Joanna Swanson asked about including articulation on the front of the building facing Highway 19. The portion of the building with the doors projects forward by about 40 ft. Byron Hickox suggested possible use of privacy glass since the area in question houses the restrooms. Mr. Templeton pointed out that costs must be kept as low as possible but they would be willing to add two more of the small windows that would match the one shown on the drawings submitted.

Ron Muse moved, seconded by Bill Skelton, to approve the building plan with the addition of two small windows for articulation purposes on the front of the building. The motion carried with Daniel Hyatt abstaining.

Adjournment

With no further business the meeting be adjourned at 9:40 a.m.

Daniel Hyatt, Chairman
Chairman

Freida Rhinehart
Secretary