

SPECIAL MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JANUARY 9, 2008
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a special meeting Wednesday, January 9, 2008. Members present were Don Norris, Joanna Swanson, Daniel Hyatt, Mib Medford, and Buffy Messer. Also present at the meeting were Zoning Director Paul Benson, Land Development Administrator Byron Hickox, 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 December 5, 2007

Joanna Swanson moved, seconded by Buffy Messer, to approve the minutes of December 5, 2007 as presented. The motion carried unanimously.

Preservation Way Condominium Development - Preservation Way and Park Drive - East Waynesville Neighborhood District (EW-ND)

Staff Report:

Description: This project consists of a total of 48 dwelling units contained in 3 buildings on a 6.53 acre property with a density of 7.4 units per acre. The maximum permitted density in the EW-ND is 16 units per acre. The 3 buildings appear to be of two different types. There are two larger buildings with 18 units each, and a smaller building with 12 units. All three buildings have three levels, but the individual dwelling units are 1-story.

Other features of the project include a new lane connection between Preservation Way (off Bellview Road) and Park Drive (off Hillside Road), and 69 parking spaces arranged into 2 parking lots and 9 on-street parking spaces. Sidewalks are planned along the internal lane extending to Park/Hillside and to Preservation Way. A woodland mulch path is also shown extending approximately 500'.

Plan Review Comments:

Architeturual:

1. It appears that there are two building types, but only 1 set of building elevations has been supplied. Elevations for the second building type need to be submitted and reviewed prior to Planning Board consideration of this project.
2. There is no scale shown on the architectural elevations - this is required to determine articulation, height, scale and permeability compliance.
3. The architectural elevations need to be labeled as to which side is the front - this is important for determining compliance with parking, entryway and design requirements.
4. The building does not appear to meet requirements for 18" elevated entryways, entryway transition elements, or residential scale (articulation in sections no longer than the building is tall).

Site Plan:

5. The buildings should be labeled on the site plan and referenced on the architectural elevations.

6. It appears that the two larger buildings front parking lots. This is not permitted as all parking must be to the side or rear of principal buildings.
7. The 5' tree planting strip must be maintained along the internal lane, this is not the case in front of the smaller building.
8. The NC Division of Land Quality will review the erosion control plan - not Buncombe County as indicated in the submittal.
9. Maximum slope for cut slopes is 1.75:1 not 1.5:1 as indicated in the submittal.
10. Street trees need to be planted at a maximum average spacing of 40' on center. The site plans incorrectly show a wider spacing.
11. Utility plans, including a stormwater management plan have not been submitted.
12. A lighting plan with point-by-point footcandle array and light fixture specification are required if site lighting is planned.

Staff Recommendation:

The staff recommends that the above list of comments be addressed with revised plans and a more complete submittal prior to scheduling for Planning Board review.

The primary concern with this project is that the buildings do not meet minimum design standards and that the project is not creating a project that addresses the internal street as intended by the Land Development Standards.

Presentation of the project was made to the Commission by Peter Alberice, Matt Sprouse and Nichol Hazzard for Mike Wade, the developer.

Matt Sprouse discussed the site plan. The condominium project in East Waynesville consists of three multi-family buildings that sit on top of knoll on Preservation Way. Hillside Drive ends at one side of the property. This piece of property is all wooded except at the very top which was cleared by a previous owner. Water and sewer have already been brought up to the site. The site was analyzed to determine how the three buildings could be located on the site with adequate parking and least amount of disturbance to the property. The solution was to hang the buildings off the slope with parking and services on the interior where it is already flat. Parking must be to the side or rear of the buildings so the buildings had to be situated along a lane which would connect Preservation Way and Hillside Drive.

Two of the buildings will face on the lane to be constructed connecting Preservation Way and Hillside. The smaller of the three buildings will face on Preservation Way. Using this arrangement, parking areas will comply with the ordinance. L. A. Elms will be used as street trees planted 40' on center. A hedge will be used for buffering. Parking lot stormwater will be addressed by using pervious pavers that will collect the stormwater with a gravel area underneath for retention purposes. When the stormwater is released, it will be at least at the pre-development rate. Inside the parking lot will be a rain garden for stormwater retention. There will be water-loving plants in the swales which lead to the discharge points and overflow.

Preservation Way has a beautiful old stone wall which was the inspiration for some of the materials used. There will be a cobblestone wall look used in places where possible along with some simple elegant columns with the name of the development on the side. There are pedestrian trails which run the perimeter of the site and connect with the sidewalks. The main pedestrian connectivity will

be with Hillside Drive so that land disturbance can be kept to a minimum along Preservation Way. Landscape plans call for the use of native plants as much as possible.

Mr. Alberice then presented the site and architectural plans. He stated there will be a total of 48 one and two bedroom units in three buildings. The one-bedroom units will be about 1050 sq. ft. and the two bedrooms will be 1250 sq. ft. These are flats rather than townhouses in order to use the site more efficiently and allow for less land disturbance. Each building will have an entry lobby where mailboxes will be located. There will be an inside door connecting to the corridor leading to the individual units. There will be two sets of exit stairs and an elevator in each building. The entrances from the outside will be on the middle level. Each unit will have a great deal of glass and a balcony.

Mr. Alberice then explained the building elevations which will include gables and stone work. Building exteriors will feature stone foundations, siding on the first two levels will be a smooth clapboard siding with cedar shake on the third level and on the gable ends. This will give the building the appearance of a typical mountain type home. Roofs will have bluish gray architectural shingles. Requirements have been met for 18" elevated entryways and the buildings do not exceed height standards.

Mr. Sprouse added the entire site is only 6.53 acres. By building the compact style buildings, less of the land is disturbed and about 3.5 acres surrounding the property will be able to be preserved including some of the older trees. This will allow for a thick natural buffer. Mr. Sprouse questioned Item #7 on the Staff Comments regarding the tree planting strip along the internal lane. Mr. Benson explained that they only need a parking lot buffer and tree pits could be used along the street. On street parking does not require buffering.

Joanna Swanson asked about lighting. Mr. Sprouse said a lighting plan will be submitted. He said they usually use cutoffs for the dark skies initiative—lighting for safety but not overlighting the site. The fixtures they plan to use will probably be pedestrian area lights like the acorn post lights (similar to the ones downtown) along the sidewalks and some lighting in the parking lots.

Daniel Hyatt asked if the porous paving would be asphalt. Mr. Sprouse replied that they plan to use pavers, using a standard paver with an open cell for gravel about 12 inches apart. In heavier storms, the overflow will run into the rain gardens. Under the pavers is a cell of gravel as well that fills up before it is slowly released.

Mib Medford moved, seconded by Joanna Swanson, to approve the plans as submitted. The motion carried unanimously.

Adjournment

With no further business the meeting was adjourned at 10:40 a.m.

Daniel Hyatt, Chairman
Chairman

Freida Rhinehart
Secretary

