



TREE BOARD RECOMMENDATION  
THE LOFTS AT CHADWICK (P24-04-CZD)  
MEETING DATE: FEBRUARY 20<sup>th</sup>, 2024

PETITION REQUEST: Rezoning: The Lofts at Chadwick- Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: Stephen Drake (President) – Broadcast Construction & Development Inc  
(applicant)  
Brett Barry (Manager) – Gordon Dooley Holdings LLC [Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at their regular meeting on Tuesday February 20th, 2024. The following Tree Board members were present: Janet Thew (Chair), Becca Doll, Mary Davis, Glenn Lange

SUMMARY

There are a total of 60 trees that are 12” or greater DBH on the site. 12 of the existing trees are proposed to be preserved while 48 trees are slated for removal.

MOTION

Based on the Landscape Plans provided on 2/05/24, the Tree Board recommends the following conditions:

1. Invasive trees, shrubs and ground cover shall be removed, particularly English Ivy, throughout the site, especially for the trees that are preserved. Care shall be taken to not substantively disturb the root systems of preserved trees. Invasive trees and shrubs can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication “Controlling English Ivy in Urban Landscapes”. **Developer Agreed.**
2. Oak trees are part of a group of native plants known as Keystone Plants which are defined as plants critical to the food web and necessary for many wildlife species to complete their life cycle. Since this development will be removing 35 oak trees, it is the Tree Board’s recommendation that where required large maturing or canopy trees are to be planted, species of the genera Quercus (oaks), Acer (maples), and Carya (hickories) be used. **Developer Agreed**
3. All preserved trees shall be protected from grading and construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits. **Developer did not agree to this condition. Developer proposed counter condition provided in the staff report and on the site plan.**



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4. Since a stream buffer is required on the east side of this site, the Tree Board recommends that the waterway along the east side of the site be naturally restored using native plants to reduce erosion, provide additional wildlife habitat, and incorporate the necessary buffer yard planting materials within the boundaries of the subject property. The area to be restored and planted shall be a minimum of 30 feet wide. A restoration plan must be approved by the planning staff and the Tree Board requests the opportunity to review the plan. Restoration guidelines contained in the following publications shall be followed: Small-scale Solutions to Eroding Stream Banks (published by the NC Cooperative Extension) and Stream Restoration: A Natural Channel Design Handbook (published by the NC Stream Restoration Institute) **Developer did not agree to this condition. Developer proposed counter condition provided in the staff report and on the site plan.**

The Tree Board’s recommended conditions, above, are based on the following guiding city code documents: Municipal Code, Chapter 46, Article IV, Division 1, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement, Section 3.1 Purpose, Sections 3.2 and Section 3.3, Goal NR-1, Strategy NR 1.1 and NR 1.2 and Goal NR-2, Strategy 2.3; and the City Council’s adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to the prioritization of existing tree canopy.

BOARD ACTION

Motion/Second: Lange/Doll      Yeas: All                      Nays: None                      Recused: None