

**Asheville Tree Commission- Alternative Compliance
Monday, April 20, 2015
Minutes**

Staff present: Greg Shuler (Public Works); Chad Bandy (Public Works); Lora Morgan (Public Works); Mark Foster (Public Works); Mike Wheeler (Planning); Jennifer Blevins (Planning) Jason Nortz (Planning)

ATC Committee Present: Amy Kemp (Chair); Bill Hascher; Justin Price; Mike Kenton

Guest present: Clay Mooney; Jesse Gardner; Warren Sull; Brad Freeman; Bob Roepnack; Hutch Kerns

Jennifer Blevins, City Planner

<i>Meeting</i> Date: April 20, 2015

Project Name: 360 Merrimon Avenue
Location: 360 Merrimon Avenue
PIN: 9639.36-4314, 4255 & 4197
Zoning: Community Business I (CBI)
Acreage: 1.45 acres

Description of request/background:

The project included construction of 2 structures, one a 2,610 square foot single-tenant building and the other an 8,197 square foot, multi-tenant building. The Tree Commission previously recommended approval of an Alternative Compliance request to reduce the width of the bufferyard to the rear of the property.
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During construction of the multi-tenant building, underground utilities were discovered, which required a reduction to the width of the planting strip and prevented installation of the street trees in the prescribed pattern. The landscaper planted the correct number of street trees, but could not meet the required spacing. The actual spacing is depicted on the plan submitted with the application before you. The applicant is requesting approval of the reduced planting strip width and adjustment to street tree spacing.
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Staff findings:

Staff has reviewed this application and finds the applicant's concerns are warranted and recommends the Tree Commission approve the request as stated.
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Commission supports the staff recommendations.

Jennifer Blevins, City Planner

Meeting Date: April 20, 2015

Project Name: RS Construction Office

Location: 3695 Sweeten Creek Road

PIN: 9654.36-2587

Zoning: Community Business I (CBI)

Acreage: .2 acres

Description of request/background:

The project is the conversion of an existing single-family dwelling to a commercial office. The existing house on the subject parcel is 10 feet from the property boundary line.

The adjacent parcel is zoned RM-8, which would require the applicant to provide a 'Type A' buffer along the north property line abutting the residential lot.

The applicant is requesting a reduction in the width of the buffer from 20 feet to 10 feet and a reduction in the amount of required plant material.

Staff findings:

Staff has reviewed the application and finds the concerns are warranted. After reviewing the proposed landscape plan, we make the following suggestions for species selections or substitutions: Pin oak for the large oak, Ilex latifolia (holly) for the hemlock and spruce trees, Nellie Stevens or Fosters holly for the large evergreen shrubs, fringe tree, dogwood or redbud for the small pine and River birch for the American beech tree.

We recommend approval of the request with species substitutions and any other changes as suggested by the Tree Commission.

Large maturing trees on Sweeten Creek side, they are in the close proximity of the power lines. One large tree in the back corner of the lot and then the small species that you have listed. There is the possibility of two large maturing trees in the back. If possible we would like to see the two or at the most the one requested. Maybe a beech or a tulip popular. Also take out the large deciduous and evergreen and put in small.

Question of Maple tree on the south side of the lot? Is it staying? It has not been requested to be removed as far as the plans.

Commission agrees with the staff recommendations along with their suggestions.

Mike Wheeler, City Planner

Meeting Date: April 20, 2015

Project Name: Biltmore Family Medicine

Location: 1 Saint Dunstan's Road

Pin: 9648.52.5544

Zoning: Institutional (INST)
Acreage: .48 Acres

Description of request/background:
<p>The project involves the reconstruction of a building damaged by a fire due to arson last year, which triggers landscape compliance. The applicant is requesting an alternative to the required street tree standards found in Section 7-11-3 of the Unified Development Ordinance (UDO).</p> <ol style="list-style-type: none"> The code requires 5 small maturing street trees to be planted along Saint Dunstan’s Road based on the linear frontage of the lot along this street. The applicant seeks to install 2 of the required 5 trees and would request to eliminate the remaining 3 trees due to an existing bamboo grove which currently covers over half of the linear frontage of the lot along this street. The applicant states the bamboo grove is extremely established and provides a natural buffer from the street for the development. Their goal is to minimize all environmental impacts to the site and only reconstruct the building in its original footprint.

