



CITY OF HENDERSONVILLE HENDERSONVILLE TREE BOARD - SPECIAL ZOOM MEETING

**Special Zoom Meeting
Tuesday, April 06, 2021 – 3:00 PM**

AGENDA

1. CALL TO ORDER
2. CONSIDERATION OF AGENDA
3. CONSIDERATION OF THE MARCH 2, 2021 MINUTES

- 1.
- 2.

4. PUBLIC RELATIONS UPDATE - MARY JO PADGETT

- [3.](#) Publicity Report for April Board meeting

5. CONDITIONAL ZONING DISTRICTS

- [4.](#) EnterTextHere

6. TREE CANOPY SURVEY

Links Shared by Mark Madsen

<https://www.ashevillenc.gov/news/asheville-urban-tree-canopy-study-looks-at-canopy-loss-and-opportunities-t>

<https://avl.maps.arcgis.com/apps/webappviewer/index.html?id=e8bb75d48f78449dbf44de5f2cd0bb73/o-preserve-it/>

7. BEE CITY UPDATE - KIM BAILEY
8. ARBOR DAY CELEBRATION
9. MAINTENANCE OF POLLINATOR BEDS AND TREES AT BEARCAT LOOP
10. NEIGHBORWOODS

April 10, 2021 Planting Project in Green Meadows at 10:00 AM. Photo opportunity for the 30th Year as a Tree City USA.

Public Meeting Notice is required.

11. TREE BOARD BUDGET FOR FISCAL YEAR 2021 - 2022

Current Budget - \$9,595.25 spent; \$7,174.75 available.

Budget for 2021/2022:

HWY 64 Maintenance - \$14,000

Tree Replacement & Supplies - \$1,500

Arborist Services - \$2,000

Publicity - \$3,000

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 Four Seasons Boulevard - \$14,000

Total Request - \$43,750

12. GLENN'S IDEAS

[5.](#)

13. CHANGE OF MEETING TIME & DATE

Proposed meeting date is the third Tuesday of the month at 1:00 PM.

14. STAFF COMMENTS No Comments at this time.

15. UTILITY UPDATE No utility updates.

16. ADJOURNMENT Motion to Adjourn.

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.

REPORT TO: Hendersonville Tree Board

FROM: Mary Jo Padgett, PR Consultant

RE: Publicity Report for April Board meeting

DATE: April 6, 2021

Publicity/ eventssince last board meeting --

Publicity for Bee Mural Project – Continuing on last month’s pre-event publicity announcing the return of muralist Matthew Willey to complete the Bee Mural on the exterior wall of Hands-On! Children’s Museum in downtown Hendersonville, which garnered articles/mention in *The Laurel of Asheville* magazine and *Bold Life* magazine, updated info with specific dates and programs has since been released. Two TV stations (WLOS and Fox Carolina) have interviewed Matt and the newspaper did a great front-page story.

Publicity for Tree City USA 30-Year Recognition – This important recognition from the national Arbor Day Foundation in partnership with the U.S, Forest Service and the National Association of State Foresters was included in a news release about the NeighborWoods tree planting mentioned below.

Publicity for NeighborWoods Tree Planting in Green Meadows -- The news release announcing this April 10 event was sent to all media, garnering a front-page story in the Times-News last week. Tree Board members received a copy of this news release earlier.

April as Environmental Awareness Month -- I assisted City staff with the City’s proclamation declaring April as Environmental Awareness Month, including references to several Tree Board activities during April. It will be officially proclaimed at Thursday’s City Council meeting.

Upcoming Calendar --

HENDERSONVILLE TREE BOARD CALENDAR 2021

March 29 thru April – Bee Mural Project resumes. It is expected to take about a month to complete the mural. A number of activities will be hosted during the month, including Bees and Blooms on Saturdays on-site at the mural project. Vendors and educational displays will be available at that time.

April 10 --NeighborWoods Project at Green Meadows. 10 a.m. 12 residents in this historic neighborhood off 7th Ave. E. will receive 3 trees each to plant ... a total of 36 trees will soon beautify their homes and the neighborhood. The residents chose their trees from a list provided through the NeighborWoods project, a program of Hendersonville Tree Board. Rain date is April 17.

