



CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, March 21, 2023 – 2:00 PM

AGENDA

1. CALL TO ORDER

A. Mac Brackett

2. APPROVAL OF AGENDA

A. Mac Brackett

3. APPROVAL OF MINUTES

A. February 21, 2023 Tree Board Minutes

4. NEW BUSINESS

A. Welcome New Members

B. Conditional Zoning Districts - Bearwallow Apartments

C. Public Relations Update – Mary Jo Padgett

5. OLD BUSINESS

A. Canopy Study Grant

B. Changes to City Ordinances/Zoning Concerning Trees

C. Tree Board Banner

D. Tree Board Fund Community Foundation

E. Pollinator Bed Traffic Island Four Seasons Boulevard

F. NeighborWoods & Other Tree Planting Projects for 2023

6. OTHER BUSINESS

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, February 21, 2023 – 2:00 PM

MINUTES

MEMBERS IN ATTENDANCE: MAC BRACKETT, ARIAS CRISMOLI, MARY DAVIS, GLEN LANGE, BECA DOLL, JOE PEISO

MEMBERS ABSENT: LAUREN REDFERN

1. **CALL TO ORDER 2:06**

2. **APPROVAL OF AGENDA**

Motion: Glen Lange Second: Mary Smith

3. **APPROVAL OF MINUTES**

A. January 17, 2023 Tree Board Minutes

Motion: Joe Peiso Second: Mary Smith

4. **NEW BUSINESS**

A. Welcome New Members - Arias Crismoli

B. Public Relations Update – Mary Jo Padgett, See attachment for report

Stream Walk rescheduled for March 5 at 2:00.

MC requested from Tree Board Members for Educational Talk at library on March 21st.

C. Conditional Zoning Districts

Motion: Glenn Lange Second: Joe Peiso

Proposed Supplemental Tree Board Motion for 1202 Greenville Highway Development

The developer has provided an article (HortTechnology Journal) comparing tree growth and establishment of various sizes of transplanted trees. Based on that article, the developer is requesting to reduce the caliper of planted trees from 3-3 ½ inches to 2 inches for common space areas and to use 1.5 inch caliper trees for open space areas. There have been a number of research studies on the topic of tree growth rate and establishment for various caliper sizes at time of planting. These studies have come to different conclusions as indicated in the provided journal article. The journal author also recommends further research be done to provide better answers. We have discussed this issue in the past (with our two previous certified arborist members and now

with our current certified arborist member) and concluded that the research conducted to date does not consistently show any dramatic growth rate increases or more effective establishment by favoring small caliper trees over larger calipers. We believe that using larger caliper trees, as long as they come from quality nursery stock and are properly planted and cared for, are effective in improving tree canopy more quickly, improving the landscaping of the development, and improves the chances of survivability of transplanted trees. The Tree Board recommends that trees planted in this development be a minimum of 2-2 ½ caliper inches.

D. Tree Board Fund Community Foundation

Mac Bracket will contact close out Tree Board fund with HCCF and funds will go to the Four Seasons Pollinator Bed project.

Motion: Becca Doll Second: Glen Lange

E. Garden Jubilee Speaker Series

Becca Doll Volunteered to Speak on behalf of the Tree Board at Garden Jubilee

5. OLD BUSINESS

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

B. Tree Board Memorandum to Council

Planning Board just received the memo.

C. Canopy Study Grant: Grant has been applied for and closes on March 1st.

D. Pollinator Bed Traffic Island Four Seasons Boulevard

Awarded and in process- Contract will be signed before next meeting.

E. Glen Lange requested the Tree Board purchase a presentation style banner or vertical display for tabling at events.

6. OTHER BUSINESS

A. Staff Comments

7. ADJOURNMENT 2:59

With webinar to follow

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Public Relations Report

FROM: Mary Jo Padgett, PR Consultant

RE: Publicity Report for February Board meeting

DATE: February 21, 2023

Publicity/ events since last board meeting --

Web page update – A photo-oriented summary report of Tree Board activities in 2022 is now on the Tree Board web page of the City’s website at <https://www.hendersonvillenc.gov/advisory-boards-commissions-and-committees/tree-board/tree-board-projects-activities>.

