

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JULY 6, 2005
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, September 7, 2005. Members present were Don Norris, Bill Skelton, Joanna Swanson, Luis Quevedo, Mib Medford and Buffy Messer. Also present at the meeting were Planning Director Paul Benson, Intern Amos Gilliam and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:02 a.m.

Approval of Minutes of June 1, 2005

Don Norris moved, seconded by Joanna Swanson, that the minutes of June 1, 2005 be approved as presented. The motion carried unanimously.

The Great Laurels at Lake Junaluska - Russ Greer - Jule Noland Drive - Lighting and Signage Plans

Sign:

Paul Benson stated that the sign is in compliance. The maximum height for signs in the Dellwood-Junaluska Neighborhood District is six ft. Their sign is 59 inches high and just under 32 sq. ft. total. It is on a concrete support pier with masonry veneer. The sign must be top lit.

Mib Medford distributed a hand-out regarding landscaping of Great Laurels. It was pointed out to her that the landscape plan had already been approved.

Buffy Messer moved, seconded by Joanna Swanson, to approve the sign. The motion carried unanimously.

Revised Lighting Plan:

Mr. Benson said that shorter light poles have been incorporated in the plan. All of the wiring is underground. The poles will be able to withstand the wind velocity. The lights are shielded on top, thus directing the light downward. There are three 150-watt security lights attached to the end of the building directed downward. The parking lot lights are in an adequate range of .1 - .2 footcandles.

Don Norris moved, seconded by Joanna Swanson, to accept the lighting plan as presented subject to staff approval. The motion carried unanimously.

It was suggested that Mib Medford and Bill Skelton compose a list of recommended trees and shrubs that do well in our area to be distributed to builders in the future.

The Fireplace Shop - Tom and Karen Albert - 1547 South Main Street - Site Plan and Building Elevations

Tom Albert presented plans for the front of the building. The width of the old building will be done with the same siding as the new building. The current building is brick but will be refaced. There will be one large viewing area with a large window.

Parking will be to the side of the building. There will be 4 parking spaces of road bond material.

They would like to have recommendations on tree types and a garden in front of the grassed area.

There will be some outdoor displays such as outdoor fireplaces.

Mr. Albert said that they would like to construct a parapet wall to be used for the sign. Mr. Benson informed him that this would be considered a roof sign which is not permitted. Mr. Albert stated that they will use a monument sign instead. Mr. Benson told him that they could use a monument sign, attached signage, or a hanging sign on a pole with a maximum height of 6 ft. but that the sign cannot exceed the height of the front of the roofline. Attached signage is limited to no more than 30% of the face of the building. There can be signage painted on the glass. The current monument sign can be left as is.

Sidewalk construction will not be required of the owner. A pedestrian way will be required through the parking lot.

The transitional entryway is acceptable. Articulation should be at the pedestrian scale which requires that there be at least a 2" change in relief horizontally at least every 4 ft. across the first floor of the building. Mr. Albert stated that they plan to use vertical metal siding with wainscoting on the side of the building across the front to provide articulation. Mr. Quevedo told him that they will need to decide what the end wall will look like and provide overhang on each side of the building.

Luis Quevedo moved, seconded by Mib Medford, to approve the building with the incorporation of suggested design ideas subject to approval of Town Staff for compliance with Land Development Standards. The motion carried unanimously.

Site Plan:

Mr. Albert stated that the parking area will feature a walkway with a garden area which will feature flowers. The handicapped parking space will be constructed of either concrete or asphalt and will be van accessible. The Town Engineer will review the plan in relation of trees to the sidewalk. Three small street trees which will not grow up into the power lines will be placed not more 35' apart.

Lighting will be provided by a street light which is already in place. Video cameras and motion detector lights will be installed for security. These lights will be directed downward and are no brighter than home security lights.

Luis Quevedo moved, seconded by Joanna Swanson to approve the site plan with the following conditions:

1. A concrete or asphalt sidewalk needs to extend the entire length of the parking spaces.
2. The handicapped parking space should include a van accessible area and surface material which is either asphalt or concrete.
3. Three street trees will be required in front of the building. Locations of the trees will be determined by the Town Engineer. If large trees are permitted, Red Sunset Maples will be planted.

The motion carried unanimously.

HVO - Daniel Hyatt - Riverbend Street - Landscape Plan

Mr. Hyatt reported that 24 large maturing street trees will be placed along Riverbend Street. Shade trees will be used throughout the parking lot. Zelkova trees were recommended due to their vase shape growth habit. They will require annual treatment for scale infestation.

Luis Quevedo moved, seconded by Bill Skelton, to approve the landscape plan with the condition that additional trees in the south and west parking lot be planted to meet the 30' spacing requirement for parking lots. The motion carried unanimously.

New Business/Old Business

Joanna Swanson asked if the Commission might be interested in having another short seminar presented by Doug Ellis on building materials. The consensus of the group was that if Mr. Ellis had materials to share, they would be glad to review but that it would not be necessary to have another presentation.

Mib Medford asked about tree recommendations. It was suggested by the Commission that Ms. Medford and Mr. Skelton work together to compose a list of recommended trees and shrubs to be used.

Ms. Medford also asked about High Country Furniture and if they plan add the tree to their parking lot to meet Town ordinances.

Mr. Quevedo also asked about the elevation of the sidewalk in front of CVS Pharmacy. The Commission had asked that the sidewalk be raised 2' on the front so that the retaining wall would not be so high and the building would be more on a pedestrian level. Mr. Benson responded that ultimately CVS is only required to meet the ordinance but that he will check to see if raising the sidewalk is feasible.

Mib Medford also pointed out that CVS has planted Maple trees rather than Chanticleer Pears as street trees along Russ Avenue.

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Ms. Medford also pointed out that members of the Commission who do not attend meetings should be replaced by new members appointed by the Board of Aldermen. Mr. Benson responded that he would check into the duties of members of the Community Appearance Commission and guidelines for what the Commission can and cannot do as an advisory citizen board. Mr. Benson suggested that the members might want to make more recommendations to the Board of Aldermen.

Adjournment

With no further business, the meeting was adjourned at 11:12 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary