

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
DECEMBER 5, 2007
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, December 5, 2007. Members present were Don Norris, Buffy Messer, Joanna Swanson, Daniel Hyatt, Mib Medford, Bill Skelton and Lynn Sylvester. Also present at the meeting were Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Daniel Hyatt called the meeting to order at 9:00 a.m.

Approval of Minutes of November 7, 2007

Bill Skelton moved, seconded by Joanna Swanson, to approve the minutes of November 7, 2007 as presented. The motion carried unanimously.

Cook Office Building - Broadview Road - East Waynesville Neighborhood District (EW-ND)

Staff Report:

Site Plan

1. A stormwater plan has not been submitted.
2. Lighting information for the building exterior and parking area has not been submitted.

Landscaping

1. Where overhead power lines are present, small maturing trees must be utilized. Large maturing trees are shown on the site plan.
2. A parking lot buffer should also be in place along the northwest side of the parking area.

Building Design

1. Information regarding the building materials to be used on the facade has not been submitted.

Staff Recommendation:

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

Architect Randy Cunningham explained this will be a small office building designed to look residential to be in character with the district. It is located on a small lot near the new Fire Department. The facade materials will feature Hardi-plank and natural stone. Architectural shingles will be used for the roof.

The handicap accessible space is located in front. Only one van accessible space is required.

The street trees are new. These trees will be small maturing trees since there are overhead power lines on that side of the street. Buffering will be done as requested in staff comments. There will be a retaining wall with steps down to the sidewalk since the front yard will need to be leveled. Also

the sidewalk will begin and end with the borders of the property since there is no sidewalk anywhere on that street. Karen Cook said she has installed sidewalk across the street where she has built houses but there are no trees planted in the landscape strip as of this time.

Daniel Hyatt asked how the sidewalk for this building would line up with the sidewalks already installed for the houses down the street. Mr. Cunningham explained the property line is back away from the street and he understands that the buffer must be kept away from the property line. Mr. Hickox said the buffer must be set back from the traveled way and the sidewalk does not necessarily have to be on Ms. Cook's property. There is a minimum but no maximum setback in that district so the trees and sidewalk could come out closer to the street. Mr. Cunningham said this would be helpful and would probably look better as well.

Daniel Hyatt questioned whether the road is curbed. Ms. Cook said there is an asphalt curb. Mr. Cunningham has asked the Town Engineer about the distance between driveways. The engineer said he could have a driveway 35 ft. from the next driveway and 25 ft. from the property line.

Don Norris asked about the species of existing trees. Mr. Cunningham responded that there are some oaks, poplars and cherry trees.

Bill Skelton moved, seconded by Joanna Swanson, to endorse site and the building plans. The motion carried unanimously.

Waynesville Commons, Lot #1 - Corner of South Main Street and Hyatt Creek Road - Hyatt Creek Area Center (HC-AC)

David Scarnati of Cedarwood Development said they are finalizing their lease agreements with the small shops building to be located on one the outparcel of the former Dayco property at the corner of South Main Street and Hyatt Creek Road. The major portion of the development has already been reviewed by the Commission. This building will be approximately 7500 sq. ft. The design will be similar to the big box stores there with stacked stone and awnings. One of the stores will have a drive-thru. Cedarwood has worked with town staff and feel that the landscaping element is almost complete.

Byron Hickox then presented the following Staff Report:

Site Plan

1. Pedestrian pathways must be provided throughout the parking area which can either be a painted strip or different material.

Landscaping

1. Two parking spaces are further than 30 feet from a shade tree. They are only further by about 3 or 4 feet. This can probably be corrected without losing parking spaces.
2. Trees are required as part of the street wall. These trees should be spaced a maximum of 30' on center. Small maturing shade trees can be added to the buffer to satisfy the requirement of a street wall which can also serve as a buffer but not interfere with visibility.
3. The vehicular use area that will serve as a drive-thru lane will need to be buffered from South Main Street.

