

**Alternative Compliance Meeting
Minutes
Monday, June 15, 2015**

Members: Bill Hascher; Amy Kemp and Justin Price

Staff: Greg Shuler, Chad Bandy, Lora Morgan, Mark Foster;

Guest: Joel Osqood, Devorah Holan, Matt Tyner, Reuben Jones, Brian Crisp, Andy White

Meeting Date: June 15, 2015

Project Name: 70 Charlotte Street

Location: 70 Charlotte Street

PIN: 9649.52-8833

Zoning: CB II - Community Business II

Acreage: .13 acres

Description of request/background:

<p>The project is the adaptive reuse of the existing building and the addition of office space in the basement of the structure. The project also includes improvements to the existing gravel parking lot. The code requires compliance with street tree and parking lot landscaping standards and the applicant requests alternatives for both categories. With overhead power lines along both street frontages, small maturing street trees would be required - 2 along Clayton Street with approximately 73' of frontage and 1 along Charlotte Street with approximately 33' of frontage in the affected area. The code would also require 1 large deciduous tree and 4 shrubs as parking lot landscaping. As an alternative to both standards, the applicant proposes to provide a mix of 21 small and medium evergreen and deciduous shrubs along the building foundation, in order to allow for the best possible sight visibility and maneuvering due to the location of the existing parking in such close proximity to the street.</p>

Staff findings:

<p>Staff has reviewed the request and feels that there is adequate room to provide street trees in sidewalk grates along Charlotte Street. We recommend that the applicant explore that option along with any additional suggestions from the Tree Commission.</p>
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Alternative Compliance agrees with the staff's recommendations that the applicant explore the options of additional small trees.

Meeting Date: June 15, 2015

Project Name: Millard Project

Location: 54 Millard Avenue

Pin: 9648.37-6538

Zoning: Central Business District

Acreage: .06 acres / 2613 square feet

Description of request/background:

The project is to renovate and reoccupy the building, which has been vacant for a number of years. The code would require planting one small maturing deciduous tree along Millard Avenue and one along Southside Avenue. The applicant's request is to eliminate the street tree requirement along Millard Avenue due to the existing conditions. The applicant's design professional has confirmed that the existing sidewalk (5'4") along with existing façade openings preclude the applicant's ability to install the required tree along this frontage.

Staff findings:

Staff has reviewed this matter and confirms that the applicants request is warranted and we recommend the Tree Commission approve the request as stated.

Modifications to the wall may negate the reason for coming to Alternative Compliance. If needed they will re-submit the revision.

Meeting Date: June 15, 2015

Project Name: CPJM

Location: 1850 Hendersonville Road

Pin: 9655.16-6396

Zoning: Commercial Industrial (CI)

Acreage: .46 acres / 20,038 square feet

Description of request/background:

The request is to eliminate some street buffer shrubs along Hendersonville Road. This request is being made in conjunction with the City of Asheville's sidewalk project currently taking place along Hendersonville Road. The proposed 6-foot 8-inch (back of curb) sidewalk requires the removal of approximately 20 existing shrubs that serve as the required street buffer for the development. Based on the existing conditions, the shrubs cannot be relocated without impacting other existing conditions (i.e. off-street

parking, drive accesses, etc.).

Staff findings:

Staff has reviewed this matter and confirms that the applicants request is warranted and we recommend the Tree Commission approve the request as stated.

Alternative Compliance supports staff recommendations.

Meeting Date: June 15, 2015

Project Name: Duke Energy Progress, Inc.

Location: 146 Swannanoa River Road

Pin: 9658.02-2232 & 9658.01-0962

Zoning: River

Acreage: 4.75acres

Description of request/background:

The project involves the redevelopment of the site with a new substation and retaining walls. The code requires the site to be brought into compliance with all applicable landscaping standards. In this case, the applicant is requesting alternative compliance relating to two separate standards (bufferyards and retaining wall screening).

1. The code requires type "B" bufferyards to be located along the northern and eastern property boundary lines which are adjacent to an RS-8 zoning district. The applicant states these areas of the site include both existing slopes and plant material which serve as adequate buffers and request that no additional plant material be required.
2. The code requires retaining wall screening for sections greater than 20 feet in height (acceptable methods for screening include a 5-foot planting strip located at the base of the wall planted with a specified number of trees and shrubs per 30 feet or attached vegetation with appropriate screens planted with a specified number of vines). The applicant proposes to relocate the plant material elsewhere on site (see areas noted 1-4) along the perimeter of the substation, access drive, transmission line locations, etc. for safety reasons.

Staff findings:

Staff has reviewed this matter and confirms that the applicants request is warranted and we recommend the Tree Commission approve the request as stated.

Alternative Compliance supports staff recommendations.

**Asheville Tree Commission
Minutes
Monday, June 15, 2015**

Members Present: Mike Kenton (Tree Commission- Chair); Amy Kemp (Tree Commission); Stephen Hendricks (Tree Commission); Bill Hascher (Tree Commission); Leslee Reiter (Tree Commission); Susan Roderick (Tree Commission); Marc Williams (Tree Commission); Justin Price (Tree Commission); Mike Davies (BRAA); Phylis Stiles (Bee City); Richard Stiles (Bee City); Susan Roderic (Tree Commission) Dawn Chavez (Greenworks)

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

Guest: Andy White, Inge Durre, Susan Surtain, Reuben Jones, Nona Stuter, Cindy Doller

The Asheville Tree Commission held its monthly meeting on **Monday, June 15, 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 Justin Price to approve the minutes from the May 18, 2015 Tree Commission meeting, Susan Roderic seconded and the minutes were accepted unanimously.

