

REGULAR MEETING
TOWN OF WAYNESVILLE PLANNING BOARD
AUGUST 21, 2006
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, August 21, 2006. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, Gary Sorrells, Marty Prevost and Patrick McDowell. Also present were Mayor Henry Foy, 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 July 17, 2006 and August 1, 2006

Dan Wright moved, seconded by Gary Sorrells, to approve the minutes of July 17, 2006 and August 1, 2006 as presented. The motion carried unanimously.

Conditional Use Permit - CAC of Haywood County Apartments - Cindy Lane - Ninevah Neighborhood District (N-ND)

Staff Report:

Bell Architecture, PLLC has submitted plans in application of a conditional use permit to allow a 15-unit apartment development on a 1.9 acre site on Cindy Lane.

The site plan indicates 2 apartment buildings: one with 8 dwelling units, and the other with 7 units and an office space. Site development includes a sidewalk with street trees along Cindy Lane, a garbage can enclosure, a central mail box, internal sidewalks, and 10 parking spaces (including 1 handicap space).

The Community Appearance Commission reviewed and approved the landscaping plan and building appearance.

Town staff reviewed the plat, and made the following findings:

1. Building design meets the requirements for maximum height, permeability, articulation, scale and entryway element.
2. The maximum density of 10 units per acre is met.
3. Landscaping requirements including street trees, parking lot shade trees, street wall buffers and parking lot buffers are met.
4. The required number of parking spaces is provided.
5. Sidewalk requirements are met.
6. An acceptable stormwater management plan must be submitted prior to permits being issued.
7. Any exterior lighting must meet lighting standards.

Staff Recommendation:

Staff recommends approval of a conditional use permit for the CAC of Haywood County Apartments based on the above findings.

There was no one present from CAC of Haywood County Apartments. Paul Benson stated that this project is one of the better submissions received by the Town. There are a total of 15 units in two buildings on 1.9 acres . They are proposing 10 parking spaces. This will be low to moderate income housing which features landscaping, sidewalk and other items required by the Town's ordinance. The Board of Adjustment must approve the conditional use permit since there are over 5 residential units.

Lee Bouknight moved, seconded by Marty Prevost, to recommend approval of the conditional use permit by the Board of Adjustment. The motion carried unanimously.

Rezoning Request - Lena H. Milner - 683 Dellwood Road - from Love Lane Neighborhood District (LL-ND) to Russ Avenue Town Center (RA-TC)

Staff Report:

Ms. Lena H. Milner requested that 0.30 acres (two properties) located at 683 Dellwood Road and 18 Arnold Heights be rezoned from the Love Lane Neighborhood District (LL-ND) to the Russ Avenue Town Center (RA-TC).

The Love Lane Neighborhood District is planned to be a pedestrian friendly mixed use district with affordable housing stock. The Russ Avenue Town Center is designed to be a gateway to the town and have higher density mixed use development.

Water and Sewer service are available to these properties. Street access is from Dellwood Road and Arnold Heights. This property is within and bordered by the Love Lane Neighborhood District on three sides. Directly across Dellwood Road is the Russ Avenue Town Center District. The property is therefore adjacent to the Russ Avenue Town Center.

The subject properties are developed for commercial and residential use (Sam's Welding). Neighboring development is residential to the rear and to the south along Dellwood Road, commercial to the north along Dellwood Road and vacant commercial across Dellwood Road. Dellwood Road has a mixture of residential, office and commercial uses.

Recommendation:

The Land Development Plan supports mixed use zoning for this property. While the Love Lane district permits some commercial use, the staff recommends the requested rezoning. Opening this property to a wide range of uses should promote redevelopment of the property. The stricter design standards of the Russ Avenue district and the limited lot size should protect the small scale commercial character of the area. For the future, the staff would not recommend further expansion of the Russ Avenue district south of this property along Dellwood Road, but would support the rezoning of the two commercial properties between this property and the Russ Avenue district to the north.

