

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JUNE 7, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, June 7, 2006. Members present were Don Norris, Buffy Messer, Ron Muse, Luis Quevedo, Daniel Hyatt, and Bill Skelton. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:05 a.m.

Approval of Minutes of May 3, 2006

Luis Quevedo moved, seconded by Bill Skelton, that the minutes of May 3, 2006 be approved as presented. The motion carried unanimously.

Wildfire Restaurant - 117 Montgomery Street - Addition and Renovation of Existing Building

Staff Comments:

Site Plan

1. The proposed setback along Miller Street does not meet the required 15' setback.

Landscaping

1. Street trees are required to be planed in a planter strip or tree pits at least 5' in width. Street trees must be planted at a rate of one large maturing tree for every 40' of property abutting a street. With a property length of 89', this would require a minimum of 2 street trees spaced no more than 50' apart.
2. There must be a 5' wide sidewalk along the Miller Street facade in addition to the planter strip or tree pits.

Building Design

1. The vestibule cannot extend beyond the facade of the building. The entry door must swing inward.
2. The Miller Street facade does not meet the 50% permeability requirement. With 82' of street frontage and 33' of permeability, the Miller Street facade only has 40% permeability. Larger windows should be sufficient to solve this problem.

Staff Recommendation:

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

Site Plan

Randy Cunningham made the presentation of behalf of the new owners. In addition to changing locations, the restaurant will be changing its name.

The new location is in the Central Business District and will be located on the corner of Miller and Montgomery Streets at the former location of Morris Natural Pharmacy. There will be an addition to the building constructed of non-combustible materials. The new addition will be built to the edge of the sidewalk on Montgomery Street. On the Miller Street side of the building, there is an existing structure around the vestibule.

Paul Benson told Mr. Cunningham that since the renovations are more than 75% of the value of the property, the vestibule must be removed to come into compliance with the current ordinance. The setback along Miller Street can be adjusted.

The developer will need to extend the sidewalk and add two street trees. Redevelopment requires that the streetscape must be met with an 11' sidewalk and 2 tree pits. Paul Benson pointed out that must be 6' of sidewalk with a 5' planting strip.

Mr. Cunningham hopes to be able to get a building permit within the next week or so to begin construction. Mr. Quevedo stated that he has a problem with the vestibule extending onto the sidewalk. Mr. Quevedo suggested the sidewalk issued be addressed among the new owners, Town Staff and DWA.

Ron Muse asked about the possibility of obtaining a current survey. Mr. Cunningham stated that the survey had not changed.

Mr. Quevedo pointed out that the issue is not the survey but changes have been made to the adjoining property. He suggested that the architect verify property lines in front of the building and the parking area and work with Town Staff after redrawing. Precise measurements should be taken to decide on the sidewalk and trees.

Luis Quevedo moved, seconded by Don Norris, to approve the site plan subject to verification of site measurements and approval of Town Staff following their review. The motion carried unanimously.

Building

Mr. Quevedo stated that he understood that the door could not swing to the inside due to North Carolina building codes. It must swing outward to meet fire codes. However, he would like to see the vestibule flush with the property line and asked if the door might be recessed instead.

Permeability must also be increased to 50%. Signage will be addressed with Town Staff.

Mr. Cunningham stated that the building will be constructed of hardiplank with wood windows and a metal roof.

Luis Quevedo moved, seconded by Bill Skelton, to approve the building design with the following recommendations:

1. To set back the vestibule not to exceed the existing property line.
2. Increase permeability to 50%.
3. Allow the door to swing outward to meet North Carolina building codes.

The motion carried unanimously.

Haywood Builders Supply - 100 Charles Street - Addition to Existing Building

Staff Report:

Site Plan

1. Sidewalks must be constructed to street grade. The proposed "sidewalk" on this plan is not constructed to street grade and appears to simply be a ramp to the door.
2. An alternate pedestrian use area could be created by designating an 18' right of way along Richland Creek and constructing a 6' gravel trail within this right of way. This solution would allow the building setback to be reduced to 11'.