April 10 – Recognition of 30th year of City of Hendersonville as a Tree City USA. A brief ceremony will be held at 807 Robinson Terrace during the NeighborWoods tree planting project, above, to display the 30-Year plaque and 30-Year stickers, and the large new Tree City USA flag presented to the City by the Arbor Day Foundation in partnership with the U.S. Forest Service and the National Association of State Foresters.

May 28-30 – Henderson County Garden Jubilee. A booth will be provided for educational purposes during this popular annual event, which will be both downtown and at participating venues around the county. Free seed packets of pollinator-friendly flowers will be distributed. Volunteers will give info to the public about the Bee Mural, the Tree Board and its programs, and Bee City USA information.

June – Pollinator Month

September – Guided Tree walk. TBA

City of Hendersonville
Henderson County
North Carolina

**Preliminary
Not For
Construction**

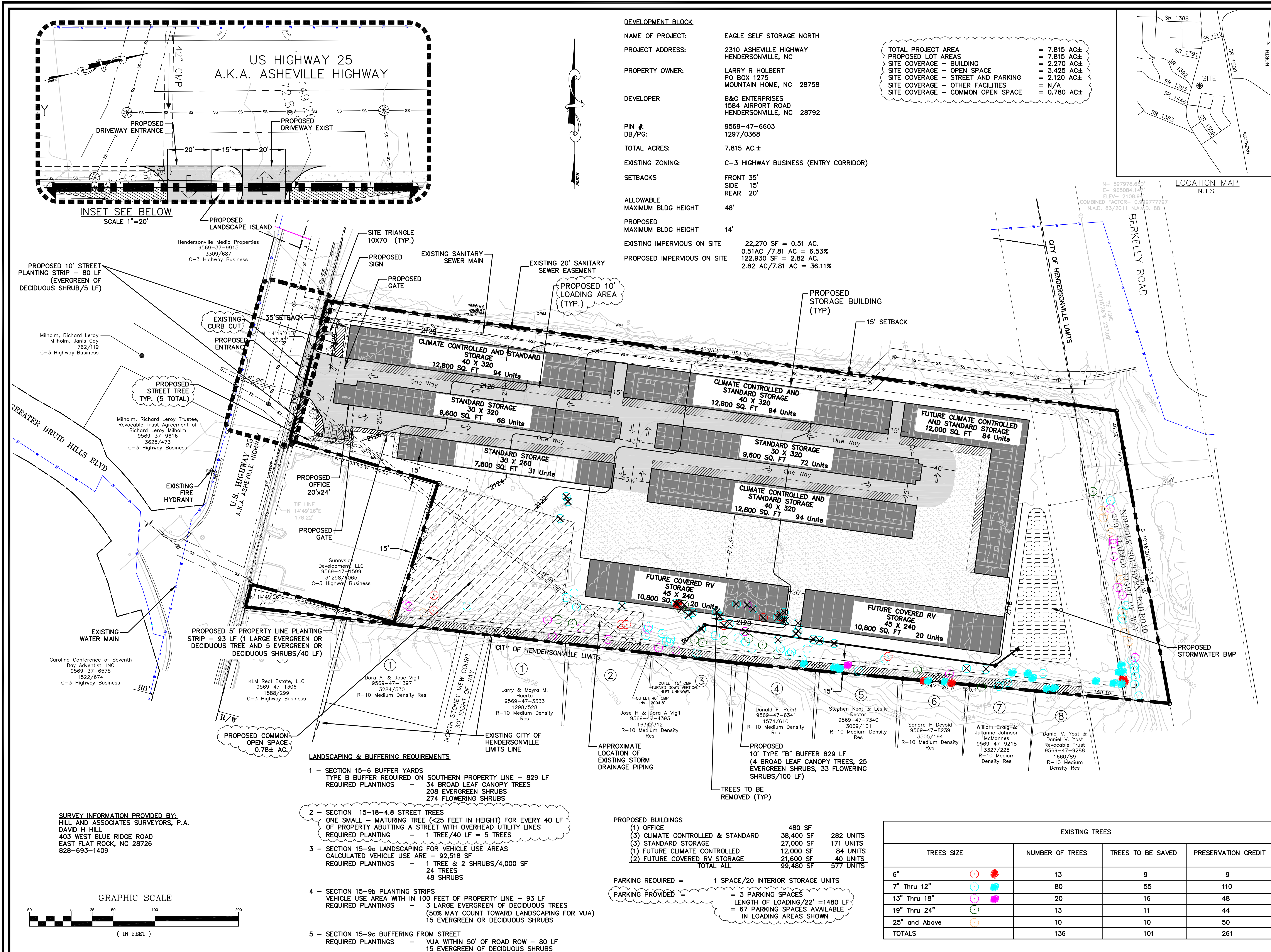
[illegible]

