

**Cullowhee Planning Council  
Design Review Committee**

**Planning Department Staff Report – March 21, 2022**

**Project:** Rodgers Brothers Restaurant  
**Applicant:** Rodger Holdings, LLC  
**Location:** South Painter Road; PIN’s 7559-46-3580 and 7559-46-4579  
**District Zone:** Cullowhee Planning Area – Commercial District

**Project Summary:** This proposed restaurant development will be on a property of 0.70 acres located at the northeast corner of Old Cullowhee Road and Wayehutta Road intersection (PIN 7559-46-3580) with shared/remote parking being on an adjacent property (PIN 7559-46-4579). This property is located within the Cullowhee Community Planning Area and is in the Commercial District and both of these properties are vacant. Two access points are provided to this development from Old Cullowhee Road, which has a pavement width of approximately 40 feet; sidewalk is required and provided along the frontage of both properties included in this development. This proposed development will consist of restaurant with drive-thru (PIN 7559-46-3580) and a future retail center (PIN 7559-46-4579). A significant amount of grading (cut and fill) will be required for this development; retaining walls are proposed and these walls will approach 41 feet in height which will be designed by a structural engineer. Proposed siding material for the structure reviewed will be stone veneer with “Hardie” board & batten accents. Water and wastewater service will be provided by TWSA and these utilities will be reviewed by TWSA when final plans are submitted to their office. Final plans have been provided to the NCDOT for review and they will be coordinating their requirements with the project engineer of record (Jeff Carter) for encroachment or driveway connection permits as well as traffic safety issues. Fire protection will be provided by the Cullowhee Fire Department.

This property is not located in a designated flood hazard area (100-year floodplain) or a protected watershed. The average slope of the property is 34% and the administration of the Mountain and Hillside Development Ordinance will not be required.

**UDO Section: 3.7.4 - Design Review Committee (Regulated Districts):**

The Cullowhee Community Planning Council shall appoint a committee, composed of at least four members of the council, to serve as the Design Review Committee. The members of the Design Review Committee should have some knowledge of design and construction. The Design Review Committee shall have the following powers and duties, to be carried out in accordance with the terms of this ordinance:

*(v) Formal Review.*

- a) For design review applications associated with projects requiring a zoning permit issued by the Planning Department, the Planning Council will review the application and related information for compliance with the design standards set forth in Article IX (Regulated Districts) of this Ordinance. This review by the Planning Council may approve proposed project if it complies with the design guidelines, may approve with conditions or recommendations, or may find the proposed project is not in compliance with the design guidelines.

- 2) For design review applications associated with projects that require a special use permit, the Planning Council will review the design guidelines set forth in Article IX (Regulated Districts) as a standard for the granting of a special use permit. The Planning Council may approve proposed project if it complies with design guidelines, may approve with conditions or recommendations, or may find the proposed project is not in compliance with the design guidelines.

**UDO Section: 9.4 – Cullowhee Community Planning District**

- **Section 9.4.8 – Design Standards**

Staff responses to ordinance standards are shown in *Blue*.

- a) *General*. Building design and architecture are critical components for quality development. Building architecture design standards are intended to promote compatibility within a development and throughout the Cullowhee Planning Area, allow creativity and diversity of design, protect property values and neighborhood quality, and provide a safe and attractive environment for residents and visitors alike in the community.
- b) *Applicability*. The standards in this section shall apply to all nonresidential development and to multi-family residential development with greater than 12 units. Design standards are not applicable to one- and two-family dwellings per NCGS 160D-702.
- c) *Building materials and color*.
  - (1) *Materials*.
    - a. All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, brick, or other high quality masonry material. No building shall be covered with sheet or corrugated metal or with vinyl siding.  
*Proposed siding material will be stone veneer with “Hardie” board & batten accents. There will not be exposed foundations as the structure will be slab on grade.*
    - b. Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacturer specifications.  
*The submitted elevations indicate that the siding materials will extend to the finished grade.*
    - c. Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.  
*Decorative/functional canopies are proposed over the entrances and drive-thru window. Traditional cornices are not proposed.*
    - d. Architectural accent materials located above the roof line shall be constructed of brick, stone, wood, pre-cast concrete, architectural quality steel, fiber cement siding or other high quality, long-lasting material.  
*Architectural accents above the roof line match the proposed siding material for the proposed building.*

