

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
March 4, 2009
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, March 4, 2009. Members present were Buffy Messer, Don Norris, Kevin Cable, Joanna Swanson, Bill Skelton and Mib Medford. Also present at the meeting were Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Vice Chairman Bill Skelton called the meeting to order at 9:00 a.m.

Approval of Minutes of September 10, 2008

Kevin Cable moved, seconded by Mib Medford, to approve the minutes of September 10, 2008 as presented. The motion carried unanimously.

Richland Hills of Waynesville (Multi-Family) - Assembly Street - East Waynesville Neighborhood District (EW-ND)

Patrick Bradshaw, Cindy Weeks and James Dennis made the presentation for this project. Ms. Weeks explained that Mountain Housing Opportunities intends to build 64 units of apartments of affordable housing to be rented to the elderly. It will be privately held housing.

Patrick Bradshaw said the project will consist of a three-story building located in the East Waynesville Neighborhood District located on a slope above the Brian Center. The 4.1 acre tract will allow the building of 64 units. The lot is situated between two town streets and the building is a conditional use for the district according to Land Development Standards.

James Dennis stated the same architect who designed the Laurels was chosen for this project. There are 40 one bedroom units and 24 two bedroom units. Residents must be 55 years or older. A management company has not yet been chosen. Due to density requirements nothing else can be built on the lot.

Byron then presented the Staff Report which had only minor changes.

Site Plan

1. No pedestrian connection is shown between the Howell Street entrance and the sidewalk along Howell Street.
2. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.
3. Utility connections must be shown on the site plan.
4. Contour lines with at least 5' intervals must be shown on the site plan.
5. The stormwater management system must be shown on the site plan. Details and calculations must also be submitted.
6. Because this is a double frontage lot, 20' setbacks are required on both Assembly and Howell Streets. The location of the building is well within these setbacks, but the site plan shows a 15' setback line on Howell Street.

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Landscaping

1. On streets without curb and gutter the tree planting strips are required to be at least 8' wide.
2. Because overhead power lines are present along Assembly Street, the street trees should be small maturing species spaced at a maximum of 35' on center.
3. The landscape plan must specify species. Large maturing trees are required for parking lot shade trees.

Building

1. 30% permeability is required for the east and west elevations. Exact dimensions must be submitted to demonstrate compliance. Judging by the scale, the standard appears to be met.
2. The east and west elevations must be articulated at the scale of the pedestrian. Exact dimensions must be submitted to demonstrate compliance. Judging by the scale, the standard does not appear to be met.

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 pointed out that Mountain Housing is seeking approval of the plans since they are in the process of making a grant application in May.

Mr. Dennis added that a contractor will be hired to build the building and a landscaper will be bid out as well. Hopefully, the landscaper will be local. The final landscape plan will be more detailed.

Bill Skelton asked about exterior materials. Mr. Dennis replied that a brick veneer will be used with design will be similar to the Laurels.

Mr. Hickox informed the Commission all that is needed at this point is approval of these preliminary plans. Any other details can be handled staff review.

Joanna Swanson moved, seconded by Buffy Messer, to approve the plans as presented with the stipulation that technical logistics be handled by staff review. The motion carried unanimously.

WNC Credit Union Bank - Eagles Nest Road - Hazelwood Town Center (H- TC)

Patrick Bradshaw presented the plans for a new WNC Credit Union to be constructed across Eagles Nest Road from the current location beside the on-ramp to US23-74. The DOT maintains control of access around certain interchanges. This means the DOT did not take actual control of the property when US 23-74 was built, however they would not grant access to the property from Eagles Nest Road. The property owner at that time was duly compensated. The DOT's control of access runs to within about 50' of Sulphur Springs Road. After the Credit Union acquired the property, they appealed to the DOT to buy back the right to have an access granted in order to use the property. DOT gave the Credit Union a 60' foot window of access to the property. The building must be situated on the property facing the new access street to be built in order to meet the front setback. To meet connectivity standards, from a pedestrian and vehicular standpoint the credit union will attempt

connect the access street with other property owners on Sulphur Springs Road. The building with the drive-thru bays will be very similar to the State Employees Credit Union. There will be employee parking near the drive-thru and the customer parking will be on the other side of the building. The setback on Eagles Nest Road cannot be met due the DOT right of way. DOT maintains a large drainage area around the perimeter of the property which allows natural drainage from the property. Mr. Bradshaw said the most attractive side of the building does face Eagles Nest Road. Landscaping will be embellished to screen parking from the public street. He continued that one more issue which cannot be met to the letter of the ordinance is the addition of sidewalks and street trees along Eagles Nest Road. The DOT may or may not allow this due to their right of away.

Mr. Hickox then presented the staff report.

Site Plan

1. Hazelwood Town Center has a 30' maximum setback for duplexes, multi-family, and non-residential developments. This 30' maximum applies to the front of the property as well as any other side that borders a street. Therefore, the maximum building setback from Eagles Nest Road is 30'. This will substantially alter the site plan.
2. A sidewalk and street tree planting strip are required along the property's Eagles Nest Road frontage.
3. The proposed new street must be named.
4. Although the proposed new street is not perfectly straight, the building should be shifted to appear as close as parallel to this street as possible.
5. All parking spaces must be behind the front building line. The above-mentioned shifting of the building may eliminate this problem.
6. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.
7. Existing and proposed utility lines must be shown on the site plan.
8. The stormwater management system must be shown on the site plan. Details and calculations must also be submitted.

Landscaping

1. A parking lot buffer must be installed along the rear property line.
2. The parking lot buffer must be located between the sidewalk and the parking lot in a planting strip with a minimum width of 7'. Street trees may not perform double duty as parking lot buffer trees.
3. All parking spaces must be located within 30' of a shade tree. A few parking spaces adjacent to the building do not meet this standard.
4. The landscape plan must specify species.

