

RALEIGH APPEARANCE COMMISSION
Minutes of the Meeting
Thursday, September 19, 2002

The City of Raleigh Appearance Commission met on Thursday, September 19, 2002, in Room 305 of the Avery C. Upchurch Municipal Building. Attendance was as follows:

Present: Mark Dickey, Hillman Duncan, Susan Goodmon, Kevin Kane, Charlie Madison, Chad Meadows, Tara Schwenzfeier, Courtney Telfaire, and George Young.

Not Present: Art Chard, Stephanie Garner, David Lazzo, Brian Starkey, Catherine Williams, and Beth Yerxa.

Staff: Bob Mosher, Doug Hill, and Kanika Heyward.

Visitor: David Shouse, Parks & Recreation Dept.

REVIEW AND APPROVAL OF AUGUST MINUTES

Charlie Madison called for review of the minutes of the August 17, 2002 meeting and retreat. There being no corrections, Chad Meadows moved that the minutes be approved. Kevin Kane seconded the motion. The minutes were approved unanimously.

COMMITTEE REPORTS

Landscape and Design Committee

Susan Goodmon reported that the committee had met three times since the commission's last meeting: August 20, September 3, and September 17. At its September 17 meeting members had reviewed plans for Strickland Corners, Bloomsbury Estate, Vista Ridge Subdivision, Falls Ridge Development, Hillsborough Street Streetscape, and North Hills Redevelopment. Regarding the latter, members noted several outstanding issues remain to be addressed. Following further discussion, the commission voted unanimously to send a letter to the developer of North Hills project requesting the developer furnish the Landscape and Design Committee with information regarding building elevations along residential streets, installing a second access drive to the condo complex, and treatment of power lines along Pamlico Drive, adding that without such information, the commission would have to conclude that the residential portion of the project would be overscaled for its proposed location.

Legislative Committee

George Young reported on the following committee activities:

TC-10-02 (Building Heights)

This item is undergoing review by the Planning Commission's Text Change Committee.

Street Performers

The committee will solicit comments from Deputy Attorney Ira Botvinick on a draft ordinance.

Utility Placement Issues

A memo has been forwarded to City Council calling for the creation of a city task force to look at both the present regulations and physical requirements of utility installation. The matter is now before the council's Law and Public Safety Committee.

Public Awareness Committee

Courtney Telfaire reported that the jury had met and City Council had confirmed the 2002 award winners. She noted Appearance Commission, Planning Commission, and City Council members will present the Sir Walter Raleigh Awards October 10.

Ad Hoc Stormwater Detention Design Committee

The committee's next meeting, set for September 27, will look at existing regulations and begin exploring design options.

Executive Committee

Charlie Madison reported that the committee had discussed joint efforts with a Parks, Recreation and Greenway Advisory Board ad hoc committee regarding city policies on right of way maintenance.

REVIEW OF NOVEMBER, 2002 ZONING CASES

Charlie Madison asked that commission members assigned to review the cases report their recommendations for the commission's consideration. At the conclusion of the hearing of each report, a vote was taken regarding approval of the proposed conditions; each set of conditions was approved by acclamation of the commission.

Stephanie Garner (absent) submitted a report on the following case; in discussion, the commission suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-64-01

- That the continuity of the proposed City of Raleigh greenway be maintained in the development of this property.
- That only one crossing of the greenway/stream be permitted.
- That the approval of Planning Commission be required for any site plan for a non-residential use.
- That a minimum fifty (50) foot wide streetyard be provided along the northern property line, consistent with the existing bermed and planted buffers along Tryon Road at the adjacent Pantry Store and residential developments.
- That twenty (20) percent of all existing trees on the site eight (8) inches or more in caliper be actively preserved and protected.
- That any open-air stormwater facilities be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line), without fences.

Courtney Telfaire reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-65-01

- That all existing trees located adjacent to Lake Wheeler Road and Hammell Drive be actively preserved and protected.
- That a twenty-five (25) foot wide streetyard, planted to SHOD-2 standards, additionally be provided on both street frontages.
- That any building constructed on the site be residential in character.

- That upon redevelopment, any fence on the property be placed behind the SHOD yard or limited to forty-two (42) inches in height (consistent with the residential character of the properties to the south).

Brian Starkey (absent) submitted a report on the following case; in discussion, the commission suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-66-01

- That either twenty (20) percent of all existing trees on the site eight (8) inches or more in caliper be actively preserved and protected, or street trees planted at the rate of one (1) tree of two (2) inch caliper every fifty (50) feet along all streets.
- That future lots be laid out consistent with a grid street pattern (rather than cul-de-sacs).
- That a fifty (50) foot wide undisturbed buffer be provided on either side of the creek.

George Young reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-67-01

- That the proposed undisturbed natural protective yard be increased to twenty (20) feet in width, less any pedestrian easement.

Beth Yerxa (absent) submitted a report on the following case; in discussion, the commission suggested the following be forwarded to the applicant:

Z-69-01

Given that the properties are in an area designated by the Comprehensive Plan for residential development, as well as located outside a Policy Boundary Line, and coupled with the environmental challenges inherent in the proposed zoning versus the existing, the Appearance Commission recommends that the proposed rezoning not be approved. However, if approval is given, the commission recommends the following additional conditions be forwarded to the consideration of the applicant:

- That a minimum fifty (50) foot wide undisturbed transitional protective yard be provided along boundaries abutting residential property.
- That all construction be consistent with the provisions of the Urban Design Guidelines.
- That any open-air stormwater facilities be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line), without fences.

Art Chard (absent) submitted a report on the following case; in discussion, the commission suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-70-01

- That buildings not exceed three (3) stories and thirty-five (35) feet in height.
- That all refuse containers be screened by solid fencing with gates, to assure their being fully hidden from view.
- That the petitioner confirm whether or not the drainageways crossing the property are subject to Neuse River buffer regulations. If it is determined Neuse River rules apply, a fifty (50) foot wide undisturbed natural protective buffer must be provided on either side of the drainageways.

- That usable open space be provided on the property for the residents, in the form of a gathering and/or recreational space.
- That the Planning Commission review the site plan prior to the issuance of any permits.

Chad Meadows reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-71-01

- That the exterior walls of residential structures be at least ten (10) percent brick, consistent with the Windsor Falls structures to the west.
- That the parcel maintain the current location and configuration of the existing curb cut along Old Wake Forest Road, and that cross access (or shared driveway access) be provided to the proposed townhouse development to the north.
- That any open-air stormwater facilities be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line), without fences.
- That Type D transitional protective yards be provided on the southern and western sides of the property.
- That any recreational facilities be located on the western property line, in proximity to the existing facilities associated with the Windsor Falls development.
- That pedestrian access be provided to the Millbrook Elementary School site to the northwest.

Mark Dickey reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:

Z-72-01

- That the property be developed only with single family, detached housing, consistent with the existing adjoining neighborhoods.
- That twenty (20) percent of all existing trees on the site eight (8) inches or more in caliper be actively preserved and protected.

David Lazzo (absent) submitted a report on the following three cases; in discussion, the commission suggested the following additional conditions be forwarded to the consideration of the respective applicants:

Z-73-01

- That a forty (40) foot wide undisturbed natural protective yard be provided along Leesville Road, consistent with the provisions of TC-8-02.
- That all other setback areas remain undisturbed during construction.
- That fifty (50) percent of all trees greater than twenty-four (24) inches in diameter be actively preserved and protected.
- That any open-air stormwater facilities be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line), without fences.

Z-74-01

- That a twenty-five (25) foot wide natural protective yard be provided along the entire northern boundary, unless a greater buffer is required by Neuse River riparian rules, in which case the larger buffer will apply.

- That no construction be permitted in any Neuse River riparian buffer except for the connection to the existing sanitary sewer line along the creek and one perpendicular roadway crossing (if allowed by the city).
- That a forty (40) foot wide undisturbed natural protective yard be provided along Leesville Road, consistent with the provisions of TC-8-02.
- That all other setback areas remain undisturbed during construction.
- That fifty (50) percent of all trees greater than twenty-four (24) inches in diameter be actively preserved and protected.
- That any open-air stormwater facilities be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line), without fences.

Z-75-01

- That a minimum thirty (30) foot wide natural protective yard be provided adjacent to the existing cemetery.
- That any open-air stormwater facilities be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line), without fences.

OLD BUSINESS

Street Tree Task Force

Doug Hill reported that the Mayor will conduct a press conference on the Street Tree Program (Raleigh NeighborWoods) on Tuesday, October 15, 2002, 11:30 a.m. at Nash Square.

NEW BUSINESS

2003 Work Program

Mr. Madison asked each committee to review the proposed 2003 work program items and prioritize the items that each committee would like to address.

Fallen Firefighters Memorial

The commission determined that the Landscape and Design Committee will review the proposal at its October 1 meeting and that the Appearance Commission and the Parks, Recreation and Greenway Advisory Board will review the proposal jointly on Thursday, October 17, 2002, at 5:00 p.m. The joint meeting has been tentatively scheduled for 301 Hillsborough Street conference room.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 p.m.

OCTOBER MEETING SCHEDULE

Landscape and Design Committee

Tues., Oct. 1 – 4 PM; Room 303;
 Tues., Oct. 15 – 4 PM; Room 303

(over)

| | |
|---------------------------------------|--------------------------------------------------|
| Public Awareness Committee | Wed., Oct. 2 - 4:30 PM; Room 400-A |
| Legislative Committee | Wed., Oct. 9 - 10:30 AM; Room 303 |
| Executive Committee | Thurs., Oct. 10 - 7:30 AM; Big Ed's |
| 2002 SIR WALTER RALEIGH AWARDS | Thurs., Oct. 10 - 6:30 to 9:00 PM; State Capitol |
| Appearance Commission: | |
| <i>Joint session with Parks board</i> | Thurs., Oct. 17 - 5 PM; 301 Hillsborough |
| <i>Regular meeting</i> | Thurs., Oct. 17 - 5:45 PM; Room 305 |
| Stormwater Design Standards Committee | Fri., Oct. 25 - 9:30 AM; Helios Coffee |