

## MEMORANDUM

TO: Mayor J.B. Lawrence and Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: New River Falls Fence Permit Application

DATE: August 3, 2016

New River Falls Property Owners Association is requesting approval of a fence permit that would authorize the construction of a fence between their property and Valley Blvd. The proposed fence is designed to provide privacy and sound deflection from the highway noise. The proposed fence would replace an eight-foot high fence that was removed due to the Hwy 321 widening project and will be between 8 feet and 12 feet high. There are two (2) proposed finishes for the outside of the fence. One design would match the simulated stone formliners on the 321 project, and the other design would be similar to the lap-sided finish of the previous wood fence.

Since the proposed fence is taller than 6 feet and taller than the previous fence, the Land Use Code recommends review and approval by Town Council.

Jerry Miller, POA president of New River Falls, has prepared a power point presentation and summary of the fence proposal for Town Council review and consideration.



# New River Falls Property Owners' Association Fence Replacement Presentation

1

August 9, 2016

# Goal

- Replace the fence taken by DOT with a new one.
- Return our property to the condition before construction.
  - Restore our privacy.
  - Deaden sound of highway traffic.
- Coordinate with town and community design.
- Requires minimal maintenance over a lifetime.

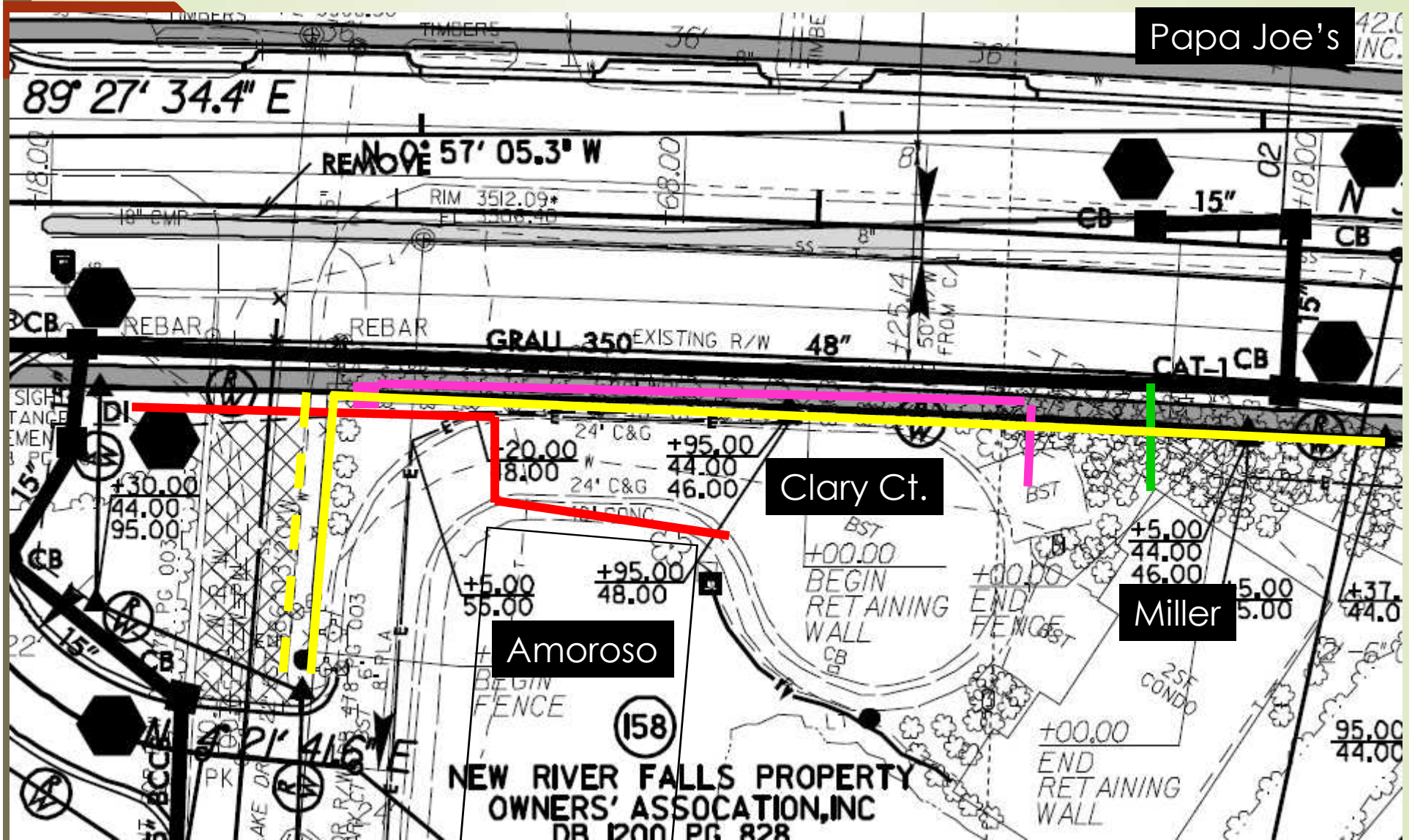
# Fence Replacement Background

- ▶ NC DOT took a 12.3 foot strip of land from our property, which was just enough to take down our double-sided wooden fence.
- ▶ The original fence was 8 feet high. The new highway is 2 ½ to 3 feet above the level of the old road. The old fence sat on land that was 1 foot higher than the Clary Court curb. DOT created a slope easement to lessen the slope from the Clary Court curb to the 321 sidewalk. That lowered the ground on which the fence will sit by 1-2 feet.
- ▶ The land slopes down from east to west and south to north so the fence will step down panel by panel moving south to north. The actual height of the fence would be eight feet rising to 10 feet along the south arm. The height would rise to 12 feet from south to north along the west run. The north leg would be 12 feet high
- ▶ Because the highway comes so close to our property, we will replace the fence with a stronger, denser one. We plan to use a modular fence constructed of precast concrete that simulates the former wooden fence. We can manufacture the panels to appear as stacked rock on one side, if necessary. The fence can be stained to match our buildings or the retaining walls in town.

# Fence Location

- ▶ The next two slides use a DOT construction drawing to show where the fence will be built. The property lies along the east side of Hwy 321 between Church Street and the Fire Station, more or less across from Papa Joe's.
- ▶ The fence will sit entirely inside the POA common property and will abut the property line or Right of Way, except for the north and south arms.
- ▶ The north arm will parallel the property line but be about 15 feet south of it. This avoids an area where DOT placed utilities on our side of the property line.
- ▶ The south arm will abut the south property line. If we can obtain a land swap from DOT we would like to position the south arm four feet further south to permit installing more landscaping and trees on our side.