Thank-you note to City Council and Volunteers -- A modified version of the 2022 web-page report was sent to City Council members, Tom Wooten, Mark Stierwalt, John Connet, and Tree Board members with a note of thanks for support for Tree Board activities during the year.

Sunday, Feb. 12. – Guided Walk Along an Award-Winning Streambank Restoration Project, 2 p.m. This event was cancelled due to weather ... I coordinated with leader Mike Huffman and City website manager to announce the cancellation for those who had signed up. The event has been rescheduled to Sunday, March 5, at 2 p.m. If you are interested in attending, please sign up with Mac Brackett today.

Educational Winter Program – PR for this program at 5 p.m. on March 21 at the Henderson County Library auditorium has been sent to early-deadline publications. See calendar item below. I would like two volunteers to assist me with greeting attendees at the door, and to know who will be MC/speaker for the Tree Board. I will assist the door greeters and speaker with details and instructions. Please let me know by early March if you can volunteer that evening.

Pollinator Month Activities – I sent out the call-for-events press release to media. Deadline for event sponsors to sign up is March 15. This program is managed by Hendersonville Bee City USA.

Upcoming Calendar of Events --

HENDERSONVILLE TREE BOARD CALENDAR 2023

Winter 2023 -- Yarn-Bombing Project. During the winter months, 7 trees near the Historic Train Depot on Maple St. are wrapped in decorative, colorful yarn by the STEAP organization. This art installation, approved by the Tree Board, looks to be finished. Drive by and take a look.

Sunday, March 5 – Guided Walk Along an Award-Winning Stream Restoration Project. 2 p.m. Mike Huffman, City Stormwater Division Manager, will conduct a walkabout on the Allen Branch restoration project. (rescheduled after Feb. 12 event cancelled)

Tuesday, March 21 – “Learn More about the NC Urban Forest Council.” 5 p.m., Henderson County Public Library auditorium, Washington St.. A public educational program at no charge. Mark Foster, arborist for the City of Asheville and former chair of the Council, will speak about the mission, purpose, and services of the state’s Urban Forest Council. (Mary Jo needs TB volunteers, see notes above.)

Saturday, April 22 – Earth Day event on Main Street. Bee City USA and Tree Board will participate.

Spring – NeighborWoods Tree Planting Projects

Early May – Arbor Day Celebration

May 27-28 – Garden Jubilee

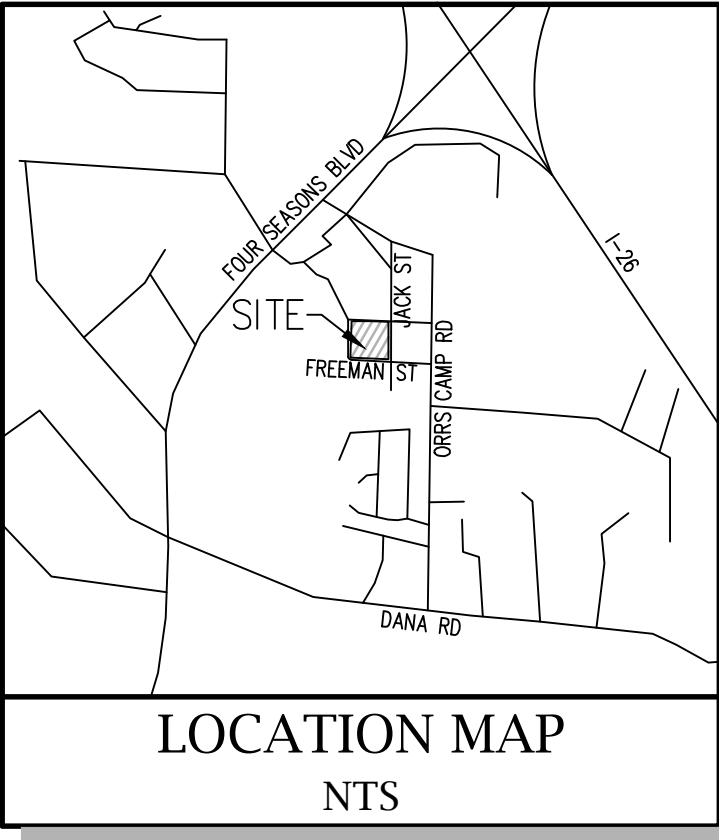
June – Pollinator Month. Bee City will create a calendar of events for the month. June 3 will be the Maple Street Farmer’s Market event.

August – Bee Bold Festival at Bold Rock Cidery, Mills River. Bee City USA will have a booth at this event.

Sept. 1-4 – NC Apple Festival

Oct. 7 – Farm-City Day, Jackson Park. Bee City USA will participate.

97-3005.



DEVELOPER PROPOSED CONCESSIONS	PROPOSED DEVELOPMENT IS LIHTC (LOW INCOME HOUSING TAX CREDIT) WITH ALL (46 UNITS) OF THE UNITS AT OR BELOW 80% AMI. PROPOSED DEVELOPMENT WILL PROVIDE SENIOR AFFORDABLE HOUSING AS GOVERNED BY NORTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS.	DEVELOPER PROPOSED CONDITIONS	THE APPLICANT REQUEST THAT RELIEF BE GRANTED FROM SECTION 5-25-2 OF THE ZONING CODE AS IT RELATES TO FUTURE LAND USE DESIGNATION OF URBAN INSTITUTIONAL NOT BEING LISTED AS A PERMITTED FUTURE LAND USE DESIGNATION FOR URBAN RESIDENTIAL ZONING.
	DEVELOPER SHALL PROVIDE EVERGREEN SHRUBS AND LANDSCAPE PLANTER AT INTERSECTION TO PROVIDE BUFFER SCREEN FOR PROPOSED PARKING.		BASED ON THE SITE CONSTRAINTS AND THE PROJECT BEING AFFORDABLE HOUSING THE DEVELOPER REQUEST TO KEEP THE BUILDING FACADE PROJECTIONS TO 1'.
	DEVELOPER PROPOSES TO INCREASE VISUAL INTEREST WITH VARIED HEIGHTS OF THE PARAPET ALONG EACH FACADE AS WELL AS THE HEIGHTS OF THE WALL PROJECTIONS.		DEVELOPER HAS PROVIDED A TRAFFIC IMPACT STUDY TO THE CITY OF HENDERSONVILLE WITH THE REZONING, BUT REQUEST TO DEFER THE TRAFFIC IMPACT ANALYSIS UNTIL AFTER THE REZONING IS APPROVED.

EXISTING TREES TO REMAIN
(2 TREES)

EXISTING TREES TO BE REMOVED
(4 TREES)

