

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
AUGUST 2, 2006  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, August 2, 2006. Members present were Bill Skelton, Joanna Swanson, Luis Quevedo, Daniel Hyatt, Mib Medford, Buffy Messer and Ron Muse. 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 July 5, 2006

Joanna Swanson moved, seconded by Daniel Hyatt, that the minutes of July 5, 2006 be approved as presented. The motion carried unanimously.

Construction of Two Apartment Buildings - Bell Architecture, PLLC - Cindy Lane - Ninevah Neighborhood District (N-ND)

Staff Report:

Parking

1. An amendment pending the approval of the Board of Aldermen would increase the required on-site parking standards for multi-family housing from 0.5 spaces per unit to 1 space per unit. If the amendment is adopted before this project receives Conditional Use Permit approval from the Board of Adjustment, the new parking standards would be required for this project. The only exemption would be in the case of multi-family housing that is restricted to elderly, low-income or other groups that typically have a lower rate of automobile use. In such a case, the original parking standard of 0.5 spaces per unit would apply.

Staff Recommendation

This is a well prepared proposal with no issues of non-compliance with the current Land Development Standards' minimum requirements. However, the developer should be made aware of the pending ordinance amendment mentioned above.

Mr. Ken Bell presented the plans prepared by Bell Architecture. He stated that the complex will consist of 2 two-story apartment buildings with parking in between. The apartments are all one bedroom units of 540 square feet. This is low income HUD subsidized housing.

One building will have 8 apartment units; the other will have 7 with the 8<sup>th</sup> space for a commons area, a meeting room and laundry for tenants. There will be an open breezeway between the buildings, a pedestrian walkway and street trees along the sidewalk. The corral for garbage cans will be screened by a brick wall. All first floor units are handicap accessible and one unit will have total handicap design.

The parking lot will include one handicapped parking space, will have shade trees and there will be a buffer to shield adjoining residential properties. The bank at the rear of the property will be fully landscaped.

The brick veneer buildings will meet pedestrian articulation standards and will have 35-year shingles.

Mr. Hickox said that Mr. Bell has covered everything and has met all requirements to the letter. There is pending amendment change to minimum parking requirement standards for multi-family housing units. The site plan for these units will be exempt from the proposed requirement of one parking space per unit because this will be low income housing. The requirement for these units will be 1/2 space per unit due to lower vehicle usage.

Mib Medford pointed out the importance of planting landscape materials that will do well here in the mountains.

Luis Quevedo moved, seconded by Joanna Swanson to approve the landscape/site plan as submitted. The motion carried unanimously.

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

#### Proposed Building - Ron Muse - Vigaro Lane - Hyatt Creek Area Center (HC-AC)

Staff Report:

#### Landscaping:

1. Landscape plans must be submitted at a 1:20 scale.
2. Parking and vehicular use areas abutting a public street must utilize a street wall. The trees shown between Muse Lane and the proposed parking area do not constitute a street wall.
3. Because the northern property line abuts Hazelwood Neighborhood District, buffering is required along this property line. This may consist of a solid or general buffer (Section 154.303(D)).

#### Streets and Sidewalks

1. Muse Lane is proposed to be built to lane standards. It qualifies as a street and must be built to street standards.
2. Street trees must be planted along both sides of Muse Lane.

#### Building Design

1. This building is not a monument building. The Land Development Standards define a monument building as: *“Those buildings within a community that are seen as a public or at a minimum, semi-public, and therefore, are important places in the community. Examples of such buildings are courthouses, municipal buildings, churches, police/fire stations, community centers, schools, etc.”*

Staff Recommendation:

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

Ron Muse recused himself from the Commission to make the presentation. He stated that this project will be built on the old Royster Fertilizer property. The building will be constructed on the south end of the lot. The remainder of the property will be used for future construction. The current parking design can be changed to straight parking rather than diagonal. This will be an industrial building for rent.

Joanna asked if the building would be suitable for an auto repair shop. Mr. Muse said that it could be and would allow for clean up of junkyard type businesses. Old Lea Industry buildings are across the street on both sides.

The 280' long building will be constructed of Hardi-plank with rock built up on the front. It will have a metal roof.

Mr. Hickox said that since the parking requirements are exceeded by 7 or 8 spaces, this would allow for overhead doors. Street trees can be chosen from the recommended street tree list.

Luis Quevedo moved, seconded by Bill Skelton, to approve the site plan with the condition that the following items are met:

1. Landscape plans must be submitted at a 1:20 scale.
2. Parking and vehicular use areas abutting a public street must utilize a street wall. The trees shown between Muse Lane and the proposed parking area do not constitute a street wall.
3. Because the northern property line abuts Hazelwood Neighborhood District, buffering is required along this property line. This may consist of a solid or general buffer (Section 154.303(D)).
4. Muse Lane is proposed to be built to lane standards. It qualifies as a street and must be built to street standards.
5. Street trees must be planted along both sides of Muse Lane.

The motion carried unanimously.

Luis Quevedo moved, seconded by Joanna Swanson, that the building design be approved as submitted. The motion carried unanimously.

Presentation by Developers of the Old Dayco Property

Mr. Hickox stated the developers of the old Dayco property are present at the meeting to seek input on design elements from the Community Appearance Commission.

Gary O'Nesti introduced representatives from Home Depot and WalMart to the Commission who were present to seek guidance prior to moving forward with design presentations. He explained that

this project is on a larger scale than other developments within the Town.

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Kristi Rooks and Lauren Carey represented Home Depot. Justin Eder and an associate represented WalMart.

Ms. Rooks stated that they plan to design their store to be more in tune with the community of Waynesville. Home Depot is willing to make design changes such as adding cornices to the front of the building to soften the illusion of a flat roof.

Joanna Swanson stressed the importance of urban development with open spaces rather than a big concrete mall.

Mr. O’Nesti said that market demands will determine how development occurs. The developers are willing to work with us. For example, WalMart has changed the color of their stores to neutral shades with breaks in design to their store fronts. There are different styles of design that can be selected both from WalMart and Home Depot.

Luis Quevedo emphasized the importance of street trees on both sides of the street and sidewalks. Mr. O’Nesti pointed out that designers must deal with the railroad in the front and the creek behind the buildings. The sidewalks will be 20' wide in front of the building. Trees will not be planted directly in front of buildings since this would result in additional maintenance and roots would not have sufficient growth space. Instead, trees will be planted in tree pits in a row next to the parking area which will give an appearance of storefront trees and throughout the parking lot to provide a canopy.

Mib Medford stated that trees are pedestrian friendly and would also like to benches in front of the stores. Ms. Medford also stressed the need for raised sidewalks through the parking lots and having the walkways graduated as speed bumps at pedestrian crossings. This would provide traffic calming.

Mr. Hickox added that once you park, you become a pedestrian and need pedestrian friendly ways to get into the stores. Mr. O’Nesti responded that the number of parking spaces have been reduced tremendously to allow for sufficient landscaping.

Mr. Quevedo commented on the designs presented by both Home Depot and WalMart. He approved of the movement of front elevations back and forth to improve the scale of the buildings. Mr. Quevedo suggested addition of some native materials such as stone and heavy timber. Large cultured stone would be acceptable and would most likely be less costly. Ms. Medford suggested creek stone. Patrick Bradshaw suggested the use of river stone in some of the park areas.

Mr. O’Nesti said that the developers are seeking text amendments to allow parking in front of stores and requesting designation of brownfield area. He also stated that Town Staff recommends that two 25' pylon signs be allowed at each of the entrances from Hyatt Creek and South Main to identify multiple tenants on the property. This would be similar to the current sign at Ingles on Russ Avenue. It could be architecturally designed with either brick or rock.

Paul Benson pointed out that the developers have already complied with many of the requirements of our current Land Development Standards.

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Adjournment

With no further business, the meeting was adjourned at 11:10 a.m.

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Luis Quevedo, Chairman  
Chairman

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Freida Rhinehart  
Secretary