Staff findings:
Staff has reviewed this application and finds the applicants concerns are warranted and would recommend the Tree Commission approve the request as stated.

They will leave the bamboo to reduce the disturbance. Bamboo is not causing any safety concerns. Sidewalk will take out some of the bamboo and the hope is the rest will help stabilize the bank there.

Commission supports staff recommendations.

Mike Wheeler, City Planner

Meeting Date: April 20, 2015

Project Name: Unitarian Universalist Congregation of Asheville
Location: 1 Edwin Place
Pin: 9649.65.0459 & 9649.55.8561
Zoning: Institutional (INST)
Acreage: 1.926 acres

Description of request/background:
<p>The project involves an addition and parking area improvements to upgrade accessibility for the site. These improvements trigger a portion of the site to be brought into compliance with the landscape standards. The applicant is requesting an alternative to the bufferyard requirements found in Section 7-11-3 of the Unified Development Ordinance (UDO).</p> <ol style="list-style-type: none"> The code requires a type “A” bufferyard (20 feet in width) and a type “B” bufferyard (30 feet in width) to be installed along the north/east corner of the property in conjunction

with the paving of the existing gravel parking lot in this area. The applicant proposes to modify these required bufferyards in width and plant material (see plan sheet Z2 for the proposed modifications). The applicant's request for alternative compliance is due to existing conditions (i.e. gravel parking lot location and minimum planting areas between the parking area and the streets) which precludes their ability to meet the strict letter of the code. They indicate the bufferyard areas will be planted to the fullest extent possible in order to meet the spirit of the code.

Staff findings:
Staff has reviewed this application and finds the applicants concerns are warranted and would recommend the Tree Commission approve the request has stated.

Commission supports staff recommendations.

Mike Wheeler, City Planner

Meeting Date: April 20, 2015

Project Name: Jim Barkley Toyota
Location: 781 Brevard Road
Pin: 9626.89.6569
Zoning: Regional Business (RB)
Acreage: 14.3 acres

Description of request/background:
The project involves the construction of an auto repair service building to be located within an existing paved parking area in the northwest corner of the site. These improvements trigger a portion of the site to be brought into compliance with the landscape standards. The applicant is requesting an alternative to the bufferyard requirements found in Section 7-11-3 of the Unified Development Ordinance (UDO).

1. The code requires a type "B" bufferyard (30 feet in width) along two sections of the property within the affected are of the site that currently abuts the RS-8 zoning district to the north. These areas are reflected on the proposed site plans. The applicant would request alternative compliance indicating the existing conditions are equal to or better than the required bufferyard.

Staff findings:
Staff has reviewed this application and finds the applicant's concerns are warranted and would recommend the Tree Commission approve the request as stated. This area of the site was previously altered in 2006 and a type "C" bufferyard was installed under the old landscaping requirements from 2006.

Working with the Department of Transportation as well. The plan with them will include that the off ramp will run behind this. If we put in anything, it will just have to be taken out. ACT understood this also during the walk thru.

Commission supports staff recommendations.

**Asheville Tree Commission
Minutes
Monday, April 20, 2015**

Members Present: Mike Kenton (Tree Commission- Chair); Amy Kemp (Tree Commission); Stephen Hendricks (Tree Commission); Mike Davies (BRAA); Bill Hascher (Tree Commission); Richard Stiles (Bee City); Leslee Reiter (Tree Commission); Susan Roderick (Tree Commission); Andrew Wagner (BRAA); Justin Price (Tree Commission); Debbie Emmons (Tree Commission- Vice Chair); (Roy Smith (Duke Energy); Marc Williams (Tree Commission); Dawn Chavez (Asheville Greenworks)

Staff Present: Chad Bandy (Public Works); Lora Morgan (Public Works); Mark Foster (Public Works); Greg Shuler (Public Works); Cecil Bothwell (City Council)

The Asheville Tree Commission held its monthly meeting on **Monday, April 20, 2015** at **12:00 p.m.** in Room A-109 of the William F. Wolcott Public Works Complex at 161 South. Charlotte Street. Mike Kenton called the meeting order.

Mike welcomed everyone to the Tree Commission meeting.

Introductions were made.

The motion was made by Debbie Emmons to approve the minutes from the March 16, 2015 Tree Commission meeting, Marc Williams seconded and the minutes were accepted unanimously.

