

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
JANUARY 6, 2010  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, January 6, 2010. Members present were Lynn Sylvester, Don Norris, Kevin Cable, Joanna Swanson, Daniel Hyatt, Buffy Messer, Bill Skelton, Mib Medford and Ron Muse. Also present at the meeting were Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairperson Daniel Hyatt called the meeting to order at 9:00 a.m.

Approval of Minutes - June 3, 2009

Joanna Swanson moved, seconded by Mib Medford, to approve the minutes of June 3, 2009 as presented. The motion carried unanimously.

Verizon Wireless Cellular Sales - 755 Russ Avenue (Former Long John Silvers location) - Russ Avenue Town Center (RA-TC)

Staff Report:

Site Plan

1. The DOT right of way must be shown on the site plan. The proposed sign appears to be located within this right of way. Signs must be located outside of the right of way.
2. A lighting plan must be submitted to ensure that all exterior lighting meets the Land Development Standards' requirements.
3. The existing building has a porch as an entryway transition element. The proposed renovated building shows no such element. The changes to the building cannot create an increase in nonconformity, which the elimination of an entryway transition element would do.
4. This project consists of the renovation of a nonconforming structure. Any nonconforming structure for which major reconstruction is proposed in an amount of more than 75% or more of the taxed value of the structure shall only be reconstructed as a conforming structure. Cost estimates must be submitted showing that the cost of renovation stays below this 75% threshold.

Building

1. In the Russ Avenue Town Center District, attached signage shall cover no more than 30% of the face of the building to which it is attached. The signage on the west side of the building covers approximately 40% of the face of the building.

Staff Recommendation:

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

John Swann stated on behalf of Verizon that a new design has been submitted with additional articulation. This a review of that design.

Byron Hickox presented the new design and reviewed the items in the staff report. He stated a non-conformity could not be increased, especially in relation to the entryway transition. Mr. Swann asked if this could be an awning. Mr. Hickox answered it could and added that attached signage should be limited to 30%. The current plan needs to be downsized a bit but is a great improvement over the previous plan.

Joanna Swanson expressed concerns about trash in the parking lot. Mr. Swann responded when the building is occupied, this should be less of a problem.

Mib Medford asked Mr. Swann if he is aware of the plans for improvements to Russ Avenue. Mr Swann replied he is.

Mr. Hickox reminded Mr. Swann when a use of a business changes, a new driveway application must be submitted to the DOT.

Joanna Swanson moved, seconded by Kevin Cable that plans be approved, subject to the meeting of all staff recommendations. The motion carried unanimously.

Daniel Hyatt then recused himself to present the next two agenda items. Bill Skelton presided.

#### Holland Car Wash - Waynseville Commons, Outparcel 4 - South Main Street Business District (SM-BD)

##### Staff Report:

This submittal is for a 3-phase commercial development, including a commercial/retail building and a car wash facility. This review will cover all phases to the extent possible.

##### Landscaping

1. There are considerable gaps in the landscape buffer around the vehicular use areas. If existing trees and plants are to be counted toward the required landscaping, they must be shown and identified on the site plan.

##### Access and Connectivity

1. The driveway must be constructed as an apron-style entrance.

##### Building design

1. The Dayco Drive facade of the building does not meet the minimum standards for articulation, permeability, and the inclusion of an entryway element. The building elevation drawing actually identifies the Dayco Drive facade as a "false facade." Articulation must be added at least every 20'. The false glass is not adequate to meet the permeability requirement. A pedestrian entryway must also be added.

##### Site Plan

1. No lighting plan has been submitted.
2. The PIN on the site plan is incorrect. The correct PIN is 8604-79-2315.
3. The subdivision of the property must be approved and recorded before a Land Development Permit can be issued for Phase I.
4. The South Main Street Business District requires that building facades must be generally parallel or perpendicular to streets. The Phase II building does not meet this requirement. It also exceeds the 30' maximum setback. This building, however, cannot be reviewed since no design information has been provided.
5. A pedestrian connection is required between the entryway of the Phase II building and the sidewalk.
6. The walking trail is shown as 5' wide within a 10' easement. It must be at least 6' wide within an 18' easement.

##### Staff Recommendation:

If the problems indicated above are rectified, this project should meet the Land Development Standards' minimum requirements.

Mr. Hyatt said there will be three phases of the project. In Phase I, Mr. Holland will build a car wash on the back half of the property and plans to sell the front section to another entity. The car wash center and vehicular use center layout was presented. They will be working with staff on landscaping. Access and connectivity is not a problem and will be concrete apron style. The apron is a concrete curb which is integrated with the sidewalk to separate the parking lot from the street.

The biggest challenge is the building design regarding pedestrian entryways. The elevations will have to be revised somewhat significantly to meet the letter of the ordinance.

Joanna Swanson asked if the car wash is automatic and if there is an area for vacuums. Mr. Hyatt responded there are two vacuum areas near the entrance. Cars will cue up behind to building to enter the car wash.

Mr. Hickox pointed out that in this district all buildings that face a public street are required to meet permeability standards. Even though this building does not front on Dayco Drive, it faces that street and must meet LDS requirements. Other items in the staff report are minor.

Bill Skelton asked if there is any allowance for pedestrian use. Mr. Hickox responded that there is not. One of the things our Land Development Standards do not take into account is that there are some uses that are not designed for pedestrians. There is not an exception for this type of use.

Mr. Hickox stated there is a false facade on the front of the building and the false glass is not permeable. Also, there needs to be some sort of entryway on the facade of the building. Mr. Hyatt said the staff comments will be addressed to the satisfaction of the ordinance.

Kevin Cable moved, seconded by Don Norris, to approve the plans as submitted subject to meeting requirements in the staff report. The motion carried unanimously.

#### Noland Retail Center - Waynesville Commons, Outparcel 3 - South Main Street Business District (SM-BD)

##### Staff Report:

##### Landscaping

1. Street trees for this site were approved as part of the Waynesville Commons approval process. They do, however, need to be shown on this site plan.
2. Species information for parking lot shade trees and buffer plantings must be indicated on the site plan.

##### Access and Connectivity

1. The drive-through exit onto South Main Street is too close to the traffic signal. According to Fred Baker, this short distance will not meet NCDOT standards for a shopping center with multiple parcels. The two driveway connections to South Main Street should be combined into a single, right-in/right-out only connection and moved as far from the traffic signal as possible.
2. The driveway connection to Dayco Drive should also be moved as far as possible from the traffic signal.

##### Building design

1. Pedestrian connections are inadequate. The sidewalk on the north end of the building should be connected to the sidewalk along Dayco Drive. Additional pedestrian pathways should be shown throughout the parking lot connecting the parking lot to the South Main Street entryways. All such pedestrian walkways should be at least 5' wide.
2. The building appears to meet the minimum standards for articulation, scale and permeability. The building design sheet should contain exact dimensions of these attributes to demonstrate compliance.
3. The three entryways located on the street frontage must be the primary entrances. The three entryways shown on the parking lot frontage must be secondary.

Community Appearance Commission Minutes

January 6, 2010

Site Plan

1. No lighting plan has been submitted.
2. The PIN on the site plan is incorrect. The correct PIN is 8604-78-0853.
3. The dumpster pad should be angled for better access by a front loader truck.

Staff Recommendation:

If the problems indicated above are rectified, this project should meet the Land Development Standards' minimum requirements.

Mr. Hyatt stated that this is a proposed retail center located between South Main Street and the railroad tracks to the south of Hardees. Retail space will be flexible. Tenants have not yet been determined. It will give a nice presence both on South Main Street and Dayco Drive. The challenges of the site are the shape of the lot and the railroad right of way. Horizontal features will be feasible but banks do not like to lend money for vertical structures in the right of ways. It will work well with our ordinances since the only place for parking will be in the rear.

Kevin Cable pointed out that this is very similar to the existing small shops. Mr. Hyatt responded that the difference is that there are equally impressive facades on both Dayco Drive and South Main. This will result in a really nice impact on that corner.

Mr. Hyatt said the site plan does not show trees and he will have to meet with the Public Works Director to work out some of the details of the DOT driveway connections. The driveways currently meet Town ordinances.

Ron Muse stated that trash containers need to be enclosed. Mr. Hyatt replied that they will most likely do a masonry enclosure.

Mr. Hickox told Commission members if there are major changes the plans will be re-submitted to the Community Appearance. Otherwise, minor changes can be handled by staff review.

The lighting plan may need to be worked out but will not have to come back before Community Appearance. The lighting plan will be submitted directly to Mr. Baker. Mr. Hickox said the ideal lighting plan has multiple lower wattage lights rather than large lighting that will result in offsite light pollution.

Buffy Messer expressed concerns about loading and unloading areas. She asked if there might be some short term parking allowed for small deliveries.

Mr. Hyatt said Sweet Gum trees were used in the parking lot at WalMart and will most likely be used at this location since these trees do well in an urban environment. He offered to bring back a landscape plan for the Commission's review.

Kevin Cable moved, seconded by Joanna Swanson, to approve the plans as submitted subject to staff approval and Mr. Hyatt's presentation of the landscape plan. The motion carried unanimously.

January 6, 2010

Adjournment

With no further business, the meeting was adjourned at 10:00 a.m.

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Daniel Hyatt  
Chairperson

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Freida Rhinehart  
Secretary

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Bill Skelton  
Acting Chairperson