Mr. Marvin Downs of Downs Upholstery said that these properties are currently in bankruptcy court. He intends to purchase the business at these addresses if the requested rezoning from the Love Lane

Neighborhood District is approved. The property includes both the house and shop and joins the Russ Avenue Town Center. Mr. Downs intends to clean up, paint and do some work to the inside of the building.

Mr. Benson stated that rezoning properties between Russ Avenue and Arnold Heights would create a better zoning pattern because Russ Avenue Town Center district is already across the road (the vacant property owned by Keith Gibson). In addition this property is already in commercial use. This rezoning will lead to renewed interest in development of property and the sign would have to be brought into compliance with the current sign ordinance. This property became non-conforming when the Land Development Standards were adopted. It can only be changed to most business uses if the property is rezoned.

Gary Sorrells moved, seconded by Don Stephenson, to recommend to the Board of Aldermen that the Russ Avenue Town Center be extended to Arnold Heights on both sides of Dellwood Road. The motion carried. Marty Prevost abstained.

Text Amendment - Waynesville Commons Retail Associates, LLC - Section 154.212 Supplemental Use Regulations and 154.117 Hyatt Creek Area Center (HC-AC)

Staff Report:

Waynesville Commons Retail Associates, LLC requested text amendments to Section 154.212 Supplemental Use Regulations and Section 154.117 Hyatt Creek Area Center.

The requested amendments would create a conditional use called "Brownfield Redevelopment" and add that conditional use to the Hyatt Creek Area Center district. The amendments are proposed for the purpose of promoting the redevelopment of large brownfield sites. Specific requests are:

1. Eliminate the requirement that parking be only to the side or rear of principal buildings.
2. Exempt interior parking lot lanes and access drives from street design standards.
3. Eliminate the building design requirements for articulation and permeability.
4. Permit 2 additional freestanding signs up to 35' high, and 1 additional freestanding sign up to 75' high.
5. Eliminate any requirement for interior parking lot or use buffers. Reduce the maximum size of parking lot tree islands from a minimum dimension of 8' per side to 5' per side.

The conditional use would require that the site be a minimum of 25 acres, and qualify as a Brownfield site as defined by the state of North Carolina.

The applicant met with Town staff on several occasions over the past year to discuss a redevelopment project on the former Dayco industrial site in south Waynesville. During the course of these discussions the applicant identified specific requirements within the Town's Land Development Standards that they would like to have amended prior to development of this site.

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Staff Recommendation:

The staff recognizes that some requirements within the Land Development Standards do not permit the conventional type of “big box” shopping center that the applicant has proposed. In addition, the soil contamination typical of brownfield sites places constraints on the arrangement of buildings on such sites.

Accordingly, the staff recommends some amendment of the Land Development Standards pursuant to applicant’s request as follows with the numbering corresponding to the requested amendments.

1. Allow parking to the front of interior buildings, but maintain a requirement that at least 1 principal building on every lot with 100' or more of street frontage have no parking between the front building line and the street right of way in order to maintain a street wall on exterior streets.
2. Exempt interior parking lots, parking lot lanes, and rear access drives from minimum driveway separation requirements, minimum street width, minimum right-of-way width, and sidewalk requirements, but maintain the requirement for street trees along both sides of such drives. (Located a maximum of 8' from the traveled way, in minimum 5' x 5' tree pits at a spacing of 40' average/50' maximum on center, including any side of such drives adjacent to buildings, railroad tracks, and external or internal property lines.) However, where developments involve subdivision of land, access drives connecting public streets with interior lots and serving more than one lot, shall be developed as a street and be designed to the applicable street classification.
3. Maintain the existing articulation, scale and permeability standards for most buildings, with the exception of changing the articulation standard to “automobile scale”. For large interior buildings over 100,000 square feet adopt the following design standards:
 - a. Articulation: require architectural detail on the front facade such as change in materials, recesses, projections and windows with a linear spacing no greater than the maximum height of the building.
 - b. Scale: require a minimum 2' depth change, or material change, in sections with a linear dimension of at least 10% of the facade length so that no unbroken walls may extend greater than 25% of the total facade length.
 - c. Permeability: require that 25% of the front facade be transparent.
 - d. Signage: Allow multiple tenant identification signs at each public street entrance with a maximum height of 25' , and a maximum sign face of 160 square feet, with such signs incorporating decorative supporting structures, a unified architectural design and being designed to accommodate multiple panels, each identifying a separate business. These signs shall also incorporate a name and logo for the development as a whole. The staff does

