

**RALEIGH APPEARANCE COMMISSION**  
**Minutes of the Meeting**  
**Thursday, November 21, 2002**

**Present:** Art Chard, Hillman Duncan, Stephanie Garner, Susan Goodmon, Kevin Kane, Charlie Madison, Tara Schwenzfeier, Courtney Telfaire, Catherine Williams, and Beth Yerxa.

**Not present:** Mark Dickey, David Lazzo, Chad Meadows, Brian Starkey, and George Young.

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

**REVIEW AND APPROVAL OF OCTOBER MINUTES**

Charlie Madison called for review of the minutes of the October 17, 2002 meeting. There being no corrections, Art Chard moved that the minutes be approved. Tara Schwenzfeier seconded the motion. The minutes were approved unanimously.

**COMMITTEE REPORTS**

**Landscape and Design Committee**

Kevin Kane reported that at its November 5 meeting members had reviewed plans for North Hills, The Shoppes at Brookside, Walgreens, New Bern Avenue Redevelopment, and Cook Out Restaurant (Western Boulevard). At its November 21 meeting members had reviewed plans for the First Free Will Baptist Church, SECU (Hilburn Road), SECU (New Hope Road), Hudson Memorial Presbyterian Church Parking Lot, Buffalo Road Business Park, and Northern Tool.

Bob Mosher asked for two commission members to volunteer being alternate members of the committee, to serve when fewer than three regular members are able to attend.

**Legislative Committee**

Beth Yerxa reported that the committee did not meet this month.

**Ad Hoc Stormwater Detention Design Committee**

Beth Yerxa gave a brief overview of findings from the committee's November 20 tour of various stormwater facilities in the city.

**Public Awareness Committee**

Courtney Telfaire reported that the committee had reviewed various recommendations concerning the 2002 Sir Walter Raleigh Awards presentation, and begun started planning for next year's program. She also reported that work is proceeding on the Fall/Winter newsletter.

**Executive Committee**

Charlie Madison reported that the committee reviewed the proposed 2003 work program items.

**REVIEW OF JANUARY, 2003 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.

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

**Z-1-03**

- That unity of development be provided with the adjacent self-storage facility.
- That hours of operation be limited to between 6:00 AM and 11:00 PM.
- That access points to Tryon Road be limited to one, and that this access be right-in, right-out only.
- That any site lighting be designed such that no lamp is visible from the adjacent residential properties.

*Stephanie Garner reported on the following case and suggested the following additional condition be forwarded to the consideration of the applicant:*

**Z-2-03**

- That a streetyard planted to the standards of a Type "D" transitional protective yard be provided along Method Road to limit the visual impact of potential front yard parking.

*Tara Schwenzfeier reported on the following case and suggested the following additional condition be forwarded to the consideration of the applicant:*

**Z-3-03**

- That portions of condition #5 of the previously-approved rezoning of the property (Z-5-96) be substituted for the proposed condition #6 to maintain the established natural protective streetyard and transitional protective yards, to read as follows:

*"6. A protective yard area will be maintained along the subject property's Western Boulevard frontage and rear property line. The buffer areas shall consist of a minimum width of thirty (30) feet.\* Existing vegetation in the vegetative buffers shall remain undisturbed except for:*

- a. Treatment or removal of nuisance or diseased vegetation,
- b. The planting of new vegetation, construction of fences, walls, berms, entrance features or similar construction which tends to enhance the area's visual appeal."

*(\*Note: Currently proposed seven (7) foot minimum width transitional protective yards do not comply with code.)*

*Mark Dickey 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-4-03**

- That a Type "B" transitional protective yard be provided along the west and south property lines, and that no reduction in width for closed fences be allowed.
- That any site lighting be designed such that no lamp is visible from the adjacent R-4 areas. Site lighting should not exceed twenty-five (25) feet in height.

*David Lazzo submitted a report on the following case; in discussion, the commission suggested the following additional conditions be forwarded to the consideration of applicant:*

**Z-5-03**

- That forty (40) foot wide natural protective yard be provided along Ray Road. Selective clearing and pruning should be allowed for appearance and visibility, but no tree shall be removed with a caliper greater than eight (8) inches except at access points.
- That a minimum of twenty (20) percent of the site remain wooded (excluding the street protective yard).
- That a minimum thirty (30) foot wide undisturbed transitional protective yard be provided along the lot line shared with the church property to the west.
- That the three large specimen red oaks located at the intersection of Broad and Dawson streets be actively preserved and protected.
- That no stockade-style fences be permitted along Ray Road.

*Art Chard reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:*

**Z-6-03**

- That the material and color for the solid fence shall be compatible with the materials and colors used in the building. The fence should be constructed using the dominant material used on the building exterior if possible.
- That buildings be a maximum of two (2) stories or twenty-five (25) feet in height.
- That any site lighting be designed such that no lamp is visible from the adjacent R-4 properties west and north of the site.
- That to be consistent with the conditions on the property already rezoned to the south, the following uses not be permitted:
  - Rest home
  - Guest home, transitional housing including emergency shelters type A & B except supportive housing residence and multi-family supportive housing residence.
  - Nursing home

*Beth Yerxa reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:*

**Z-7-03**

- That uses be restricted to currently-proposed uses:
  - Day care facility
  - Office, agency, or studio of a professional or business agent, or political, labor or service association
- That no increase in existing building footprint be permitted.
- That no additional parking be permitted.
- That fifty (50) foot wide undisturbed riparian buffers be provided adjacent to each stream bank.
- That a minimum of twenty (20) percent of the site (exclusive of the lake) remain wooded.

*Charlie Madison reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:*

**Z-8-03**

- That a fifty (50) foot wide natural protective yard be provided along Six Forks Road, exclusive of cross access.
- That, rather than the proposed berm, a forty (40) foot wide undisturbed transitional protective yard be provided along the southern property line.
- That a minimum of fifteen (15) percent of the site remain wooded.

*Chad Meadows 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-9-03**

*In view of the facts that:*

- *the intensity of typical TD development is contrary to the area's rural character,*
- *the assurance of safe access to and from the property requisite to TD uses is compromised by the narrowness of the road, the presence of a curve and hill in this location, and typical speed of passing traffic, and*
- *the large stand of mature trees would be negatively impacted by the rezoning, the commission recommends that the rezoning request not be approved. However, if approval is given, then the following additional conditions should be forwarded to the consideration of the applicant:*
  - That the SHOD-3 overlay be a minimum width of at least fifty (50) feet measured from the future Highway 401 right-of-way (not from the current edge of pavement).
  - That a minimum of ten (10) percent of the site outside the SHOD yard remain wooded.
  - That access points to Highway 401 be limited to one, and that this access be right-in/right-out only.
  - That a minimum thirty (30) foot wide undisturbed transitional protective yard be provided adjacent to the Brighton subdivision to the south.
  - That all development on the property be consistent with the provisions of the city *Urban Design Guidelines*.

*Susan Goodmon reported on the following case and suggested the following additional conditions be forwarded to the consideration of the applicant:*

**Z-10-03**

- That the large oak and crape myrtle near Old Buffalo Road be actively preserved and protected.
- That, rather than only providing a buffer, a seventy-five (75) foot wide Conservation Management zoning area be formally designated along the eastern boundary of the property, consistent with and contiguous to the CM areas of the adjacent properties to the north.
- That site uses be restricted to those of O&I-1 zoning.

*George Young 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-11-03**

- That a fifty (50) foot wide undisturbed transitional protective yard be provided adjacent to adjoining R-4 and MH properties.

- That a minimum of ten (10) percent of the site remain wooded (exclusive of the transitional protective yard).

**Z-12-03**

- That a minimum fifty (50) foot wide undisturbed transitional protective yard be provided adjacent to the R-6 property.

**OLD BUSINESS**

**Fallen Firefighters Memorial**

Doug Hill noted that the commission’s recommendations had been forwarded to the Assistant City manager, along with those of the Parks, Recreation and Greenways Advisory Council, and Raleigh Historic Districts Commission.

**2003 Work Program**

Doug Hill reviewed committee recommendations regarding program priorities. After some discussion, Beth Yerxa moved to approve the 2003 Work Program. Brian Starkey seconded the motion, which passed unanimously.

**TC-16-02 (Parking for Duplex Dwellings)**

Bob Mosher reported that the Planning Commission recommended approval at their November 21, 2002 meeting. He reviewed their recommendation. After brief discussion, the commission voted unanimously to forward a memo to City Council addressing their concerns along with the Planning Commission recommendation.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:15 p.m.

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**DECEMBER MEETING SCHEDULE**

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Landscape and Design Committee	Tues., Dec. 3 - 4:00 PM; Room 303; Tues., Dec. 17 - 4:00 PM; Room 303
Public Awareness Committee	Wed., Dec. 4 - 4:30 PM; Room 400-A
Legislative Committee	Wed., Dec. 11 - 10:30 AM; Room 303
Executive Committee	Thurs., Dec. 12 - 7:30 AM; Big Ed’s
Appearance Commission	Thurs., Dec. 19 - 5:00 PM; Room 305
Ad Hoc Stormwater Detention Design Committee	TBA; Helios Coffee