

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
DECEMBER 7, 2005  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, December 7, 2005. Members present were Don Norris, Luis Quevedo, Mib Medford and Buffy Messer. 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 9:10 a.m.

Approval of Minutes of November 2, 2005

Mib Medford moved, seconded by Don Norris, that the minutes of November 2, 2005 be approved as presented. The motion carried unanimously.

Coldwell Banker - Russ Avenue - Addition to Building

Planning Director Paul Benson presented the following Staff Report:

Site Plan:

1. Plan does not show extent of addition in plan view.
2. Addition needs to meet minimum and maximum setbacks on both Russ Avenue and Border Street.
3. Driveway opening on Border Street exceeds maximum of 24'. Must be driveway apron type construction.
4. Parking area (24 spaces) exceeds maximum permitted of 17 spaces. (1 space per 200 square feet of floor area:  $3,436 / 200 = 17$  spaces maximum.)
5. Sidewalk along Russ Avenue needs to be 11' -- only 5' is shown.
6. This site is partially within the floodplain, an elevation certificate is required.
7. The plan needs to be revised to show the boundary of the parking area.
8. Lighting information is not provided. All exterior lighting must meet standards.

Landscaping:

1. Chanticleer pears are the specified street tree on Russ Avenue and need to be planted 35' on center. Sawtooth oaks are shown 40' on center.
2. Street walls are required along all sides of the parking areas bordering Russ Avenue and Border Street. Tree plantings are adequate, but a shrub row needs to be shown. No street wall is shown along Border street east of driveway. A 7' planting strip needs to be added on back of sidewalk with at least 2 additional trees 30' on center. The tree strip may be omitted for the length of the retaining wall adjacent to the street, but a wider sidewalk, 6' is required.

Building Design:

1. Overhang is used to meet maximum setback of 35' from Russ Avenue. This design also covers parking area so that parking is not in front of building. Railing and arches on the ground level meet street wall requirements.
2. A porte cochere is proposed on the Border Street side to meet the maximum setback of 30'.
3. Materials information is not included; vinyl or metal siding is not permitted on facades facing public streets.

Staff Recommendation:

Applicant needs to submit revised plans showing compliance with the Land Development Standards as outlined above.

Mr. Benson stated that revised plans have been submitted but there are still items which need to be addressed such as the species of street trees and street walls. They have addressed the outline of the building in the new plans.

Site Plan:

Mr. Dario Diaz spoke on behalf of Coldwell Banker. He said that they will be adding an overhang to cover the parking area in front of the building. The existing building is about 2400 sq. ft. They will be adding another 3000 sq. ft. on the second floor which will be office space. There will be a steel wall on the end of the building with siding. The entrance will be from the back. The entire building will be occupied by the same tenant.

Luis Quevedo asked Paul Benson if they would be required to have a connecting drive with Zaxby's. Mr. Benson replied that they will not.

Mr. Diaz said that he is not sure about signage. This item will have to be resubmitted. They also plan to seek input from Progress Energy on their outdoor lighting plan before submission to the Town for approval.

Luis Quevedo moved, seconded by Mib Medford, to approve the site plan layout as submitted with the recommendation that a handicapped ramp entrance be added at the sidewalk. The motion carried unanimously.

Landscape Plan:

Landscaping will be required around the small dumpster area. Mr. Benson stated that some shrubs have been added to the current plan to meet requirements. Mr. Benson will furnish Mr. Diaz with a recommended species list since some of the species of shrubbery indicated on the current plan might not be well suited for our area. Also the street trees need to be changed to Chanticleer Pears.

Mib Medford suggested that they might wish to use the same landscape architect who did the landscaping for their business previously. Mr. Diaz responded that they do not do business with him

any more but use Brad Howell to prepare their plans and Eric McAbee of Jones Tree Farm in Community Appearance Commission Minutes

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Hendersonville to do the actual planting. Jonathan Yates, Town of Waynesville Horticulturist, said that he would be willing to work with them as well.

Mr. Diaz will seek help from others with expertise in landscaping and resubmit the landscape plan.

Mr. Quevedo stated that when the landscape plan is resubmitted, the following items need to be included:

1. Location and buffering of trash receptacle
2. A revised planting schedule
3. A complete lighting plan
4. Location and lighting of signage

Building:

Paul Benson said that they must meet the minimum and maximum setbacks. The porte cochere was added to meet the maximum setback. It is actually short by about 1 ft. With additional changes to the front, it will actually only be short by inches.

Mr. Diaz stated that the exterior materials will be stucco and a synthetic finish. The roof will have architectural shingles and the cornice will be constructed of styrofoam and fiberglass. Facing Russ Avenue will be wrought iron gates. The windows on the front at ground level must be closed to meet building codes. Aluminum commercial painted downspouts are planned.

Luis Quevedo moved, seconded by Mib Medford, to approve the building plan as submitted with the following recommendations:

1. Waiver of the setback requirement on the porte cochere.
2. Recommendation that the aluminum commercial painted downspouts be replaced with copper.

The Commission will review the Landscape Plan when it is resubmitted at a later date.

#### Mountain Song Subdivision - Pigeon Street/US Highway 276 - Proposed Residential Development

Byron Hickox stated that Mountain Song Communities, LLC has submitted a sketch plan for a proposed residential development located on Pigeon Street/Highway 276. The proposed development would consist of 40 condominium units and two single family lots on 14.9 acres of wooded property. The 40 condo units would consist of eleven 2-unit buildings and six 3-unit buildings. Four common open spaces, a walking trail, and a gazebo have also been proposed. The plans being submitted at this time are preliminary.

Bill Roark and Rhonda Honeycutt of McGill Associates made the presentation. Mr. Roark said that the facades of the buildings will be synthetic stone and one car garages will be used in the 3-unit buildings. The units will be approximately 2000 sq. ft. Stan Wester is the developer.

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Mr. Benson indicated that the garages need to be moved to the rear of the buildings and driveway separations shown on the current plan will meet the 25' separation requirement. Sugar Maples are the recommended street trees for Pigeon Street. Mr. Roark will need to check with DOT on their placement requirements.

Mr. Roark stated that there will be gravel screenings on the trail. No lighting is planned for the trail. He asked if the sidewalk could run directly next to the roadway.

Mr. Benson answered that the Town prefers road, grass then sidewalk for safety purposes. If the sidewalk joins the road, it must be at least 6 ft. wide. The trees can only be planted behind the sidewalk upon approval of the Public Works Director.

Mr. Roark asked from what point the 35 ft. building height is measured. Mr. Benson responded that it is measured from the ground at the highest point. This will allow for a walkout basement on the back side of the units.

Mr. Roark was also told that we will need all elevations to 1/4" scale. Also to be shown are materials, roofing, gutters and doors. In addition a landscape plan must be submitted. Mr. Roark indicated that they have a landscape architect. All plans will be resubmitted.

Other Business

Mr. Benson reminded the Street Tree Subcommittee that they need to meet again.

Adjournment

With no further business, the meeting was adjourned at 10:35 a.m.

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Luis Quevedo  
Chairman

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Freida Rhinehart  
Secretary