

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
MAY 2, 2007
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, May 2, 2007. Members present were Buffy Messer, Don Norris, Kevin Cable, Joanna Swanson, Daniel Hyatt, Mib Medford, Bill Skelton and Ron Muse. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson, Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Chairman Daniel Hyatt called the meeting to order at 9:00 a.m.

Approval of Minutes of April 4, 2007

Joanna Swanson moved, seconded by Bill Skelton, to approve the minutes of April 4, 2007 as presented. The motion carried unanimously.

Clyde Congregation of Jehovah's Witnesses - Counsel Place - Raccoon Creek Neighborhood District (RC-ND) - New Building

Byron Hickox presented the following Staff Report:

Site Plan:

1. The driveway shown on the site plan does not provide adequate vehicular access to this site. The access corridor needs to be developed as a street with minimum width of 20', sidewalks, and tree planting strips on both sides. In addition, Director of Public Works Fred Baker has indicated that an additional access corridor (from Sunnyside Road) is required.
2. Parking and vehicular use areas must be located to the side or rear of the principal structure. For the site plan submitted, the north or west side of the building should be considered the front. However, neither of these facades could realistically be considered the front of the building. To be considered the front, the north or west facade of the structure must (a) be articulated in sections no longer than the building is tall and (b) have a transitional entryway and a sidewalk connection to the street.

Landscaping:

1. A general or solid buffer is required along the south and west property lines. This would eliminate the need for a buffer on the south side of the parking lot.
2. The parking lot buffer on the site plan is a solid buffer. This requires that trees be planted a maximum of 8' on center. The site plan does not meet this standard.
3. No parking space shall be farther than 20' from a shade tree. Many spaces do not meet this standard.

Staff Recommendation:

If the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

Mr. Hickox stated that the church does not have access to Sunnyside Drive but they are trying to acquire some additional land joining Sunnyside. They will need to create a whole new front facade. The four handicapped parking spaces are sufficient for their building size. Pedestrian access will be required from the building up to East Street.

Joanna Swanson asked about the exterior materials. Mr. Hickox replied that brick will be used for the walls with vinyl siding on the gable ends.

As far as landscaping, Mr. Hickox pointed out a solid buffer will be needed. A few more street trees than shown on the plan and three more parking lot trees will be required. Mr. Hickox will bring revised plans to the Commission when they are received.

Daniel Hyatt pointed out that there is a great deal of asphalt near the entrance to the building. He suggested possibly using some landscaped islands.

Ron Muse moved, seconded by Don Norris to approve the plans as presented with the following suggestions:

1. Addition of a landscaped island at the front of the porte cochere.
2. Addition of a water feature.

The motion carried unanimously.

ARC of Haywood County - 110 Maple Street - Walnut Street Neighborhood District (WS-ND) - Family Care Home

Staff Report:

Site Plan

1. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.
2. Because a portion of the property is within a flood area, an elevation certification prepared by a registered land surveyor is required.

Parking Area & Driveway

1. Although the 24-foot wide driveway would be allowed according to the LDS, Fred Baker indicated that it was excessive. An 18-foot wide driveway should suffice.
2. Parking and vehicular use areas must be located behind the front building line. The open porch does not constitute the front building line.

Landscaping

1. A notation on the landscape plan indicates that street trees are optional. This is not accurate. This notation should be removed.

2. A 5' sidewalk must be provided along Maple Street behind the street tree planting area.

Building Design

1. The gable ends indicate the use of vinyl siding. This is prohibited in this district.

Staff Recommendation:

If the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

In addition, the applicant must submit a letter that guarantees that the limitations of the proposed use (no more than six residents) will not be exceeded.

John Sarver spoke on behalf of ARC. Sarver Housing Group has many years experience working with projects for handicapped persons. He stated that their architect will submit a lighting plan. Also he requested that they be permitted to keep the 24 foot driveway to allow space for turning their 11 passenger van so the driver can exit the parking lot without having to back out into the street. Mr. Hickox responded that we can probably work around the situation.

Mib Medford pointed out the existing trees on that lot are aged and the walnut trees need to be removed. The petitioner might want to consider Red Sunset Maples since they do well in wet areas. Planting of street trees will be required.

Mr. Hickox informed them that vinyl shakes could be substituted for the gables.

Ms. Swanson asked about the color scheme. Mr. Sarver replied that neutral colors will be used.