Presentation by Inge Durre in regards to the Tree Commission's support on saving as many trees as possible on Collier Ave. with the apartment project. Mike will be working on a letter to send in support of this in efforts to help the neighborhood.

Directors Report:
Greg Shuler

- Comp and Classification study went a long way as far as classifying who are tree crews really are.
- Mark Foster is officially the City Arborist
- Team members are classified with the private sector.
- Steep slope coordination, Greg will be glad to help however he can as we move forward with that process.

Streets Manager Report:

Chad Bandy

- Last Wednesday with a large contingent of staff met for about the afternoon concerning RAD TIP – (Rivers Art District – Transportation Improvement Project)

Trees &

Citizen Response Committee:

Mark Foster

- Busy season has begun with phone calls with site issues
- Bill, Mike and myself went to various locations in North Asheville to look at the Spruce trees. Residents had called in concerned with bud scale on the trees. We did find some and spider mites. We will treat the trees adjacent and see how effective that will be. I am not aware of any way to treat them systemically. Hopefully we have successfully treated the scale and will continue to work on the mites.
- Tod's Tasties in Montford are looking for the resources to help them in regards to the tree of concern.

TRC Committee Report:

Susan Roderick

- Several items on the agenda, if you would like to see them just let me know.
- Courtland Ave there is an apartment complex
- The District is Biltmore Village
- Well Spring on Tunnel Road
- Gerber Park is adding more to the village

Recommended Species List:

Joey Robison

- *No report*

Duke Energy Progress:

Roy Smith

- Working in the Beverly Hills and Haw Creek areas

Bee City USA:

Phylis Stiles/Richard Stiles

- In the midst of National Pollinator Week. Lots going on, fun and speakers.
- Lots of shows this entire week. Enchanted Bees tonight, Around the World Honey Tasting, and Dr. Mark Winston speaking tomorrow night, any much more. Please see pamphlet that Phylis passed out.
- Bee City USA nationally, the interest is growing quickly. It is completely inspiring. Planting of hundreds of trees in Hendersonville. The collaborative efforts is what makes all of this beautiful.
- Garden on Lexington/Broadway, Downtown after 5 having issues with after all the work and planting done, people walk through and destroy all the work that has been done. We would like to see some type of signage for at least during Downtown after 5 to prevent people from destroying this garden.
- Series of pesticide workshops. Last one June 26 at Lenior- Rhyne University.

Blue Ridge Arborists Association:

Mike Davies

- Service day July 18 pending approval of the Director of Public Works and Parks and Recreation. Work will be on Kimberly Ave.
- We are working on the risk aspect of working within the City. Greg is working on finalization of this.
- Next meeting Wednesday, June 24 at 6:30 p.m.
- Urban Forest Council is putting on a Climbing workshop at the Biltmore Estate on June 26. It will be an all day workshop.

Asheville Green works:

Dawn Chavez

- Father's Day garden tour on June 21 from 1:00 pm to 5:00 pm at the Biltmore Forest, contact Dawn for further information.
- In process of creating a program called "Tree Keepers", this will include learning the ins and outs of tree maintenance and pruning. If interested in working with this or with the learners coming in please let me know.
- Grants in the amount of \$7500 for help with the Summer Youth programs
- We will be doing some fruit tree planting in October, more information later.

Education Committee:

- Any articles you would like to have published in the Citizen Times please send them to Lesliee and she will get them to John Boyle.
- Mike Kenton stated he would write the first article.

Open Tree Map:

- Waiting on the new budget year for funding.

Steep Slope Ordinance:

- Steep Slope Sub Committee- Mike passed a copy of the ordinance. There is a link that you can use to see if a property is governed by this.
- We are working on updating the ordinance where we can make it enforceable.
- We will be trying to arrange a meeting with Shannon Tuch and go through the process to get changes made.

Alternative Compliance Follow Up

Bob Gale- Urban Forest Keepers (not available at this meeting)

Need follow up on list below:

- We have not got a group of citizens to meet, and we are trying to get back from Shannon. We had a meeting last week, kind of an orientation.
- Bob handed out a copy of Chapter 20 of the UDO and the landscape and buffering standards.
- As a Tree Commission there should be an orientation to new members that way they are up to speed as they come on.
- Where the process goes after a violation is where we are trying to follow up. We want to ensure that the standards are being followed.
- We want to be able to take a look at some recent plans that went through the Alternative Compliance so we can go out and look and see how they are proceeding now with their plantings.
- When we get a plan for Alternative Compliance we need it before we go out so we can see what we are up against.
- We will be working on the tree topping at the Skyland Fire Department and do a follow up and report back to the commission.
- We would like to be able to find the contractors than the owners for the damaged trees and also requiring permits.

Old Business and New Business:

- Greg Shuler will invite Shannon Tuch to be at next month's meeting.
- Open Tree Map-finalizing contract with Scott Barnwell with IT.
- Recommended Species list still in the works.

Meeting adjourned.

**The next meeting is scheduled for
Monday, July 20, 2015**