

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
APRIL 2, 2008
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, April 2, 2008. Members present were Don Norris, Kevin Cable, Joanna Swanson, Daniel Hyatt, Buffy Messer and Lynn Sylvester. Also present at the meeting were Planning Director Paul Benson, Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Daniel Hyatt called the meeting to order at 9:05 a.m.

Approval of Minutes of March 5, 2008

Joanna Swanson moved, seconded by Kevin Cable, to approve the minutes of March 5, 2008 as presented. The motion carried unanimously.

Waynesville Commons - Lot #1 - Hyatt Creek Road - Hyatt Creek Area Center (HC-AC)

Byron Hickox explained that this project has been reviewed previously. However, the coffee chain that was to be located there has since decided not to be included in the project and the drive-through window has been eliminated as a part of the building.

David Scarnati and Chuck Christy of Waynesville Commons were present to discuss changes to the building design which has been improved to accommodate our land development standards. Some of the changes include addition of stacked stone, a pop-up to add articulation where the drive-through was to have been located and other minor exterior changes to create a more pleasing appearance. The building position on the lot only moved slightly due to the removal of the drive-through.

Joanna Swanson asked about the color of the building. Mr. Scarnati replied the colors are beiges and earth tones. The awnings offer some color in cobalt blue for contrast. The cornices are an off white.

Mr. Hickox then offered the Staff Report.

Site Plan

1. Pedestrian pathways must be provided throughout the parking area. This can easily be shown.
2. A stormwater management plan has not been submitted for review. Because stormwater management mechanisms are integral elements to the site, the site plan should at least show preliminary stormwater management designs. Chuck Christy said the stormwater plan was submitted along with the original plans for the WalMart and Home Depot. This parcel was included with those plans.
3. The lighting plan exceeds the 4:1 uniformity ratio (it shows 6:1). Basically what is needed are more lights with lower wattage. This will give more uniform lighting throughout the property.

Landscaping

1. Parking spaces are not shown on the landscape plan. It therefore cannot be determined whether each space is 30 feet from a shade tree. This probably was just an oversight and can be added to the final submittal.

Building Design

1. The windows on the South Main Street and Hyatt Creek Road facades do not meet the 50% permeability standards. The Hyatt Creek Road side is about 46%. On South Main, it is not as close. Mr. Scarnati said their architects would like to hold a conference call to determine how those calculations should be done. He added that spandrel glass runs the entire length of the building. Mr. Hickox replied that there are certain areas that do not have the spandrel glass.
2. The building does not meet neighborhood center scale requirements for the South Main Street or Hyatt Creek Road facades. The building must be articulated in sections not greater than the height of the building. The building has to have a major change in massing (or bump out) near the horizontal center of the building. Mr. Scarnati said it would be best if they could get on the phone with the architects to work out all of these details since they are really close to applying for a building permit.

Staff Recommendation:

Although the building's true front faces the parking lot and not South Main Street or Hyatt Creek Road, the removal of the drive-through element makes this a vast improvement over the previous submittal.

Because of its prominent corner location, this building would be a prime candidate for design as a monument building, with a prominent tower or similar design element. The building does nothing to address the corner at one of Waynesville's busiest and most important intersections.

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

Daniel Hyatt asked about the materials for the dumpster enclosure. Chuck Christy said this will be a masonry structure. Mr. Hyatt asked that since the dumpster is in such a prominent spot if some stacked stone might be used. In addition, Mr. Hyatt would like to see some additional plantings such as small flowering trees and shrubs.

Daniel Hyatt then moved, seconded by Joanna Swanson, to approve the plans as submitted with the recommendation that:

1. Additional foundation shrubs and flowering trees be added to the east side elevation
2. Stone be added to the dumpster screen.

The motion carried unanimously.

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Paul Benson asked if the Commission was in favor of using the opaque sprandrel glass to meet permeability requirements. There were no objections to allowing this.

Adjournment

With no further business the meeting was adjourned at 9:34 a.m.

Daniel Hyatt
Chairman

Freida Rhinehart
Secretary