Joanna Swanson moved, seconded by Ron Muse to accept the plans as submitted subject to staff recommendations and the following suggestions:

1. Work with Town staff to keep the 24 foot driveway so that the turning radius for the van can be maintained.
2. That the sidewalk remain where it is now located based on staff recommendations.
3. That vinyl shakes replace the vinyl siding on the gables.

The motion carried unanimously.

Haywood Old Town, LLC - South Main Street - South Main Business District (SM-BD) - New Bank Building

Site Plan

1. Because the site is located within the 100-year flood plain, the elevation of the finished floor must be at least one foot above flood level, or the building must be equipped with approved flood-proofing.

Driveways

1. The driveway entrance should be a ramp-style concrete apron.

Landscaping

1. Parking lot buffers are required. No such buffers are shown on the site plan.
2. Species information for the parking lot trees is not shown on the site plan.

Building Design

1. This building does not meet the Land Development Standards' permeability or articulation standards. However, it will not front directly on South Main Street.

Staff Recommendation:

If the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

Patrick Bradshaw, on behalf of Haywood Old Town Bank, stated that this building is a temporary modular unit for use until a permanent structure is constructed fronting on South Main Street. The lot on which the buildings sit are a combination of three separate parcels. The building will be constructed 2 feet above flood elevation. It is proposed that a general buffer be used.

Daniel Hyatt suggested that rather than a general buffer, a solid buffer consisting of 75% evergreens be used to shield the parking area from adjoining properties. Suggestions were American or Nellie Stephens Holly.

Daniel Hyatt moved, seconded by Bill Skelton, to approve the plans suggesting the consideration of a solid rather than general buffer. The motion carried. Don Norris abstained due to financial interests.

John Burgin - 79 Elysinia Avenue - Hazelwood Town Center District (H-TC) - Renovation of Building for Restaurant

Site Plan

1. Because the site is located within the 100-year flood plain, the elevation of the finished floor must be at least one foot above flood level, or the building must be equipped with approved flood-proofing.
2. The site plan should show the landscaped buffer around the dumpster pad.
3. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.

Parking and Driveway

1. The number of seats and the number of employees working on the shift of greatest employment is needed in order to calculate the minimum and maximum amount of parking allowed.
2. The driveway entrance should be a ramp-style concrete apron.

Landscaping

1. Silver maples are not recommended for use as street trees or parking lot shade trees.
2. A parking lot buffer is required on the south and west sides of the parking lot.

Building Design

1. Structure is identified as "1-Story Residential with Loft." The proposed use should be indicated on the site plan.

Staff Recommendation:

If the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

John Burgin said Big Mountain Barbeque is moving from its present location on South Main Street due to the sale of that property. A solid buffer will be planted between this business and the residential property to the rear of the building. The look of a house will be maintained. There will be a small addition to rear of the house which is above the 100-year flood plain elevation. Buffers, parking lot and driveway requirements will be worked out with Public Works Director Fred Baker. Red maples rather than silver maples will be used for street and parking lot trees.

Bill Skelton moved, seconded by Joanna Swanson, to approve the plans subject to compliance with Town Staff recommendations. The motion carried unanimously.

Dave Damereau - 116 Thomas Park - Pigeon Street Neighborhood District (PS-ND) - 74-unit Residential Development

Site Plan

1. Some of the parcel identification number (PIN) references shown on the site plan are incorrect.
2. The units must be numbered for reference to match the separate site plan submittal.
3. Common open spaces need to be clearly indicated on the site plan. Open space covenants must be recorded reserving open spaces permanently and providing for the maintenance of open spaces.
4. The Land Development Standards require that buildings located on properties abutting Pigeon Street must front Pigeon Street and have an entry on Pigeon Street. This plan does not comply with that requirement.
5. The front of building 47 is within the 20' setback. Front setbacks must be shown for all internal streets.
6. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.

Parking, Streets, and Driveways

1. Parking space counts must be provided for the multi-family buildings and clearly indicated on the site plan. The number of bedrooms for each unit is needed to determine compliance; otherwise 2 spaces per unit will be required.

