

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
MAY 3, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, May 3, 2006. Members present were Don Norris, Bill Skelton, Joanna Swanson, Luis Quevedo, Daniel Hyatt, Mib Medford, and Buffy Messer. 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 9:00 a.m.

Approval of Minutes of April 5, 2006

Joanna Swanson moved, seconded by Don Norris, that the minutes of April 5, 2006 be approved as presented. The motion carried unanimously.

Haywood County Justice Center - 205 Branner Avenue - Addition of Stairwell and Elevator

Land Development Administrator Byron Hickox stated that the proposed development on the property located at 205 Branner Avenue is the construction of a stairwell and elevator tower to serve the Courthouse Annex. Because the proposed development does not directly front any street, none of our building design or landscaping standards can be required of the developer. Therefore, the role of the Community Appearance Commission will be to review the building elevation drawings and comment and advise accordingly.

Chad Robertson of PBC&L presented the plan for the elevator and stairwell addition to the back of the historic courthouse. The purpose of the addition is to make the building handicap accessible during upcoming renovations to the courthouse building. The existing stairway outside the building will be removed. This will be the first phase of renovation. In the next 5-7 years the jail floors will be converted to offices and the historic courtroom will be renovated. Mr. Robertson pointed out that everything possible will be done to preserve the large oak tree beside the building.

Mib Medford pointed out that Branner Avenue might change in the future so appearance from the rear of the building will be important.

Mr. Robertson said that it will be necessary to build a retaining wall on the behind the proposed structure. He also pointed out that even though soils are bad in this location, the construction of the current building is very sound. Driving micropiles for the retaining wall is the current consideration but they are also looking into a soil nail wall which will look better and is actually cheaper. A soil nail wall is constructed with bores into the ground attached to a metal mesh. Concrete is then sprayed onto the mesh. The exterior materials will be three different colors of brick. Leland Cypress will be planted along the wall.

Luis Quevedo said that more windows are needed in the stairwell. He would like to see as many windows as fire codes will allow. Also, more transition is needed at the base of the building. Mr. Robertson replied that the outside of the wall will be a sand finish stucco.

Mr. Hickox stated that Town Staff recommends additional windows and architectural accents and a different roofline that would prevent the building from having such a monolithic appearance.

Luis Quevedo suggested that the roofline be left as it is so that it can be developed later in line with the rest of the building following renovations.

Mib Medford moved, seconded by Joanna Swanson, to accept the plan for the construction of the elevator and stairwell to serve the Courthouse Annex with the following 3 recommendations:

1. Add as many windows on the stairwell as the fire code allows.
2. Create a visual transition between the colors of brick on the exterior of the building.
3. Use a stamp pattern on the concrete retainer wall.

The motion carried. Bill Skelton abstained since he is a county employee.

Richard Miller - 241 Camelot Drive - Cypress Creek Condominiums

Daniel Hyatt asked to be excused from participating in a decision on this project since he was responsible for their site plan.

Byron Hickox presented the following staff report:

The proposed project at 241 Camelot Drive is the construction of an 8-unit residential building.

Landscaping

1. **A street wall made from shrubbery shall “consist of shrubbery that has a mature height of 3-4 feet, forming a mostly continuous hedge.” 154.303(C)**

The landscape plan indicates that the azaleas used for the street wall have a height of 24-30". It is not specified whether this is planting height or mature height. Daniel Hyatt responded that the height is planting height.

Parking/Loading Standards

1. **“Pedestrian pathways shall be provided throughout parking areas.” 154.113(B)(5)(e)**

There are no pedestrian pathways shown in the parking area. This can be achieved either by striping or a change of materials.

Design and Operation Standards

1. **“All building entryways must be elevated a minimum of eighteen (18) inches above the sidewalk grade.”** 154.113(B)(8)(A0)

Because the building elevation drawings are not scaled, it is impossible to accurately determine whether this requirement is met. Based on appearances, however, this requirement does seem to be met. Mr. Hickox said this requirement has been met.

2. **“Articulation of the facades of buildings facing public streets must be built at the scale of the pedestrian.”** 154.113(B)(8)(a)

Again, because the building elevation drawings are not scaled, it is impossible to accurately determine whether this requirement is met. Based on appearances, however, this requirement does seem to be met. On the first floor only, the facade facing a public must have a 2" change of articulation every 4'.

3. **“Any new building facade facing a public street must be designed in such a way that thirty (30) percent of the width of the first floor street frontage incorporates either windows, doors or other openings (permeability).”** 154.113(B)(8)(a)

Scaling issues aside, this requirement seems to be met. The two large windows and the door meet this requirement.

4. **“Buildings must be built at a small residential scale.”** 154.113(B)(8)(a)

Scaling issues aside, this building does not appear to meet this requirement as the building is wider than it is tall.

The definition of a small residential scale is: “A building built to a small residential scale may be up to 3 stories tall. The length/width of any part of the building that faces a street must be articulated in sections that are not longer than 75% of the height of the building. Major changes in the nature of the facade suffice for massing changes, and these may take the form of protrusions, changes in architecture of the facade (making it appear as two different facades, etc.”

A change of materials is acceptable.

Staff Recommendations:

1. The height of the proposed two street trees in front of the buildings on Camelot Drive is a problem due to utility lines. It is recommended that a smaller species be used.
2. The proposed entryway transition is not sufficient. Something like a porch or canopy needs to be added.

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3. Since there is no curb and gutter on Camelot Drive, the planting strip needs to be 8' wide in front of the buildings.
4. Small trees of some kind need to be added to form a street wall.

Rachel Whitmire was present to represent Mr. Miller. She stated that these are modular, 2-bedroom units of about 800 sq. ft. They are condo units and will sell for under \$100,000. This will help to meet the demand for affordable housing in the community.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the landscaping and site plans for Cypress Creek Condominiums with the following recommendations:

1. Requirement of 8' planting strip on Camelot Drive.
2. Add a total of 2 pedestrian pathways to parking area.
3. Change the street tree to Hornbeam on Camelot Drive.

The motion carried with Daniel Hyatt abstaining.

Mib Medford moved, seconded by Bill Skelton to approve the building plan with the following recommendations:

1. A major change of material to brick to comply with small residential scale requirement on the front facade of the building facing Camelot Drive subject to Staff approval.
2. A transitional entrance will be required such as an awning, bay, canopy or porch. This item is also subject to Town Staff review.

Note: Mr. Quevedo would like to see a copy of revised plan.

The motion carried with Joanna Swanson absent for vote and Daniel Hyatt abstaining.

Other Business

Buffy Messer reported a prohibited animated flashing sign inside Windows on Main which is highly visible from the street. Mr. Hickox responded that he will do a site visit.

Roger Winge, Vice Chairman of the Commission, has submitted his resignation. He has sold his home/business here and will be moving to Asheville. The floor was opened for nominations for Vice Chairman. Joanna Swanson nominated Bill Skelton, seconded by Mib Medford. Mr. Skelton was unanimously chosen as new Vice Chairman.

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Adjournment

With no further business, the meeting was adjourned at 10:20 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary