

SPECIAL MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JULY 11, 2007
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, July 11, 2007. Members present were Buffy Messer, Don Norris, Kevin Cable, Joanna Swanson, Daniel Hyatt, Mib Medford, Bill Skelton, Ron Muse and Lynn Sylvester. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Daniel Hyatt called the meeting to order at 9:00 a.m.

Approval of Minutes of May 2, 2007

Joanna Swanson moved, seconded by Mib Medford, to approve the minutes of May 2, 2007 as presented. The motion carried unanimously.

New Clubhouse at Laurel Ridge Country Club - Eagles Nest Road - Eagles Nest Rural District - (EN-RD)

Byron Hickox stated that Laurel Ridge will be adding a new clubhouse and attaching it to the one in place now.

Bill Deckett made the presentation on behalf of Laurel Ridge Country Club. Mr. Deckett said the current eating facilities are across the parking lot from the pavilion. They would like to move the dining facility adjacent to the pavilion to allow for continuity of the two spaces. The existing architecture of the new building will match the pavilion. There will be approximately 4 feet difference in the elevation of the two buildings. The current clubhouse will remain a pro shop and serve as some other function.

The new building will be connected to the pavilion by a covered deck area. Mib Medford asked about access for handicapped persons. Mr. Deckett said a ramp will be added to the back of the building. Ms. Medford replied that it needs to be shown on the plan. Mr. Hickox added that the building inspector will need to see that as well.

The vehicular access will be coming in off the existing drive up under a porte cochere. There will be a connecting sidewalk to the older building. There will be a loading area in the basement of the building and a elevator.

Daniel Hyatt asked about the height of the front retaining wall. Mr. Deckett responded that it is about 8 ft. tall. The wall is mortared boulder wall. The rock on the building will be a dry stacked stone similar to what is there now. .

A rendered elevation of the building was presented. The exterior of the building will feature heavy timber elements in the entry porte cochere, rock and a board and batten type siding. The first and second floors of the building total 11,768 sq. ft. Offices will be located on the second floor.

Byron Hickox then presented the staff comments:

Parking and Pedestrian Access

1. Pedestrian pathways must be provided throughout all parking areas and must connect parking areas to the principal building. A pedestrian crossing must be provided from the parking lot across from the proposed new clubhouse. The sidewalk should also connect the existing sidewalk to the pavilion.

Driveways

- 1 In order to accommodate what will surely be a sizeable traffic volume, the driveway connection from Eagles Nest Road should be, at a minimum, upgraded to lane standards from Eagles Nest Road to the parking lot across from the proposed clubhouse. This would include a sidewalk and tree planting strip on one side. This lane would also serve the proposed subdivision.

Mr. Deckett asked if the pedestrian pathway could be done with markings. Mr. Hickox responded that it could, but a walkway with a change of materials which clearly delineates the pathway would be preferable.

Mr. Hickox continued that the current driveway way probably is not adequate to handle the traffic coming into the country club now. For this reason, the drive should be upgraded to lane standards from Eagles Nest Road to the parking lot. This would involve having a sidewalk with trees that connects to the sidewalk leading to the pavilion.

Building design

1. In the Eagles Nest Rural District all non-residential buildings must be built at a residential scale. This is defined as a building being articulated in sections that are not longer than the building is tall. This articulation can take the form of protrusions or major changes in the architecture of the facade. If the intent is the building to be categorized as a monument building, it is missing several key elements such as a tower element, proper window dimensions, pronounced window lintels, etc.

Staff Recommendation:

The staff would like the Community Appearance Commission to make a recommendation regarding the proposed clubhouse's failure to meet the letter of the ordinance. While the building is lacking in a few areas, it is certainly an attractive structure and will undoubtedly be the most attractive at Laurel Ridge Country Club. Otherwise, if the problems indicated above are rectified, the plan for this proposed development should meet the Land Development Standards' minimum requirements.

In the Eagles Nest Rural District all non-residential buildings must be built to the residential scale. The idea here is to not allow the building to appear to be one long structure but several small structures. Every 40' along the front of the building, there needs to be a major change of the facade of the building or a protrusion.