2. Street-style entrances to the multi-family buildings' underground parking are not permitted. These should be driveway-style entrances.
3. Driveway separations between units 4-5, 8-9, 14-15, 18-19, 20-21, 22-23, 25-26, 27-28, 32-33, 34-35, 36-37, 39-40, 42-43, 45-46, 49-50, 51-52, 54-55 and 55-56 do not meet the minimum separation of 25'. In general, this design does not comply with the intent of the Town's ordinance. Give that most residents will be parking in their driveways, the street scape for this project will be dominated by cars parked in front of the units. We recommend that this project be redesigned to place parking to the side or rear of the buildings. In any case, the driveway arrangements must be reconfigured.
4. The driveways for units 1, 40 and 42 do not meet the minimum separation of 70' from street intersections. The Director of Public Works may grant a 40% reduction based on traffic conditions, but even this reduction would not be enough to bring buildings 40 and 42 into compliance.
5. Streets must be named and indicated as public or private.

Sidewalks

1. Sidewalks along Pigeon Street must be a minimum of 8' wide.
2. Grade level entrances to multi-family building require sidewalks with front door connections to each unit. This is not shown on the site plan.
3. A sidewalk must be provided along Pigeon Street. Because of the topography, it may run at the toe of the slope but it must connect with Pigeon Street at the subdivision entrance and continue to the south property line.
4. A sidewalk must be provided along Thomas Park Drive from Pigeon Street to the Community Housing Corporation property line.

Landscaping

1. The street tree planting strip along Pigeon Street must be a minimum of 11' wide.
2. The street tree planting strip along Thomas Park Drive must be a minimum of 8' wide.
3. The Landscaping plan does not show the overhead power lines along Pigeon Street. Red Maples are not suitable trees for planting under power lines. Where street trees are located under power lines an approved small maple species must be substituted.

Building Design

1. Attached single family buildings must have a minimum separation of 20'. This is not met in 5 places: between the buildings with units (1) 30-40 and 34-37, (2) 42-44 and 45-47, (3) 22-24 and 25-28, (4) 48-52 and 53-56 and (5) 6-9 and 10-13. The site plan needs to be revised to show the 20' minimum separation between all attached single-family buildings. In general, this conventional-style layout is too dense for this site. The plan should either be redesigned for multi-level units or should eliminate enough units and buildings to meet minimum driveway and building separations.
2. The townhouse unit elevations must indicate complete material information. Only the roofing materials is specified.
3. The condominium elevations must indicate material and color information.

Staff Recommendation:

If the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

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

Paul Benson presented this agenda item since he is more familiar with the proposed development. This project was first considered two years ago, but the process must be repeated since permits have expired.

Some of the items of major concern by Town Staff are:

- The areas for common spaces must indicate which areas will be used solely by residents and the ones to be used by community residents as well.
- All lighting must be fully shielded.
- Driveway separations of 25' will be required. This may result in some neighbors sharing driveways.
- The density is too great and must be addressed.

Developer David Damereau stated that there were financial considerations which prevented his starting the project two years ago. He also asked that Town staff consider reducing the driveway separations to 18'. A lane-type street will go through the development, street trees will be a small maple species and the same species will be used along Pigeon Street. The site plan will be revised to indicate this.

Home exteriors will be done in neutral colors and will require very little maintenance. Each unit will have a front porch with an area for landscaping. Utilities will be underground. Mr. Damereau also pointed out that the wetlands park area in the development will be available to the public.

Mr. Damereau said he chose to build the units with more density rather than going vertical. The buildings will also feature underground parking. The 75 homes will be developed in phases, beginning with 34-40 units in Phase I. Mr. Damereau explained that he will attempt to keep housing costs low.

Mr. Hickox expressed concerns about the proximity of the houses to the street since this would not allow sufficient space for sidewalks and landscaping.

Mr. Benson said that we will look back at minutes from previous meetings to determine all items discussed previously that might need to be considered again at this time. He also told Mr. Damereau that he should consult with Public Works Director Fred Baker regarding such items as sidewalks, lane style streets and parking issues.

Bill Skelton moved, seconded by Buffy Messer, to endorse the plans as submitted on condition that Mr. Damereau work closely with Town Staff to resolve all issues identified by the staff with the following specific suggestions:

- The proposed sidewalk connections from Pigeon Street to the sidewalk along the interior lane would provide alternative compliance to a sidewalk along the Pigeon Street frontage.
- No vinyl siding should be used on facades fronting on Pigeon Street or Thomas Park

The motion carried unanimously.

Adjournment

With no further business, Bill Skelton moved, seconded by Kevin Cable that the meeting be adjourned at 11:37 a.m.

Daniel Hyatt, Chairman
Chairman

Freida Rhinehart
Secretary