



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, May 17, 2022 – 2:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

[A.](#) April 19, 2022 Tree Board Minutes

4. **NEW BUSINESS**

[A.](#) Conditional Rezoning - AAA Storage - *Matthew Manley, AICP / Planning Manager*

B. Public Relations Update - Mary Jo Padgett

5. **OLD BUSINESS**

A. Tree Planting Oklawaha Greenway Trail

B. Pollinator Bed Traffic Island Four Seasons Boulevard

C. 1. 9th Avenue

2. Wolf Chase

3. Druid Hills

D. Hendo Beeline – Elizabeth Queen

E. Changes to City Ordinances/Zoning Concerning Trees – Glenn Lange

6. **OTHER BUSINESS**

A. Utility Update

B. Tree Board Budget

C. Tree Species List

D. Invasive Species Control/Removal

E. Staff Comments

7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, April 19, 2022 – 2:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 2:10 pm.

Members in attendance: Mark Madsen, Mary Davis, Andy Crawford, and Glenn Lange.

Members absent: Mac Bracket, Landon Justice, Pat Christie.

2. APPROVAL OF THE AGENDA

A motion was made by Glenn Lange to move item 4C. Duncan Hill Terrace to 4A on the agenda and to approve the agenda as amended. Vote - All ayes.

3. APPROVAL OF MARCH 15, 2022 MINUTES

A. Approval of the March 15, 2022 Minutes

A motion was made by Glenn Lange to approve the minutes as submitted. Vote - all ayes.

4. NEW BUSINESS

A. Duncan Terrace [revisited] (P21-79-CZD)

No action was taken on this item.

B. Upward Road Restaurant (P22-15-CZD)

A motion was made by Glenn Lange to approve. Motion - Based on the following guiding city code documents (the 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 and Section 3.3, Goal NR-1, Strategy 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 protection of natural resources and the prioritization of existing tree canopy, the Tree Board recommends the following development conditions be placed on this property:

1. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
2. Of the trees depicted on the review documents (7) and those required for the Type B buffer (4 per 100 feet), 25% must be large maturing trees and 25% must be medium maturing trees as

listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

3. Eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

4. Recommend shortening of northern end of the retaining wall and to shift the location of the northern end of the retaining wall toward the drive thru lane to minimize impact to the existing trees on the neighboring property.

Vote - all ayes.

C. Washburn Tract Resubmittal (P22-19-CZD) - Mike Washburn (developer)

A motion was made by Glenn Lange to approve. Tree Board Recommendation:

1) Provide and implement a vegetative planting plan developed by a landscape architect and approved by staff to vegetate between all built areas/impervious surfaces and the entire required buffer line along the wetland with diverse and appropriate species of native upland and wetland trees, native shrubs and other native perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) to enhance wildlife habitat, increase tree canopy, assist in stormwater filtering of pollution from built areas and slow down and infiltrate stormwater runoff from the site. No turf grasses can be used in this area and invasive plants (as listed in the city's Recommended Landscape Species List for Street Trees and Land Development Projects) must be removed; and

2) The developer shall protect the trees that they have proposed to save in accordance with Section 15-4 Existing Vegetation of the Zoning Ordinance; and

3) The developer should eliminate the proposed parking spaces at the apartment complex site where mature trees exist; and

4) Implement a minimum 25-foot Type C Buffer without any walls, fences or berms (defined in Zoning Code Section 15-6 [c]) in all areas where the apartments [are proposed] bordering R-15 residential zoned properties to increase tree canopy, wildlife habitat, and provide additional buffering for existing residential areas. Existing noninvasive trees and shrubs should remain and can contribute to this buffer; and

5) Shift lots 7 and 8 to the common space area to preserve the mature Oak Trees where lots 7 and 8 are shown on the current site plan.

Vote - All Ayes.

Note: Additional loss of existing trees due to revisions to the site plan (widening of Wilmont Dr) has not been provided by the applicant

D. Public Relations Update - Mary Jo Padgett

The PR update was sent to the Tree Board via email.

E. Hendo Beeline - Elizabeth Queen

Elizabeth Queen requested \$10,200 that would be used to establish the first raised planter bed for the Beeline Pollinator bed project along Maple Street. The board will discuss consider this request at their next meeting.