Landscaping

1. Landscape plans must be submitted at 1:20 scale. As of the time of this writing, a 1:20 scale landscape plan has not been received. However, the landscape requirements appear to be met.
2. The planting strip along the front of the proposed addition must be at least 8' wide. The landscape plan shows a planting strip that is only 6' wide.

Staff Recommendation:

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

Randy Cunningham representing Danny Wingate stated that Haywood Builders plans to construct a 30' storage building addition along Charles Street. Plans include a sidewalk and planting strip for street trees. This addition to their warehouse will be elevated above the floodplain and have simulated brick walls, a door and windows on the front.

Mr. Benson encouraged Mr. Wingate to create the pedestrian walkway along Richland Creek to tie in with the proposed Greenway project in which the Town is participating. Mr. Wingate indicated that he preferred to add the sidewalk on the front of the building.

Paul Benson explained that non-conforming buildings in the Central Business District can be expanded but the expansion portion must be brought into conformance. The ordinance is actually designed to eliminate non-conforming structures.

Site Plan

Luis Quevedo moved, seconded by Bill Skelton, to approve the site plan as submitted. The motion carried unanimously.

Landscape Plan

Luis Quevedo moved, seconded by Don Norris, to approve the landscape plan with the following recommendations:

1. The landscape strip should be 8' wide or 6' wide with curb and gutter.
2. Town Staff approval must be granted.

The motion carried unanimously.

Stephen B. Kidd - Lot #9 Communication Drive - Construction of a New Building in the Industrial Park

Staff Report:

Landscaping

1. Parking lots must be separated from adjacent properties by a landscaped buffer strip at least 7' in width. No such buffer strip is shown on the landscape plan.
2. No parking space shall be farther than 30' from a shade tree. The southern end of the parking needs an additional tree to meet this requirement.

Building Design

1. No building elevation drawings have been submitted as of the time of this writing.

Staff Recommendation:

Without building elevation drawings, a final determination regarding compliance with the Land Development Standards cannot be made. If the landscaping problems indicated above are rectified, that aspect of the plan should meet the LDS minimum requirements.

Stephen Kidd stated that the proposed 11,700 sq. ft. building will be 5' wider than an existing building beside this one. A proposed 20' asphalt road will be built to accommodate trucks. A buffer strip will not be required since parking will be shared with other buildings. A gravel trail along Richland Creek is proposed rather than a sidewalk along the street.

Luis Quevedo moved, seconded by Bill Skelton to approve the site plan as presented with the following recommendation:

1. Addition of one tree in the parking lot on the southern end.

The motion carried unanimously.

Mr. Benson stated that the 20% permeability requirements for the building have been met.

Luis Quevedo moved, seconded by Bill Skelton, to approve the building design as submitted. The motion carried unanimously.

David Eavenson - Chestnut Park Drive and Sylvan Drive - Subdivision

Staff Recommendation:

This is a subdivision. The only issue Community Appearance needs to consider is street trees. Street trees need to be shown along the sidewalk on Chestnut Park Drive. They are indicated on Sylvan Drive.

David Eavenson stated that he wishes to build a subdivision of affordable housing between Sylvan Street and Chestnut Park Drive. He only plans to build sidewalk on Sylvan Drive and does not plan to build houses along Chestnut Park Drive at this time.

Luis Quevedo moved, seconded by Bill Skelton that the site plan be approved as submitted with the following recommendations:

1. A sidewalk be added on one side of the new Chestnut Park Drive
2. A new pedestrian trail be included to the southeast section of the development
3. Walkway trails be connected to the sidewalks
4. Large maturing trees such as Red Maples be added 40' on center on both sides of Chestnut Park Drive
5. Another option the developer might want to consider if he decides to develop only 5 lots is to have street trees and sidewalk required only on one side of Sylvan Drive.

The motion carried unanimously.

Other Business

Paul Benson stated that agendas and staff comments on each applicant's project will be sent to individual applicants prior to their appearance before the Community Appearance Commission.

Don Norris also stated that drawings need to show more detail.

Adjournment

With no further business, the meeting was adjourned at 11:35 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary