



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, November 16, 2021 – 2:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. October 19, 2021 Minutes
4. **NEW BUSINESS**
 - A. Public Relations Update - Mary Jo Padgett
 - B. Rezoning: Conditional Zoning District – Southgate Apartments (P21-62-CZD) – *Matthew Manley, AICP – Planning Manager*
 - C. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange
 - D. Tree Planting at Sullivan Park
5. **OLD BUSINESS**
 - A. NeighborWoods
 - B. Pollinator Bed Traffic Island Four Seasons Boulevard
 - C. Tree Maintenance - Bearcat Loop & Oakdale Cemetery
6. **OTHER BUSINESS**
 - A. Utility Update
 - B. Tree Board Budget
 - C. 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

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, October 19, 2021 – 2:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 2:00 PM. Present members: Glenn Lang, Mac Bracket, Andy Crawford, Mark Madsen, and Landon Justice. Absent members: Debbie Roundtree and Pat Christie.

2. APPROVAL OF AGENDA

The agenda was approved. Motion by Glenn Lang, Vote: all ayes.

3. APPROVAL OF MINUTES

A. September 21, 2021 Minutes

The minutes were approved. Motion by Mark Madsen, Vote: all ayes.

4. NEW BUSINESS

A. Public Relations Update - Mary Jo Padgett

Mary Jo provided her update to the Tree Board via email and briefly discussed it during the meeting. The walk on Main Street with Bill Leatherwood was very popular. They plan to do it again next year. The Neighborwoods project went very well. The trees were very nice. The HHS Key Club was invaluable. They were very eager to help.

B. Conditional Zoning District - No projects for this month.

Mathew Manley was present to answer some questions from the Tree Board about the CZD process and the Tree Boards role in that process.

The board discussed the Half Moon Heights project with Mr. Manley. The discussion revolved around silt fencing and existing tree protection measures. The developer has proposed to install a second row of silt fencing rather than one row of silt fencing and the existing tree protection fence. The Tree Board did not object to that proposal. Glenn Lang made a motion to concur with the developer's proposal for a second row of silt fence that will replace the requirement to construct the tree protection fence with 2 x 4 wood posts. Vote – all ayes.

C. Tree Board Budget for Fiscal Year 2021 – 2022

Tom Wooten reported that the Tree Board has spent \$5,842.50 and has \$40,407.50 remaining in their budget for this fiscal year.

D. Pollinator Bed Traffic Island Four Seasons Boulevard

The Tree Board discussed this and would like to move forward with the project. Tom Wooten said a bid specification would need to be written for a request for quotes so contractors could bid on the project. Tom said he was short on help and didn't have the time to write the specification right now. Maybe he can work on it when he gets the new staff hired. In addition, the Tree Board needs to determine who/how they will water the new plants and who will maintain the bed once it is planted.

E. County Comprehensive Planning Process

The Tree Board discussed this and determined that it would be best to be involved as individuals and not involved as a board.

5. OLD BUSINESS

A. NeighborWoods

This project has been completed. Planning for a spring project.

B. HB 496

The appropriations bill is still in the works.

C. Tree Maintenance - Bearcat Loop & Oakdale Cemetery

The Bearcat Loop project may be completed. Tom needs to talk with Bill to see if the pruning has been completed. Tom needs to talk with Bill Leatherwood about the trees at Oakdale Cemetery.

6. OTHER BUSINESS

A. Utility Update

No update at this time.

B. Staff Comments

No update at this time.

C. Arbor Day Celebration

October 28th 11:30 AM at Sullivan Park (713 Martin Circle)

7. ADJOURNMENT

The meeting was adjourned.

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SITE DEVELOPMENT PLANS FOR
SOUTHGATE APARTMENTS

PREPARED FOR:

CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Ave | Suite 700 | Asheville, NC 28801
828.225.4945 | siteworkstudios.com



PROPERTY OWNER:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NC 28151

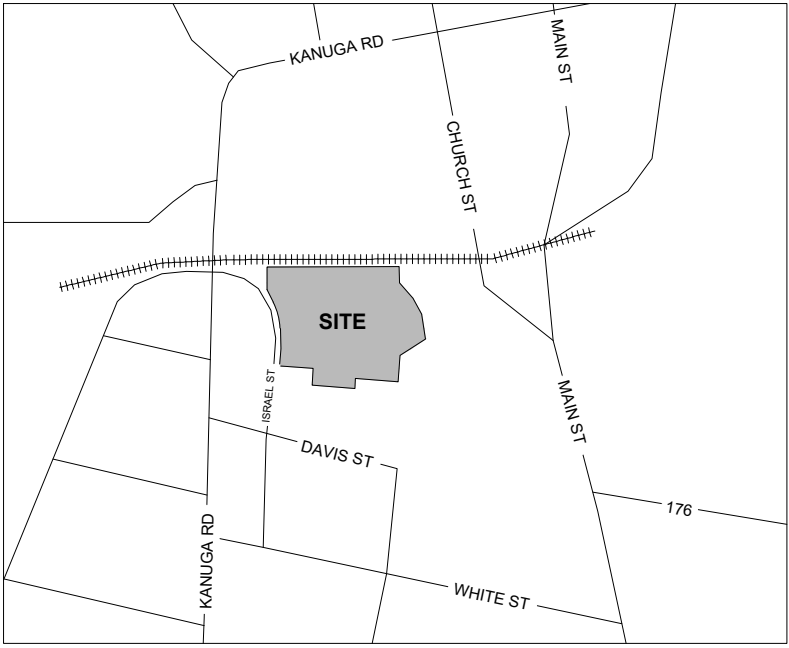
PROPERTY INFORMATION
PROPERTY PIN: 9568-75-5382
SIZE OF PROPERTY: 3.63 AC

DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

ARCHITECT:
ROBIN RAINES , AIA
ROWHOUSE ARCHITECTS
1 NORTH PACK SQUARE
ASHEVILLE, NC 28801
828.281.2344

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
828.225.4945

CIVIL ENGINEER:
CHRIS DAY, PE
CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388



VICINITY MAP
NTS

DRAWING INDEX

SHEET #	SHEET TITLE
L-100	EXISTING CONDITIONS AND TREE DEMOLITION PLAN
L-200	PRELIMINARY SITE PLAN
L-300	PRELIMINARY LANDSCAPE PLAN
	RENDERED MASTER PLAN
C-601	STORM AND UTILITY PLAN
A1.0	ELEVATIONS
A1.1	ELEVATIONS
A1.2	ELEVATIONS

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168 PATTON AVENUE
ASHEVILLE, NC 28801
828.252.5388

SURVEYOR:
ERIC McABEE, PLS
McABEE & ASSOCIATES, PA
3 MCABEE TRAIL
FAIRVIEW, NC 28730
828.628.1295

ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 84 APARTMENTS

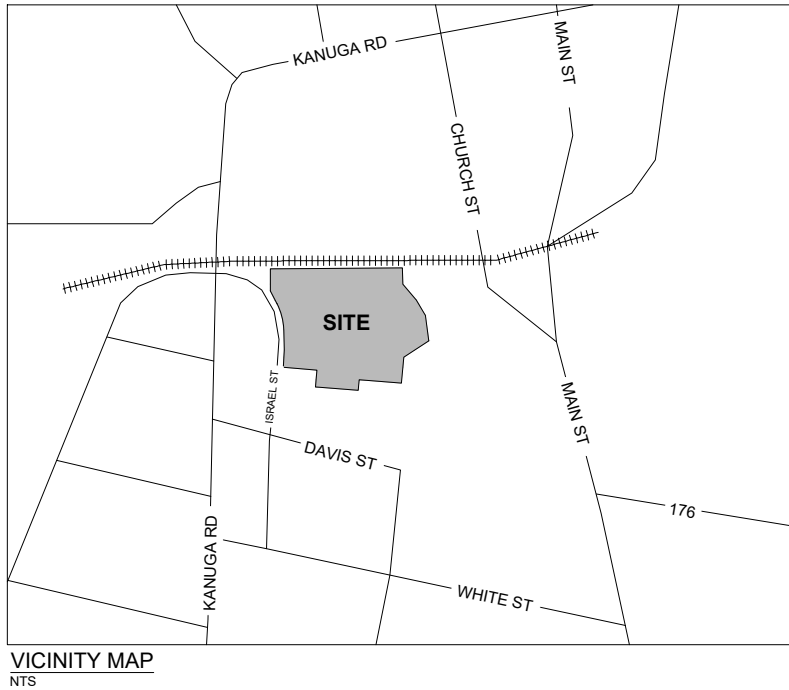
PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

TREE SURVEY NOTES:

- A FIELD SURVEY WAS COMPLETED BY SITEWORK STUDIOS ON NOVEMBER 3, 2021. TREES 12" DBH OR GREATER WERE IDENTIFIED.
- THIS PLAN SHOWS WHICH TREES WILL BE REMOVED DUE TO CONSTRUCTION ACTIVITY, TREE CONDITION OR TREE TYPE.



sitework
STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945



SOUTHGATE APARTMENTS

PREPARED FOR:
CAPITOL FUNDS, INC.
P.O. BOX 144
SHELBY, NORTH CAROLINA 28151

REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

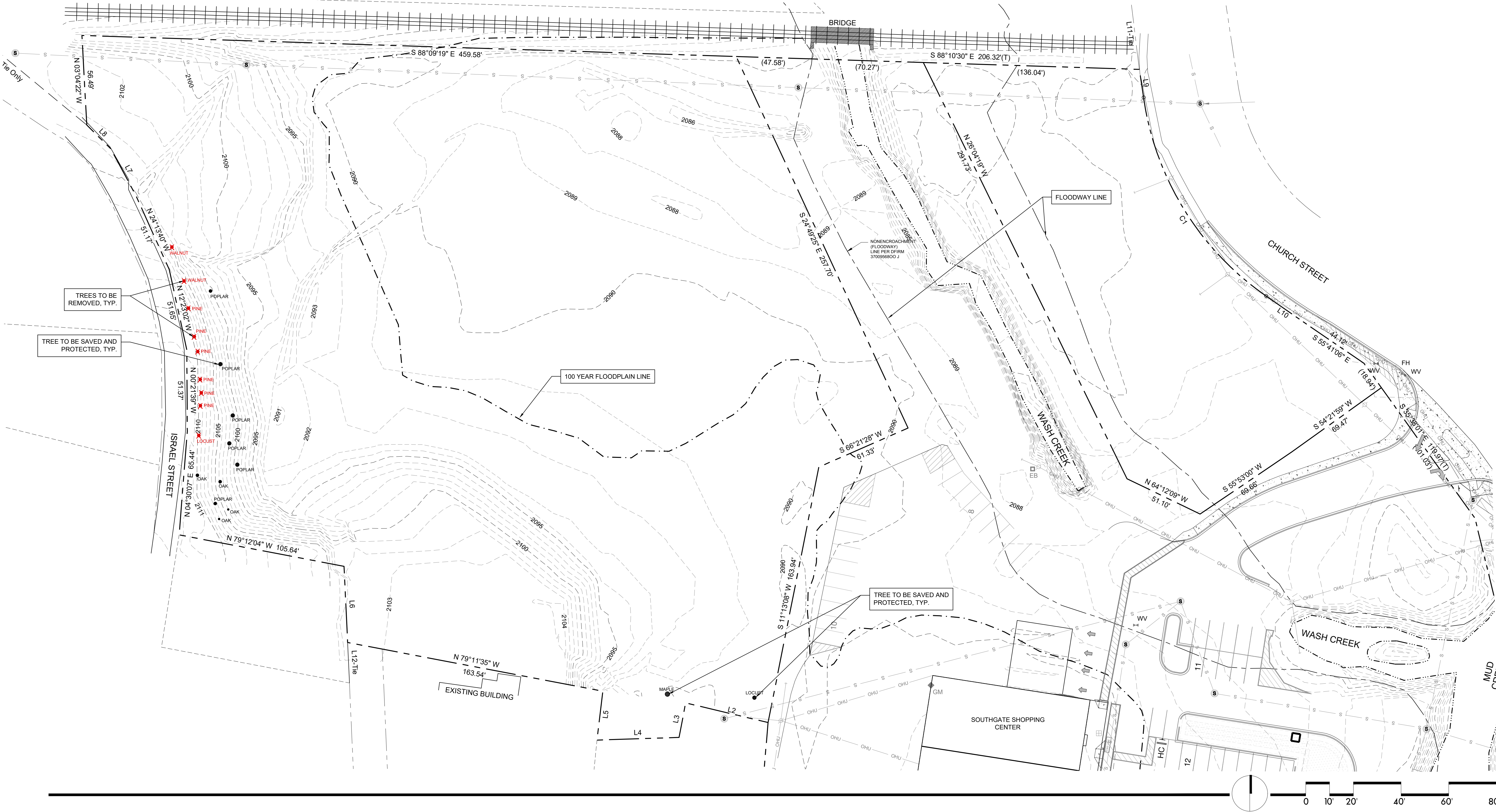
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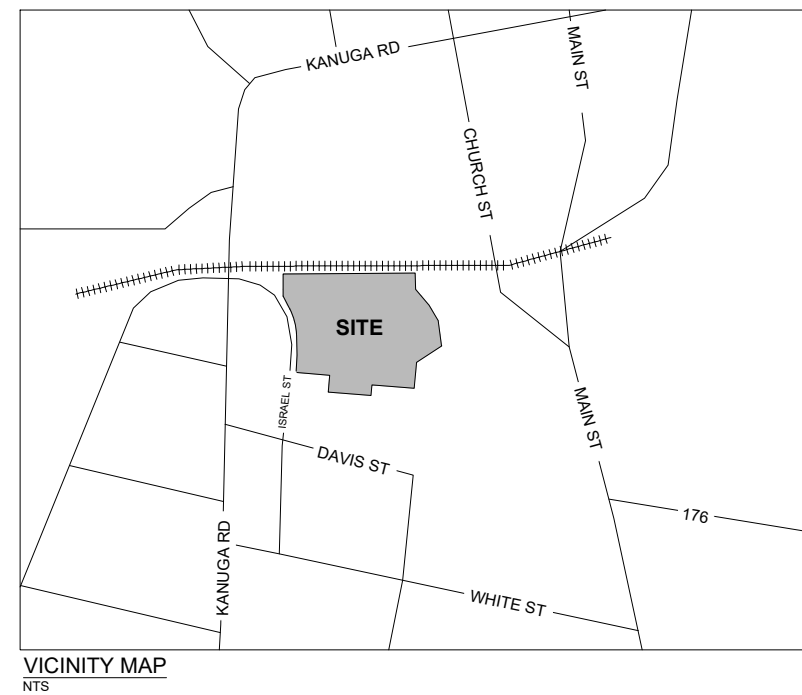
SHEET TITLE:

SITE SURVEY AND
TREE DEMOLITION
PLAN

SHEET NO.

L-100





VICINITY MAP

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIREMENTS (PL)

1 TREE / 2 SHRUB PER 4,000 SF OF VEHICULAR USE AREA (VUA)
TOTAL SQUARE FOOTAGE OF VEHICULAR USE AREAS = 48,818 SF
PLANTINGS REQUIRED = 12 TREES / 24 SHRUBS
NUMBER OF TREES PROVIDED: 12
NUMBER OF SHRUBS PROVIDED: 24 +

STREET TREE LANDSCAPE REQUIREMENTS (ST)

TOTAL LINEAL FOOTAGE OF PUBLIC ROW (ISRAEL ST.) = 273 LF
REQUIRED AT 1 TREE PER 35 LINEAR FOOT
NUMBER OF TREES REQUIRED = 8 TREES
NUMBER OF TREES PROVIDED = 8 TREES

OPEN SPACE LANDSCAPE REQUIREMENTS (OSL)

5 SF OF OPEN SPACE PER 100 SF OF GROSS FLOOR AREA
PROPOSED GROSS FLOOR AREA = 105,519 SF
REQUIRED OPEN SPACE = 21,104 SF
30% OF OPEN SPACE ALLOWED ON ENCLOSED GROUND FLOOR
OPEN SPACE PROPOSED ON GROUND FLOOR = 1,784 SF
OUTDOOR OPEN SPACE PROPOSED = 19,320 SF
1 TREE REQUIRED PER 500 SF OF OPEN SPACE
REQUIRED OUTDOOR OPEN SPACE TREES = 39 TREES
EXISTING TREES = 10 TREES
PROPOSED OUTDOOR OPEN SPACE TREES = 29 TREES

PLANTING STRIP REQUIREMENT (PS)

