

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
MAY 4, 2005
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, May 4, 2005. Members present were Don Norris, Roger Winge, Luis Quevedo, Mib Medford, and Lillian 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 9:06 a.m.

Approval of Minutes of April 13, 2005

Luis Quevedo moved, seconded by Mib Medford, that the minutes of April 13, 2005 be approved as presented. The motion carried unanimously.

New Commercial Building - Ron Muse - Overbrook Road

Site:

Daniel Hyatt, representing Mr. Ron Muse, made the presentation for the new commercial office building to be constructed behind Stereo Innovations located in the North Main Boulevard District. Mr. Muse plans to construct an 8000 sq. ft. building which will front on Overbrook.

Large deciduous trees will be planted along Broadview and Overbrook. There will also be large maturing trees in the parking area which will meet Town specifications of being located not more than 30 ft. from any parking space.

Luis Quevedo moved, seconded Don Norris, to approve the site plan as submitted, with the following items to be reviewed by Town Staff:

1. The street trees will be Maples on Broadview and Overbrook with a combination of Oak, Elm and Maple in the parking lot.
2. Any work on the side of the building will be coordinated with the Public Works Director.
3. The front of the building will face Overbrook with a transitional entryway provided.

The motion carried unanimously.

The building plan will be presented to Community Appearance Commission at a later date.

Residential Clustered Development - David Gardner - Woods Edge Road

Site:

Daniel Hyatt stated that David Gardner is planning a residential clustered development off Woods Edge Road near Junaluska Elementary School. The area of construction will be located on less than 24% of the almost 6 acre tract. The rest will be green space. A trail will run along the edge of the property closest to Junaluska School.

Construction will be on the top portion of the tract. Grading will allow for staggering of the houses in elevation. Sidewalks will be provided along the interior streets of the development on one side. No sidewalk will be constructed along Woods Edge Road since the road is quite steep and narrow. In lieu of this sidewalk, the Public Works Director has requested that 600' of sidewalk be constructed on the east side of the Asheville Highway. (The DOT has provided sidewalk on the west side of Asheville Highway.) The proposed sidewalk to be constructed on the east side will be located 30 inches from the highway and trees have been planted by the DOT 8 feet from where the new sidewalk will be built. The idea is that more sidewalk will be added on the east side of Asheville Highway as other properties are developed along that route.

In addition, the trail will run from the development down toward Junaluska School. At some point the builder might wish to provide an easement to allow the trail to become public property.

Roger Winge moved, seconded by Mib Medford, to approve the site plan as presented with the following additions:

1. An interior sidewalk will be on the right side of the development private road.
2. A walking trail will be constructed on the east side of the property from Meadowlark to connect with the school property.
3. A sidewalk will be constructed along Asheville Highway according to recommendations of the Public Works Director as far from the edge of the road as possible.
4. The Asheville Highway sidewalk and trail will be in lieu of the requiring a sidewalk along Woods Edge Road.
5. Trees and landscape materials will be as recommended by the landscape architect.

The motion carried unanimously.

Buildings:

Mr. David Gardner presented the plans for the buildings. There will be three different styles of homes in three different price ranges. The two-story house (Thomas) will be the most expensive, with a medium price range one story home(Callahan) and a less expensive one story home (Richlands).

Mr. Swift pointed out that the style of the Callahan would not meet Land Development Standards specifications since the garage protrudes past the front entrance to the house. The parking area must be to the side or rear of the principal structure. It was suggested that transitional entryway might be

extended to make a covered porch on the front, but Mr. Gardner indicated that the houses then be
Community Appearance Commission Minutes

Page 3

May 4, 2005

too large to fit on the lots where these particular units are designated on the plan. It would also drive up the cost of the mid-price units.

The exterior materials proposed would be either fiber cement siding, wood siding or stone veneer on the front of the buildings with vinyl on the sides and rear of the houses. This would help keep costs down and allow for low maintenance.

Luis Quevedo moved, seconded by Mib Medford to:

1. Approve the materials and design of the units as stated on the Thomas unit (most expensive) and the Richlands unit (least expensive).
2. Not approve the Callahan unit unless a variance is granted by the Board of Adjustment to allow the garage to extend past the front entrance to the house.

The motion carried unanimously.

Adjournment

With no further business, Luis Quevedo moved, seconded by Lillian Norris that the meeting be adjourned at 10:40 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary