

REGULAR MEETING

COMMUNITY APPEARANCE COMMISSION
TOWN OF WAYNESVILLE
MAY 5, 2010
WEDNESDAY, 9 AM
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, May 5th, 2010. Members present were: R. Daniel Hyatt, Don Norris, Ron Muse, Buffy Messer and Bill Skelton. Also present were Patrick Bradshaw of Civil Design Concepts, Land Development Administrator Byron Hickox and Secretary Ginny Boyer. Chairperson Daniel Hyatt called the meeting to order at 9:00 am.

Approval of Minutes–January 6, 2010

Ron Muse moved, seconded by Buffy Messer, to approve the minutes of January 6, 2010 as presented. The motion carried unanimously.

Mountain Energy–South Main Street

Patrick Bradshaw of Civil Design Concepts representing Mountain Energy came before the commission to discuss the redevelopment of an existing parcel at the corner of Allens Creek and South Main Street as well as additional proposed development lying between Norman Street and Allens Creek Road.

The existing convenience store, covered by a large canopy, will be demolished, reimplemented and flanked by restaurants on either end (Dairy Queen and one other speculative space). There will be improved management of traffic. An existing entrance close to the signal on Allens Creek Road will be moved further out of the intersection. A laundry facility and a car wash are proposed.

Ron Muse asked if the existing canopy will cover the walkway, if someone pumping gas would have to go into the weather from pump to store. Patrick Bradshaw said there has not been a provision discussed to tie the canopy to the building because the canopy is currently part of the nonconformity.

Daniel Hyatt wanted verification of the interior property line remains.

Patrick Bradshaw mentioned that landscaping will consist of a street wall and street trees down Allens Creek Road including a ten-foot wide solid landscape buffer.

Mr. Bradshaw explained how in this area development is pulled reasonably close to the road, “everybody is just one big driveway permit and everybody is paved to the edge of the road”. At some point DOT will have to make a choice and adopt one side or the other.

Daniel Hyatt had concern over the acute angle on the front of the big building, recommending it be “mitered” or squared off. Another cause for concern was the effective redevelopment of the corner lot. Chairman Hyatt mentioned the absence of a sidewalk and street trees. “If they’re not put in now, they’re not going to be put in. My recommendation is to extend the pedestrian circulation up Main Street and down Norman Street to the corner as well as the street trees.”

Buffy Messer asked if eventually you will have access from South Main to the whole block area.

Byron Hickox mentioned that if Fred could require the developer to include sidewalks and street trees, the developer would be doing it.

Patrick Bradshaw mentioned a number of concessions being made from the developer’s perspective. He wanted to be clear that the developer probably won’t take part in that.

Ron Muse asked if the developer would go along with a sidewalk. For safety of the people it would be a lot more popular than the trees.

Patrick Bradshaw mentioned how a sign is in play in this area, as well as a number of other implications, but he would not be opposed to presenting the question to the developer, although “we’ve been there”.

Byron Hickox then reviewed the items in the staff report.

Staff Report

Subject: Mountain Energy
Location: Corners of South Main Street, Allens Creek Road, and Norman Street
District: South Main Street Business District
Date: May 5, 2010

Site Plan

1. As the planning staff understands this project based on preliminary meetings with the design professionals and engineers, the property behind the existing gas station is the focus of review. While changes may be made to the existing gas station property, these changes should be shown on a separate submittal. Therefore, the site plan for the new buildings should not show the gas station property as part of the overall project and parking calculations should not include the existing gas station property.

Driveways

1. The driveway entrances should be ramp-style concrete aprons extending to the back edge of the sidewalk.

Landscaping

2. No parking space shall be farther than thirty (30) feet from a shade tree. A total of seven (7) spaces do not meet this standard.

Building design

1. The Norman Street façade (considered the front) appears to meet the standards for articulation, scale, permeability, and entryway requirements.
2. The laundromat building appears to meet the standards for articulation, permeability, and entryway requirements. The standard for neighborhood center scale, however, does not appear to be met since the façade is much longer than the building is tall.

Staff recommendation:

This meeting will serve as a preliminary review of the building design. Once construction plans have been submitted with information regarding building materials, colors, and lighting, the CAC will conduct a final review of the building design.

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

(end staff report)

Daniel Hyatt mentioned that the final review is a formality. He asked Mr. Bradshaw what the best time to make recommendations would be. Chairman Hyatt does not want the commission to be in the position to make recommendations for change to an architect and a developer when they have already produced drawings.

Patrick Bradshaw mentioned at this stage it is generally a concept, therefore now would be the most appropriate time to mention concerns.

Ron Muse made a motion to approve plans as submitted. Daniel Hyatt asked to include recommendations for sidewalks and street trees. He asked that Mr. Bradshaw please talk to his client and Fred. Don Norris seconded the motion. All were in favor.

Adjournment

With no further business the meeting adjourned at 9:48 am.

Daniel Hyatt
Chairperson

Ginny Boyer
Secretary