TOTAL LINEAL FOOTAGE OF VUA ABUTTING PROPERTY = 864 LF
REQUIRED AT 1 TREE / 5 SHRUBS PER 40 LINEAR FOOT
PLANTINGS REQUIRED: 22 TREE / 108 SHRUBS
NUMBER OF TREES PROVIDED = 22
NUMBER OF SHRUBS PROVIDED = 108

SPECIAL PROVISION - MIXED USE OPEN SPACE (SP)

REQUIRED AT 1 TREE / 5 SHRUB PER 4,000 SF OF OPEN SPACE
PLANTINGS REQUIRED = 5 TREES / 26 SHRUBS
NUMBER OF TREES PROVIDED = 5
NUMBER OF SHRUBS PROVIDED = 26

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DEVELOPER CONTACT:
SELWYN PROPERTY GROUP, INC
ATTN: JENSIE TEAGUE
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209

LANDSCAPE ARCHITECT:
SUZANNE GODSEY, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE, SUITE 700
ASHEVILLE, NC 28801
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ZONING:
CURRENT ZONING: C-2 SECONDARY BUSINESS
PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 84 APARTMENTS

PIN: 9568-75-5382

SIZE OF PROPERTY: 3.63 AC

EXISTING IMPERVIOUS SURFACE:
346 SF (0.008 ACRES)
0.3% OF SITE

PROPOSED IMPERVIOUS SURFACE:
78,408 SF (1.8 ACRES)
49.5% OF SITE

SETBACKS:
FRONT: 12' MINIMUM
SIDE/ REAR: 0'

PARKING REQUIREMENTS:
REQUIRED AT 1.5 PARKING SPACE PER UNIT
PROPOSED BUILDING UNITS: 84 UNITS
MIN. REQUIRED PARKING = 126 SPACES
PROVIDED PARKING = 126 SPACES (WITH 5 HC SPACES)

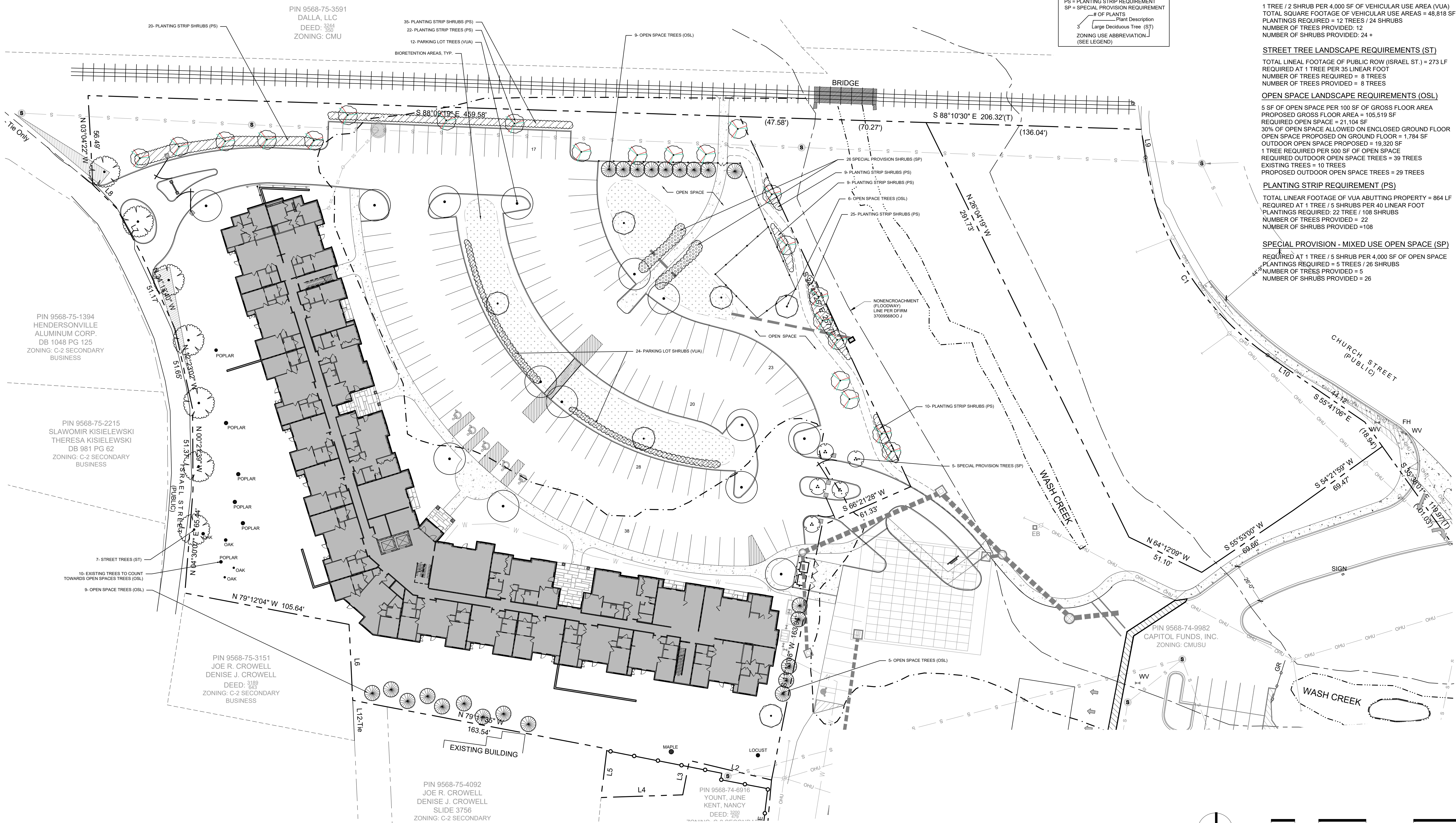
TOTAL PROJECT AREA CALCULATIONS:
BUILDING COVERAGE = 29,590 SF / 0.68 AC (19% OF SITE)
STREETS AND PARKING = 48,818 SF / 1.12 AC (31% OF SITE)
OPEN SPACE = 19,320 SF / 0.44 AC (12% OF SITE)

LANDSCAPE NOTES

- BIORETENTION AREAS WILL HAVE ADDITIONAL PLANTINGS PROVIDED THAN WHAT IS SHOWN ON THIS PRELIMINARY PLAN.
- SHRUBS AND ONLY ORNAMENTAL TREES ARE PROPOSED IN SEWER LINE EASEMENT ALONG THE NORTHERN PROPERTY LINE. NO PLANTS WILL BE INSTALLED DIRECTLY ABOVE THE EXISTING SEWER LINE.

PLANTING LEGEND

ST = STREET TREE REQUIREMENT
VUA = PARKING LOT REQUIREMENT
OSL = OPEN SPACE REQUIREMENT
PS = PLANTING STRIP REQUIREMENT
SP = SPECIAL PROVISION REQUIREMENT
OF PLANTS
Plant Description
Large Deciduous Tree (ST)
ZONING USE ABBREVIATION
(SEE LEGEND)



SOUTHGATE APARTMENTS

PREPARED FOR:

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REVISIONS

NO.	REMARKS	DATE

CONDITIONAL
ZONING REVIEW

DATE:
11.05.2021

SHEET TITLE:
PRELIMINARY
LANDSCAPE
PLAN

SHEET NO.

L-300



PROPERTY OWNER:
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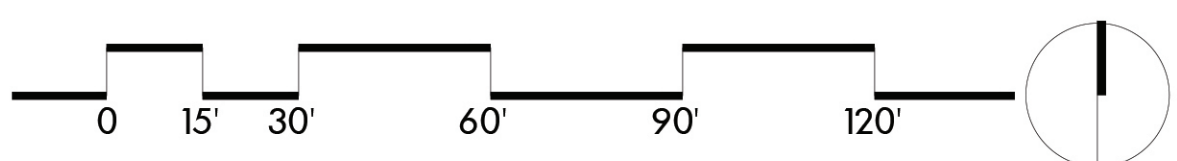
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PROPOSED ZONING: CMUCZD - CENTRAL MIXED USE
CONDITIONAL ZONING DISTRICT CLASSIFICATION

PROPOSED USE: 8+ APARTMENTS

SIZE OF PROPERTY: 3.63 AC



CONCEPTUAL MASTER PLAN

SOUTHGATE APARTMENTS

HENDERSONVILLE, NORTH CAROLINA