# South End NRFPOA Fence

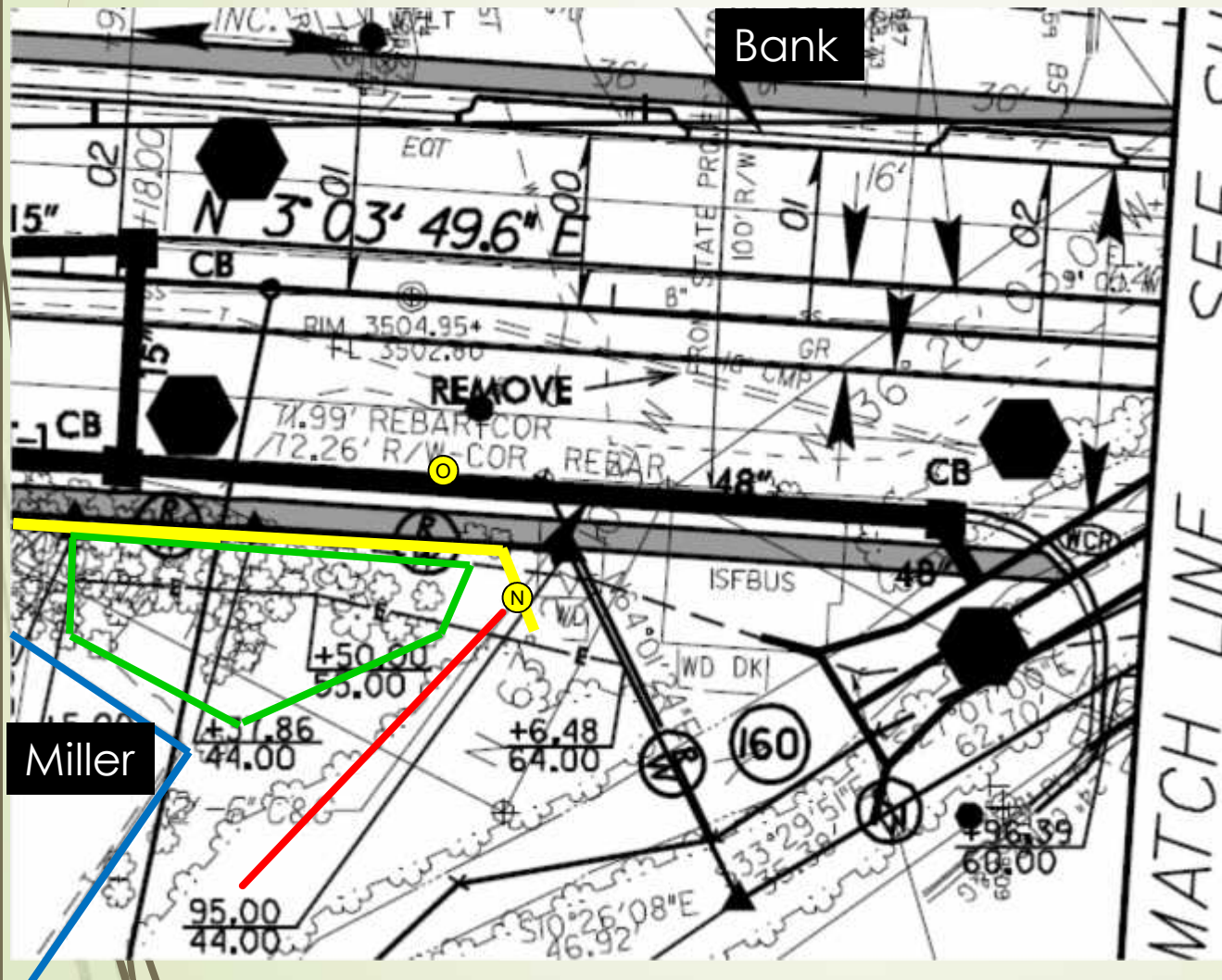


Underground utilities (approx.) sewer-pink, phone-red, drain-green. Doesn't show big sewer main running westerly in center of Clary Court.

2SF  
Condo

Replacement Fence shown in Yellow. Dashed yellow is a potential alternative location pending agreement with DOT. South leg 45 feet; 321 frontage 285 feet; north leg 15 feet.

# North End NRFPOA Fence



The yellow line shows the planned fence extension on the north side. The Fence will follow the new 321 R/W to the current temporary utility pole, then turn northeast, parallel to the property line for 15 feet. The height in this entire section is 12 feet.

The area outlined in green contains the remainder of the berm from the original construction.

The berm originally was two feet higher and topped with a row of hemlocks. DOT removed the trees and allowed the berm to sink during the early years of construction. It no longer serves its screening purpose and cannot be rebuilt high enough to fulfil that function.

We intend to flatten and slope it to provide access to the backs of 101 (blue outline) and 103 Clary Court from the front, eliminating the need for a gate in our fence.

The red line shows an ATT utility line.

Overhead utility lines interfere with embedment drill, which may delay construction.

# Pictorial Explanation

- ▶ The next few slides show what the property looked like before DOT began construction and what it looks like now.
- ▶ The slides after that show what we intend the property to look like once we complete our construction.



# The View from Outside

8



Before  
December 2011



After  
August 2016

9

# Amoroso Townhouse

Before-Sep 2008



After-July 2016

# Miller Townhouse

Before-Sep 2008



After-July 2016

