

REGULAR MEETING
COMMUNITY APPEARANCE COMMISSION
TOWN OF WAYNESVILLE
JANUARY 5, 2011
WEDNESDAY, 9AM
TOWN HALL

The Community Appearance Commission held a regular meeting January 5, 2011. Members present were: Chairman Daniel Hyatt, Vice-Chairman Bill Skelton, Mib Medford, Joanna Swanson, Lynn Sylvester, Buffy Phillips, Kevin Cable, Don Norris and Ron Muse. Also present were Land Use Administrator Byron Hickox, Planning Director Paul Benson, Horticulturist Jonathan Yates, Alderman Libba Feichter and Secretary Ginny Boyer.

The meeting was called to order at 9:00 am.

Approval of minutes

Joanna Swanson moved, seconded by Daniel Hyatt, to approve the minutes of July 7, 2010 as presented. The motion carried unanimously.

Ingles' Reconstruction/Expansion

Staff Report

Subject: Ingles' Reconstruction/Expansion
Location: Russ Avenue & Barber Boulevard
District: Russ Avenue Town Center
Date: January 5, 2011

Ingles is proposing an extensive reconstruction of its existing Waynesville store, which is currently nonconforming with regard to its parking in front of the building, lack of landscaping, and lack of pedestrian connectivity. Any nonconforming structure for which reconstruction is proposed in an amount equal to or more than 75% of the taxed value of the structure shall only be reconstructed as a conforming structure.

Because of this requirement, Ingles has applied for a Conditional District zoning designation. This designation will alter several requirements of the Land Development Standards, creating a Conditional District for this project alone with requirements to be requested by the applicant and specified in a List of Standards and Conditions.

Since neither the grocery store nor the convenience store front a public street, there are no applicable building design standards. The List of Standards and Conditions proposed by Ingles would alleviate the restriction on parking in front and would reduce the amount of landscaping required.

Therefore, the role of the Community Appearance Commission is to give specific advice to the Planning Board and Board of Aldermen regarding the proposed landscaping and the appearance of the reconstructed grocery store and the proposed convenience store.

(end staff report)

Randy Jameson, Vice President, Real Estate and Distribution of Ingles and John D. Cox, PE of Land Planning Associates, Inc. gave an overview of the plan and answered Commission members' questions.

The existing building will be demolished and a 115,000 square foot grocery store will replace it, being almost double what it is now. Site work, including islands and landscaping will probably be constructed during the second phase. This will be the largest Ingles store, including a very large produce section, Starbuck's, a larger dining area, more prepared food stations, an open wine section, larger frozen food section, more aisles of grocery and a 24,000 square foot garden section.

Below Belk, the empty out-lot will be used for an 8-pump gas station with an 1,800 square foot store.

Mr. Jameson explained that this is a two-phased construction project but Ingles will always be open. The old store will be open as construction is done on the first half of the new part. Then the new store will open and construction will continue with the second half.

The exterior will be brick and stucco with a lot more glass, including skylights throughout the entire store. Minimal bulbs will be burned during the daytime.

The convenience store, with four pumps to each side, was discussed. Mr. Cox mentioned, based on recommendations of Town Planner Paul Benson and Public Works Director Fred Baker regarding traffic, some islands were placed such that entrances are differentiated. In the original plan, it was one flush opening, but through Mr. Baker's suggestion, changes were made allowing the gas station to have good ingress/egress, while the islands serve to alleviate the current traffic problem. We have adequate access to serve the gas station and we feel safe in the manner that we are pulling traffic back onto Barber Boulevard.

Mib Medford hoped that sidewalks could be placed on both sides of Barber Boulevard all the way to Ingles. Town staff recommended a sidewalk in the middle, up the center, to separate and give pedestrian access to where people will be parking. This serves three purposes. This gives access from Russ Avenue to the store. Secondly, the majority of people parking will have safe access. Also, a hard barrier is created so that cars will no longer be going all the way through the parking lot.