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not recommend the requested amendment for the 75' high "highway pylon sign", because a sign of that height could detract from mountain scenery.

- e. Parking lot buffers would not be required between shared parking areas, no amendment necessary.
- f. Reduce the interior parking lot tree islands to a minimum of 5' as is the current standard for street tree planters.

Brian Grassa, Director of Development, made a Powerpoint presentation for Cedarwood Development along with Patrick Bradshaw of Bradshaw Engineering and Chuck Christy of Cedarwood. Representatives from WalMart and Home Depot were also present. Mr. Grassa explained that there was an informal meeting with the Community Appearance Commission on August 2 following the joint meeting of the Planning Board and Board of Aldermen on August 1 to receive ideas about design and landscaping of this development. The landscape plan was shown indicating street trees along both South Main Street and Hyatt Creek Road as well as very dense tree spacing in the parking lot. Cedarwood is working with local landscape architects to determine trees that will survive in 5' x 5' spaces.

Justin Eder with WalMart presented the design based on concepts of existing buildings in town and ideas expressed by the Community Appearance Commission. Mr. Eder said they wish to convey the atmosphere of the town by using elements such as heavy timbers and cultured stone and including trees with benches underneath at the front of the building. Mr. Eder continued that signage on the front of the building will be reduced by about half and the use of metallic roofing in front will also help with the image.

Mr. Grassa said Home Depot also made revisions such as the use of vertical pilasters of cultured stone to break up the facade, reduced signage and increased permeability. The architects are listening to the Town and these elevations represent a starting point. There are issues that will need further discussion such as permeability, street trees and signage. Signage is important, particularly to the lesser tenants. The signs at the entrances will have landscaping and will be attractive.

Marty Prevost asked about sidewalks from the parking lot. Mr. Grassa said pedestrian walkways from the parking lots will be provided and pointed these out on the site plan. There are sidewalks abutting all main entrances to the buildings, intermediate raised walkways from the parking lot leading to the stores and sidewalks along Hyatt Creek Road and South Main Street. Walkways will also connect from Hyatt Creek and South Main to the internal pedestrian walks.

Rex Feichter asked where monument signs will be located. Mr. Grassa responded that one will be located at each main entrance from Hyatt Creek and South Main Street. Mr. Feichter also asked if the smaller tenants would be listed on the signs at the entrance. Mr. Grassa replied that they are not programmed to be listed on those signs at this time. The major stores demand it and the minors rely upon cross traffic from the majors and have storefront signage.

Mr. Feichter asked Mr. Benson if the other stores would be allowed to have additional signage. Mr. Benson replied that if the requested amendment is approved, each lot that fronts on a street would

be able to have a 32 sq. ft. 4 ft. high monument sign that would have to be shared with other businesses on that particular parcel.

In addition, Mr. Feichter inquired if the two 25 ft. signs at each entrance were all that were requested. Mr. Grassa replied that they were. Mr. Feichter asked how much square footage is in the 25 ft. high sign. Mr. Benson said sign plans submitted by the applicant indicate approximately 150 sq. ft. of sign area.