Building Design

1. The required scale for this building is Neighborhood Center. This means that the building must be articulated in sections not longer than the building is tall. This articulation must take the form of major changes in the nature of the facade or protrusions at least 2' in depth. The building does not meet this standard. Mr. Scarnati said the building is about 20 ft. high so they have done articulation in approximate 20 ft. sections. They have added brick columns and have addressed areas over doorways. Joanna Swanson suggested the possible use of a tower. Mr. Scarnati responded that there is a sort of signature tower element on one corner, but there are agreements with other tenants in the building that limit different heights of buildings due to visibility issues. Ms. Swanson asked about the type of material on the facade. Mr. Scarnati responded it is stucco.
2. The narrow windows placed high on the South Main Street facade do not meet the 50% permeability standards. The windows should be the majority of the height of the building since there is only one floor. Mr. Scarnati said he would have the architect speak with Town Staff about this.
3. Because of its prominent corner location, this building would be a prime candidate for design as a monument building, with a tower or similar design element. The building does nothing to address the corner at one of Waynesville's busiest and most important intersections. Mr. Scarnati said they have worked hard to address the fact that the building is on the corner and when complete will have more mass than appears in the drawings. Buffy Messer agreed that there should be more permeability on the South Main Street side of the building. Mr. Hickox pointed out that what will be seen from South Main is actually the back side of the building but that some material like glass blocks could be used to allow a sense of permeability while giving translucence. Mr. Scarnati said this would be taken into consideration.

Staff Recommendation:

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

Bill Skelton asked if any additional street trees would be required. Mr. Hickox said that with the street trees indicated and the required street wall, no additional landscaping will be required.

Daniel Hyatt moved, seconded by Bill Skelton, that the site plan and the architectural drawings be endorsed subject to the addressing of the issues in the staff comments including permeability and buffering. The motion carried unanimously.

Town of Waynesville Planning, Development and Police Department - Corner of Main Street and East Street - Central Business District (CBD)

Keith Carlyon with ADW architects presented the overview of the plan for the new Planning, Development and Police Department. Plans are to start this project when the new fire station is complete probably sometime in the early spring. There will be a plaza outside the front entrance. Inside will be the main lobby. There will be brick pavers out front in keeping with the rest of downtown.

The portion of the building further down East Street will be used by the Police Department. On the back of the building will be a sally port, where the persons brought in for interrogation will be transported in and out of the building. The police officers will have secured access from the lower level. There will be no public access from the rear.

Even though it is not required for the project, some additional parking is proposed. The building will also house the one-stop permitting offices and a new meeting chamber on the upper floor so 16 more parking spaces will be helpful. There will be a secured lot below that for police vehicles. This area will be nicely landscaped. Mib Medford pointed out that additional employee parking would be needed.

On the Main Street level will be the main lobby in a large shared area, Police Department offices, along with the Plans Review and One Stop Permitting offices. The upper level will house DWA, the Board Room and storage areas.

There was a question about street tree requirements and sidewalks. Mr. Carlyon said he would look into this. Improvements will be made between this building and the adjoining property. Decorative landscaping will be added to the front of the building. Revisions can be made and the plans can be reviewed for the landscaping.

The lobby will be very inviting with columns out front, stone on the front, long slender windows with measures taken to prevent overheating of the building from the western exposure. Outdoor landscaping and street trees will be added on the front as well as benches.

Byron Hickox then presented the following Staff Report:

Site Plan

1. Perpendicular parking spaces on Wall Street are not permitted.
2. Lighting information for the building exterior and the parking area has not been submitted.
3. The sally port entrance is too close to Wall Street's intersection with East Street. The curb radius for the sally port entrance is too large.

Landscaping

1. Street trees (Black Gum is recommended) along Main Street are not shown.

Building Design

1. Pedestrian scale articulation is recommended (but not required) in the Central Business District. The building does not meet this articulation scale. There is a rather large area at the west end of the first floor that does not have sufficient permeability.
2. The windows on the Main Street and East Street facades do not meet the 50% permeability standards.

Staff Recommendation:

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

Community Appearance Commission Minutes

December 5, 2007

Members of the commission felt this is a very attractive building. Town Manager Galloway agreed. He said even though parking is a problem, hopefully employees will be able to continue to use First Baptist Church parking.

Mib Medford asked if some sort of traffic calming devices could be used on Wall Street. Mr. Hickox responded the Town Engineer would like to use some elevated brick for this purpose. He also said angled parking might be arranged to increase the number of spaces on Wall Street.

Mr. Carlyon said revised plans will be submitted by their engineers Mattern and Craig.

Joanna Swanson moved, seconded by Bill Skelton, to accept the plan with the stipulation that the issues raised such as sidewalks, street trees and permeability be addressed. The motion carried unanimously.

Other Business

By consensus, the January meeting will be moved from January 2 to January 9, 2008.

Adjournment

With no further business the meeting was adjourned at 10:35 a.m.

Daniel Hyatt, Chairman
Chairman

Freida Rhinehart
Secretary

