

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
MARCH 7, 2007  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, March 7, 2007. Members present were Don Norris, Buffy Messer, Joanna Swanson, Daniel Hyatt and Ron Muse. Also present at the meeting were Land Development Administrator Byron Hickox, Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Acting Chairman Daniel Hyatt called the meeting to order at 9:05 a.m.

Approval of Minutes of February 7, 2007

Joanna Swanson moved, seconded by Buffy Messer, to approve the minutes of February 7, 2007 as presented. The motion carried unanimously.

Election of New Chairperson

Joanna Swanson moved, seconded by Ron Muse, to elected Daniel Hyatt Chairperson. The motion carried unanimously.

Patrick Bradshaw - Wooded Hill Subdivision - Ninevah Neighborhood District (N-ND)

Staff Report:

The property in question is a 6.4 acre parcel in the Ninevah Neighborhood District. The proposed development would create 12 single-family lots.

Landscaping:

1. Along streets with natural drainage (no curb and gutter), planting strips must be at least 8 feet wide. 154.309(D)(2)

The frontage on Cavalier Street does not have curb and gutter, so the planting strip must be increased to 8 feet or curb and gutter must be added.

2. "Street trees shall be required at the rate of one large maturing tree for every 40 linear feet of property abutting a street" and "shall be spaced a maximum of 50 feet apart." 154.303(B)(2)

No street trees are shown along Cavalier Drive. If existing trees are to be counted as street trees, species information and locations must be shown on the site plan.

Staff Recommendation:

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

Patrick Bradshaw stated that the proposed 12 lot subdivision is located between Duckett Cove and Davis Cove. The planting strip along the property adjoining Cavalier Arms Apartments will be increased from 5' to 8'.

Joanna Swanson asked if some of the street trees might be preserved. Mr. Bradshaw responded they probably will not be able to save street trees due to grading that must be done but there are some good mature trees on the property that can be preserved.

Mr. Bradshaw said lot sizes will average 0.5 acre ranging from .38 acre to .6 acre. Both changes the staff has recommended have been made. The grading and stormwater plan are being developed at this time. Street trees will be on both sides of the street. The road will connect with Cavalier Drive as well as Stonecrest Heights to provide connectivity. At the turn-around area, a trail will be dedicated to go over to the southern property line. These will be single family homes probably modulars.

Mr. Bradshaw asked for suggestions on street trees. Daniel Hyatt suggested maple or oaks as long as there are not overhead utility lines.

Mr. Bradshaw added that the proposed subdivision is surrounded on three sides by single and multi-family units which should result in a nice fit for this project.

Daniel Hyatt asked if any retaining walls will be required. Mr. Bradshaw replied in the affirmative, most likely along Cavalier Drive – lots 7 and 10. Materials will probably be modular block, ridge rock or keystone in a neutral tone.

Joanna Swanson asked about selling prices. Mr. Bradshaw responded this will depend on the type of construction. The homes will most likely be 3 bedroom, 2 bath, 2000 sq. ft. or less.

Don Norris asked who the builders are. Mr. Bradshaw answered the developers are Wooded Hills LLC. Their contact people are Howard Nepper and Doug Spring of N. Miami, Florida. They will be hiring a local workforce. Town water and sewer are already in place in that area.

Ron Muse moved, seconded by Don Norris to approve plans as submitted. The motion carried unanimously.

Daniel Hyatt then recused himself to present the next agenda item. Ron Muse presided.

Daniel Hyatt - Bojangle's Restaurant - Dellwood/Junaluska Area Center (DJ-AC)

Staff Report:

Landscaping:

1. Parking and vehicular use areas must maintain the street wall line.

A street wall tree needs to be added to the planting area located between the south parking area and the sidewalk.

2. There must be an 8' sidewalk and a 6' wide nature strip with street trees along the U. S. Highway 19 frontage per North Carolina DOT requirements.

Staff Recommendation:

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

Byron Hickox said the building already meets the Town's Land Development Standards for structure and permeability.

Daniel Hyatt said the developer is Bojangles of Western North Carolina. The outside building material is stucco and the building will face on a newly created street. The front will have brick up to the windows. This building is a new prototype.

Joanna Swanson suggested creating more permeability with windows or glass block on the side of the building which can be seen from Highway 19. Ron Muse suggested the possibility of adding articulation along the 64' wall on the side which houses the kitchen portion of the restaurant. Native or some sort of simulated stone could be used for this purpose.

The site plan indicates adequate landscaping. There is a great deal of parking but trees are sufficient for the number of parking spaces. There will be a rows of street trees across the front of the building and a row of trees down the side of the building bordering Highway 19.

Joanna Swanson moved, seconded by Ron Muse to accept the building plan as stated with the following recommendations:

1. On the side of the building facing Highway 19, it is recommended that more permeability in the form of windows or glass block be included.
2. Wherever brick is used on the building, it is recommended that stone be used instead to fit in with a mountain image.
3. It is recommended that the sign have stone work on it.
4. A stone wall is recommended between the building and Highway 19.
5. It is recommended that some sort of architectural projection be included on the side of the building next to Highway 19.

The motion carried unanimously.

The landscape plan has been revised to meet the requirements of the Land Development Standards. Rotunda Local Sweet Gum trees will be used for parking lot and street trees. Some dogwoods will be used as well.

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Adjournment

With no further business, Buffy Messer moved, seconded by Ron Muse that the meeting be adjourned at 10:05 a.m.

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Daniel Hyatt, Chairman  
Chairman

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Freida Rhinehart  
Secretary