Town of Indian Trail

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PLANNING AND DEVELOPMENT DEPARTMENT
Tree Advisory Board
December 15, 2015
08:00 P.M.

CALL MEETING TO ORDER

The meeting began at 8:05Pm

ROLL CALL

The following members of the governing body were present:

Board Members: Larry Miller, Patricia Cowan, Cathi Higgins, Jan Brown, Alan Rosenberg, Jorge Aponte.
Members Present but not Voting: None.

Absent: Steve Long, Sidney Sandy, and Dr Shamir Ally.
Staff Members: Rox Burhans-Planning Director, Gretchen Coperine-Senior Planner, Lindze Small-Planner/GIS Technician, and Pam Good- Board Secretary

APPROVAL OF MINUTES- October 20, 2015

Motion for approval by Member Higgins, seconded by member Rosenberg, vote for approval was unanimous.

DISCUSSION ITEMS

Staff Icard presented the Alternative Landscape Plan for the Outdoor Storage Facility.

Background and Request The subject properties are approximately 2.31 acres located on Unionville-Indian Trail Road, (07-084-323, & 07-084-320E). The two properties will be recombined prior to final compliance, currently the lots are vacant. The owner received a Special Use Permit in June of this year to allow for the use of a Boat and RV Storage at this location (SUP2015-003). The site has approximately 44 Heritage Trees (of varying size) as defined by the Town's UDO. The proposed development will require the removal of 33 Heritage Trees, with 11 Heritage Trees remaining. The mitigation process requires that there are 109 trees replanted. Staff Icard provided a breakdown of the size of the mitigated trees and how many trees are required to be replanted.

Alternative Landscape/Buffering Plan: Outdoor Storage Facility The Outdoor Storage facility is located on Unionville-Indian Trail Road which is classified as a minor thoroughfare. The uses surrounding the properties consist of; multi-tenant buildings including retail, office, and restaurants. The property to the left is an existing mini-residential storage with outdoor storage of vehicles. The 2.31-acre subject property is a partially wooded site containing approximately 44-Heritage Trees. The UDO defines a Heritage Tree as any

tree with a min. caliper of 12-inches measured at 4.5-ft above grade. The proposed development will require the removal of 33 Heritage Trees. Because of the intensity of the adjacent uses there is a 15-ft buffer along the right side, and the typical perimeter landscaping requirement on the other sides of the property. UDO Section 830.040E specifies that for any Heritage Tree that is removed, it shall be replaced with a minimum of 3 to 5 replacement trees based on the size of the removed tree. Approximately 59 trees of the required 109 trees can be replanted onsite.
Tree Canopy Retention: The UDO requires that commercial sites retain or plant a min. of 10% of their site area as tree canopy. The UDO requires a minimum of approximately 10,062 sq. ft. of tree canopy to be retained for this subject property. The existing 11 heritage trees will provide 17,600 sq. ft. of coverage, which will meet the 10% required canopy. With the addition of 59 newly planted trees an additional 83,200 sq. ft. will go towards the canopy. At full maturity the tree canopy will equal approximately 100,800 sq. ft. which includes; storage lot coverage, and landscape buffers. The plan places a priority on planting larger canopy trees, where appropriate, to help enlarge the tree canopy.
Site Layout: The site is slightly sloping from left to right with a grade change of approximately five (5') feet. The use of a boat and RV storage facility lends itself to have the landscaping along the perimeter so as to not interfere with the storage vehicles; branches hitting vehicles or dropping leaves, sap or fruit.

Staff Icard provided a copy of the site plan for the board members to examine.

The applicant was present to request one of the three options for mitigation which are:

1. Mitigation of 50 trees off-site; or
2. Payment-in-lieu; or
3. Acceptance of the planting of 59 trees on site as satisfactory with the 11 heritage trees that are being saved.

Pat Quinn with Eagle Engineering, representing The Moser Group, stated that they are essentially putting in a gravel storage lot with a paved circulation aisle. He pointed out the graphical low point which has existing trees at the basin. He gave further details of the plan. Mr. Quinn explained that it would not be prudent to have trees anywhere but on the perimeter where there will be no RVs parked. Having tree branches that hang over parked RVs is not desirable due possible damage to the vehicles..

Chair Cowan opened the board for questions.
Member Higgins stated that she liked the gravel on the site.
Chair Cowan mentioned that she noticed that the business presently there is always tidy.
No other member had questions.

Chair Cowan asked for direction from staff in choosing which option to recommend. Staff Burhans gave a case history of similar proposals and the outcome of each.
Discussion followed about other properties surrounding the subject property. A question was raised whether this site needed any trees at all as the trees may block views and hinder security.
Member Rosenberg mentioned that if this project is allowed to continue without trees, it would become a slippery slope whether to allow other projects to do the same.

Chair Cowan opened the public portion.
Pat Quinn had no other comments. No other member of the public was signed up to speak.
The public portion of the meeting was closed.

A motion was made by Member Miller to accept the mitigation of 59 trees on the site and the 11 Heritage trees being saved. Seconded by Member Brown, vote to approve was unanimous.

Staff Icard also presented the Alternative Landscape Plan-Charter School.

This was request for an Alternative Landscape Plan developed in compliance with Unified Development Ordinance (UDO) Sections 810.090 and 880.040, which state alternative plans may be submitted to the Tree Board for review and recommendation.

Background and Request The subject property, is approximately 14.52 acres located on Younts Road. It consists of five parcels that will be combined into one parcel. The site is being developed as a Charter School to serve western Union County. The school will be K-8, with the first year going to 6th grade and stair stepping each year for two years to full capacity. The site has approximately 349 heritage trees (of varying size) as defined by the Town's UDO. The proposed development will require the removal of 169 heritage trees, with 180 heritage trees remaining. The mitigation process requires that there are 566 trees replanted. Below is a breakdown of the size of the mitigated trees and how many trees are required to be replanted. Attachment 4 shows a 13 year timeline where the majority of mature hardwood trees were located. Based on the proposed tree retention plan, the majority of these trees will be saved as a natural area.

Alternative Landscape/Buffering Plan: Indian Trail Charter School The Charter School is going to be located on Younts Road at the corner of Brown Lane. The use of a K-8 school is allowed by right in the Single Family (SF-1) District. The 14.52-acre subject property is a partially wooded site containing approximately 349-Heritage Trees. The UDO defines a Heritage Tree as any tree with a min. caliper of 12-inches measured at 4.5-ft above grade. The proposed development will require removal of approximately 169-Heritage Trees. The use of a school in a residential district does require a 25-ft buffer, which is provided for the majority of the site with existing trees and shrubs. There are sections where additional landscaping will need to be planted to meet the minimum requirement. UDO Section 830.040E specifies that for any Heritage Tree that is removed, it shall be replaced with a min. of 3 to 5 replacement trees based on the size of the removed tree. Approximately 90 trees of the required 566 trees are being replanted on site.
Tree Canopy Retention: The UDO requires that commercial sites retain or plant a min. of 10% of their site area as tree canopy. The UDO requires a minimum of approximately 1.42 acres or 61,855 sq. ft. of tree canopy to be retained for this subject property. The property will save approximately 2.09 acres or 91,040 sq. ft. of tree canopy. The plan proposes an approx. 91,040 sq. ft. of tree retention area and with the additional trees that will be planted the full maturity the tree canopy will equal approximately 178,540 sq. ft. which includes; parking lot coverage, buffers and planting adjacent to the building.
Site Layout: The site is a combination of five separate parcels of land. Approximately 65% of the site is wooded with large mature hardwoods. The engineer for the development has designed the site to save the rear portion of the site which backs up to a residential subdivision (Lake Park). This is where the majority of the large hardwoods are located. It will provide a buffer that is approximately 150' from the property line. There is a grove of trees, approximately 9 of varying sizes, that is located next to the multi-purpose field that can be saved. Of the 9 trees the largest is a 60" Oak tree will provide numerous benefits for the students and teachers.
Requested Options: The applicant is requesting that the following options be discussed;

1. Mitigation of 476 trees off-site; or
2. Payment-in-lieu; or
3. Acceptance of the planting of 90 trees on site as satisfactory with the 180 heritage trees that are being saved.

Member Miller asked about a possible conflict between the potential detention pond and the adjacent property/ miniature golf's water flow.
Pat Quinn with Eagle Engineering, came forward to speak, representing the Moser Group who gave a brief

overview of the site. He spoke about leaving room for the Carolina Thread Trail by the northern tree line on the property. Mr. Quinn also answered the storm water question by Member Miller whether the mini golf storm water naturally flows to IT-Unionville Rd. He stated that peaks of water flow should be different from each property, with staggered peaks.
Chair Cowan asked about the state requirements for the stacking lanes, wanted an explanation for more details. Mr. Quinn explained in further detail to the board.
Adam Robinson with Ryan Companies, the developer, answered her question with further details regarding new facilities versus existing buildings for stacking lane requirements. He was unsure of the requirements of existing buildings. Mr. Quinn stated that updating requirements matched the requirements as much as possible as a proposed structure.

Public comment portion was opened.

Robert Ross, of 2208 Younts Rd stepped forward to speak. Mr. Ross wanted to make sure the retention pond at the projected site will hold the appropriate amount of water, as his farm gets the run-off from Wal-Mart. Staff Icard stated that he would have the Town Engineering Department contact him.

Scott Merritt, owner of Trails Dynasty Miniature Golf, stepped up to speak. He stated that his retention pond has not overflowed but has come close. He was concerned that his pond is bigger than the projected Charter School's pond, and his property is 3 acres in comparison to the charter school site which is 14 acres. He also wanted to make sure there would be a tree buffer between the school and his property.
Staff Icard mentioned that the Indian Trail Engineering Department has also reviewed the project.

The Public comment portion of the meeting was closed.

Discussion continued with the Board who reviewed what the developer would be required to plant.

Member Rosenberg made a motion to recommend as a mitigation option the acceptance of the planting of 90 trees on site with 180 Heritage trees that are being saved. Member Miller seconded the motion. The vote was unanimous.

Staff Lindze Small spoke of appreciation for the Tree Board's support, and announced the submittal of Tree City USA and the Growth Award applications.

ADJOURN
Motion to adjourn by Member Rosenberg, seconded by Member Brown, vote was unanimous. Meeting adjourned at 9:28pm.

Chairman: Patricia S. Cowan

Date: 02-16-2016

Secretary: Pamela J Rose