

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
OCTOBER 4, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, October 4, 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 September 6, 2006

Mr. Quevedo referred to the staff report regarding McDonald's. Item 1 on the staff report should be deleted since grease traps are not subject to Community Appearance Commission review. Bill Skelton moved, seconded by Joanna Swanson, to approve the minutes as revised. The motion carried unanimously.

Dayco Site Development, South Main Street/Hyatt Creek Road, Hyatt Creek Area Center (HC-AC) Staff Report:

Site Plan:

1. "Pedestrian pathways shall be provided throughout parking areas." 154.113(B)(5)(c)

There is no crosswalk shown that connects Wal-Mart's central pedestrian pathway to the front of the building. A raised crosswalk made of a contrasting material is recommended for all crosswalks.

A pedestrian pathway is needed between Wal-Mart and Home Depot that connects the front sidewalks.

A sidewalk with a planting strip must be shown along the entirety of the east access road (off South Main Street).

2. The 18' greenway trail easement along Allens Creek and Richland Creek is not shown.
3. The floodway and 100-year flood plain areas should be shown on the site plan.
4. The proposed property lines should be shown on the site plan.
5. "The minimum size of one parking space shall be nine (9) feet in width and eighteen (18) feet in depth." 154.306 (B)(3)(c)

Several rows of spaces do not meet the minimum depth of 18'.

Landscaping

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

Several spaces throughout the parking lot do not meet this standard. Any existing trees that are to be used to meet this standard should be shown on the site plan with size and species information.

2. The designated street tree for Hyatt Creek Road is London Plane, a large maturing tree. One large maturing tree is required for every forty (40) feet of property abutting a street. Street trees shall be spaced a maximum of fifty (50) feet apart. 154.303(B)

Additional trees are needed at the corner of Hyatt Creek Road and South Main Street. If existing trees are to be used, their location, size, and species information should be shown on the site plan.

More trees are needed along the southern entrance road (off Hyatt Creek Road).

All internal collector lanes need to be planted to meet street tree requirements. This includes the lanes extending from the internal intersection at the Hyatt Creek entrance to (1) the internal intersection at the Main Street entrance; (2) the lane running in front of both buildings, and (3) the western end of the out-parcel located at the rear access drive to Wal-Mart.

Upon approval of the Community Appearance Commission, the street trees in front of the buildings may be clustered instead of evenly spaced. The planting locations need to be shown with species information.

3. “Parking lots shall be separated from sidewalks, streets, alleys, and adjacent properties by a landscaped buffer strip of a minimum of seven (7) feet in width. 154.303(E)(2)

The vehicular use areas (parking and access drives) along the Richland Creek and Allens Creek property borders must have a buffer strip. While the existing vegetation may be used if it meets the ordinance standards, it must be shown on the landscape plan.

Building Design:

For buildings with 100,000 square feet or more of gross floor area the following design standards apply:

- i. Articulation, Regional Center. Articulation of the front facade and other sides adjacent to streets shall consist of a repetition of objects(i.e. windows) or a change in massing or materials or other architectural detail such as recesses, projections, or other features extending at least 50% of the height of the front facade with a linear spacing interval no greater than the height of the building measured at the front facade.

- ii. Scale, Regional Center. A building built to the scale of a regional center shall comply with the height limit of the district. The length/width of the front facade and other sides adjacent to streets must be articulated in sections with a minimum linear dimension equal to 10% of the length of that side of the building so that no walls extend more than 25% of the length of that side of the building without a change in massing. Major changes in the nature of the facade suffice for massing changes, and these may take the form of protrusions, changes in the architecture of the facade (making it appear as two different facades), etc. Where protrusions or other such entities are used, there must be a depth change of at least 2 feet, and this change must occur along the majority of the height of that side of the building.

Wal-Mart

Articulation appears to be insufficient in the areas between the Garden Center and Retail Center entrances and in the area to the right of the Food Center entrance at the north end of the building.

Scale standards appear to be met.

Permeability standards appear to be met.

Home Depot

Articulation standards appear to be met.

Scale standards appear to be met.

Permeability standards appear to be met.

Note: Scale elevation (1" = 20') drawings of the front facades must be submitted prior to final approval.

Staff Recommendation:

While the problems indicated above should be fairly simple to rectify, the overall submission is incomplete in two areas:

- (1) The submitted site plan lacks some significant information as indicated.
- (2) The lack of scale elevation drawings of the building facades prevents the planning staff from making a definitive conclusion regarding building design.

The staff recommends the Community Appearance Commission discuss the submission that has been presented to it, but table any official recommendation until a complete plan submittal has been received.

