

CITY OF ASHEVILLE TREE COMMISSION

STAFF REPORT FOR ALTERNATIVE COMPLIANCE REQUEST

From: Mike Wheeler, City Planner

Date: January 11, 2016

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| Meeting Date: January 19, 2016 |
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| Project Name: ELFF Auto Center         |
| Location: 1093 Tunnel Road             |
| PIN: 9668.26-6877                      |
| Zoning: Highway Business (HB)          |
| Acreage: .389 acres (16944.84 sq. ft.) |

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| <b>Description of request/background:</b>   |
| <p>The project proposes a new commercial building (2,800 sq. ft. in size) to be constructed and used as an auto repair facility. The redevelopment of the site requires the property to meet all applicable landscaping standards, which includes a type “B” buffer-yard along the rear of the site and street trees planted within a 10 foot wide planting stipe along all street frontages. The applicant proposes the following alternatives:</p> <ul style="list-style-type: none"><li>• To reduce the required type “B” buffer-yard along the rear of the property by 50% in both width and plant material;</li><li>• To eliminate the street tree planting strip width for a portion of the frontage along Tunnel Road (30 feet).</li></ul> <p>The applicant complains the site makeup (small in size with a narrow depth) precludes their ability to meet the strict letter of the code thus they request the aforementioned alternatives.</p> |

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| <b>Staff findings:</b>  |
| <p>The subject property was originally developed as a self-service car wash in 1983. The property is currently subordinate in size and depth to the surrounding properties. Additionally, the site is adjacent to an existing underutilized alley that the applicant is proposing to close via the right-of-way closure process requiring approval from City Council. Staff finds that if the alley closure is accepted by Council and the applicant develops the site as proposed; the site would meet the harmony and intent of the code relating to the requested alternatives. Staff recommends approval with the condition that City Council approves the proposed alley right-of-way closure.</p> |

**Alternative Compliance agrees with the staff recommendations.**



**Asheville Tree Commission  
MINUTES**

**REGULAR MEETING  
(Tuesday, January 19, 2016)**

***Board Members in Attendance:***

**Mike Kenton, Chair  
Bill Hascher  
Amy Kemp  
Dawn Chavez  
Stephen Hendricks  
Roy Smith  
Phyllis Stiles  
Sara Coury  
Carl Nyberg**

***Staff in Attendance:***

**Greg Shuler  
Chad Bandy  
Lora Morgan  
Mark Foster  
Amber Weaver  
Cecil Bothwell (City Council)**

**WELCOME Carl Nyberg, officially a Tree Commission member!!!!**

**1. APPROVAL OF MINUTES**

Motion made by Amy Kemp, 2<sup>nd</sup> by Stephen Hendricks, motion passed unanimously.

**2. UNFINISHED BUSINESS:**

City tree update, Mark Foster

- A. Mowing operations has stopped since the fall. The operators are working with me around town with juvenile pruning and after care that we have not been able to do over the years. It has been good to take care of things that have needed it over the years.
- B. Took down the Holiday decorations. There may be money budgeted for the holiday decorations.

Greg:

We have heard and discussed with other departments as well as Council as to which department would best to handle the Holiday decorations and it seems we have the equipment for it. We will wait and see where the budget falls as far as any new decorations.

Greg mentioned that Public Works has a Tree Labor Crew Supervisor opening and asked that if anyone knows of a person that may be interested in applying to be sure to let them know that the position will be posted next week.

Last week there was the 2<sup>nd</sup> annual training for chairs. It basically reviews who is responsible for what area and rules and regulations. Mike Kemp was asked to submit top priorities of the Tree Commission and he told them he wanted to see the Mobile App up and running.

Phyllis Stiles asked about liability from the commission/volunteers to the City of Asheville or others. Greg Shuler stated he would check with Brad Stein in the City of Asheville Risk Management Department and report back at our next meeting. Mark Foster also would like to know about the same with the Citizen Response Committee.

