

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
FEBRUARY 2, 2005  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, February 2, 2005. Members present were Bill Skelton, Lillian Norris, Joanna Swanson, Luis Quevedo, Buffy Messer, Mib Medford, Roger Winge and Don Norris. Also present at the meeting were Land Use Manager John Swift, and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:00 a.m.

Approval of Minutes of January 5, 2005

Luis Quevedo stated that Item 1 at the bottom of page 1 should read:

1. That the 20% permeability requirement be met with the addition of clerestorey windows.

Mib Medford moved, seconded by Joanna Swanson, that the minutes of January 5, 2005 be approved as revised. The motion carried unanimously.

First Baptist Church of Waynesville - Landscape Plan

Scott Donald of Padgett & Freeman presented the landscape plan for the new building to be located beside the sanctuary of First Baptist Church. Mr. Donald stated that he feels this plan is in compliance with landscape ordinances.

The church would like for parking between the sanctuary and the new building to remain the same since they feel this portion of the parking lot should be grandfathered in. In the new parking area, there will be 4 trees planted, resulting in the loss of only one parking space.

The front of the building has been designed to meet stormwater runoff requirements with permeable areas. The church would prefer to add only three trees in the parking area to the right of the new building rather than four.

John Swift stated that he had consulted with Public Works Director Fred Baker and they have agreed to leave the parking lot already established between the sanctuary and the new building as it is, but the new parking area on the right side of the new building must be brought into compliance with current standards.

Mr. Donald stated that the church is trying to balance permeable surfaces around the building. They plan to add one tree on the left side of the building and will add four trees in the parking area on the right as called for in the ordinance.

Mib Medford moved, seconded by Joanna Swanson, to approve the landscape plan as submitted with the landscaping on the left side of the building to remain as it is, but all other items must be in compliance with the ordinance.

Ms. Medford did suggest a better selection of shrubs and Don Norris recommended putting some kind of small flowering tree mixed in with the shrubs in the planting area located behind the building near the office entrance. Also, the members recommended one shade tree for the parking area left of the new building; the additional tree is not a requirement but a recommendation.

February 2, 2005

The motion carried unanimously.

#### Superior Finish - Revised Plans - Charles and Sue Smith

Sue Smith stated that even though they will be required by ordinance to move the parking lot, they would like to be able to leave the handicapped parking space at its original location. She also stated that posts have been added to the elevation plans. The front of the building will be facing a private road.

Luis Quevedo stated that the current building does not have to be brought into compliance with the ordinance. Ms. Smith has however requested to have the handicapped parking space remain in the front of the building. Therefore, the Community Appearance Commission must consider the new addition and the existing building as a whole. If this is done Ms. Smith can leave the handicapped space where it is and will only have to remove some of the asphalt that is the current parking lot to replace it with landscaping materials. The new parking lot will be located to the side of the building and will include the addition of two trees to shade parking spaces.

John Swift stated that stormwater drainage is sufficient since there is an increase in impervious area.

Luis Quevedo moved, seconded by Mib Medford, that the two parts of the building be considered as a whole. By doing so, the new front of the building will be moved. There will be no parking allowed beyond the front of the building so the existing parking will be changed to a landscaped area. The motion carried unanimously.

Mr. Swift reported that there are no permeability issues with the building.

Mr. Quevedo asked about the two posts and bases at the front of the building. Since the cover is self-supporting, the posts at each end will not be necessary to establish a transitional entryway.

Luis Quevedo moved, seconded by Joanna Swanson to approve the elevations as submitted without the addition of the posts on each end of the overhang. The motion carried unanimously.

#### Street Public Restrooms - Rotary Club - Montgomery Street

Luis Quevedo then turned over the chair to Roger Winge in order to assist Don Overbay with the presentation of this agenda item.

Mr. Overbay said that as a service project in honor of their centennial anniversary, the Rotary Club has proposed the addition of restrooms to the downtown area. The location chosen for the restrooms is at the corner of Montgomery and Miller Streets since they are required to be located at least 11 feet from the curb. The lower portion of the building's exterior will be masonry and the upper portion will be Hardi-plank. There will be no trees removed and landscaping will be added around the building. There will be windows on the front of the building to meet the 50% permeability requirement. Rotary Club will be responsible for construction of the building and then it will be donated to the Town for maintenance.

Mr. Swift stated that glass blocks will be required on the three sides of the building facing Montgomery Street, Miller Street and Haywood Street. The back window can be eliminated.

Joanna Swanson moved, seconded by Bill Skelton, to accept the plan with the inclusion of glass blocks facing the three public streets. The motion carried unanimously.

Mr. Quevedo then returned as chair.

Industrial Buildings - Billy McConnell - Industrial Park Drive

No one attended to present this item.

Adjournment

With no further business, it was the consensus of the Commission that the meeting be adjourned at 10:10 a.m.

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Luis Quevedo  
Chairman

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Freida Rhinehart  
Secretary

Note: Following the meeting a brief presentation was given by Doug Ellis demonstrating some types of building materials.