

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
MARCH 1, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, March 1, 2006. Members present were Don Norris, Ron Muse, Roger Winge, Luis Quevedo, Daniel Hyatt, Buffy Messer and Mib Medford. Also present at the meeting were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:10 a.m.

Approval of Minutes of January 4, 2006

It was requested by Mr. Quevedo that the minutes be clarified on Page 3. Item 1 of the recommendations should read:

“Two driveways be allowed for triplex units 5, 6, 8, 10, 11 and 12 due to building design. Driveways to be a minimum of 25' from each other.”

Luis Quevedo moved, seconded by Roger Winge, that the minutes of January 4, 2006 be approved as revised. The motion carried unanimously.

Hazelwood Investment Properties, Inc. - Hazelwood Avenue - Landscape Plan

Paul Benson submitted the following Staff Report:

As this yet unnamed proposed subdivision is only in the preliminary stage of development, the primary role of the Community Appearance Commission will be to review the landscaping plan and advise accordingly. As of the writing of this staff review, the only landscape plan available for review was at a 1" = 50' scale rather than the required 1" = 20' scale.

Landscaping

1. **“Street trees shall be spaced a maximum of 50' apart.”** 154.303(B)(2)

Many street trees are spaced further than the maximum spacing of 50' apart.

2. **“Street trees must maintain the same species, spacing and distance from the street along the development.”** 154.303(B)(2)

The street trees do not maintain the same spacing throughout the development.

3. **“Street trees shall be required at the rate of one large maturing tree for every 40 linear feet of property abutting a street.”** 154.303(B)(2)

Only 37 street trees are shown on the preliminary plan. The proposed development has approximately 2030' of street frontage which would require 51 street trees to be planted. If the tree spacing is corrected and the cul-de-sac is planted with street trees, this minimum number should be met.

4. The cul-de-sac is not shown with any street trees.
5. Street tree species are not specified.

Staff Recommendation:

If the problems indicated above are rectified, the landscape plan for this proposed development should meet the Land Development Standards' minimum requirements.

Paul Benson stated that Tim Welch is proposing to develop the property off Hazelwood Avenue one lot at a time. This is a major commercial subdivision and approval of a preliminary plat is required. Community Appearance Commission must review subdivision plans for proposed street arrangement, greenway paths, and street trees of a large maturing species.

Tim Welch has indicated that he would like use the London Planetree or Dawn Redwood as street trees within the subdivision. The trees along Hazelwood Avenue will be required to be either Red Maple or Sugar Maple as this is the designated species by the Community Appearance Commission. Street trees need to be shown on the cul-de-sac.

A sidewalk will run on one side of the street through the subdivision and a trail (gravel path) will follow the creek. The trees will be between the street and sidewalk on the south and east sides of the property. On the southeast corner of the property, the trail needs to be connected to the sidewalk and a crosswalk needs to connect to the other side of the street.

Luis Quevedo moved, seconded by Mib Medford, that the landscape plan be approved with the following recommendations:

1. London Planetree is the recommended species for the entire development with the requirement that trees must be planted 40' on center.
2. A sidewalk is to be constructed at the southeast corner of the property. The sidewalk on the cul-de-sac street should be on the north side of street.
3. The proposed gravel path should be extended to the sidewalk on the north side of the road along the southern boundary. A pedestrian crosswalk should connect both sidewalks at the south end of the development.
4. A solid buffer consisting of London Planetrees set 8' on center comingled with holly trees should be installed between the south end of the development and the adjoining residential property.
5. There should also be London Planetree trees on the cul-de-sac street.

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The motion carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 9:55 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary