

Town of Indian Trail



P.O. Box 2430

Indian Trail, North Carolina 28079

Telephone 704-821-5401

Fax 704-821-9045

PLANNING AND DEVELOPMENT DEPARTMENT

Tree Advisory Board

April 21, 2015

6:30 P.M.

CALL MEETING TO ORDER Chair Cowan called the meeting to order at 6:30pm.

ROLL CALL

The following members of the governing body were present:

Board Members: Patricia Cowan, Larry Miller, Cathi Higgins, Steve Long, Jan Brown, Alan Rosenberg, and Sidney Sandy.

Members Present but not Voting: None.

Absent: Kelly D'Onofrio, Jorge Aponte, Dr Shamir Ally, Bill Smith_ UC Urban Forrester, Rox Burhans-Planning Director

Staff Members: Kevin Icard- Senior Planner, Gretchen Coperine-Senior Planner, Lindze Small-Planner/GIS Technician, and Pam Good- Board Secretary

APPROVAL OF MINUTES

Larry Miller made a motion to approve the minutes of March 17, 2015, motion seconded by Jan Brown. Board voted unanimously in favor of the motion to approve.

DISCUSSION ITEMS

Alternative Tree Landscape Plan- Caliber Collision

Staff Icard began his presentation by explaining about the upcoming legislative actions from the general assembly that will affect the planning board. Copies of this update were passed to the board members.

Staff Icard then presented his report regarding Caliber Collision which was a request for an Alternative Landscape and Tree Protection Plan developed in compliance with Unified Development Ordinance (UDO) Sections 810.090 and 880.040. He stated that Caliber Collision is a major body and paint shop/ not an auto repair. He stated that the subject property is currently comprised of 4 parcels totaling approximately 2-acres that front US Highway 74 at the intersection of Novivian Lane (Parcels 07-084-266 thru -269). The subject property is located adjacent to Indian Trail Village Shopping Center & the Wal-Mart Shopping Center and across from The Crystal Shoppe on HWY 74. The properties are intended to be consolidated into one parcel to allow for a single tenant. The properties are currently zoned Regional Business District (RBD), which is the Town's most intense commercial zoning district and is typically found along US Highway 74.

He pointed out that there is currently no open road behind the parcels being discussed. He did speak with the owners of 406 Allen Way but noted they were not in attendance of the meeting.

The applicant needs a 50 foot buffer; the applicant requests the buffer be reduced to 40 feet at the rear of the property. Also, the property needs a 25 foot screen buffer when there is open storage visible from any street.

The applicant was also requesting the front buffer be reduced from 25 to 20 feet. However, additional screening would be provided. Staff Icard stated that, in order to level out the site, the applicant will need a retaining wall. Staff Icard asked applicants to make the retaining wall's appearance more attractive. He showed a power point slide of the upgraded materials and view of the potential wall. Staff Icard stated that the major item to pay attention to is the rear buffer. The property has 22 heritage trees on the site that 19 of them will need to be removed. The applicant has exceeded the minimum requirements for the mitigation rule for more trees. Staff Icard provided examples of the trees planned to be planted on the site.

Ultimately the board will make a recommendation back to the Planning Director who will make the decision.

Questions from the board for staff:

Member Sandy asked if the applicant is the same as the property owner behind the property. Staff Icard answered no. Member Sandy asked what the zoning was. Staff Icard answered that the property behind is zoned residential and was approximately 325 feet from the rear of the proposed building to the rear of home on 406 Allen Way.

Member Higgins asked about the properties between 406 Allen Way and the Caliber property if they are residential individual lots. Staff Icard answered that they were residential lots and could be developed as single family residences but that the five lots would need the road would need to be improved. The cost would be prohibitive.

Member Higgins asked if the owners of 406 Allen Way had concerns about the proposal. Staff Icard answered that they had concerns about level of noise.

Member Miller mentioned without trees, there will be increased noise. Is Novivian Lane wide enough to support additional traffic into the business. Staff Icard answered that he was not a traffic engineer and a traffic study would have been warranted. He stated that he would let the applicants speak. It would be difficult to predict how much traffic will be generated.

Chair Cowan asked about the hours of operation. She also asked about sidewalks, curbs, gutters, and detention. Staff Icard said applicant has not submitted their site plan yet but will be required to have six foot sidewalks along Novivian and 10 foot sidewalks along Highway 74, also the appropriate curb and gutters, and will have underground detention as well as underground water filtration system.

Chair Cowan asked about open storage and outdoor storage and what types of items will be stored. Staff Icard answered that vehicles will be stored and Staff is making sure buffers and screening are in place and lessening the impact on adjacent property owners. She also asked about the need for 19 heritage trees to be lost. Staff Icard stated that needed grading and site improvements were the reason but that 73 new trees would be required and the applicant will replant approximately 100 trees. Chair Cowan also asked about what type of vehicles would be going into the property. The applicant replied that no car haulers would be involved.

Member Rosenberg asked about the width of the planning strip. Staff Icard replied that it will be 10 feet. Member Rosenberg stated that the Willow Oaks are too large of trees to be planted in that area and will eventually move the retaining wall. Staff Icard answered that Staff can research and find a smaller tree to replace the Willow Oak that the roots would not be as wide spreading near the retaining wall. Member Rosenberg asked about the Nellie Stevens shape and requested that it be left in the natural bush shape. Staff Icard answered that it would be more of a bush shape. Member Rosenberg also mentioned the 10 foot sidewalk

by Highway 74, as the trees grow, will they cover the sidewalk eventually. Staff Icard answered that he'd asked the developers to change the trees to the Zelkova variety because the branches would grow upward more than outward.

Member Brown stated that he would like to keep the 25 foot buffer on Highway 74. Is it imperative? Staff Icard said that it was necessary to reduce the buffer because of the constraints of parking and circulation requirements. That is why they enhanced the buffer area. The fence will need to be 6 foot and there will also be shrubs as a double layer. Member Brown also asked how much body work will be done outdoors. Staff Icard deferred the question to the applicant.

Member Long asked Staff Small if the trees were invasive or native. Staff Small answered that she had looked at all the proposed trees and none were invasive or severe threat.

Chair Cowan called the applicant forward.

Jay Camp, representing Cross Construction who's client is Caliber Collision stated that Caliber Collision works behind closed doors. In answering the traffic question, Mr. Camp stated that Caliber does much of their repair work for insurance companies but the public is welcome. They use water based paints and state of the art paint booths in which 99% of the paint is contained in the booth. The sanding involves vacuum sanding. All the technicians go through safety training. The business is a good steward of the community, and cited examples of giving back to the community.

Member Miller asked how solvents are disposed of. Mr. Camp stated that the EPA regulates it.

Chair Cowan had asked about hours of operation. Mr. Camp stated that that business hours are 9-5; normal business hours unless there was an emergency. Chair Cowan asked if the proposed business was single story. The applicant answered that it would be single story. Chair Cowan asked if the retaining wall would have lighting. Mr. Camp answered that the parking would be lit but not the retaining wall.

Staff Icard said applicant would be required to follow the requirements when submitting their plan.

Member Rosenberg asked what is the zoning of that property. Staff Icard answered Regional Business District.

Member Brown asked Mr. Camp to explain the number of days of business per week. Mr. Camp answered that the business would be open 5 days a week. Mr. Camp stated that there will be a small number of rental cars on site.

Civil Engineer, Todd Burnett of Freeland and Kauffman of Greenville SC, stepped forward to speak.

Chair Cowan asked Mr. Burnett to explain the underground detention system. He did so to the board members in detail that will treat the quantity and quality issue. It will meet city and state standards.

Member Higgins asked the question that should the applicant be able to reconfigure their plan to allow for the 50 foot buffer and 25 foot setback, what type of landscaping would allow for that. Staff Icard answered that the applicants have enhanced the buffer zone. Staff Icard stated that the applicants did so for mitigation as well as for buffering the sound. Member Higgins asked if a person can mitigate by putting trees somewhere else? Staff Icard answered yes, if necessary.

Member Miller asked Staff if they would check the Nelly Stevens on Helmsville Rd. It could be an alternative choice.

Chair Cowan opened the Public Portion Comments:

John Mahairas of 121 Orchard Hill Court, Marvin NC, landowner of the adjacent property, stated that he was in support of what the applicant is doing.

Chair Cowan closed the public portion.

Board discussion followed.

Chair Cowan asked if a condition would need to be added for the Willow Oak trees not to be planted near the retaining wall. Staff Icard stated that the board could make the recommendation to replace the Willow tree with a small or medium size tree.

Member Higgins made a recommendation for approval to the Planning Director with the replacement of the Willow Oaks with small or medium deciduous trees at the Staff's discretion. Member Rosenberg seconded the motion. The vote was unanimous in favor.

Member Long exited the meeting.

Tree Care Manual

Staff Small presented the Tree Owner's Manual to each of the board members. She also gave a brief update on the week's events including the Mayor's Tree Initiative and the Earth Day/Arbor Day Event at Crossing Paths Park on Saturday April 25th.

Mayor's Tree Initiative 2015 Update

The details of the Mayor's Tree Initiative were that in the week from April 20-24 Staff and volunteers from the Town will be reaching approximately 600 4th graders in five area elementary schools. Staff will be passing out Loblolly Pine seedlings to each of the participating students and invited any board members to also participate, if desiring to do so.

ADJOURN

Alan Rosenberg made a motion to adjourn, seconded by Sidney Sandy. The board voted unanimously in favor of the motion. The meeting adjourned at 7:35pm.

Date: 05/19/2015

Chairman:

Patricia A. Cowan

Secretary:

Pamela Wood