Mr. Deckett responded that the porte cochere is quite large and does change the alignment of the front. There are large heavy timber brackets under the supporting roof structure which break up each of the window elements and steps.

Mr. Hickox replied that it needs to be on the facade of the building such as a bump-out or change of materials such as a nice stone accent. There is no language in the ordinance for this district which would exempt this building from the ordinance. Mr. Deckett said he felt the owner would be willing to make the necessary material changes.

Mib Medford pointed out that red maples were shown on the landscape plan but sugar maples have a longer lifespan and might be a better choice. Trees can be mixed. Daniel Hyatt suggested that additional shrubbery be added. Mr. Deckett said the owner is interested in making the landscaping attractive.

Daniel Hyatt moved, seconded by Joanna Swanson, to approve the building plan as submitted with the request that further study be done on the handicapped accessibility. The motion carried unanimously.

Daniel Hyatt moved, seconded by Joanna Swanson, to approve the site and landscape plans with the following recommendations:

1. That the new building be connected to the parking area with pedestrian walkways using different materials rather than striping to comply with Town Standards
2. That sugar maples be used rather than red maples.

The motion carried unanimously.

Ingles Addition - 201 Barber Boulevard - Russ Avenue Town Center (RA-TC)

John Cox, Benny Langley and Randy Jamison made the presentation on behalf of Ingles. Mr. Cox stated that Ingles is proposing to add 16,000 sq. ft. to the Northwestern side of their present building which will include a pharmacy with drive through, a dry goods space and additional freezer space. The current store is 62,000 sq. ft. The expansion will move the entrance for trucks to the other end of the shopping center.

Mr. Jamison said the drive-through should not cause significant traffic problems because the drive-through will most likely not have a high volume of traffic.

Mib Medford asked if traffic increases are expected on Barber Boulevard. Mr. Jamison responded that traffic itself does not increase, but the people who are already customers will be offered more of a variety of products.

Mib Medford asked about the possibility of adding trees to the entire parking lot, not just the area of the addition. This would make the parking lot more pedestrian friendly in addition to improving the appearance and increasing the amount of impervious surface. Ms. Medford also said she would like to see divided cuts into Barber Boulevard for safety reasons.

Mr. Hickox requested that from a staff point of view that Ingles seriously consider adding trees throughout the parking lot as a traffic calming device and for the shade.

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Mr. Jamison said that if large trees were added, there might be a loss of visibility of the store and the possibility of safety concerns for people who park there in the evenings.

Mr. Hickox responded that one tree per island should not create safety concerns for evening shoppers. Also, with the large sign on Russ Avenue, few people are not going to know that Ingles is there. In addition, this would be a great public relations move for Ingles because there have been some questions from citizens as to why trees are not required there.

Mr. Benson commented that Ingles parking lot was a driving factor in the new ordinance's requirements of extensive landscaping.

Joanna Swanson and Ron Muse commented that they would like to see landscaping of the parking lot as well and feel it would make the store a more desirable place to shop. Lyn Sylvester added the view from the store might be enhanced by the addition of trees

Parking and Pedestrian Access

1. Pedestrian pathways shall be provided throughout parking areas. None are shown on the site plan. To meet this requirement, a sidewalk should be built connecting the two sidewalks in front of Belk and Ingles.

Building design

1. Scaled elevation drawings were not included with the submission materials. This building must be articulated at least to automobile scale. Based on the unscaled drawing, it appears to meet this standard.

Staff Recommendation:

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

Joanna Swanson moved, seconded by Bill Skelton to approve the plan for the new addition with the following recommendations:

1. A sidewalk should connect with Belk
2. Add trees to the parking lot to bring the entire parking lot into compliance with current standards and to provide traffic calming, shade and aesthetic beauty.

The motion carried unanimously.

Ingles Gas Express - Barber Boulevard - Russ Avenue Town Center (RA-TC)

Ingles also plans to add an 1800 sq. ft. convenience store with 6 gas pumps outside.

Daniel Hyatt asked if the drive behind the bank is considered public or private; Mr. Hickox responded it is a private drive owned by the bank. Mr. Benson added that it should be considered a shared driveway.