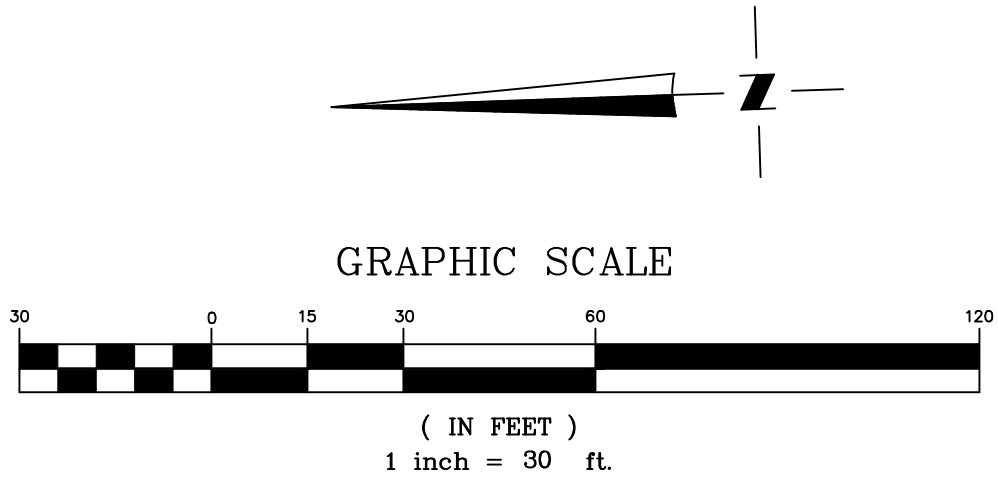
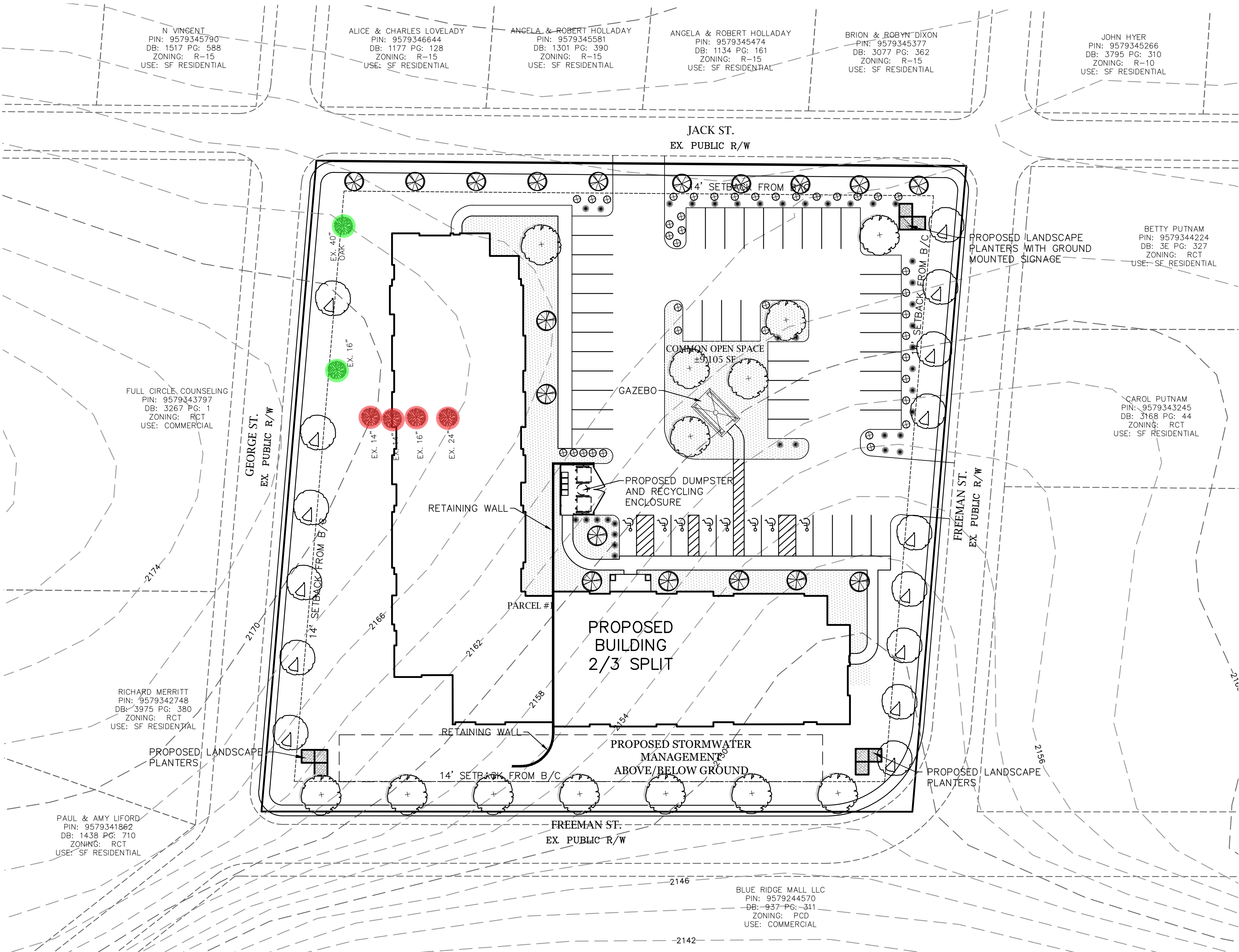
TREE LEGEND

