



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, September 21, 2021 – 2:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. August 17, 2021 Tree Board Minutes

4. **NEW BUSINESS**

A. Public Relations Update - Mary Jo Padgett

B. Conditional Zoning District Amendment – West Avenue Villas (P21-43-CZD) – *Matthew Manley, AICP – Planning Manager*

C. Tree Board Budget for Fiscal Year 2021 - 2022

HWY 64 Maintenance - \$14,000

Tree Replacement & Supplies - \$1,500

Arborist Services - \$2,000

Publicity - \$3,000

Arbor Day Membership - \$250

NeighborWoods - \$2,000

Tree Planting at Sullivan Park - \$2,000

Maintenance of Pollinator Beds at Hands On Museum and Bearcat Loop - \$5,000

Planting of Pollinator Bed Four Seasons Boulevard - \$14,000

Total Request - \$43,750

D. Pollinator Bed Traffic Island Four Seasons Boulevard

5. **OLD BUSINESS**

A. NeighborWoods

B. HB 496

C. Tree Maintenance - Bearcat Loop & Oakdale Cemetery

6. OTHER BUSINESS

A. Utility Update

B. 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
 Zoom Meeting - Remote Participation
 Tuesday, August 17, 2021 – 2:00 PM

MINUTES

1. CALL TO ORDER

A. Notice of Remote Participation

Meeting called to order at 2:05 pm.

Members Present on Zoom – Mac Brackett, Pat Christy, Mark Madsen, Glenn Lang, Debbie Roundtree (joined at 3:00 pm). Absent – Andy Crawford.

2. APPROVAL OF AGENDA

Motion to switch New Business to item #4 and move Old Business to item #5, and to add Back to School Festival, Bee City Update, Pardee Parking Lot to the agenda. Motion by Glenn Lang. Roll call vote – Mark Madsen – aye, Pat Christy – aye, Glenn Lang Aye, Mac Brackett – aye.

3. APPROVAL OF MINUTES

A. July 20, 2021 Tree Board Minutes

Motion to approve the minutes as submitted by Glenn Lang. Roll call vote – Glenn Lang – aye, Mark Madsen – aye, Pat Christy – aye, Mac Brackett – aye.

4. NEW BUSINESS

A. Public Relations Update - Mary Jo Padgett

Update provided by email. Mary Jo added that planning for the Arbor Day Celebration has started. The Rotary Club will contact Tom Wooten to discuss some things. A date and time has not been set yet. The guided tree walk with Bill Leatherwood along Main Street has been set. A maximum number of participants is set at 20 and they must pre-register with Mac Brackett.

B. Conditional Zoning District – Providence Walk

The developer has changed their site plan - removed the apartments from the back of the property and added additional home sites near the road. This will save additional trees since a majority of the trees were in the proposed apartment complex area. A motion was made by Glenn Lang to require the developer to utilize trees and shrubs from the Recommended Landscape Species List for Street Trees and Development Projects, to comply with Section 15-4 of the Zoning Ordinance, and to require all new tree plantings to be a minimum of two inch caliper. Roll call vote – Glenn Lang – aye, Mark Madsen – aye, Pat Christy – aye, Mac Brackett – aye.

C. Tree Board Budget for Fiscal Year 2021 - 2022

HWY 64 Maintenance - \$14,000

Tree Replacement & Supplies - \$1,500

Arborist Services - \$2,000

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Arbor Day - \$250

NeighborWoods - \$2,000

Tree Planting at Sullivan Park - \$2,000

Maintenance of Pollinator Beds at Hands on Museum and Bearcat Loop - \$5,000

Planting of Pollinator Bed on Four Seasons Boulevard - \$14,000

Total Request - \$43,750

D. Bee City USA Update

Kim Bailey reported that the pollinator bed by the Bee Mural is looking great. They are planning on working on the dumpster area next. The area inside of the dumpster has been cleaned up, some boards have been replaced on the dumpster doors and the lock system has been repaired. Several events are coming up: Bee Bold at Bold Rock Brewery, Bee Pollinator Project on the Greenway has received national recognition. Mary Jo would like to write an article about this. Kim needs the city to have an Integrated Pest Management Plan in place by the end of the year to reapply for the Bee City USA application.

E. Pollinator Bed Traffic Island Four Seasons Boulevard

Mac Brackett sent files related to this project to Tom Wooten so bids could be obtained for the project. Tom will prepare the bid package and wait for further instruction from the Tree Board. A discussion was held concerning who will water and who will maintain the bed after the plantings are in place. Until that can be figured out, the project is on hold.