Mr. Hickox presented the following staff comments:

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Site Plan

1. A lighting plan must be submitted for this development. That is still needed.
2. With a minimum 150' driveway separation in this district, the proposed new driveway would not be permitted. Currently there is only a 92' driveway separation from the shared driveway just discussed. The public works director does have some discretion with this.
3. The maximum width for the driveway between the proposed gas station structure and the existing bank is 24'. The plan exceeds that just a little bit.

Parking and Pedestrian Access

1. Sidewalks are required for all new development. These sidewalks must connect new development to adjoining lots. The pedestrian pathway through Belk's parking lot is not shown on the plan. This should be shown with a new sidewalk connecting to it. A sidewalk with a tree strip must also be constructed along the Barber Boulevard frontage. This will be added.
2. Parking and vehicular use areas must be located to the side or rear of the principal structure. The principal structure needs to front on Barber Boulevard, with no vehicular use between the building and the street.
3. A 5' sidewalk must be provided along Barber Boulevard.
4. The structure must have an entry on Barber Boulevard. A pedestrian connection must be shown between the new sidewalk along Barber Boulevard and this entry.
5. An 8' sidewalk and a 6' planting strip with chanticleer pear trees are required along the property's Russ Avenue frontage.

Landscaping

1. A 5' tree strip must be provided along Barber Boulevard. These street trees should be large maturing trees spaced 40' on center.
2. At least 75% of the parking lot trees must be large maturing trees. Crepe myrtles do not meet this requirement.
3. Parking and vehicular use areas abutting a street must utilize a street wall. A street wall must be shown between the vehicular use areas and Barber Boulevard. This can be a wall structure or hedge type street wall.
4. No parking space shall be further than 30' from a shade tree. One additional shade tree is needed at the north corner of the property to meet this standard.
5. The parking lot buffer on the northeast property line resembles a street wall. However, more trees are required to meet this standard. The trees can be spaced no further apart than 30' on center.

Building design

1. Scaled elevation drawings were not included with the submission materials. This building must be articulated at least to automobile scale. Based on the unscaled drawing, it appears to meet this standard.

Staff Recommendation:

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

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Mr. Jamison said that their main concern with fronting on Russ Avenue is theft. Mr. Hickox replied that most convenience stores have security cameras.

Daniel Hyatt asked if the canopies could be moved to eliminate the large expanse of asphalt.

Mr. Jamison questioned the aesthetics of moving the convenience store up to front on Barber Boulevard. He asked if the store will actually front Russ Avenue or Barber Boulevard. Mr. Hickox said the store will border Russ. Mr. Jamison said the whole shopping center fronts Russ Avenue. He feels everything should be aligned to face Russ Avenue since all the stores are seen from there. Mr. Jamison also felt that pedestrian access through the gas station from Russ Avenue to Barber Boulevard is a safety hazard. Mr. Hickox replied that our ordinance wants to invite foot traffic.

Mr. Benson pointed out that our ordinance is more geared toward fabric buildings rather than country clubs, gas stations or concrete towers. It could be considered to face Russ Avenue, but there is a vacant lot in front of this property that abuts Russ Avenue which will be developed at a later time. If it is considered to front on Russ Avenue, a sidewalk will have to be built to connect the front entrance to Russ Avenue. All the traffic to the gas station will come from Barber Boulevard.

Mr. Jamison said if they have to move the pumps so far away from the building, they probably will not do the project. They are not willing to build a design that will not work.

Mr. Hickox suggested that since Community Appearance is an advisory board, that based on comments presented, the Commission should have some discussion, make some recommendations and let staff work out other details.

Ron Muse moved, seconded by Bill Skelton, to accept the Site Plan and Landscaping as presented if it can meet Town Staff requirements as outlined in the staff comments with the condition that chanticleer pear trees be used along Russ Avenue. The motion carried unanimously.

Adjournment

With no further business, Bill Skelton moved, seconded by Ron Muse that the meeting be adjourned at 10:54 a.m.

Daniel Hyatt, Chairman
Chairman

Freida Rhinehart
Secretary