Kevin Cable asked if there was any thought to placing a crosswalk/speed bump across Barber Boulevard from the gas station to the other side, a raised area to create slowdown. Mr. Cox said that can be discussed with both Town and Ingles staff for consideration.

Mr. Cox explained the landscaping plan. The version submitted does not meet the letter of the ordinance but does meet alternative compliance: “We do not meet all the spacings, but we do meet or exceed the number of trees required, and we do meet or exceed the number and space of islands. We do have more square footage of islands than is required and we have the same number of trees that are required, we just don’t have them in the spacing pattern that is in the ordinance currently”.

Joanna Swanson mentioned the idea of having a central garden area for aesthetic purposes. Mr. Benson mentioned the standard is intended to shade the parking lot, to disperse the trees. The standard does not lend itself to the best-looking landscape.

On the issue of parking in the unused quadrant, Mr. Cox said one hundred fifty spaces were lost due to landscaping. Mr. James addressed the question, mentioning the loss of parking is not an issue and can be afforded. He said people approach him about placing a restaurant in the parking field, the lower quadrant, and that is a possibility.

Tree choices were discussed, Mr. Cox mentioning “we’re not hung on species”. This can still be discussed with Clay Mauney, the landscape architect, to consider specific recommendations and to gain clarification.

Chairman Hyatt expressed his desire for additional trees and/or shrubs being added to the big islands to the right of Barber Boulevard. Mr. Cox mentioned being a little more sensitive in that area. He did not want to heavily plant in that area as it might impact visibility to the store. He added that the correct number of trees has been added, in keeping with the ordinance.

Horticulturist Jonathan Yates expressed concern over whether or not the curbs have any breaks to allow water to infiltrate into the islands. Mr. Cox explained that, no, that is not part of the design. He has found that when water does enter the islands through breaks, oftentimes the mulch floats, spilling over the side creating messy conditions. Mr. Cox felt that the species chosen will live with the amount of rainfall this area receives.

Chairman Hyatt asked about the requirement for planting large trees on the bank side of the gas station, in the larger islands. Mr. Cox explained that is technically not a street but an alleyway. There is no street tree requirement there. Mr. Hyatt requested some trees be placed there. Mr. Cox said that would be considered.

Ron Muse mentioned having larger spaces being added for larger motor homes.

Mr. Cox said typically plans are not made for accommodating larger vehicles as this may invite tractor trailers. Mr. Jameson mentioned that tractor trailers are not only an eyesore but their movement through the parking lot and the petroleum is damaging to the asphalt.

Construction may begin in April or May, dependent upon approval from the Planning Board and the Board of Aldermen, at which point the job would still have to be bid to a general contractor.

Ron Muse mentioned being pleased with the willingness of the planners to include trees on the site.

Chairman Hyatt made a motion to approve the architectural elevations as submitted and the landscaping plan as submitted with the following recommendations: that there be a material/and or vertical change at the crosswalk on Barber Boulevard, that Red Sunset be specified as the maple cultivar installed, that an alternative for the crepe myrtles be explored, that shrubs be installed in the interior mulched islands, and that there be a few large trees added to the islands around the gas station. Joanna Swanson seconded and all were in favor.

Other Business

Bill Skelton inquired about the future of the Community Appearance Commission. Paul Benson said the draft land development plan does propose eliminating the Community Appearance Commission. Alderman Feichter expressed her thanks and appreciation to the Community Appearance Commission for its service to the community over the years and its diligence in meeting the job description.

Byron Hickox mentioned that although the Community Appearance Commission is an advisory board without enforcement authority, the recommendations are always taken seriously by the Planning Board and the Board of Aldermen. He mentioned those on the CAC have either a field of expertise that relates to the task or an eye for the community. He said the CAC has an important role.

Adjournment

Bill Skelton moved, seconded by Lynn Sylvester to adjourn the meeting. All were in favor. The meeting adjourned at 9:50.

Ginny Boyer
Secretary

R. Daniel Hyatt
Chairman