(2) *Colors.*

a. Color schemes used for buildings shall aesthetically integrate building elements together, relate separate (free-standing) buildings on the same lot or parcel to each other, and be used to enhance the architectural form of the building.

***The applicant has submitted building elevations indicating that the color palate for the proposed structure will be earthy tones including browns, tans and grays.***

b. Exterior colors for new buildings and structures, including roofs, shall be coordinated with the predominant colors of the surrounding natural and built environment to minimize contrast between the structure and the surrounding area.

***The Developer will coordinate the surrounding natural and built environment color schemes for the proposed building on this project.***

c. All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.

***The Developer will coordinate color schemes for the proposed building on this project as well as accent features.***

d) *Building massing and configuration.*

(1) Buildings located on steep areas shall conform to hillside topography by stepping or staggering the mass of the proposed structure up or down the slope.

***The proposed site design for this project indicates that the developed areas (graded) will be relatively flat and not located on steep slopes.***

(2) Building masses shall maintain a balance of scale and proportion using design components that are harmonious with natural landforms and landscaping.

***The proposed site plan indicates that one restaurant structure will developed on the property with PIN 7559-46-3580 with remote parking on property Pin 7559-46-4579 which may be developed with another, commercial structure; however, the Planning Department has not received plans for future development.***

(3) Proposed structures shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.

***The finished floors for the proposed structure will be located below the highest elevation on the property.***

e) *Building façade character.* Elements of articulation shall be employed on any building visible from the public right-of-way or public street or pedestrian walkway to reduce the apparent bulk and uniform appearance of large buildings, provide visual interest and variety, and reinforce local architecture.

(1) *Buildings containing nonresidential uses.* The following requirements apply to any building containing nonresidential uses, regardless of whether the building also contains residential uses:

a. Buildings with a façade length of more than 40 feet shall incorporate offsets to break the plane of the façade. The distance between required offsets shall be every 30 feet.

***The proposed building complies with this ordinance standard.***

b. A building façade that is less than or equal to the height of the building shall not require an offset. **N/A**

c. The depth or projection of the offset shall be at least two feet.  
***The proposed building complies with this ordinance standard.***

d. The change in wall plane (i.e., offset) shall extend at least 20 percent of the length of the façade wall.  
***The proposed building complies with this ordinance standard.***

(2) *Buildings containing residential uses.* The following requirements apply to any building containing only residential uses:

a. The distance between required offsets shall be 20 feet, provided that a building façade that is less than 25 feet in length shall not require an offset.  
**N/A**

b. The depth or projection of the offset shall be at least two feet regardless of the length of the adjacent façade walls.  
**N/A**

c. The change in wall plane (i.e., offset) shall extend at least 20 percent of the length of the façade wall.  
**N/A**

f) *Minimum wall articulation.* Any building greater than 40 feet in length, measured horizontally, that faces a public right-of-way or private street or pedestrian walkway shall include at least three of the following features:

- a. Change in texture or masonry pattern
- b. Change in color
- c. Windows
- d. Dormers
- e. Trellises with vegetation
- f. Covered porch
- g. Balconies
- h. Parapet walls designed to meet the minimum requirements set forth of Section 6-6, i) Roof Form and Articulation, of this ordinance.

All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front façade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public right-of-way or private street or pedestrian walkway is blocked by intervening buildings, topography, a solid screen wall at least six feet high built using materials consistent with the building, or landscaping measuring at least 15 feet in height at maturity.

