

Minutes
Land Development Standards Committee
March 31, 2010

Members Present: David Blevins, , Steve Kaufman, Ron Leatherwood, Patrick McDowell, Joe Taylor

Members Absent: Patrick Bradshaw, Mike Erwin, Ken Wilson

Staff present: Fred Baker, Paul Benson, Lee Galloway, Alison Melnikova, Jonathan Yates

The meeting came to order at 7:40 a.m. Mr. Benson announced that the topic of discussion would be Chapter 8, Tree Protection, Landscaping and Screening.

Mr. Benson pointed out that there was a new matrix for applicability of landscape standards, but that it has some conflicts with standards of the Section 13.7. For example, 8.2.1 calls for non-conforming street frontages to become conforming for expansion of parking areas, whereas table 13.7 does not call for buffering, screening or street trees. He state that he would ask the consultant to revise 8.2.1 to agree with the previously review Chapter 13.

Mr. Benson also stated that the performance guarantee of 8.2.5 should be reduced from 150% to 125% to make it consistent with Chapter 6 and the existing ordinance.

Mr. Benson pointed out that 8.3.3 would require stump grinding on private property. The Committee agreed that this would not be a regulation that the Town should adopt. Mr. Baker stated that he would not like to see this requirement on public rights-of-way, but that the Town does make a practice of grinding stumps there.

The Committee agreed that proposed set of new regulation in section 8.4 should be removed from the ordinance. In many cases new landscape plantings are of higher quality than existing vegetation. Also a prohibition of vegetation removal and soil disturbance in 100 year floodplains would be too severe. The Committee felt that steep slope grading limitations and stormwater and trout buffers would be sufficient to preserve existing vegetation.

Mr. Baker stated that the 40' spacing for some large maturing trees in 8.6.1 may be too close. The Committee felt that the average spacing standard should be a range of 40-50' at the discretion of the Administration depending on species.

In 8.6.2 Mr. Benson stated that the draft ordinance names the Administration to approve street tree species, this has been the responsibility of the CAC. The Committee agreed that this should remain a CAC function.

Also in 8.6.2 the standards call for street trees to be planted with 8' of the edge of pavement – this conflicts with NCDOT standards on some streets and should be revised to acknowledge those standards so that developers are not caught in the middle.

The Committee discussed parking lot shade tree standards and agreed that the minimum spacing should remain at 40' from a shade tree to every parking space rather than the 60' proposed in 8.7.2. The Committee also felt that 300 square feet is too large for a minimum size for parking lot tree islands. Mr. Benson stated that the current standard, while not clearly specified, has been interpreted by staff to require a minimum dimension of 8' for such islands. In effect this would require a 64 square foot minimum island size. Although Mr. Benson pointed out that the Waynesville Commons site was permitted to reduce the parking lot tree island to 25 square feet. The Committee agreed that these should remain the minimum sizes.

The Committee felt that there should be some flexibility to permit larger planting islands with cluster of trees, and agreed that there should be a provision to permit up to 50% of the required parking lot trees to be cluster in larger islands internal to the parking lot.

The Committee felt that 25 square feet was too small for required storage area screening, they agreed to raise this figure to 100 square feet, section 8.8.1.

Time being out, the Committee agreed to resume discussion of Chapter 8 next week beginning with section 8.9.

The meeting adjourned at 9:30 a.m.

Paul Benson
Planning Director