5. OLD BUSINESS

A. NeighborWoods

Chad Freeman reported that the trees are going to cost around \$100 - \$125 per tree (all 7 gal. containers).

B. HB 496

Glenn Lang sent an email to Sen. Edwards office and received a response from a staff person. Currently, the language from HB 496 has been included in SB 105, section 5.14 A (on page 39). Sen. Edwards is the sponsor of SB 105. Mac will forward a recent email to City Council.

C. Tree Maintenance - Bearcat Loop & Oakdale Cemetery

Bill Leatherwood has scheduled the work on Bearcat Loop for September.

Chad Freeman is waiting on Bill Leatherwood concerning the Oakdale Cemetery Project.

D. Tree Canopy Survey

No action taken.

E. Back to School Festival

Glenn Lang did not realize that he was signing up to host a booth for this event and that they would have to supply a tent, table, chairs plus the Tree Board does not have much material to hand out and does not have a banner or large sign for the event. Glenn proposed to wait on participating in this event. Mac volunteered to donate the \$30 registration fee so the festival would not lose the registration fee (which goes to backpacks for students).

6. OTHER BUSINESS

A. Utility Update – no update.

B. Staff Comments – no comments.

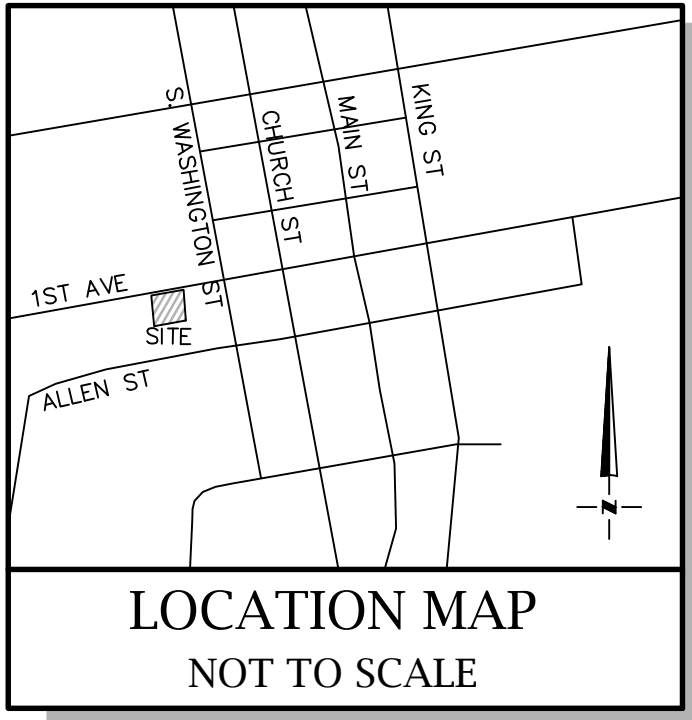
7. ADJOURNMENT

The meeting was adjourned at 3:43 pm.