Site Plan:

Gary O'Nesti developer of the Dayco site spoke on behalf of the project. He stated that staff comments will be implemented and he would like to review the two building facades. The articulation requirements have been met for Home Depot. The architect viewed regional architecture to obtain ideas for the proposed design of the buildings. The detailed landscaping plan will meet

requirements for the proper number of street and parking lot trees and will address all the issues Mr. Hickox has requested.

It was pointed out by Mr. O’Nesti that WalMart and Home Depot conduct their business in different ways. WalMart does most of its business inside the store while Home Depot does a great deal of outside transactions such as loading of building materials, lawn equipment and other large items. For this reason, Home Depot cannot have trees along the front of the building since this would present operational issues. Discussion followed about the possibility of adding trees in containers which could be rearranged as needed to allow for flexibility of store operation. Mib Medford said there are certain varieties of trees that perform well in containers.

The Home Depot store will be a new prototype. The WalMart courtyard design is unique to this area. Luis Quevedo said that he felt the timbers look too “applied”. The truss design might be improved in order for the trusses to look more structural. The addition of stone has been a significant improvement.

Joanna Swanson asked if there are three entrances. Mr. O’Nesti replied there are—the garden center, the main store entrance, and the food store entrance. There are also three entrances for Home Depot. Mr. O’Nesti pointed out there is a great deal of activity at the lumber entrance.

Mr. O’Nesti also elaborated on the signs. He said that the Town will not be disappointed in the signs which will feature a river rock base and have ample landscaping.

Luis Quevedo said he would like to see a more distinctive entrance to Home Depot.

Mr. O’Nesti assured Town Staff the following items will be included in final plans:

- The floodplain area will be indicated.
- A crosswalk between Home Depot and WalMart will be added with a pedestrian safe area incorporated.
- A sidewalk connecting to South Main Street will be added.
- An easement will be granted to Haywood Waterways for the trout buffer and for their use as they see fit.
- Whatever needs to be done with tree diamonds and the number of trees.
- All parking areas will be at least 9 x18 feet in depth. A parking bumper will prevent cars from encroaching into pedestrian walkways.
- Trees that can be preserved particularly along the perimeter will be kept. The developer will work with the Town to preserve all trees possible. The road widening along South Main Street may affect this effort. Any trees that need to be added will be included. Commission

members Mib Medford and Daniel Hyatt recommended the use of something rather than London Plane be used as a street tree on Hyatt Creek Road since this tree tends to be rather messy with large leaves and fruit that drops. They both suggested the use of some type of maple. Paul Benson suggested part of the motion include amending the designated street tree for Hyatt Creek Road. Collector lanes will include street trees on both sides. Mr. O'Nesti is also working with the railroad regarding trees. As appropriate tenants come into outparcels, trees will be planted there as well. The trees will not be disturbed in the trout buffer since no grading will be allowed there.

- A bench will be added to the area in front of Home Depot per Ms. Medford's request.

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

1. Pedestrian benches be provided in the two plazas
2. All the pedestrian pathways be finished with stamped asphalt or different materials to slow traffic

The motion carried. Daniel Hyatt abstained since he is working with the landscape plan.

Luis Quevedo moved, seconded by Joanna Swanson, to change the recommended street for Hyatt Creek to Red Sunset Maple rather than London Plane. The motion carried. Daniel Hyatt abstained.

Luis Quevedo moved, seconded by Joanna Swanson, to permit Home Depot to choose the proper number of potted trees as a substitute for permanent trees which will allow flexibility for merchandising requirements. The motion carried. Daniel Hyatt abstained.

Mib Medford pointed out that 75% of the parking lot trees must be large maturing trees which grow at least 35 ft. tall at maturity. Fruitless sweet gum is not a large maturing tree. This item will be subject to staff review for final approval.

Building Design:

Gary O'Nesti informed the Commission that design criteria will be met. Byron Hickox said that drawings must show scaled articulation prior to final submission of plans. At this point, elevations appear to be in compliance.

Ron Muse agreed with Mr. Quevedo that trusses should have a stronger appearance.

Luis Quevedo moved, seconded by Ron Muse, to approve the WalMart building design with the recommendation that the design of the trusses be evaluated to give the appearance of function rather than decoration. The motion carried. Daniel Hyatt abstained.

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Luis Quevedo moved, seconded by Bill Skelton, to approve the design of Home Depot as submitted with the recommendation the front entrance have timbers with a heavier appearance on the truss. The motion carried with Daniel Hyatt abstaining.

Adjournment

With no further business, the meeting was adjourned at 11:05 a.m.

Luis Quevedo, Chairman
Chairman

Freida Rhinehart
Secretary