### **3. TRC, Amy Kemp**

- A. Amy is now attending the TRC meetings and is wanting to work with other Tree Commission members in regards to the TRC meetings. She would like to have a subcommittee with Alternative Compliance, Urban Foresters and will let us know about further information.

### **4. Duke Energy Progress, Roy Smith**

- A. Currently working in the Kenilworth community, Beaucather Mountain, and some of the Royal Pines area.

### **5. Bee City USA, Phyllis Stiles**

- A. Today is our annual renewal application and annual report for the Bee City USA program. Right now we are getting the reports in from other cities and it is exciting to see what they have all been up to.
- B. The Asheville report needs to be approved the renewal application and the annual report. Everyone will read over the application and report and let Mike Kenton know how they vote in the next seven days let Mike know.
- C. Bee City USA just had their subcommittee meeting. We working with the City of Asheville sustainability office – Amber Weaver is helping us, in facilitating their own integrated pest management plan. Amber will be helping facilitate that process.
- D. Pollinator habitats all along the Greenways here in Asheville.

## **6. Blue Ridge Arborist, Mike Davies**

- A. Meeting next Wednesday at 6:30 p.m. in Public Works.

## **7. Greenworks, Dawn Chavez**

- A. Greenworks has received a grant for the Green River Fund for the internship program. We will be on the Hominy Creek installing a Live State Project (the first of its kind).
- B. Arbor Day 2016 is coming up. We will be celebrating on April 16, which is a Saturday. We will have Tim \_\_\_\_\_, Warren Wilson Timber Sports and the Blue Ridge Arborist. As well as educational activities.

## **8. Open Tree Map, Amy Kemp**

- A. First payment installation has been sent in and is under development now. It should be six week or less that we will have it in hand.
- B. Chad will give us an update at the next meeting.

## **9. MSD, Angel Banks**

No report

## **10. NEW BUSINESS**

- A. Amy will be doing an article in regards to the Open Tree Map when it rolls out.
- B. Phyllis will be doing an article on the Million Pollinator Garden Challenge
- C. Debbie will be doing an article on Tree Topping and Maintenance.
- D. Debbie will also be working on gathering the articles that were written in the past and getting them where people can have them available for use.
- E. Jim Buchanan is the person to send letters to at ACT.

## **11. Ravenscroft Reserve**

- A. The City is going to ask the citizens to raise the funds for this project.
- B. It is a beautiful stand of timber and hopefully we can preserve it.

- C. Bob's group will serve as the grant coordinator for the group.

## 12. Tree Commission Retreat

- A. This will be for everyone that is on the commission
- B. We will hold it at the noon time and have the retreat in February for two hours.
- C. Public Works could possibly provide the food as in other meetings.

## 13. Bob Gale and the Urban Forest Keeper

- A. We will be getting the final plans from the City Planning Staff, we could keep them on file and then walk around and see if the compliance is following what they stated would happen.
- B. We will experiment with this and see how it goes.
- C. We want to help also to get trees on the Open Tree Map
- D. If the minutes could be more specific to what is agreed in Alternative Compliance so we would have something to follow up on.

## 13. PUBLIC COMMENT

- A. Inge Durre- the effort to preserve the Ravenscroft Reserve, Amy will work with them.
- B. Gabi White- Tree Planting indicatives and Montford Recreation Center.
- C. Bob Gale- Urban Forest Keepers, still underway and will keep us up to date with any new details.
- D. Sharon- discussion of different things that she has witnessed in Asheville over the years.

## FUTURE AGENDA ITEMS

- ***NEXT MONTH will be the first annual Tree Commission Retreat during our monthly meeting.***
- ***Monday, February 15, 2016 from 12:00 p.m. to 1:30 p.m.***

## ADJOURN

Chair *Mike Kenton* adjourned the meeting at 1:00 p.m. without objection.

