

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
APRIL 5, 2006  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, April 5, 2006. Members present were Don Norris, Ron Muse, Joanna Swanson, Luis Quevedo, Daniel Hyatt, Mib Medford, Buffy Messer and Bill Skelton. Also present at the meeting were Land Development Administrator Byron Hickox, Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:03 a.m.

Approval of Minutes of March 1, 2006

Luis Quevedo moved, seconded by Daniel Hyatt, that the minutes of March 1, 2006 be approved as presented. The motion carried unanimously.

Wenzel & Wenzel, PLLC - 166 Branner Avenue - Renovation of Building Facade Plan

Byron Hickox, Land Development Administrator, presented the following Staff Report:

The property located at 166 Branner Avenue has been purchased for use as office space by Wenzel & Wenzel, PLLC. The primary role of the Community Appearance Commission will be to review the front elevation drawings and advise accordingly.

Design and Operation Standards

1. **“The facade of buildings facing a public street should be articulated to the scale of the pedestrian.”** 154.108(B)(8)(a) Pedestrian articulation requires a change of at least two (2) inches in depth every four (4) linear feet measured horizontally, with the said change of depth happening along the majority of the height of the first floor.

The articulation is met across the front of the building except for the spacing of the windows on the left facade of the building and the far right facade. If the spacing of the windows were shifted and an accent was added on the right corner, the articulation requirements would be met.

2. **“Any new building facade facing a public street must be designed in such a way that a minimum of fifty (50) percent of the width of the first floor street frontage incorporates windows, doors, or other openings (permeability).”**154.104(B)(8)(a)

The width of the front facade is 75'. The total width of all windows and doors is 25.5'. This does not meet the fifty (50) percent permeability requirement. Twelve (12) additional feet of permeability are required.

3. **“All principal buildings in the Central Business District must incorporate an entryway transition element between the building and the street on which they front.” 154.104(B)(8)(c)**

The front facade incorporates a well-designed entryway transition element.

**Staff Recommendation:**

If the problems indicated above are rectified, the renovation of this building should meet the Land Development Standards' minimum requirements.

Randy Cunningham and Dr. Fred Wenzel presented the particulars of the plan. Mr. Cunningham stated that Dr. Wenzel has purchased the former Personality Hair Salon to be used as legal offices for his son's practice. Currently, there is no articulation on the front other than the front doors. The left side of the building is intended for rental and the right side of the building will house the law practice. The building is brick and stucco on the front and will be redesigned by extending the current roof line, adding stone and a new front door as an entryway transition. Since the structure is right on the sidewalk shrubs can only be planted on the right side which has a small recessed area.

The brick is a cream color and the roof will feature dark brown and taupe coloring. The door will be stained wood with natural field stone on either side. There is parking behind the building for employees, street parking in front and the parking garage just across the street. There is also a full house behind the building.

Byron Hickox stated that the renovations do not approach 75% of the building's value. There only needs to be articulation every four feet on the facade of the building and perhaps some sort of accent between the windows on the left and on the far right corner. This is a recommendation rather than a requirement.

Luis Quevedo suggested the possible addition of another window between the right side of the building and the doorway.

Mib Medford also suggested heavy plantings in the small space allowed on the right front of the building.

Luis Quevedo moved, seconded by Bill Skelton, to approve the building plan with two minor recommendations:

1. Windows on the left side of the building be split to meet the articulation requirements.
2. Add one window on the right side of the building to add permeability to the facade.

The motion carried unanimously.

Dr. Wenzel then commented on the gradual improvement in Waynesville's appearance. The area is improving, but it does take time.

Other Concerns

Buffy Messer asked about the renovations to Morris Natural Pharmacy.

There was also a question about enforcement of lottery signs and other signs in the parking lot at Bi-Lo. Byron explained that it might be helpful if Planning and Zoning staff could issue citations.

Adjournment

With no further business, the meeting was adjourned at 10:03 a.m.

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Luis Quevedo  
Chairman

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Freida Rhinehart  
Secretary