

REGULAR MEETING  
TOWN OF WAYNESVILLE PLANNING BOARD  
MAY 15, 2006  
MONDAY - 5:30 P.M.  
WAYNESVILLE FIRE DEPARTMENT CONFERENCE ROOM

The Planning Board held a regular meeting on Monday, May 15, 2006. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, and Gary Sorrells. Also present were Planning Director Paul Benson, Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Rex Feichter called the meeting to order at 5:30 p.m.

Approval of Minutes of April 17, 2006

Dan Wright moved, seconded by Don Stephenson, to approve the minutes of April 17, 2006 as presented. The motion carried unanimously.

Conditional Use Permit - Cypress Creek Condominiums - 241 Camelot Drive - Richard Miller

Land Development Administrator Byron Hickox presented the following Staff Report:

The proposed project located at 241 Camelot Drive is the construction of an 8-unit residential building.

Landscaping

1. **“Where overhead power lines are present, small maturing trees must be utilized.”** (154.303)(B)(2)

The landscape plan indicates red maples being used for street trees. These are large maturing trees.

Parking Loading Standards

1. **“Pedestrian pathways shall be provided throughout parking areas.”** 154.113(B)(5)(c)

There are not pedestrian pathways shown in parking area.

Design and Operation Standards

1. **“All building entryways must be elevated a minimum of eighteen (18) inches above the sidewalk grade.”** 154.113(B)(8)(a)

Because the building elevation drawings are not scaled, it is impossible to accurately determine whether this requirement is met. Based on appearances, however, this requirement does seem to be met.

2. **“Articulation of the facades of buildings facing public streets must be built at the scale of the pedestrian.”** (154.113)(B)(8)(a)

Again, because the building elevation drawings are not scaled, it is impossible to accurately determine whether this requirement is met. Based on appearances, however, this requirement does seem to be met.

3. **“Any new building facade facing a public street must be designed in such a way that thirty (30) percent of the width of the first floor street frontage incorporates either windows, doors, or other openings (permeability).”** 115.113(B)(8)(a)

Scaling issues aside, this requirement seems to be met.

4. **“Buildings must be built at a small residential scale.”** 154.113(B)(8)(a)

Scaling issues aside, this building does not appear to meet this requirement as the building is wider than it is tall.

#### **Community Appearance Commission Recommendation:**

The following recommendations were made by the CAC on May 3, 2006:

1. The planting strip on Camelot Drive must be 8' wide.
2. Two (2) pedestrian pathways must be added to the parking area.
3. The street trees should be changed to Hornbeams.
4. A change of the central facade material to brick to comply with the small residential scale requirement on the front facade of the building.
5. The transitional entryway must consist of an awning, bay, canopy or porch.

#### **Staff Recommendation:**

If the problems indicated above are rectified and the CAC's recommendations are implemented, the plan for this proposed development should meet the Land Development Standards' requirements.

Rex Feichter asked about the specific location of the property. Mr. Miller explained that the lot is north of the Hazelwood Post Office. If traveling west on Hazelwood Avenue from South Main Street, a right turn is taken at the Post Office.

Mr. Hickox distributed the most recent drawings submitted by Mr. Miller. These drawings include the recommendations made by the Community Appearance Commission on May 3, 2006.

1. Since there are overhead power lines along Camelot Drive, Hornbeams will replace the Red Maples previously selected as street trees.
2. Pedestrian pathways across the parking lot have been indicated.

3. 3' will be added to the planting strip along Camelot Drive to meet the 8' requirement.
4. A canopy will be added to the front elevation.
5. Brick will be added to the facade to comply with the Small Residential Scale requirement.

Since this is a pedestrian friendly neighborhood, the builder will add a sidewalk along Camelot Drive bordering his property.

These items will satisfy all the recommendations made by Town Staff.

Mr. Miller stated that these modular 2 bedroom, 1 bath units are just under 800 sq. ft. They will sell for about \$99,900 to help with affordable housing demand in the area.

Lee Bouknight moved, seconded by Gary Sorrells, to recommend approval of the Conditional Use Permit to the Board of Adjustment. The motion carried unanimously.

#### Other Business

Paul announced that Lee Bouknight and Dan Wright have been reappointed by the Board of Aldermen to 3 year terms on the Planning Board. Gary Sorrells and Patrick Bradshaw must be reappointed by the Haywood County Board of Commissioners.

#### Adjournment

With no further business, the meeting adjourned at 5:50 p.m.

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Rex Feichter  
Chairman

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Freida F. Rhinehart  
Secretary