PROPERTY OWNERS:	HUBERT, SANDRA & MINNIE BURGESS 950 FRUITLAND RD HENDERSONVILLE, NC 28792
PARCEL #:	9579343520
DEED BOOK & PAGE:	2003E/704
TOTAL SITE ACREAGE:	±2.09 AC (±91,055 SF)
CURRENT ZONING:	RCT
PROPOSED ZONING:	UR
EXISTING USE:	VACANT/SINGLE-FAMILY
PROPOSED USE:	MULTI-FAMILY HOUSING (SENIOR)
PROPOSED UNITS:	46
FRONT SETBACK:	14' (FROM EX/PROP BACK OF CURB)
SIDE YARD:	5'
REAR YARD:	10'
REQUIRED PARKING:	46
-1.0 SPACE PER UNIT (ELDERLY MULTI-FAMILY DWELLING)	
PROPOSED PARKING:	51
OPEN SPACE/FOOTPRINT REQUIRED	
- PROPOSED FOOTPRINT:	±22,100 SF
- GROSS FLOOR AREA (EXCLUDING GAZEBO)	±52,400 SF
- REQUIRED MINIMUM OPEN SPACE:	30% (27,312 SF)
- PROPOSED OPEN SPACE:	30% (27,312 SF)
- PROPOSED ASPHALT AREA:	±18,654 SF
- PROPOSED SIDEWALK/CONCRETE AREA:	±5,090 SF
- TOTAL PROPOSED BUILT UPON AREA:	±45,844 SF
- REQUIRED MINIMUM COMMON OPEN SPACE:	9,105 SF
(10% OF TOTAL SITE)	
PROPOSED COMMON OPEN SPACE:	9,105 SF
(HATCHED AREA INDICATED COMMON OPEN SPACE)	

DEVELOPMENT SUMMARY

LANDSCAPING CALCULATION	
PERIMETER AND INTERIOR PLANTINGS	
1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 1,500 SQ. FT. OF VEHICULAR USE AREA.	
-TOTAL VEHICULAR USE AREA:	±21,223 SF
-TOTAL TREES REQUIRED/PROPOSED:	14/14
-TOTAL SHRUBS REQUIRED:	28
WHEN A DEVELOPMENT CONTAINS 20 OR MORE PARKING SPACES, 50 PERCENT OF THE TREES AND SHRUBS REQUIRED MUST BE PLANTED IN ISLANDS OR MEDIANS LOCATED WITHIN THE PARKING LOT.	
NO LANDSCAPING SHALL BE WITHIN THE SIGHT TRIANGLES.	
STREET TREES	
ONE LARGE-MATURING TREE FOR EVERY 40 LF OF PROPERTY ABUTTING A STREET OR ONE SMALL-MATURING FOR EVERY 30 LF OF PROPERTY ABUTTING A STREET IF OVERHEAD UTILITY LINES ARE PRESENT.	
JACK STREET	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	302'
-REQUIRED SMALL MATURING (30' ON CENTER):	10
-TOTAL REQUIRED SMALL MATURING TREES:	10
FREEMAN STREET	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	604'
-REQUIRED LARGE MATURING (40' ON CENTER):	16
-TOTAL PROPOSED LARGE MATURING TREES:	16
GEORGE STREET	
-TOTAL LINEAR FOOTAGE OF RIGHT OF WAY:	304'
-REQUIRED LARGE MATURING (40' ON CENTER):	8
-TOTAL PROPOSED LARGE MATURING TREES:	6
-EX LARGE MATURING TREES:	2
BUFFERING FROM STREET (PARKING AREAS ADJACENT TO ROADWAYS)	
AN 8' VEGETATIVE BUFFER SHALL CONSIST OF AT LEAST ONE EVERGREEN OR DECIDUOUS SHRUB PLANTED FOR EVERY FIVE LINEAR FEET OF BUFFER REQUIRED.	
JACK STREET	
-TOTAL LF OF FRONTAGE:	301'
-TOTAL SHRUBS REQUIRED/PROPOSED:	28/28
FREEMAN STREET	
-TOTAL LF OF FRONTAGE:	100'
-TOTAL SHRUBS REQUIRED/PROPOSED:	20/20

LANDSCAPE CALCULATIONS



Mc²

ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
BEARWALLOW LOFTS APTS.
FREEMAN ST.
HENDERSONVILLE, NC

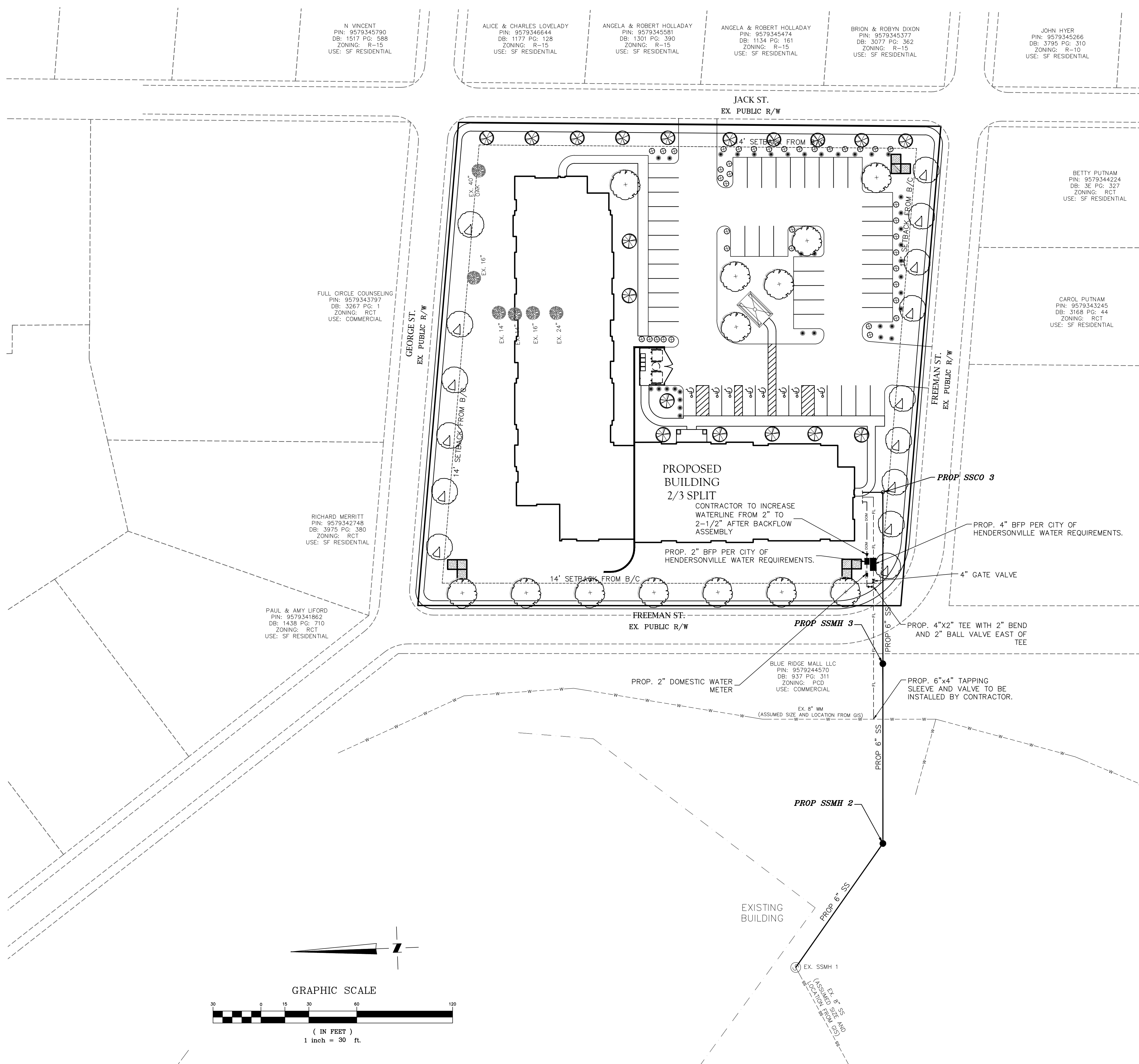
DEVELOPED BY:
WODA COOPER
DEVELOPMENT, INC
500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

SCHEMATIC SITE PLAN

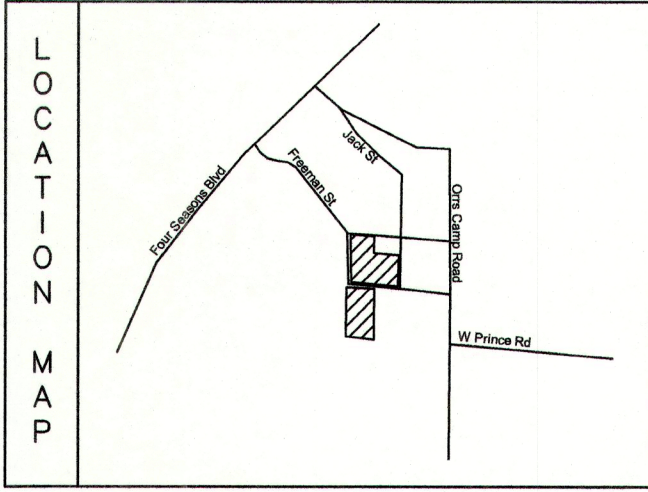
REVISIONS		
1	2/21/23	REVISED GAZEBO/BLDG/PARKING