Building

1. The front and rear elevations are reversed (mirror image) from the orientation of the building shown on the site plan.

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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 said discussion will be required regarding the special circumstances that will not allow meeting of the setback from Eagles Nest Road. He instructed the Commission to consider the plan as presented.

Kevin Cable moved, seconded by Joanna Swanson to approve site, landscape and building plans as submitted, subject to meeting the necessary requirements outlined by the staff. The motion carried unanimously.

Verizon Wireless - Russ Avenue (former Long John Silvers) - Russ Avenue Town Center (RA-TC)

Byron Hickox pointed out the language in the Land Development Standards regarding re-development of property. He asked the building inspector to review the plans from a perspective of the total cost of re-development based on the plans submitted. The building inspector felt that the total cost might be greater than 75% of the assessed value of the property. The comments are based on that assumption.

Site Plan

1. This project consists of the substantial redevelopment of the site and the reconstruction and enlargements of a nonconforming structure. Any nonconforming structure for which major reconstruction is proposed in an amount of 75% or more of the taxed value of the structure shall only be reconstructed as a conforming structure. Therefore, the building and site must meet the requirements of the Land Development Standards.
2. The DOT right of way must be shown on the site plan. The proposed sign is located within this right of way. Signs must be located out of the right of way.
3. The Russ Avenue Town Center District has a 25' minimum/35' maximum setback requirement. The building must be expanded streetward to meet this 35' maximum setback standard.
4. All parking spaces must be behind the front building line. The streetward expansion of the building should eliminate this problem.
5. The maximum number of parking spaces for this use is 12. The site plan greatly exceeds this maximum with 36 proposed parking spaces.
6. A direct pedestrian connection is required between the front entryway and the sidewalk along Russ Avenue.
7. A rear parking lot connection with the property to the north (CVS) must be shown on the site plan. This connection must have a minimum width of 24'.

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8. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.
9. Existing and proposed utility lines must be shown on the site plan.
10. Director of Public Works Fred Baker has made the following changes to the site a condition of approval: (1) The driveway must be shifted southeast approximately 45' to line up with Barber Boulevard. This will be nearly centered on the building front; (2) A splitter median island must be installed in the center of the driveway apron. This will produce a one-way counter-clockwise traffic pattern around the building; (3) The sidewalks must be moved to 10' behind the existing curb to accommodate the widening of Russ Avenue; (4) the southernmost driveway must be converted to right out only; (5)
An exit for large trucks that may not be able to exit at the light must be created. Use of the CVS entrance/exit may address this.

Landscaping

1. The required street tree species for this property is Chanticleer Pear.
2. A street wall landscape buffer is required between the sidewalk and the parking areas.
3. All parking spaces must be located within 30' of a shade tree. If existing trees will be counted as parking lot shade trees, each tree must be labeled with caliper and species information. The Land Development Standards have no provision for alternative compliance regarding this requirement. Additional planting islands with a minimum dimension of 8' will be required to meet the shade tree standard for all parking spaces.

Building

1. As indicated above, the building must be expanded streetward to meet the 35' maximum setback standard.
2. The building must be elevated to meet the standard of .5' height for every 1' of distance from the centerline of Russ Avenue. The grade difference may be counted as part of the building height. The building height is 18.5' and the front of the building is approximately 75' from the centerline of Russ Avenue. The grade is approximately 5' above Russ Avenue. This approximate total of 23.5' falls far short of the minimum height requirement dictated by the .5 to 1 ratio.
3. Buildings facing Russ Avenue must be articulated at the scale of the pedestrian. This building appears to have no significant articulation at all.
4. The building does not incorporate an entryway transition element.

Staff Recommendation:

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

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David Lankford was the representative for Verizon. He has an estimated total renovation cost of \$160,000 and indicated that the greatest expense to Verizon will be the exterior of the building.

Mr. Hickox responded that if that is the case, most of the Land Development Standards will not apply. However, in the building inspector's opinion it cannot be done for less than \$168,000. If the cost could be kept below 75% of the taxed value, landscaping would have to be done and the building design would have to be improved.

Mr. Lankford said there will be no addition in size of the building. He introduced John Swann the contractor for the building and Chris Forga the owner. He said Mr. Swann is working with them to keep the construction costs down.

Mr. Hickox suggested to the Commission to assume that Verizon will come below the 75% threshold and review the plans as presented. If the 75% is exceeded, plans will have to be resubmitted because the site will be completely different.

Mr. Lankford presented the proposed look for the renovated building. The interior will remain much the same with the major cost being the storefront glass. Landscaping will not be an issue.

Mib Medford expressed concerns regarding future plans for Russ Avenue. She felt that traffic will change dramatically within 5 years.

Mr. Lankford stated their plans include using the existing building, rather than demolition and starting over. The exterior of the building would be left with reverse trusses to bring up the parapet. The only thing to be discarded would be interior materials, some of the detail work on the exterior and the front awning. The existing sidewalk and rails would remain. The entryway and landscaping beds would remain with improvements made. The storefront glass would be replaced with windows across the front elevation. The interior would not be changed drastically.

Bill Skelton said he would like to see some detail enhancements to the parapet. Mr. Lankford replied that this would be feasible.

Mr. Skelton reminded Commission members the only thing to consider is the front facade of the building if improvement costs do not exceed is the 75%.

Bill Skelton moved, seconded by Kevin Cable to endorse the plans submitted with the addition of parapet details on the front of the building. The motion carried.

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Adjournment

With no further business the meeting was adjourned at 10:55 a.m.

Bill Skelton
Vice Chairman

Freida Rhinehart
Secretary