# The View from Inside



January 2007



August  
2016

## Replacement Fence from Inside



This stock photo approximates what the replacement fence might look like from the Clary Court side. The color will match our buildings. Generally, the slope will be flat or down toward the fence. Along the west arm of Clary Court the green strip will be only 1 foot wide; elsewhere it will from 4 to 20 feet wide. NRFPOA will install trees once we see where the street lamps are placed. NRFPOA will mow the grass on both sides of the fence, as we did the much larger strips before construction began.

The outside of the fence could have the same texture and color as the inside.

13

## Simulated Fence View Stacked Rock—Amoroso End

North



South

Panels at south corner are 10 feet high; grow to 12 feet high toward north. Note panel height matches original fence height at porch. Panels are 15 feet long.

14

# Simulated Fence View Stacked Rock—Amoroso End

North



South

Simulated wood fence on outside.

# Grading—North End



Remove berm, tree; reduce slope from parking pad to north; slope land away from building down toward property line; north end of building is further from street than south, so east-west slope is gentle.



# Simulated Fence View Stacked Rock—Miller End

North



South

Panels shown are 12 feet high. Panels come to same height as rhododendrons in the “Before” view. Large tree near building will be replaced by multiple smaller trees once street lamps are in place.

# Simulated Fence View Stacked Rock—Miller End

North

South



Simulated wood panels on outside.

# Summary

- Replace previous fence with 8-12 foot high concrete fence with simulated wood grain on both sides or simulated wood on inside and simulated stacked rock on outside.