

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
SEPTEMBER 6, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, September 6, 2006. Members present were Don Norris, Buffy Messer, Joanna Swanson, Luis Quevedo, Daniel Hyatt, Mib Medford, Ron Muse and Bill Skelton. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson, Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:02 a.m.

Approval of Minutes of August 2, 2006

Luis Quevedo requested changes to paragraphs 5 and 6 on page 2 of the minutes to read as follows:

“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.”

Luis Quevedo moved, seconded by Joanna Swanson to approve the minutes of August 2, 2006 as revised. The motion carried unanimously

Redevelopment of McDonald’s - Russ Avenue - Russ Avenue Town Center (RA-TC)

John Connelly, the architect for McDonald’s was introduced. Byron Hickox presented the following staff review:

Site Plan

1. A grease trap detail is needed to verify the size.
2. Pedestrian pathways shall be provided throughout parking areas. Section 154.113(B)(8)(c)(5)

There are no pedestrian pathways shown in the parking area.

3. There is a maximum of 1.5 Foot Candles of light trespass onto adjoining properties. Section 154.126(B)(8)(c)(5)

The north property line shows light trespass that exceed 1.5 Foot Candles.

4. There is a maximum point of horizontal luminance of 20 maintained Foot Candles for canopies or outdoor display areas. Section 154.126(B)((8)(c)(5)

There are areas on the property which exceed 20 Foot Candles of luminance.

5. There is a . . . maximum uniformity ratio of 4:1 for parking areas. Section 154.126(B)(8)(c)(5)

The lighting uniformity varies across the parking areas and exceeds the 4:1 ratio.

6. Where chain link fencing is used, it must be screened from public streets and adjacent properties for the length and height of the fence. Section 154.126(B)(8)(c)(7)

A chain link fence is shown atop the 2 concrete retaining walls located at the rear (west side) of the property with no plans for screening. Mr. Hickox stated this fence is not necessary atop this wall. If McDonald's plans require something to be there, it must be more decorative.

7. Since the power is not in the rear, underground service should be requested from the pole located on the CVS property line.

Landscaping

1. No parking space shall be farther than thirty (30) feet from a shade tree. Section 154.126(B)(4)

Seven (7) spaces on the north side of the building do not meet this standard.

2. The designated street tree for this portion of Russ Avenue is Chanticleer Pear, a small maturing tree. One Small maturing tree is required for every thirty-five (35) feet of property abutting a street. Street trees shall be spaced a maximum of fifty (50) feet apart. Street trees must be planted between the sidewalk and the street. Section 154.303(B)

With 76' of street frontage, this property would require 2 street trees. No street trees are shown. The trees shown are apparently part of the street wall. These should remain and 2 street trees should be added between the street and sidewalk.

Building Design

1. The use of vinyl or metal siding on the facades of buildings facing the public streets is prohibited. Section 154.126(B)(8)(c)(7)

The siding material on the front facade is unspecified. Mr. Connelly stated the material on the front facade will be Hardi-plank.

2. The facades of building facing Russ Avenue must be articulated at the scale of the pedestrian. (Section 154.126(B)(8)(a))

The front facade of the building does not meet this standard.

Signs

1. The monument sign shall be no greater than thirty-two (32) square feet per face in size (two faces per sign) and no greater than 6 feet in height. Section 154.126(B)(9).
By definition, a monument sign may not be “raised by mounting on a man-made berm, wall, or similar structure. Section 154.031

While the sign meets the overall square footage and height standards, it is built atop a 3-foot high brick wall.

Staff Recommendation:

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

Mr. Benson suggested to them during the preliminary review that some sort of base is reasonable rather than just placing the sign on the ground. Mr. Quevedo suggested reducing the base of the sign from 3' to 2' and using smaller shrubs. The sign is actually on the bank and is lower than the front of the building. Shrubs could be selected that will not cover sign face.

Mib Medford pointed out some of the shrubbery on the landscape plan will not flourish in our area. Mr. Quevedo said the Commission needs to indicate which species may not do well.

Mr. Connelly asked about the pedestrian ways in the parking lots. Mr. Hickox explained this could be a simple change in paving materials to designate pedestrian areas or could be elevated with breaker stone. It is a designated as a visual walkway for pedestrians from the parking areas to the building. One is needed on each side of the building and one in the rear.

Commission members asked about entrances to the building. There is one entrance on each side and one from the front of the building. The drive thru is on the side with a bridge over the front to create a street facade. There will be a right turn only on to Russ Avenue. If a vehicle needs to make a left turn onto Russ Avenue, it must travel behind CVS to the light.

It was pointed out to Mr. Connelly that the enter and exit signs could only have “enter” or “exit”, directional information perhaps with an arrow but no advertising such as text or symbols.

Jonathan Yates indicated that grading for the site is very important. Mr. Hickox responded he will address grading issues with McDonald’s.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the site/landscape plan with the following recommendations:

1. The chain link fence on the retaining wall – remove or make necessary changes
2. Need to add at least two Chanticleer Pears to create street wall
3. Add at least 3 pedestrian pathways on the north, south and west elevations
4. Would like to see different materials used for pedestrian pathway from the street

5. The following species be removed from landscape materials:
 - Southern Magnolia
 - Crepe Myrtle
 - Ligustrum
 - Bermuda Grass
6. Reduction of the height of sign – cannot exceed 6 feet

Building Design:

Mr. Skelton asked about the material type and color of the front of the building. Mr. Connelly responded it is white stucco. Ms. Medford asked if there is a similar McDonald's within a day's drive of Waynesville. Mr. Connelly responded there is not. This store is the new prototypical building and some have been built in Oklahoma.

Mr. Hickox informed Mr. Connelly that both the Commission and staff would prefer a more subdued color for the parapet wall since it will be right on the street front.

Mr. Quevedo asked if white is a corporate color. Melissa Hammond, Area Real Estate Manager for McDonald's replied it is.

Mr. Connelly and Ms. Hammond stated they will check with corporate officials to see if the color could be more subdued.

Mr. Benson added that Mayor Foy mentioned the possibility of using stone facade.

Ms. Medford asked about attached signage. Mr. Hickox responded that they meet standards.

Mr. Hickox pointed out that articulation is lacking beside entrances. There needs to be a 2" change of depth or a major change of material every 4 feet. Addition of windows or a brick pilaster would accomplish meeting of this standard.

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

1. More vertical articulation on the front wall by use of open spaces or material changes every 4 feet
2. Change white color to a more subdued color
3. Facade be changed to incorporate stone or brick

The motion carried. Mib Medford voted nay.

Waynesville Fire Station - North Main Street - North Main Boulevard District (NM-BD)

Byron Hickox presented the following staff report:

Signs

1. Monument signs in this district “shall be no greater than sixteen (16) square feet per face in size (two faces per sign) and no greater than four (4) feet in height. Section 154.121(B)(9)

At 9' tall and 16' wide, the proposed sign for this development is far larger than the standards allow. The sign is also elevated on a man-made wall, which is not allowed.

Landscaping

1. Parking lots shall be separated from . . . adjacent properties by a landscaped buffer strip of a minimum of seven (7) feet in width. Section 154.303(E)(2)

There are no parking lot buffers to the east of the 5-space and 3-space parking areas of the east border of the property.

Building Design

1. In order for a building to be considered a Monument Building, it must meet all but one of the following standards:

- Pronounced window lintels/sills/muntins/etc.
- Columns (no vinyl or metal clad) with a capital and a base.
- A water table made up of large, quality masonry units (such as cut or hew stone) or made of smaller masonry units that extend beyond the face of the facade in order to clearly delineate the water table.
- Vertically oriented windows of at least 2:1 ratio.
- Relief in the facade must occur on many levels (the depth of the relief cannot be limited to one or two patterns repeated).
- Cornice lines with significant depth and multiple levels of relief.
- Very well designed entry way, including doors at the main entry that are monumental (taller, larger, heavier, more ornately designed, etc. than normal).
- A tower element of some nature.
- No asphalt shingles.

Staff Recommendation:

If the problems relating to signage and parking area buffers are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

In addition, input from the Community Appearance Commission regarding this project's status as a Monument Building is needed.

Fire Chief Bill Fowler said this will be a beautiful facility and will be in an ideal location. The current station location presents many problems getting into the street and traveling down Main

Street. The new location will enable fireman to answer calls much faster and will allow better coverage of the Town's 5 mile radius. At the new station, trucks will be able to exit the bays much more easily since these will be 80 ft. drive thru bays. The entrances from both Main Street and Broadview are necessary so that persons having an emergency can enter the fire station more easily.

Byron Hickox said the sign greatly exceeds our sign standards, but this will be required anyway and will not need to be addressed by Community Appearance.

Mr. Hickox explained the definition of a monument building which is a building that is easily recognized as a public or semi-public building such as a church, fire station, or government building. To be considered a monument building some stringent architectural features are required but some other features such as articulation and permeability are relaxed. A larger setback area is needed for the fire trucks to be able to make wide turns.

The new fire station building will meet all monument building requirements except for the asphalt shingles. The cost of a metal roof would be about 7 or 8 percent of the total cost of the building. Asphalt shingles would qualify as the one exception for a monument building.

Luis Quevedo moved, seconded by Mib Medford, to approve the building design with the use of asphalt shingles. The motion carried unanimously.

Luis Quevedo moved, seconded by Bill Skelton, to approve the site/landscape plan with the addition of a 7 ft. wide buffer strip on east property border of the parking lot. The motion carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 10:52 a.m.

Luis Quevedo, Chairman
Chairman

Freida Rhinehart
Secretary