

**Asheville Tree Commission- Alternative Compliance**  
**WILLIAM F. WOLCOTT PUBLIC WORKS FACILITY**  
March 21, 2016

CITY OF ASHEVILLE TREE COMMISSION  
STAFF REPORT FOR ALTERNATIVE COMPLIANCE REQUEST

1. From last month's meeting. Rachel Clegg attended the meeting in order to answer any questions the Alternative Compliance had. Once there was clarification of the boards concerns, they agreed with the Staff's recommendations.

Project Name: Image Dental Arts
Location: 38 Garfield Street
Pin: 9648.60.8654
Zoning: RIVER
Acreage: 6.05 acres

Description of request/background:
The applicant proposes an alternative street planting plan which does not meet the minimum requirements of the code along both street frontages (Garfield and Decatur Streets) due to the location of the existing building (located at back of curb/sidewalk). Based on the linear frontage along the two streets (300 feet) the code requires a minimum of 8 large maturing trees to be installed within a 10 foot wide planting street, spaced a minimum of 15 feet and not farther than 65 feet apart. As an alternative, the applicant proposes to meet the number of trees by clustering smaller species in areas adjacent to the building but will not be able to meet the tree separation requirements and species type.

Staff findings:
Staff has reviewed this matter and confirms that the applicants request is warranted but we would like input of the current clustering of trees design to make sure there will be no issues with the trees surviving as proposed. We recommend the Tree Commission approve the request as stated if there are no issues with the proposed design.

**Jessica Berstein**

**Project Name:** New Belgium Brewery – 91 Craven Street (BP 16-02337 PZ / 12-06069 PZ)

**Alternative Compliance Recommendation:** APPROVAL

This project was previously approved and is nearing completion. As a way to accommodate the contaminated soil on the site as a part of the brownfield remediation process, the applicant is proposing an alternative to the loading area screening as required by the code:

1. Loading Dock Screening: Section 7-11-3(d)(6) requires all loading areas visible from the street to be screened with a fence or wall with a minimum height of six feet and landscaped with plantings no farther than eight feet apart to screen at least 50 percent of the fence or wall.

The previous design was a swale with moist and wet tolerant plants however the revision is to utilize the leftover brownfield material to create a berm of 10-12 feet in height which will effectively screen the loading area. Plant materials as required by the Code for screening purposes are not compatible with the poor soil quality so grasses and other (non-evergreen) plantings are proposed.

While the change does not include the type of plantings anticipated by the Code for screening a wall or fence around a loading area, the landscaped berm provides a suitable alternative for effectively visually shielding this area. Also, making use of the existing contaminated soil through the phytoremediation plan provides an environmentally beneficial on-site solution. Because the intent of the ordinance is met, staff is supportive of the request.

Staff recommends **approval** of the alternative compliance request as proposed.

## Alternative Compliance agrees with Staff's recommendations.

**Mike Wheeler**

Meeting Date: March 21, 2016
Project Name: D-BAT Asheville
Location: 1262 Hendersonville Road
Pin: 9656.05-4435
Zoning: Highway Business (HB)
Acreage: 1.48 acres

Description of request/background:
The project involves the adaptive reuse of an existing building for an indoor recreational facility use. The UDO requires the site to be brought into compliance with all applicable landscaping

standards. In this case, a type "A" buffer-yard is required along the eastern property boundary that is adjacent to an RM-16 residential zoning district. The applicant is requesting to eliminate the required buffer-yard but proposes to install a portion of the required plantings for the buff-yard in other areas on the site as an alternative. The applicant states the site is encumbered with a railroad right-of-way along this eastern property boundary (which precludes the planting of landscaping in these areas), the site has a vertical separation of 15 feet or greater and a horizontal separation of 100 feet or greater from the residentially developed property to the east and the current location of the existing building and parking/access drive further precludes their ability to meet the strict letter 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 as stated.

**Alternative Compliance agrees with the Staff's recommendations.**



**Asheville Tree Commission/AGENDA  
WILLIAM F. WOLCOTT PUBLIC WORKS FACILITY  
161 South Charlotte Street-Room A-109  
Monday, March 21, 2016  
NOTE: Lunch will be provided**

**CURRENT BOARD MEMBERS: Mike Kenton (Chair); Debbie Emmons (Vice- Chair); Amy Kemp; Justin Price; Stephen Hendricks; Marc Williams; Roy Smith; Phyllis Stiles; Richard Stiles; Mike Davie; Bill Hascher; Carl Nyberg; Alison Arnold; Dawn Chavez**

**CALL TO ORDER**

**1. APPROVAL OF MINUTES**

Justin Price made a motion to approve the minutes from last month's meeting. Amy Kemp second the motion and the motion passed unanimously.

**Voting on committees:**

**TC SUB-COMMITTEES:**

**- Edible Plant Subcommittee, chair Marc Williams**

Motion made by Amy Kemp, second by Justin Price, passed unanimously.

**- The Urban Forest-Keepers Sub Committee, chair Bob Gale**

Motion was not needed, neither a vote as this committee had already been accepted at a previous Tree Commission meeting.

**- Best Work Practices Sub Committee, chair Bill Hascher**

Motion made by Justin Price, second by Marc Williams, passed unanimously.

**- Violation Appeals Sub Committee, chair Mike Kenton**

Motion made by Carl Nyberg, second by Amy Kemp, passed unanimously.

**2. UNFINISHED BUSINESS**

**a. City Tree Update, Mark Foster**

- Both tree crews are currently in West Asheville, removing a dead white pine and a white oak that is compromised by root rot.

- Working on spring tree planting plan. It will be limited to about half a dozen trees for this year. I need to have funds for pest management work that needs to be done. One project for the central business district will be contracted out. We will be using an organic pesticide approach to try and get a spider infestation under control in West Asheville.
- Going to the parks and inventorying the Ashe Trees for treatment this year. Plenty to do in terms of pest management this time of year.

**b. TRC, Susan Roderick**

- No report

**c. Duke Energy, Roy Smith**

- No report

**d. Bee City, Phyllis Stiles**

- See attached

**e. Blue Ridge Arborist Assoc., Mark Foster**

- Meeting next Wednesday, 6:30 p.m. at Public Works.
- Looking at a possible service day on April 9<sup>th</sup>. Will update at next meeting.

**f. Asheville Greenworks, Dawn Chavez**

- Possibility of Greenworks helping the Blue Ridge Arborist with some of their work days coming up.
- Arbor Day, Saturday, April 16, 2016. Located at Carrier Park from 1:00 p.m. to 4:00 p.m. Lots of great activities. Arbor Day Proclamation will be read. Family tables, Tree Commission table, games and demonstrations.

**g. Recommended Species List and Open Tree Map, Amy Kemp**

- Open Tree Map site is up and running. Website is up and mobile should be soon.
- Recommended Species List has still not be updated in the UDO. We will see if we can get help with getting that updated.
- Amber Weaver suggested that Amy reach out to Jason Nortz, the Development Services Director.

**h. Parks and Recreation, Roderic Simmons**

- The pesticide workshop for the employees and will also be brought out the community event as far as education.
- Arbor Day at Carrier Park, working with River Link and Greenworks
- Beacatcher Greenway

**3. NEW BUSINESS**

**a. Ravenscroft Reserve, Inge Durre**

- Preserve the Collier Ave woods.
- Karen with River Link is involved with us. Karen told us she would need a land appraisal.

- With the help of 19 supporters we were able to get the appraisal.
- Now there is a new snag. Karen has been out of her office due to an illness. We are working with others from her office to help. If you would like to help with donations you can reach out to Karen at [Riverlink.org](http://Riverlink.org).

**b. Presentation from Randal Pfleger, program director for Grass to Greens.**

- Works in the City with maintaining the George Washington Carver Edible Park.
- We are trying to grow more food in the City as well as Buncombe County.
- Working with several different entities with making a way for more edibles.
- Would be glad to work with Marc on the Edibles Sub Committee.