CAD FILE:	22-028 BASE.DWG
PROJECT NO.:	22-028
DESIGNED BY:	JDM
DATE:	DECEMBER 20, 2022

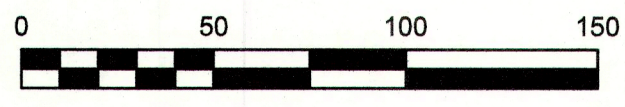
RZ1.0



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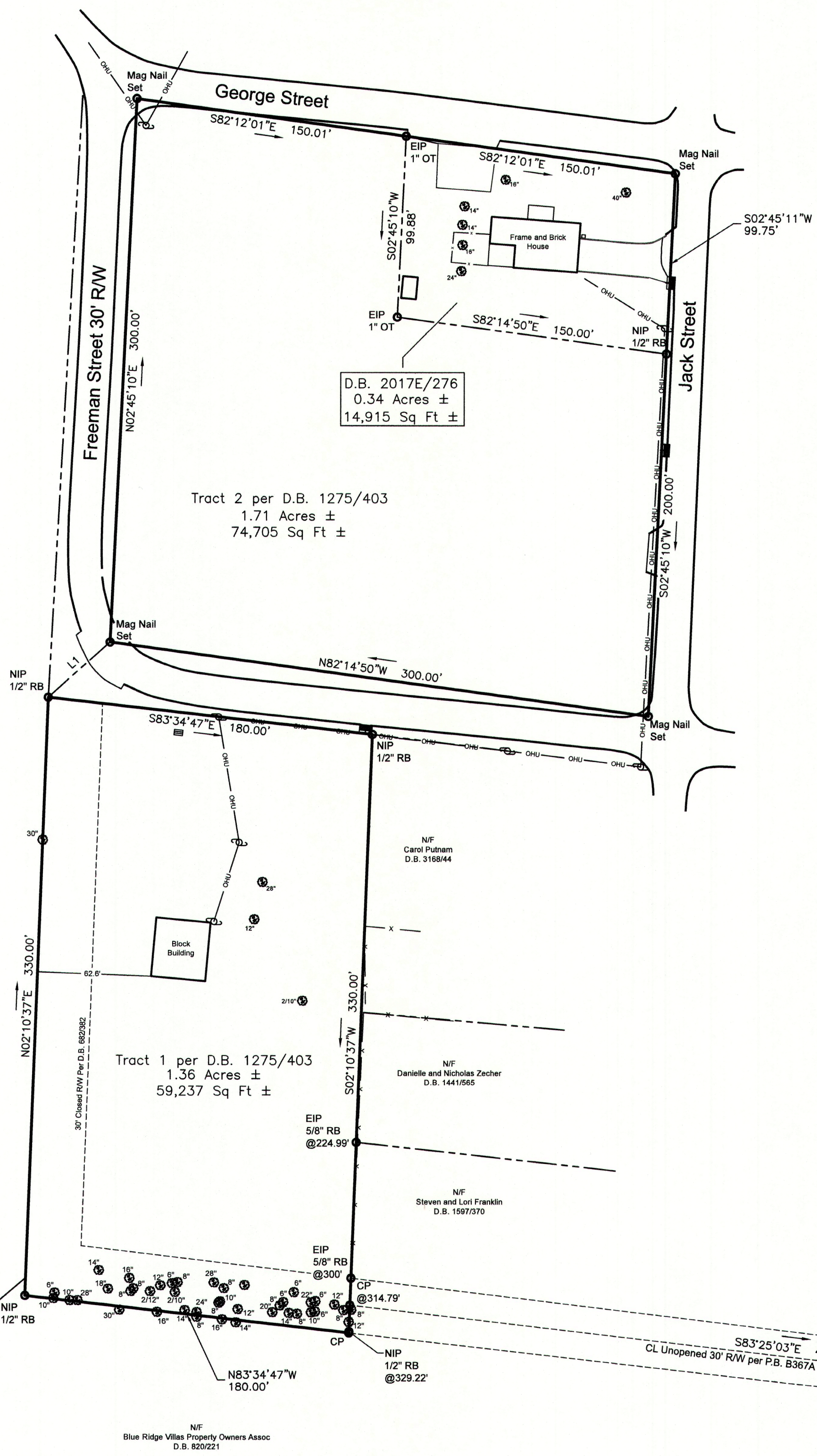


