

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
MARCH 5, 2008
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, March 5, 2008. Members present were Don Norris, Kevin Cable, Joanna Swanson, Daniel Hyatt, Bill Skelton, Buffy Messer and Lynn Sylvester. Also present at the meeting were Mayor Gavin Brown, Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Daniel Hyatt called the meeting to order at 9:00 a.m.

Approval of Minutes of January 9, 2008

Joanna Swanson moved, seconded by Bill Skelton, to approve the minutes of January 9, 2008 as presented. The motion carried unanimously.

Waynesville Commons - Lot #2 - Hyatt Creek Road - Hyatt Creek Area Center (HC-AC)

Byron Hickox submitted color renderings of the proposed building to be constructed on Lot #2 and introduced Chuck Christy from Cedarwood Development. Mr. Christy said Cedarwood is working with Town Staff regarding pedestrian pathways and articulation of the building sides. The site plan and elevations were presented for construction of a Best Buy store to be located on this lot.

Joanna Swanson asked of a more subdued color might be used on the front of the store. Mr. Hickox said the sign as presented cannot be approved because the sign cannot extend above the roofline of the building.

Mr. Hickox then offered the following staff report which indicates that the project as presented at this time is not even close to compliance with current ordinances. He pointed out there is an amendment pending but the project needs to be reviewed as presented today.

Site Plan

1. Pedestrian pathways must be provided throughout the parking area.
2. Pedestrian connections from entryway to public sidewalk are not shown.
3. The edge of Richland Creek must be shown on the site plan in order to determine the boundary of the 30' stormwater buffer.
4. Parking is located in front of the principal building. This is a major issue.

Landscaping

1. Two parking spaces are further than 30 feet from a shade tree.
2. The front corners of the parking lot should contain trees and/or landscaping.

Building Design

1. The south facade (facing Hyatt Creek Road) does not meet the 50% permeability requirement for the building facades that face public streets.
2. The south facade (facing Hyatt Creek Road) does not meet the pedestrian scale articulation requirement or the neighborhood scale requirement.

Staff Recommendation:

An application for an amendment to the Land Development Standards will be presented to the Planning Board at its March meeting that could affect a number of the problems associated with this building design and site plan. Any design requirements that are not changed as a result of the proposed amendment must be met in order for this development to receive final approval from town staff.

Therefore, this proposed development should be reviewed by the Community Appearance Commission as it has been submitted and according to the current Land Development Standards.

Bill Skelton asked if the Community Appearance Commission had input on text amendments. Mr. Hickox informed him that he most certainly could attend the Planning Board meeting on March 17 and offer input at that time.

Mr. Hickox indicated at this point the building needs to be turned facing Hyatt Creek Road with parking to the sides and rear. Commission members indicated they would like to see aerial or location maps to determine where the property is actually located.

Daniel Hyatt said he would like to see trees in front of the building in planters as was done in front of Wal-Mart and mixing up the plant list more. He felt there were too many of the same species and that the plantings should be more diversified.

Kevin Cable pointed out that modeling of the site would be most helpful to Commission members in understanding the site and the locations of various features. Mr. Hickox replied that he could make it a requirement for developers to submit PDF formats.

Mayor Brown asked Commission members what suggestions they would like to make to the developers about their sign. Joanna Swanson suggested the possible use of a monument sign or something more in keeping with other signs in the community. Mayor Brown said that he recalls when the Sign Standards were approved that the trade off for large free standing signs was allowing more attached signage on the building. Mr. Hickox agreed and said for most buildings it is about 30% of the facade of the building. Mayor Brown asked the Commission to think of what we could do to encourage Cedarwood to do with the sign which could incorporate the logo since they will not want to concede on that point such as what was accomplished with Wal-Mart.

Mr. Hickox said both Home Depot and Wal-Mart were very cooperative about their signage. He felt that if the part that extends above the roof could be brought down level with roof level, the basic logo could remain and meet our standards.

Lynn Sylvester asked if the building would have more visibility if it faced Hyatt Creek Road. Mayor Brown agreed that due to the high visibility of the building, it should look good.

Bill Skelton asked if the building should be turned, would buffering be required between the Best Buy and Wal-Mart. Mr. Hickox responded that buffering is required around any vehicular use area.

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Daniel Hyatt pointed out the difficulty of discussing the plan presented to the Community Appearance Commission with the text amendments pending because the amendments might very well change the scope of the project.

Chuck Christy said that with the building turned toward Hyatt Creek it would in fact be much more visible than if it were left where it is because the building will be close to the street with only a row of street trees in front of the building rather than being hidden behind a buffer. Mr. Hyatt explained that this was the trade-off the Land Development Standards allow in order to have buildings fronting on streets with parking to the sides and rear.

Lynn Sylvester added that the point of placing the parking in the rear is to conceal cars rather than the buildings. Mayor Brown agreed.

Kevin Cable stated that modeling might make it possible for Commission and Board members to visualize changes which might need to be made. Joanna Swanson added that if modeling is not feasible perhaps Mr. Hickox might present pictures of similar mountain developments demonstrating what has been done in those communities.

Kevin Cable moved, seconded by Joanna Swanson, to table this issue with a request that modeling be presented at the next meeting. The motion carried unanimously.

Chuck Christy asked that the main points be summarized. Mr. Hickox stated the following points:

1. The building needs to address Hyatt Creek Road.
2. The parking needs to be to the sides and rear.
3. The sign needs to come down below the roof line of the building, possibly with two smaller signs rather than one large one.
4. There are a couple of trees missing.

Adjournment

With no further business the meeting was adjourned at 10:00 a.m.

Daniel Hyatt, Chairman
Chairman

Freida Rhinehart
Secretary

