

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JUNE 1, 2005
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, June 1, 2005. Members present were Don Norris, Bill Skelton, Luis Quevedo, Buffy Messer and Mib Medford. Also present at the meeting were Land Use Manager John Swift, Planning Director Paul Benson, Intern Amos Gilliam and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:20 a.m.

Approval of Minutes of May 4, 2005

Luis Quevedo recommended that the first sentence of the second paragraph on page 3 should read "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." Don Norris moved, seconded by Bill Skelton, that the minutes of May 4, 2005 be approved as revised. The motion carried unanimously.

SEMAR - "Great Laurels" Residential Clustered Development - Jule Noland Drive

Great Laurels will be a non-profit development funded through the State of North Carolina for senior citizens only. A Federal Government grant has also been received to house seniors with income restrictions (those whose incomes are 60% or less than the area median income). These facilities will be a high quality project.

Representatives on hand for the presentation were Russ Greer, Tom Fan and Phil Brown.

Site Plan:

Mr. Greer stated that the buildings have been moved forward on the property to front on the street in compliance with Land Development Standards. The grading plan will be finalized with the Public Works Director and will be submitted to Town Staff by June 6, 2005 in order to be presented to the Planning Board for review on June 20.

One access road in and out will be on Jule Noland Road from Russ Avenue. This will be an 18' paved two-lane road. The developer's civil engineer, Public Works Director Fred Baker and the North Carolina DOT will all coordinate efforts on necessary improvements to Jule Noland Road. Mr. Baker will also work with the civil engineer on connectivity issues if other roads are developed at a later time.

There will be a large common area of approximately 10,000 square feet. Landscaping will be heavy in this area and around the main buildings. Buildings will front on the street with parking to the side and rear. Land Development Standards have been met with the revised plan.

Grading work will also be necessary on the site. Dirt will have to be moved from the back side of the property to the front portion which is much lower.

Lighting of the parking lots and buildings as well as plans for signage will be developed and presented at a later meeting. Trash will be collected daily by maintenance personnel from chutes located in each building and transported to the trash compactor.

Features of the outdoor common areas will be a reflecting pool, gazebo, gardens and a picnic area. The sidewalk system will provide a substantial walking area. There will be 30' between trees in the parking areas and Mr. Swift will check on street trees. A local landscaper will be hired so that landscape materials used will be appropriate for the climate in this area. Landscaping will also be coordinated with any civil engineering plans.

Bill Skelton pointed out the importance of maintaining a good topsoil base in order for planting materials to grow properly.

Luis Quevedo moved, seconded by Bill Skelton to approve the site plan as presented with the understanding that the following items will be presented to the Community Appearance Commission at a later time:

1. Complex entrance sign
2. Lighting layout, fixture types and design

The motion carried unanimously.

Buildings:

The exterior of the main building will feature brick veneer, fiber cement, metal facia, 25-year architectural shingles on the roof, fiberglass columns at the entryway, vinyl windows, a Juliet balcony with aluminum railing (not a walk-out balcony) and French doors. The main entrance to the building is located on the front with secondary entrances at each end of the building. These entrances have stairs which serve as fire escapes designed to meet building code requirements. The community building will be constructed of the same materials as the apartments.

Mib Medford asked about permeability. Mr. Swift responded that the 50% permeability requirements have been satisfied.

Luis Quevedo moved, seconded by Bill Skelton, to approve Phase I of the apartment buildings and the community building plan as submitted. The motion carried unanimously.

Mr. Fan said that they hope to begin construction right after Labor Day this year and have the first apartment building and community building completed in 12-14 months.

Old Business

Mib Medford asked what steps could be taken to enforce decisions of the Community Appearance Commission if the developer does not comply with plans approved by the Commission. For example, High Country Furniture. Mr. Swift has been trying to get in touch with the owner of the furniture store but found that he is out of town and suggested that we could look back at the minutes and site plan for that meeting and bring it up at the next meeting.

Ms. Medford also inquired about sign violations such as yard sale, real estate and signs put out on weekends. She feels that there needs to be some stricter enforcement. It was suggested that Mr. Swift might write another letter to the Board of Realtors giving them a specified number of days to remove signs before a fine goes into effect.

Mr. Swift also explained that temporary signs advertising non-profit fundraisers or events are permitted. These signs are to be up for no more than 30 days.

It was also suggested that private citizens who violate the ordinance with yard sale signs might be warned but excused for first time offenses.

Adjournment

With no further business, the meeting was adjourned at 10:30 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary