



City of Belmont

Ordinance Update

Chapter 11: Tree Protection and Landscaping

Draft Review Period
4:00pm, May 28th, 2020
Virtual Meeting





WELCOME BACK!

- Status & Timeline Update
- Research Review
- Existing Ordinance
- Draft Ordinance
- Case Study





PROJECT TEAM

City of Belmont

- Shelley DeHart, Planning Director, City of Belmont
- Melissa Lockamy, Planner, City of Belmont
- Tiffany Faro Associate Planner

Belmont Steering Committee

- Sharon Johnston, Belmont ESB
- Madeline Keeter, REIBC
- Rob Wilhite, Belmont ESB
- Nic Vesely, Belmont Planning Board
- Steve Martineau, Belmont Public Works
- Gerald Liska, Belmont Planning Board
- David Fogerty, Gaston County Extension Director

Davey Resource Group

- Joe Joyner, DRG, Urban Forester/Project Coordinator
- Kerry Gray, DRG, Principal Urban Forestry Consultant/Project Manager
- Shirley Vaughn, DRG, Business Developer



PURPOSE: ORDINANCE DRAFT EXPLICATION

Subject:

The City of Belmont Land
Development Code Chapter 11:
Tree Protection & Landscaping

Tasks:

- Review
- Evaluate
- Update



STATUS UPDATE & TIMELINE

Current Status:

- Second Draft Review

Today:

- Draft presentation and explication

Moving Forward:

- Review draft
- Prepare questions/comments for DRG

City of Belmont Chapter 11 Revision - Project TIMELINE												
Task	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	
Kick-off Meeting	Completed											
Steering Committee	Completed	Completed							In Progress	In Progress	In Progress	
Research and Project Review	Completed	Completed	Completed	Completed	Completed							
On-Site Stakeholder Meeting				Completed								
First Draft					Completed	Completed						
City Staff Review Period						Completed	Completed					
Second Draft							In Progress					
Review Period - Second Draft							In Progress	In Progress				
City Council/ Stakeholder Mtgs									In Progress			
Council Updates									In Progress			
Final Draft									In Progress	In Progress		
City Council Meeting											In Progress	
= Completed Tasks = In Progress/Upcoming Task												

Davey Resource Group, Inc. Revised May 19, 2020



WHY PERFORM AN ORDINANCE UPDATE?



A municipal tree protection and landscaping ordinance is a powerful community forest management tool.

Ordinances require maintenance

- Evaluate efficacy
- Revise to reflect the community's current needs, future goals, and desired development outcomes.





WHAT WE HEARD

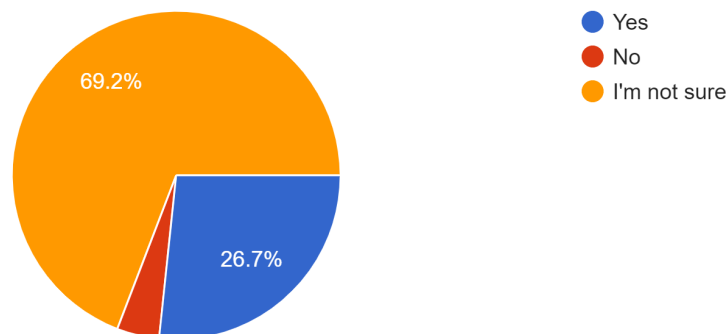
- Development outcomes not meeting expectations, in terms of tree protection/preservation.
- The “shock” of new development.
- The City of Belmont presents unique development challenges. The premium land is already developed.
- Individual property rights are of particular importance to the residents of Belmont.



COMMUNITY ENGAGEMENT SURVEY RESULTS

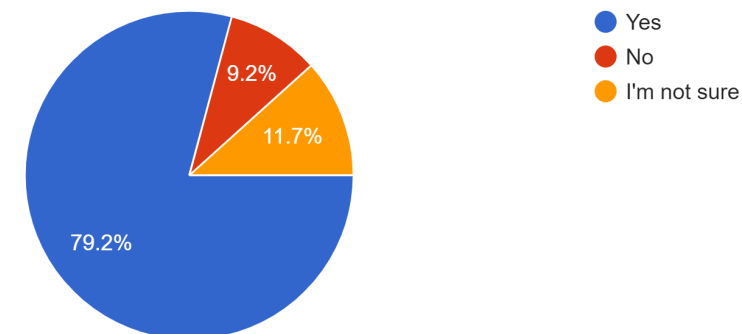
Does the City of Belmont have an ordinance that regulates tree protection and planting?

120 responses



Should the City of Belmont regulate tree protection and planting?

120 responses



- 97.5% identify as “trees are important to me”
- 98.4% agree trees provide important benefits
- 79% support for tree protection and planting regulation
- Almost unanimous support that the City should enhance regulation on properties under development





WHAT WE FOUND?

- Current ordinance, in terms of both language and formatting, are not conducive to easy interpretation and understanding.
- Minimal tree preservation required for residential greater than 3 DUA. Zero tree preservation required for commercial.
- Environmental surveys not adequate for identifying quality trees.
- Tree save areas after development often times left with interior forest trees (tall skinny pines susceptible to windthrow) or otherwise inferior trees.



GOALS OF THE ORDINANCE UPDATE



- Enhance existing regulation in order to protect, preserve, and proliferate canopy coverage
- Clarify ordinance language to better facilitate compliance
- Achieve balance between competing needs and interests



TREE PROTECTION COMPARISON

Current Ordinance Requirements

- 25% of mature deciduous canopy for residential with DUA > 3 (11.3.3.A)
- If residential and DUA > 3, mature healthy deciduous trees in preserved and conserved areas (11.3.3.D)
- If NC-R, INF-D, NC-C, mature healthy deciduous in preserved areas

Draft Ordinance Requirements

- 15% of net lot area devoted to tree save
- Tree Inventory of all Specimen/Landmark trees
- Tree Protection Plan
- Tree Planting Plan

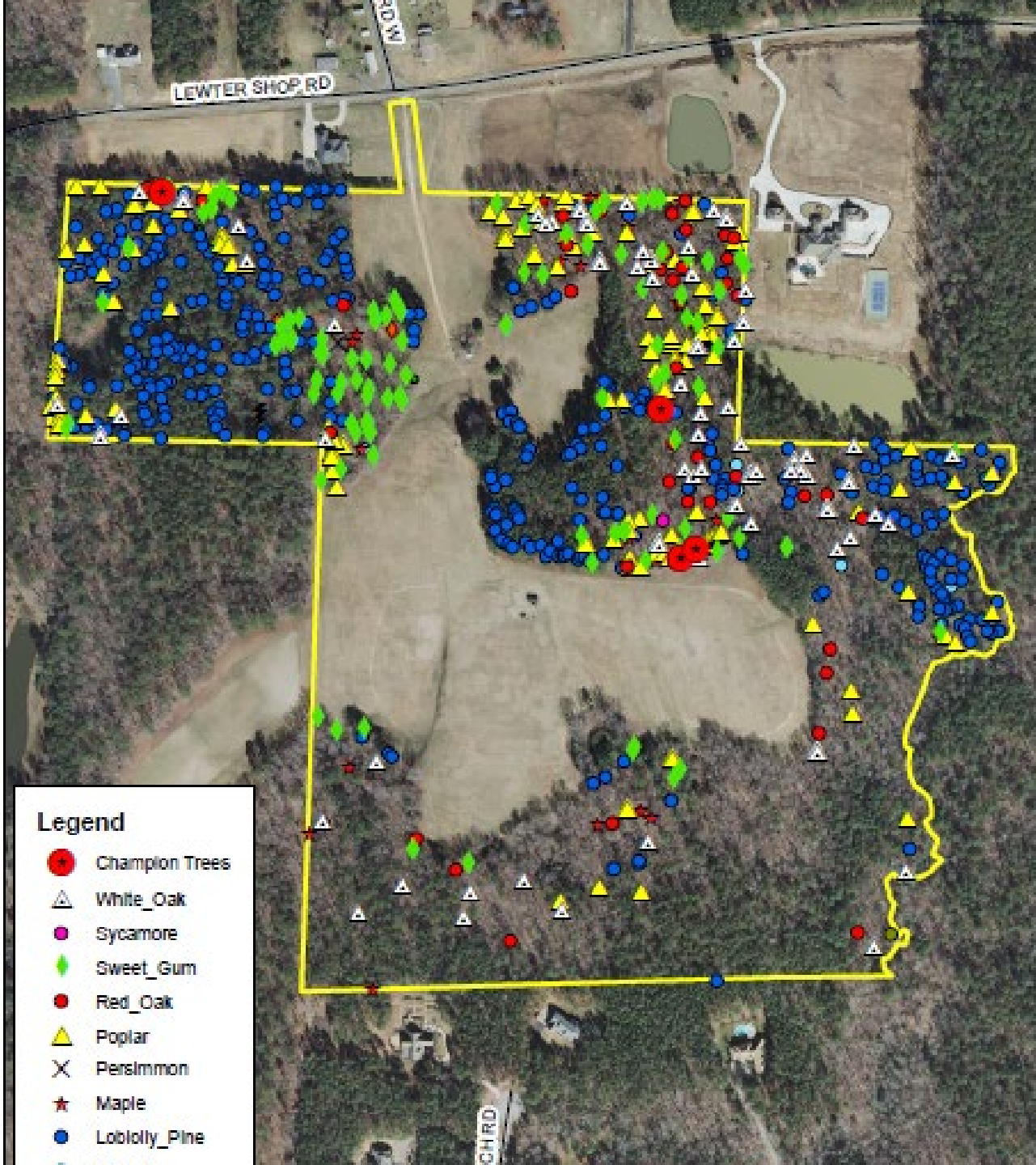


CASE STUDY

The Galaxy Tract

- 76.8 acre subdivision in Chatham County NC.
- Developed into a 145-unit lot
- DUA < 2 (1.89)





Tree Inventory

- 786 Specimen trees
- 387 pine trees
- 399 deciduous trees



CASE STUDY COMPARISON

Draft LDC Chapter 11				Existing LDC Chapter 11			
76.61	Total site area			76.61	Total site area		
10.65	Existing/Dedicated ROW			52	Acres of canopy coverage		
65.96	Net site area			50%	Amount of canopy coverage estimated as "mature deciduous"		
15%	Tree save requirement			26	Acres of mature deciduous canopy cover		
9.894	acres of required tree save			25%	of mature deciduous canopy required as tree save area		
				6.5	acres of required tree save area		
52% More Tree Save							



NEXT ACTIONS

- Review Ordinance Draft
- Provide comments to DRG by TBD date
- DRG to review comments and incorporate
- Set next meeting (City Council / Stakeholders)



DIALOGUE & FEEDBACK



THANK YOU!

Joe Joyner, Project Lead

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