***The proposed architectural plans indicate that the proposed structure will include at least three of the listed features.***

g) *Windows.*

(1) The first floor front elevation of all commercial buildings shall incorporate windows that cover at least 40 percent of the wall plane. Windows shall be clear glass; opaque or reflective glazing shall not be permitted with the exception of low-E glass.

***The proposed building complies with this ordinance standard.***

(2) The first floor front elevation of all multi-family residential buildings shall incorporate windows that cover at least 12 percent of the wall plane. Windows shall be clear glass; opaque or reflective glazing shall not be permitted with the exception of low-E glass.

***N/A***

h) *Entrance.* All entranceways shall be clearly defined, highly visible, and feature no less than three of the following:

- a. Canopies or porticos;
- b. Overhangs;
- c. Recesses or projections;
- d. Arcades;
- e. Arches;
- f. Outdoor patios;
- g. Windows;
- h. Awnings;
- i. Architectural features that are integrated into the building structure or design; or planters or wing walls that incorporate landscaped areas or places for sitting.

***The proposed architectural plans indicate that the entryway will include at least three of the listed features.***

i) *Roof form and articulation.* The roof of any building shall present a distinctive profile and add interest to larger buildings, and complement the character of other buildings included on the same lot or parcel.

(1) *Flat roof buildings.* The roof of any building with a flat roof shall include parapets to conceal the roof and roof-top equipment from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, unless required for in Section 6-6.j, Rooftop Equipment Screening, of this ordinance, and such parapets shall not at any point exceed one-third of the height of the supporting wall.

Parapets used to conceal the roof and roof-top equipment for any building shall not extend a constant height for more than 100 feet in length.

***The flat roof of this proposed structure includes parapet walls that will screen any rooftop equipment.***

(2) *Slope roof buildings.* The roof of any building with a slope roof shall include at least two of the following to maintain proportional building architecture:

- a. Three or more roof slope planes;
- b. Overhanging eaves, extending no less than one foot past the supporting wall;
- c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.

***N/A***

(3) *Additional requirements.* Consistent roof treatments, whether flat or sloping, shall be provided on all sides of the building. The back side of all cornices, parapets, and roofline that are visible from an adjacent public right-of-way shall be finished with materials consistent with the associated building.

***The flat roof of this proposed structure will have appropriate treatments and metal canopy accents.***

j) *Rooftop equipment screening.* Screening Requirements

(1) All rooftop mechanical equipment and vents greater than eight inches in diameter shall be:

a. Screened from the line of sight of public rights-of-way, private roads, parking lots, public sidewalks, greenways, and internal pedestrian ways except for instances where site topography precludes reasonable compliance with the minimum screening requirement;

b. Screened by either a parapet wall along the building edge or a freestanding screen wall on the roof of a material, color, and design architecturally compatible with the building, that is at least as high as the equipment and vents for which the screening is designed to hide.

***The proposed structure will screen any rooftop equipment via parapet walls.***

k) *Franchise architecture.* Franchise or national chains are welcome in the Cullowhee Planning Area, but must follow the standards of this ordinance to create a building that is compatible with the Cullowhee Community. ***N/A***

l) *Architectural unity.* All buildings within the same lot or parcel shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color, scheme, quality, and type of exterior building materials.

***There is only one structure proposed on this property at the time of this report. Additional structures will have to meet the minimum ordinance standards required by this section and will be reviewed by the Cullowhee Planning Council should future applications be received.***

**Comments:**

This proposed commercial project was reviewed applying the *Cullowhee Community Planning Area* architectural design standards and this project will be required to meet or exceed those standards set forth. The proposed “use” type of a restaurant is permitted in the *Commercial District* of the *Cullowhee Community Planned Area*.

**Staff Recommendation:**

The *Architectural Design Standards* for this project meet or exceed the regulations set forth in the *Cullowhee Community Planning Area Ordinance*. Staff recommends approval of the architectural plans regarding style, features and materials as presented.