Lee Bouknight asked about entrances for delivery vehicles and trucks. Mr. Grassa replied that such vehicles would come into the main entrances off Hyatt Creek and South Main and travel to the rear of the stores by an outer roadway along the property so they will not have to travel through the parking areas. There is sufficient space allowed in the rear for trucks to turn around before leaving. Mr. Benson reminded the Planning Board that it will not be approving the site plan at this time. Only the ordinance amendments should be considered at this time. Mr. Grassa added that all plans shown are by no means final. The Town will still have ample opportunity for input on the final project.

Gary Sorrells asked if Mr. Grassa has reviewed the Town's recommendations. Mr. Grassa said that he had and would like further interpretation on some items such as permeability and street trees right in front of the building itself due to maintenance issues. The developers are willing to provide street trees elsewhere throughout the site.

Rex Feichter inquired if this would be a state of the art store taking into consideration minimum utility usage. Mr. Eder replied that WalMart has two experimental energy efficient stores—one in Colorado and one in Texas. The proposed store will use LED lighting to save energy.

Paul Benson pointed out the changes in staff recommendations since the July 17 meeting:

Maintain the existing articulation, scale and permeability standards for most buildings, with the exception of changing the articulation standard to "automobile scale". For large interior buildings over 100,000 square feet adopt the following design standards:

- a. Articulation: require architectural detail on the front facade such as change in materials, recesses, projections and windows with a linear spacing no greater than the maximum height of the building.
- b. Scale: require a minimum 2' depth change, or material change, in sections with a linear dimension of at least 10% of the facade length so that no unbroken walls may extend greater than 25% of the total facade length.
- c. Permeability: require that 25% of the front facade be transparent.

Mr. Benson and Mr. Grassa agreed that minor changes can be made to bring the buildings into compliance with the proposed changes.

The other change that Mr. Benson pointed out was the change in size of the maximum sign face to 160 sq. ft. rather than 300 sq. ft.

Rex Feichter also asked if there will be a greenway across the back of the property. Mr. Benson responded that this is not a requirement of our ordinance. It will be an issue at the site plan stage with public space and connectivity.

Mr. Grassa indicated that the developers have been working with Haywood Waterways on this project and they plan to augment the trout stream in the back with appropriate buffers and screens.

Marty Prevost asked about the size of the space for trees. Mr. Benson said Town Staff is recommending 5' x 5' tree pits. Mr. Grasso added that the parking is already cramped but they can accommodate the 5' x 5' spaces. They are working with a local landscape architect to determine what species of trees will work in that space. Preparation of the soil is very important and there will be an irrigation system throughout the parking lot.

Gary Sorrells moved, seconded by Patrick McDowell, to submit Town Staff recommendations with the addition of the requirement to have irrigation in the parking lot for trees and other plant material to the Board of Aldermen for approval. The motion carried unanimously.

Dan Wright expressed gratitude to town staff for the good job in holding the developers to what is needed for the project. Mr. Wright continued that South Main Street is in dire need of improvement and developments such as this that are designed and built well to set the tone for that area of town.

Other Business

Rex Feichter asked about the possibility of extending the ETJ further up Hyatt Creek. Paul Benson will determine the fullest extent to which the ETJ can be expanded in all directions.

Mr. Feichter inquired about potential improvements in the area around Ingles on Barber Boulevard. He asked if the Town can require them to bring the parking lot into compliance with the Land Development Standards. Mr. Benson replied Ingles has already been informed that they must come into compliance.

Patrick McDowell commented on the need to revisit articulation requirements in order to have more attractive buildings, especially on Russ Avenue.

Mr. Roy Sharp inquired as to when the proposed development at Raytown Heights would be on the Planning Board agenda. He and some of his neighbors feel that the road in that area is too narrow to handle the addition of 17 condo units. Mr. Benson informed Mr. Sharp of the next scheduled meeting of the Planning Board on September 18. Mr. Sharp may contact town staff to check agenda items.

Adjournment

With no further business, Dan Wright moved, seconded by Lee Bouknight that the meeting be adjourned at 6:35 p.m.

Rex Feichter
Chairman

Freida F. Rhinehart
Secretary