

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

The Community Appearance Commission held a regular meeting Wednesday, November 2, 2005. Members present were Don Norris, Bill Skelton, Roger Winge, Luis Quevedo and Mib Medford. Also present at the meeting were Planning Director Paul Benson, Land Development Administrator Byron Hickox, Town Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:00 a.m.

Approval of Minutes of September 7, 2005

Bill Skelton moved, seconded by Roger Winge, that the minutes of September 7, 2005 be approved as presented. The motion carried unanimously.

Muse Office Building Design Review - Corner of Broadview Road and Overbrook Drive

Paul Benson presented the following staff report:

This project was first presented to the Community Appearance Commission on May 4, 2005 meeting at which the site plan was approved.

The item for this meeting will be approval of the building design. Applicable Land Development Standards are found in Section 154.121(B)(8). Staff review comments are as follows:

1. The building height of 27.5' is within the 35' maximum permitted in this district.
2. The building is parallel to Overbrook Drive as required by the ordinance.
3. There is a 5' x 10' covered entryway on the front of the building, meeting the required front entryway transition element.
4. A minimum of 50% of the length of the sides of the building facing Overbrook Drive and Broadview Road must be in window or other transparent opening to meet the permeability standard of the ordinance.
 - a. The Overbrook side is 70' long with 36' in transparent window and door openings, which meets the standard.
 - b. The Broadview Road side is 80' long with 36' in transparent window and door openings, slightly under the required standard.
5. Pedestrian scale articulation is required along the Overbrook Drive and Broadview Road sides of the building. This standard calls for a minimum change in depth of 2" for every 4' if the linear distance along the side of the building. This standard appears to be met.
6. Neighborhood Center scale is required of all buildings in this district. As defined by the LDS, it is required that all building sides facing public streets be broken into segments no longer than the building is high, in this case 27.5'. These segments are

required to have a change in depth of at least 2'. This standard is not met on either the Overbrook Drive or the Broadview Road side of this building.

7. The plans should include more detail on materials such as type and color of siding, roofing and windows.

Ron Muse presented the building design plan. He plans to use the building as a business rental, either to multiple businesses or for a single business depending on demand.

Luis Quevedo inquired as to whether articulation will be required for every entrance to the building. Mr. Benson stated that it is only required for the front. Luis felt that additional articulation over the side doors would add to the appearance of the building and would keep rain from going inside.

Roger Winge suggested that possibly awnings might be easy to install and would help with weather and appearance.

Mr. Muse said the roofing material will be shingles. The exterior walls will be metal stick panel or Hardi-plank with a 4' high combination of stone veneer and stone. He agreed that the articulation over the side doors would give an identity to multiple businesses. Mr. Muse also indicated that it might be necessary to install a small loading dock near the rear of the building depending on the purpose of the rental.

Luis Quevedo asked Mr. Benson if all the minimum standards of the LDS have been met. Mr. Benson replied that there does still need to be a major break in the facade of the building and referred to Item # 6 in the staff review comments which requires that all building sides facing public streets must be broken into segments no longer than the building is high in order to make the building appear as two different facades. In addition, Mr. Benson pointed out that permeability requirements are just a little short. There are only 36' of transparent openings which does not meet the 50% requirement for the 80' length of the side of the building.

Mr. Quevedo suggested to Mr. Muse that the entrance to the building be widened from 10' to 15' to bring the articulation into compliance. It was also suggested that heavier columns or wider bases be used. This requirement also applies to every side of the building facing a public street. Mr. Quevedo suggested 3 porch elements like the one on the front of the building for all three doors on the side facing Broadview Road. Even if there is only one tenant, changes in architecture will look like different facades. This makes the building appear on a smaller scale.

Mr. Muse said that he may have to reduce the size of the building in order to allow for the 2' depth of articulation.

Luis Quevedo moved, seconded by Mib Medford, to approve the building design with the following considerations:

1. The front entrance should have additional space in order to appear as different facades so that the side of the building does not appear to exceed the height of the building.
2. Provide three entrances to help break the mass of the building at distances between each entrance which cannot exceed the height of the building.

3. Revise drawings and present to Mr. Quevedo for final approval.

The motion carried unanimously.

Street Tree Subcommittee Report

Bill Skelton reported that the subcommittee met on September 20, 2005. He said that Tim Mathews has a Power Point presentation which shows the general shape and basic characteristics of trees which could be presented if the Commission members are interested. He further stated that the subcommittee would like to look at a few more streets like South Main and Brown Avenue to determine where the power lines run.

Jonathan Yates presented his list of Small Tree Options which might be appropriate for areas under power lines. Mr. Yates said that most of the varieties on his list are readily available.

Mib Medford said that she likes Crepe Myrtles and Chalk Bark Maples but that Redbuds are subject to disease. Another tree that Ms. Medford would like to recommend is the Ginkgo. These trees stay upright, the color is good in the fall, and the leaves all drop at once. She also asked if there is a Honey Locust that does not drop blooms. If so, she would like to add it to the list.

Bill Skelton stated that the subcommittee will meet again and have final recommendations available for the Community Appearance Commission at the December 7 meeting.

Other Business

Mib Medford stated that many people are not aware of our sign ordinances. Roger Winge mentioned a large real estate sign on Depot Street. It was pointed out that yard sale signs should only be on the property where the yard sale is located and real estate signs must only be placed on the lot for sale.

Paul Benson said that the main idea that we need to get across to the public is that a sign permit is required for most signs. Persons wishing to put up a sign should call or come by Town Hall and speak with him or Byron Hickox before putting up any signs.

Mr. Hickox would like to work with the Chamber of Commerce, Downtown Waynesville Association and realtors to help educate the public about our sign ordinances. Other means of communication might be through the Town newsletter and website.

Adjournment

With no further business, the meeting was adjourned at 10:40 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary