

## REGULAR MEETING

### COMMUNITY APPEARANCE COMMISSION TOWN OF WAYNESVILLE JULY 7, 2010 WEDNESDAY, 9AM TOWN HALL

The Community Appearance Commission held a regular meeting July 7th, 2010. Members present were: Chairman Daniel Hyatt (who served as presenter), Mib Medford, Joanna Swanson (who presided over the meeting), Lynn Sylvester, and Buffy Phillips. Also present were Land Use Administrator Byron Hickox, Administrative Assistant Eddie Ward and Secretary Ginny Boyer. Those absent included: Kevin Cable, Bill Skelton, Don Norris and Ron Muse.

Joanna Swanson called the meeting to order at 9:00 a.m.

#### **Approval of minutes**

Buffy Phillips moved, seconded by Mib Medford, to approve the minutes of May 5, 2010. The motion carried unanimously.

#### **Winterwoods Homes sales office and model home, 608 North Main Street**

R. Daniel Hyatt, landscape architect of Broadbooks Associates, P.A., presented to the Commission design review plans for Winterwoods Homes sales office and model home. The lot on which the model home will be placed is currently vacant, across from Garrett Funeral Home.

The building fronts on Main Street with access to the rear on Meade Street. It is a commercial building that will serve as a sales/design office, but visually it will appear as a house, which is their product.

Byron Hickox mentioned the only requirement for buffering is that the site be buffered from any adjacent residential properties. The only residential adjacent property belongs to John and Janice Feichter and the plan includes a by-the-book landscape buffer on the rear.

Byron Hickox mentioned the Commission's new approach will be to review the site plan and then to review the basic appearance of the building; it is Town of Waynesville staff's job to decide if everything meets scale, permeability and articulation. He asked the Commission to give suggestions about the appearance, then when actual construction drawings are prepared, they may be brought before the Commission as a courtesy.

Mib Medford asked about the tree grates being ADA compliant. Mr. Hyatt verified they are. She also asked if the tree is repetitious of those that are on Main. Byron Hickox mentioned that Zelkova is not on the list of small, maturing trees. A small, maturing tree is required here where power lines are overhead, the one chosen being hornbeam.

Lynn Sylvester had questions about the sidewalk, the existing stone wall, elevation, current landscaping and future plans for landscaping. Mr. Hyatt mentioned the necessity to regrade the slope and remove the stone wall.

Buffy Phillips asked if the lot had been purchased. Mr. Hyatt said it had not. Ms. Phillips said she doesn't think the building fits on Main Street. While Ms. Phillips and other members complimented the design and agreed it is an architecturally beautiful building, there was general consensus that it will look out of place on North Main Street.

Lynn Sylvester moved that the landscaping plan looks outstanding and meets all of the qualifications but the design will look out of place on Main Street, therefore the Commission neither endorses nor approves the plans. Buffy Phillips seconded and all were in favor.

### **Adjournment**

The meeting adjourned at 9:38 am.

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R. Daniel Hyatt  
Chairperson

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Ginny Boyer  
Secretary