Directors Report:
Greg Shuler

- Most of the activities since we met last, Mark will be covering a lot of it. We will be talking about House Bill 708.

- One of the items we are working on is preliminary studies on what it would take to get back into the leaf pick up system with the trucks that use suction. We are looking at the financial side, contracts, inside and what the citizens of Asheville think.

Streets Manager Report:

Chad Bandy

- No report

Trees &

Citizen Response Committee:

Mark Foster

- Would love to be planting trees right now however with all the rain we have had, we need to give time to dry up a bit. We should start planting trees on April 22, 2015.
- Saturday, went to Charlotte to man the table at the North Carolina Urban Forest Council table at the Tree Climbing Championships.
- Vacant ground worker position, hopefully will be filled within the next two weeks.
- No citizen response committee report at this time.

TRC Committee Report:

Susan Roderick

- Three things on the agenda today. They are all housing or sub divisions. They all are required to have landscaping.
- I have the plans you can see afterwards if you wish.

Recommended Species List:

Joey Robison

- Amy stated that the meeting went well. We have a recommended species list for the planning department. It will be officially only for the planning department. You can send it out to others however it is only for the planning department at this point. The planning department can encourage the use of it by others.
- Cecil will look into why this can't be an official list to be used by developers and all City departments.

Duke Energy Progress:

Roy Smith

- City limits
- Substations DOT- Fairview Road- Swannanoa River Road- Haw Creek

Bee City USA:

Phylis Stiles/Richard Stiles

- Joint efforts with Asheville Greenworks
- Pesticide Class at Lenior - Rhyne
- Bee City is in conversation with the Asheville Airport, airport has twenty acres that they have designated as grasses and plants that are good for the pollinators.
- One of the cities is Seattle that has been using there acreage around the airport and pollinator meadows. We will be working with them for some help.

Blue Ridge Arborists Association:

Mike Davies/ Mark sub for Mike

- Meeting last month and the next one is Wednesday of this week.
- Continued work with the City for the insurance and work within the City limits.
- We are trying to shoot for July 1st for the beginning date for us to begin work with the City. Some of the potential sites that we have been looking into for projects is Edwin and Kimberly, pruning the trees in there. Broadway is also being looked at.
- Trying to incorporate ways to recruit members
- Arbor Day on this Friday, April 24, 2015.

Asheville Green works:

- Asheville Greenworks just received notice from Americore that we approved to take on a Bee City USA Americore number. We will be doing outreach for Bee City. In addition to being a liaison for Bee City USA.
- Arbor Day is Friday, April 24, 2015 from 12 – 3 p.m.
- We will be receiving the Tree City USA proclamation for the 35th year in a row.
- We will be planting three trees on Arbor Day
- Last month we received a grant from TD Bank through the Arbor Day Foundation to establish a community orchard in the Hillcrest Apts. We did that a couple weeks ago. 24 apple trees and 26 blueberry bushes. As a part of that we were able to hire tree keepers to take care of those trees to ensure they grow to their best potential.

Education Committee:

- Discussion of the Skyland Fire Department trees being topped.
- Discussion of how to handle this situation. Amy will contact Shannon Tuch and report this to them and find out how it will be handled and report back to us.

Alternative Compliance Follow Up

Bob Gale- Urban Forest Keepers

- No report

Old Business and New Business:

- ***Motion to appoint Justin Price to the Alternative Compliance Committee.*** Amy Kemp made the motion, Debbie Emmons seconded and all were in agreement. Justin will now serve on the Alternative Compliance.
- ***Regarding the Historic Tree Protection,*** Cecil and Mike were in discussion and due to the fact of having a tree protected that it has to be volunteered by the owner of the tree. We wanted to increase the awareness of the protecting the trees. We want to revitalize the “Treasured Tree” program with Asheville Greenworks. Treasured Tree program was a great education property and helped people to learn how to protect their trees.
- The Asheville Tree Map and the Treasured Tree should work hand and hand.
- We should be able to use the City of Asheville media outlets as well to help get our information out there.
- ***Steep Slope Ordinance-*** meeting prior to Tree Commission with Andy White. We are going to try and educate people about the ordinance. And strengthen it up. We will have an update next month for everyone.
- ***House Bill 708-*** please read the article and be ready to discuss in next month’s meeting.

Meeting adjourned.

**The next meeting is scheduled for
Monday, May 19, 2015**