**c. All Tree Commission Members are asked to volunteer to be on one of the Sub-Committees.**

**d. White Fawn Trail Head, Beaucatcher Greenway, Mike Kenton, Bob Gale, Eric.**

- We used DBH (diameter at breast height) standards on the trees.
- Some of those trees were coming back at 95 years old. We also found a Northern Red Oak that was measured at an estimated 211 years old.
- This is possibly the oldest Northern Red Oak in the City.
- We have reported the findings and would like to have it present to City Council on April 12. We hope that we can get these trees on the treasured tree list and as Parks and Recreation work on the greenway that they can do their best to preserve the ground around the trees.
- There is also some Stormwater runoff that could be harmful to the Greenway and the trees.

**4. PUBLIC COMMENT (5 CITIZENS, 3 MINUTES EACH)**

**Chris Peterson and guest**

- Mr. Peterson wanted to express his concern with the Beaucatcher Greenway.
- Concerned with the River Arts district, and the construction in that area.
- Concerned with the trees being marked to be taken down in that area and the river flooding in that area.
- He would like for the Tree Commission to help to prevent harm to these trees on the Greenway.
- Also wanted to know when the Tree Commission would get involved with what is happening on that 2.2 miles.

**5. FUTURE AGENDA ITEMS**

NEXT MEETING: **Monday, April 18, 2016**

**ADJOURNMENT**

For more information on the [Asheville Tree Commission](#), please contact [Lora Morgan 828-259-5932](#)

## **March 21, 2016 Update from Bee City USA—Asheville to the Asheville Tree Commission**

AmeriCorps Highlights--Bee City USA/Asheville GreenWorks AmeriCorps member Sarah Coury is planting a pollinator garden at Fairview Elementary today. Sarah continues working with several schools to install or improve pollinator plantings. She is also propagating plants at the Asheville's Men's Garden Club and Smith Mill Works greenhouses. Sarah has updated our plant lists in conjunction with local native nurseries and is preparing a newspaper guest column from the Asheville Tree Commission regarding planting for pollinators this spring in response to the Million Pollinator Garden Challenge.

Wilma Dykeman Riverway--We continue to promote the vision of pollinator plantings all along the Wilma Dykeman Riverway and have received a resounding endorsement from the Greenway Committee. Our pilot planting will be at Hominy Creek Park on June 20 for which we have received a couple of small grants. Thanks to Gabi White, the Buncombe Fruit & Nuts Club, and the Asheville Food Policy Council, Bee City USA-Asheville has been invited to advise the city on re-planting the medians on Clingman Ave./Haywood Rd. in Asheville's River Arts District. The River Arts District Business Organization is meeting on March 28 and will consider our proposal for the replanting at that time. They may help with purchasing plants or seeds. Thanks to Chad Bandy for offering to have city staff actually do the planting due to the traffic danger involved with planting in medians. We look forward to a conversation with Roderick Simmons regarding coordination with Parks & Recreation.

Trees & Pollinators: Thanks to Dawn Chavez for sharing Doug Tallamy (Bringing Nature Home) tree list at the Tree Commission's retreat in February showing the number of moth/butterfly species hosted by each genus. Pollinator Partnerships 2016 poster, Trees for Bees, is stunning. It's available at Pollinator Partnership.

Pollination Celebration 2016--The Pollination Celebration Planning Committee is hard at work on a terrific Celebration for June 16-20. All the confirmed events are posted at beecityusa.org, but a few more will be added. On June 21, our keynote speaker will be Heather Holm, author of Pollinators of Native Plants, and her presentation is being cosponsored by Hendersonville's Bee City USA and the NC Arboretum, for whom 2016 is the Year of the Pollinator. They are also the 7<sup>th</sup> certified Bee Campus USA in the nation. We have asked Heather to make 2 presentations that evening, each an hour-long: Gardening for Bees & Butterflies, and Selecting Native Trees and Shrubs that Support Pollinators.

Fundraising for Asheville Projects—In addition to the Burt's Bees Greater Good Foundation grant for \$5,555 we received in 2015, we have received a \$300 WAGS grant, and were featured as Fifth Season's Charity of the Month for February, earning \$734.20.

Recommended Species List: If it is not already the case, we urge the City to make the Tree Commission's Recommended Species List the official list of Asheville's UDO and Standards & Practices.