Tree Board Chairperson Signature

Date

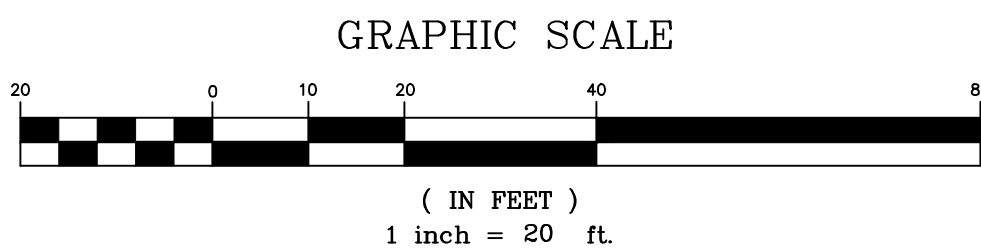
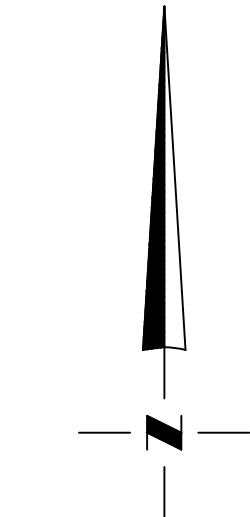
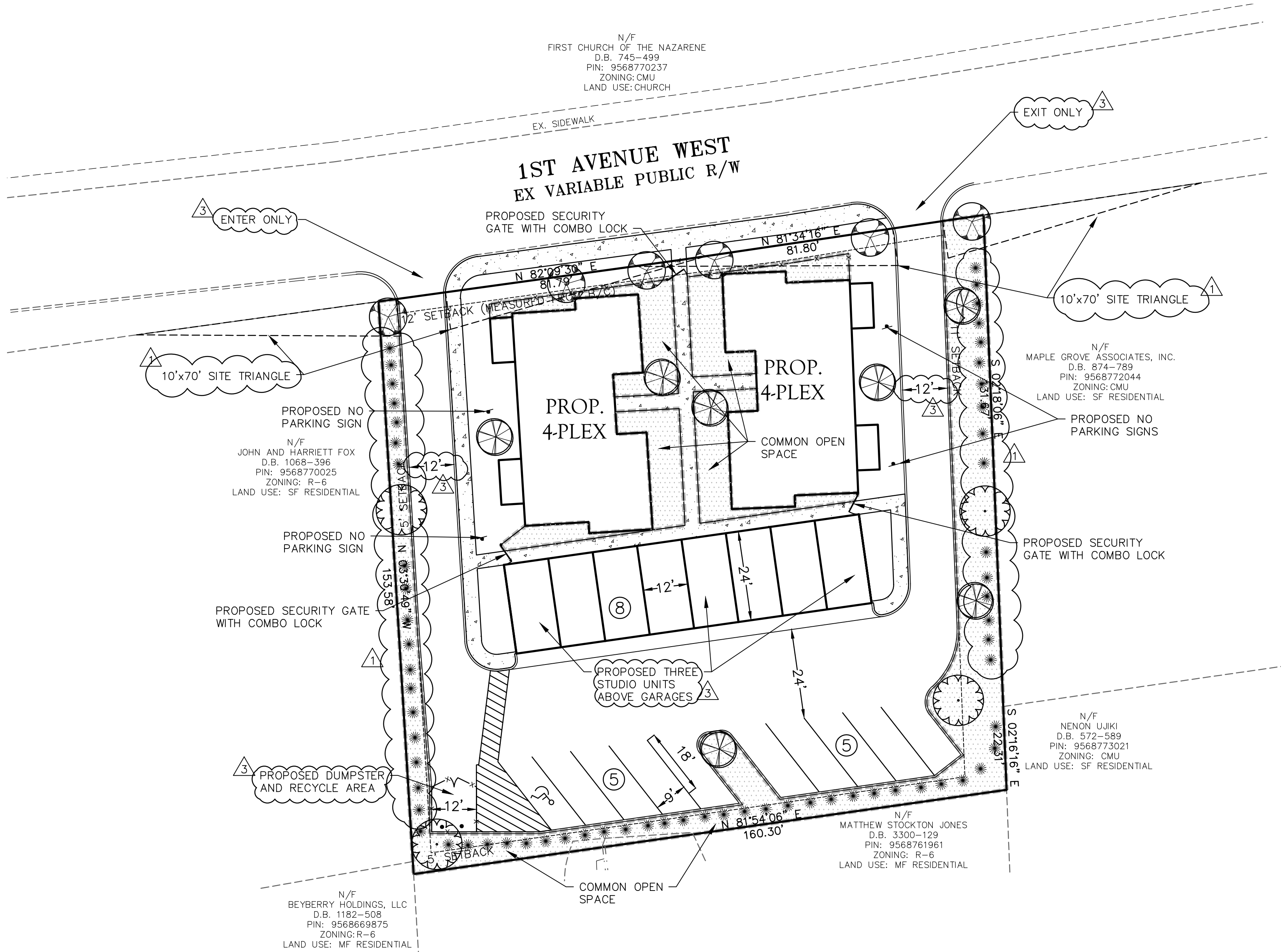
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- DEVELOPMENT NOTES:**
- COMMON OPEN SPACE**
1. DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL FOR ONGOING MAINTENANCE OF COMMON FACILITIES.
- STORMWATER MANAGEMENT**
1. STORMWATER APPROVAL FROM THE CITY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL.
 2. EROSION CONTROL APPROVAL IS REQUIRED FROM HENDERSON COUNTY PRIOR TO FINAL SITE PLAN APPROVAL.
- UTILITIES**
1. UNITS TO HAVE INDIVIDUAL WATER METERS.
 2. SANITARY SEWER TO BE A SINGLE CONNECTION.

LAND OWNER:	RIDDLE DEVELOPMENT, LLC 732 JONESBOROUGH ST HENDERSONVILLE, NC 28739
PIN:	9568771057
JURISDICTION:	HENDERSONVILLE
DEED BOOK & PAGE:	3131 / 595
TOTAL SITE ACREAGE:	0.57 AC (24,766 SF)
CURRENT ZONING:	R-6
PROPOSED ZONING:	CMUCZD
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY (APARTMENTS)
TOTAL UNITS:	11
FRONT SETBACK:	12'
-MEASURED FROM BACK OF CURB	
SIDE YARD SETBACK (WEST):	5'
SIDE YARD SETBACK (EAST):	11'
REAR YARD SETBACK:	5'
REQUIRED PARKING:	11
-1 SPACE PER EACH DWELLING UNIT	
PROPOSED PARKING:	18
-H.C. VAN ACCESSIBLE PARKING:	1
OPEN SPACE REQUIRED:	
-PROPOSED DWELLING UNITS:	11
-REQUIRED MINIMUM OPEN SPACE (500 SF PER DU):	5,500 SF
(HATCHED AREA INDICATES COMMON OPEN SPACE)	
-PROPOSED OPEN SPACE:	5,500 SF
-PROPOSED ASPHALT:	±9,000 SF
-PROPOSED SIDEWALK:	±1,120 SF
(HATCHED AREA INDICATES COMMON OPEN SPACE)	
REQUIRED TREES:	11
-1 TREE PER 500 SF OF OPEN SPACE	
PROVIDED TREES:	11
PROPOSED BUILDING HEIGHT:	25'
PROPOSED BUILDING AREA:	1,912 SF (EACH APT BLDG) 2,304 SF (GARAGE/STUDIO BLDG) 6,128 SF (TOTAL) (24.74% OF TOTAL SITE AREA)

DEVELOPMENT SUMMARY



Mc² ENGINEERING

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

PROPOSED DEVELOPMENT:
WEST AVENUE VILLAS

DEVELOPED BY:
RIDDLE DEVELOPMENT, LLC
732 JONESBOROUGH ST
HENDERSONVILLE, NC 28739

LANDOWNER:
RIDDLE DEVELOPMENT, LLC
732 JONESBOROUGH ST
HENDERSONVILLE, NC 28739

SCHEMATIC SITE PLAN

REVISIONS		
1	1/28/20	HENDERSONVILLE COMMENTS
2	6/11/20	OWNER REVISION
3	6/28/21	SETBACK CHANGES

CAD FILE: 19-037 REZN.DWG
PROJECT NO.: 19-037
DESIGNED BY: JDM
DATE: JANUARY 2, 2020

RZ1.0



7-14-2021

Trees in Red Remain. Trees in Green Removed.

1st Avenue West

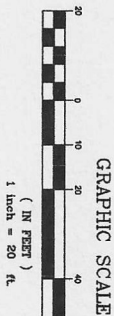


Note: Trees as shown, have diameters of 12" or greater.
Total of 24 trees.

Not For Recordation

The original drawing and/or all copies of it are not transmittable to any future owner(s) of the plotted 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 plot was surveyed under my direct supervision. Property lines and improvements are located correctly and that no value encroachments exist unless otherwise shown.



~~Not valid without the signature~~
and the original seal of a North Carolina
licensed land surveyor.

Plat of Boundary Survey for

Andrew Riddle
1st Avenue West
Hendersonville Township, Henderson County, N.C.

FRIEDMAN - QUINSCALLES BRASSCOPES, INC. OF N.C. 201 AND AVE. EAST HENDERSONVILLE, N.C. 28092 foam@foambook.com (282) 637-6339 Fax (282) 687-4136 Firm No. C-1582	REF. PLAT BOOK 2019/11633 REF. DEED BOOK 3131/595 TAX MAP 9568-77-1057 PARTY CHIEF FVC DEANIN BLB DATE January 27, 2020 DMKNO HH0054
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LEGEND:

○	NIP	NEW IRON PIPE
○	SPR	SPRINKLER
○	CP	CALCULATED POINT
○		POWER POLE
○		LIGHT POLE
○		WATER VALVE
○		GAS VALVE
○		WATER METER
○		FIRE HYDRANT
○		SAINTMARY SEWER MANHOLE
○		STORM DRAIN MANHOLE
○		SEWER MANHOLE
○		CLEANOUT
○		CLIMB INLET
○		TRANSFORMER
○		OVERHEAD POWER
○		FENCE LINE