LINE	BEARING	DISTANCE
L1	N48°05'53"E	45.71'



LEGEND:

○	NIP	NEW IRON PIN
●	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
⊙		POWER POLE
⊕		LIGHT POLE
⊗		WATER VALVE
⊘		GAS VALVE
⊙		WATER METER
⊕		FIRE HYDRANT
⊗		SANITARY SEWER MANHOLE
⊘		STORM DRAIN MANHOLE
⊙		CATCH BASIN
⊕		CLEANOUT
⊗		CURB INLET
⊘		TRANSFORMER
ohp		OVERHEAD POWER
-X-X-		FENCE LINE



Plat of Boundary Survey for
Woda Cooper
410 Freeman Street
Hendersonville Township, Henderson County,
North Carolina

FREELAND - CLINKSCALES
& ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
(828) 697-4195 (fax)
fcaofnc@outlook.com
Firm No. C-1562

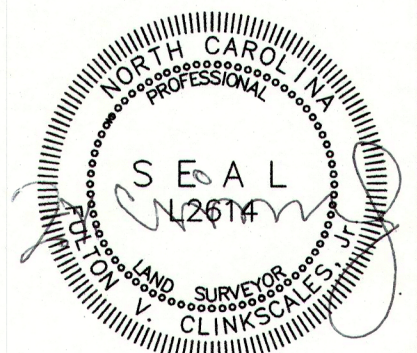
REF. PLAT BOOK	B 303A
REF. DEED. BOOK	1275/403
TAX MAP	9579-34-3520
PARTY CHIEF	BLB
DRAWN	BLB
DATE	February 7, 2023
DWG.NO.	H43037

Note: All trees are Hardwood.

Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.



- BUILDING MATERIALS:**
- 30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES w/ METAL DRIP EDGE (TYP.)
 - ALUMINUM GUTTERS & DOWNSPOUTS
 - VINYL LAP SIDING (TYP.)
 - ACCENT VERTICAL LAP SIDING
 - VINYL WINDOWS
 - WIDE WINDOW & DOOR TRIM
 - BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 - FIBER CEMENT CLAD COLUMNS w/ BRICK BASE



④ REAR ELEVATION
1/16" = 1'-0"



② LEFT ELEVATION
1/16" = 1'-0"



③ RIGHT ELEVATION
1/16" = 1'-0"



① FRONT ELEVATION
1/16" = 1'-0"

REPORT TO: Hendersonville Tree Board
 FROM: Mary Jo Padgett, PR Consultant
 RE: Publicity Report for March Board meeting
 DATE: March 21, 2023

Publicity/ events since last board meeting --

Sunday, March 5 – Guided Walk Along an Award-Winning Streambank Restoration Project, 2 p.m. Leader Mike Huffman did a great job informing an interested group of 18 attendees about the streambank restoration project on Allen Branch. Several attendees signed up to learn more about the Tree Board or to volunteer. I passed those names along to Mary D., volunteer coordinator. Volunteer photographer Ken Fitch took some great photos.

Educational Winter Program – This program is scheduled at the Henderson County Library auditorium this afternoon, shortly after the Tree Board meeting adjourns. See calendar item below. Please plan to attend.

Tree Board Banner – I am working with Glenn L. to create and produce a new display banner, using Printville on Main Street. Photos and quality icons are being researched. Tree Board members will see/approve the final draft.

Arbor Day Celebration in May – Correspondence with Gene Carr, president of Four Seasons Rotary, has been started, alerting the organization that planning should begin. FS Rotary has coordinated the City's Arbor Day event, which is usually held the first week in May, for many years. I do publicity on behalf of the Tree Board for Arbor Day.

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