5. OLD BUSINESS

A. Renewal Maintenance Contract for Pollinator Beds at Bee Mural and Bearcat Loop

The maintenance contract with Kelsey Jarvis has been renewed for one year.

B. Planting Projects

1. Oklawaha Greenway Trail - Planting Date April 20th

The trees will be planted along the Greenway Trail on 4/20.

2. Wolf Chase – Completed

The Wolf Chase project has been completed.

3. 9th Avenue - Fall

The 9th Avenue project will be completed in the fall. Tree species and quantities will need to be submitted to Public Work four months in advance of the planting date to allow time to source and order the trees.

4. Pollinator Bed Traffic Island Four Seasons Blvd

The pollinator bed RFP is almost done.

C. Changes to City Ordinances/Zoning Concerning Trees

no action taken.

6. OTHER BUSINESS

A. Utility Update

no updates to provide.

B. Tree Board Budget Expenditures

Original Budget - \$43,250.00

Spent - \$14,074.08

Remaining Balance - \$29,175.92

City staff has scheduled tree planting projects along the Greenway Trail, Patton Park, City Hall, and Downtown (Main Street) that total about \$14,000-\$15,000.

C. Update Tree Species List

no action taken.

D. Staff Comments

Mark Stierwalt asked the Tree Board if they wanted to be more active in invasive species control/removal. The board expressed interest in providing more education on this subject and a desire to work with staff on invasive species control on public property. Further discussions are needed about invasive species control on private property.

7. ADJOURNMENT

The meeting was adjourned at 4:10 pm.

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WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

AAA Storage Proposed Expansion

Hendersonville Township
Henderson County
North Carolina

Preliminary
Not For
Construction



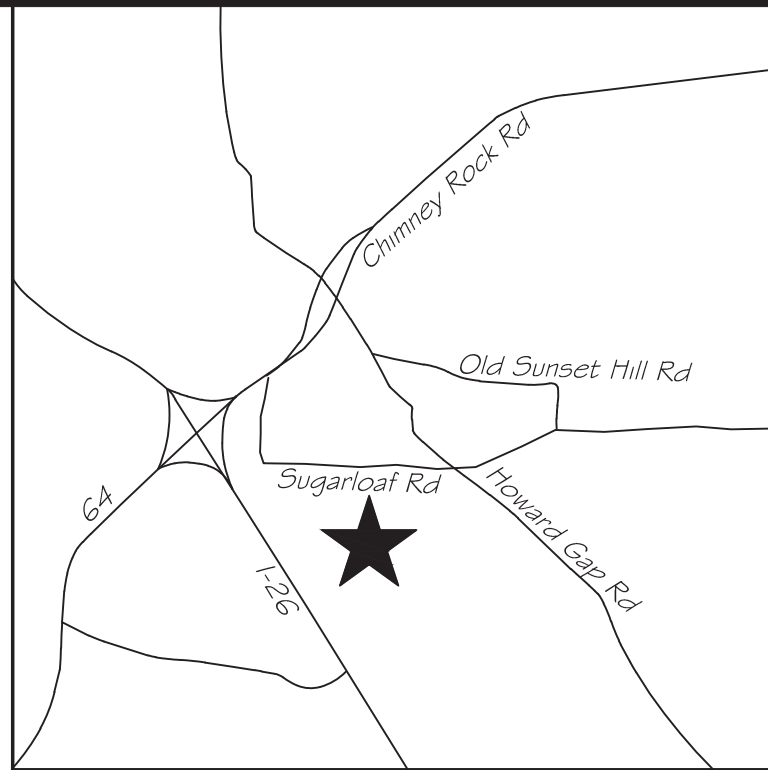
Know what's below.
Call before you dig.

PROJECT NUMBER: 21165
DATE: 2/22
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Site Plan

C-200

SCALE: 1"=40'

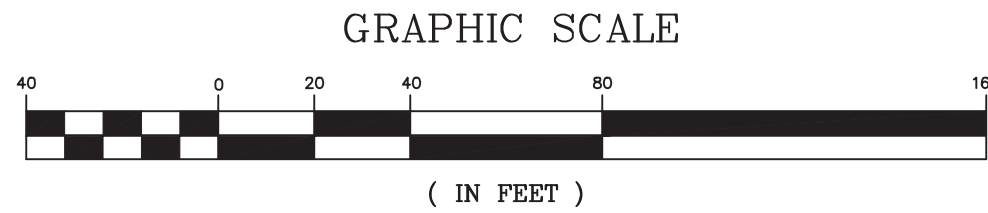
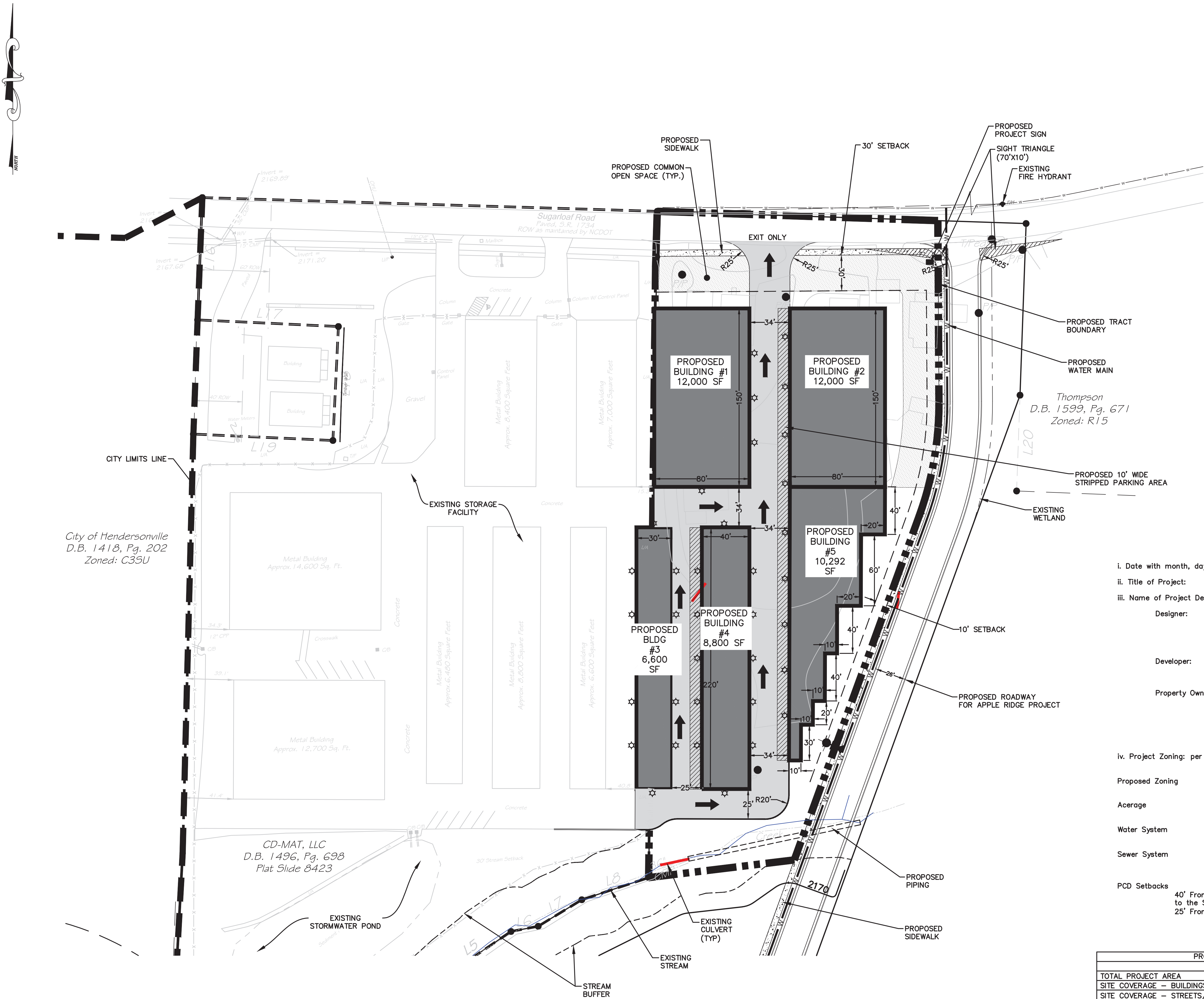


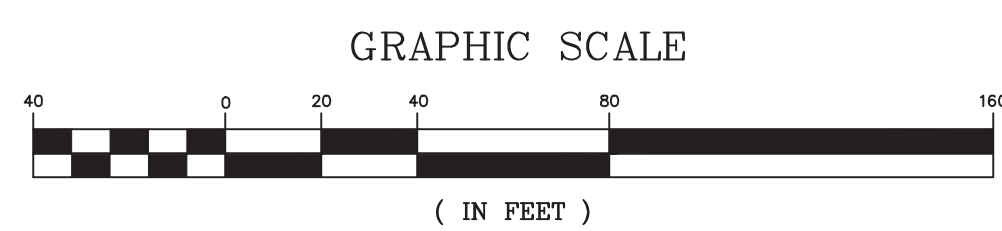
LOCATION MAP
N.T.S.

- i. Date with month, day, year: 04/22/2022
- ii. Title of Project: AAA Storage
- iii. Name of Project Designer, Developer, and Property Owner
- Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177
- Developer: CD-MAT, LLC
837 Tracy Grove Road
Flat Rock, NC 28731
- Property Owner: Thomas H & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724
- iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)
- Proposed Zoning PCD-CZD
- Acerage Existing - 5.8 Ac
Proposed - 2.48 AC. ADDITION
- Water System On Site (Public)
City of Hendersonville
- Sewer System On Site (Public)
City of Hendersonville
- PCD Setbacks 40' From ROW Reduced to 10' with Parking Situated to the Side or Rear
25' From Exterior Property Line

PROPOSED ADDITION	
TOTAL PROJECT AREA	108,028 SF (2.48 AC) (100%)
SITE COVERAGE - BUILDINGS	49,692 SF (1.14 AC) (45.97%)
SITE COVERAGE - STREETS/PARKING/WALKS	27,414 SF (0.62AC) (25.00%)
SITE COVERAGE - COMMON OPEN SPACE	11,026 SF (0.25AC) (10.08%)

EXISTING IMPERVIOUS (37,993 SF) (0.89AC.) (35.17%)
PROPOSED IMPERVIOUS (77,106 SF) (1.77 AC.) (69.68%)





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[illegible]

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Hendersonville Township
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**Preliminary
Not For
Construction**



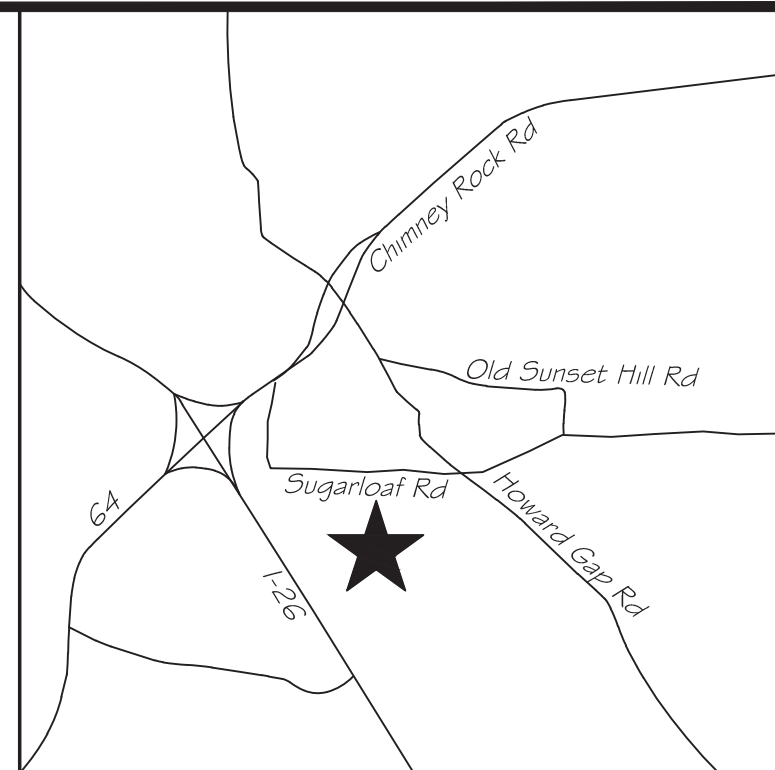
Know what's below.
Call before you dig.

PROJECT NUMBER: 21165
DATE: 2/22
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary Stormwater Management Plan

C-400

SCALE: 1"=40'



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City of Hendersonville

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