

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
AUGUST 6, 2008
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, August 6, 2008. Members present were Buffy Messer, Kevin Cable, Don Norris, Daniel Hyatt, Bill Skelton, Ron Muse, Mib Medford 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 April 2, 2008

Kevin Cable moved, seconded by Bill Skelton, to approve the minutes of April 2, 2008 as presented. The motion carried unanimously.

Waynesville Commons - Best Buy - Hyatt Creek Road - Hyatt Creek Area Center (HC-AC)

Staff Report:

Site Plan

1. The maximum impervious area that can be developed is 80%. Calculations are needed to determine if this development falls below this threshold.

Building Design

1. The east facade (facing South Main Street) does not meet the neighborhood scale requirement. The building's maximum height is 38'. Therefore, the building front must be articulated in sections no wider than 38'. These articulations could consist of a protrusion of at least 2' or changes in the architecture of the facade.
2. The east facade (facing South Main Street) does not meet the automobile scale articulation requirement. This requires an architectural feature every 20' extending for a majority of the height of the facade.

Staff Recommendation:

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

Dave Scarnatti of Cedarwood Development presented a revised proposal following a text amendment approved by the Board of Aldermen in early June. The text amendment allowed the building to be turned and placed further back on the lot since this is an environmentally sensitive area with a "Brownsfield" designation and the Hyatt Creek trout stream runs behind the building. Mr. Scarnatti stated Cedarwood has designed an aesthetically pleasing building that would meet both Town Standards and Best Buy's needs as well. An economic study revealed that large retailers such as Best Buy want to locate here which says a great deal for our Town. Development such as this will produce additional tax revenue as well.

Mr. Scarnatti continued that a nice water feature will be placed next to Hyatt Creek Road. This will serve a dual purpose of aesthetics and stormwater retention.

The building and site plan remain in compliance with the ordinances. Best Buy has agreed to the plans and Paul Benson has approved the design. The dry stacked stone on the exterior of the building is consistent with the theme of the development. Scale and articulation also have been approved by Mr. Benson

Daniel Hyatt asked about the pervious surface area of the site. Chuck Christy who is working with Cedarwood Development on this project, replied that the total pervious area of the site is about 27% which below the threshold of the Town's standard.

Mr. Hyatt also asked about the water feature. Mr. Scarnatti responded that the dry retention basin has been converted to a wet basin. DENR actually prefers wet basins so the water has additional time to settle and reaclimate to proper temperatures. Maintenance of the water feature will be shared by Cedarwood and the tenants of Waynesville Commons.

Chuck Christy indicated that the wall to be constructed of stacked stone will enhance the appearance of the water feature as well as serve as a screen for the parking lot. The wall will be 3 ft. above the grade level of the parking lot.

Mr. Hickox commented that the WalMart site is really looking good with the addition of landscaping. There are only four more trees to be planted to come into full compliance with the landscape plan. Some of the trees are suffering from the dry conditions. The signage will all be installed at the same time. WalMart should open sometime in September.

Mib Medford asked about the Forest Pansy noted on the site plan. Mr. Christy responded that these plantings will be on the street side of the wall.

Kevin Cable asked about the stacked rock on the building and the size of the sign. Mr. Hickox said the blue slash has been scaled down considerably and is considered as the top of the building. It is structurally part of the building. Mr. Scarnatti stated that Best Buy insisted on keeping the blue slash trademark.

Daniel Hyatt asked if trees might be added along the sidewalk in front of the building. He suggested the addition of 2 or 3 pits on each side of the front entrance.

Lynn Sylvester inquired if this is intended as a loading area for large merchandise in front of the store. Mr. Scarnatti said this will assist the customer with picking up large items.

Bill Skelton asked about the traffic pattern coming into the parking lot. Mr. Scarnatti pointed out that traffic will enter the parking lot from the side of the building to avoid congestion at the intersections. The access road has five lanes with a center turn lane.

Ron Muse stated that this store might not be perfect but is the most attractive Best Buy building he has ever seen.

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Bill Skelton moved, seconded by Ron Muse to accept the building and site plans as amended and presented. The motion carried.

Adjournment

With no further business the meeting was adjourned at 9:37 a.m.

Daniel Hyatt
Chairman

Freida Rhinehart
Secretary