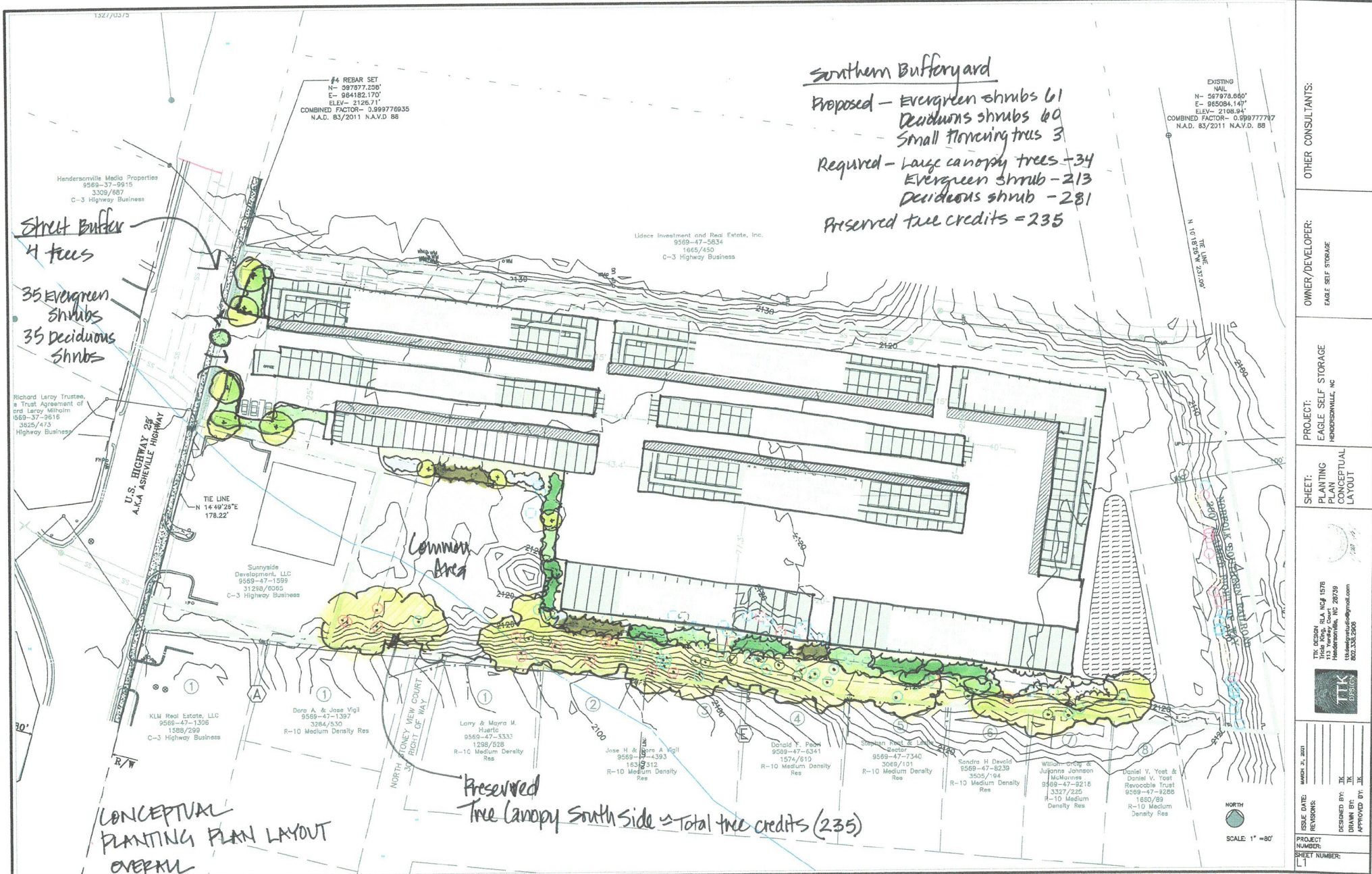
PROJECT NUMBER: 20168
DATE: 3/25/2016
DRAWN BY: KHC
CHECKED BY: WRE

Preliminary Site Plan

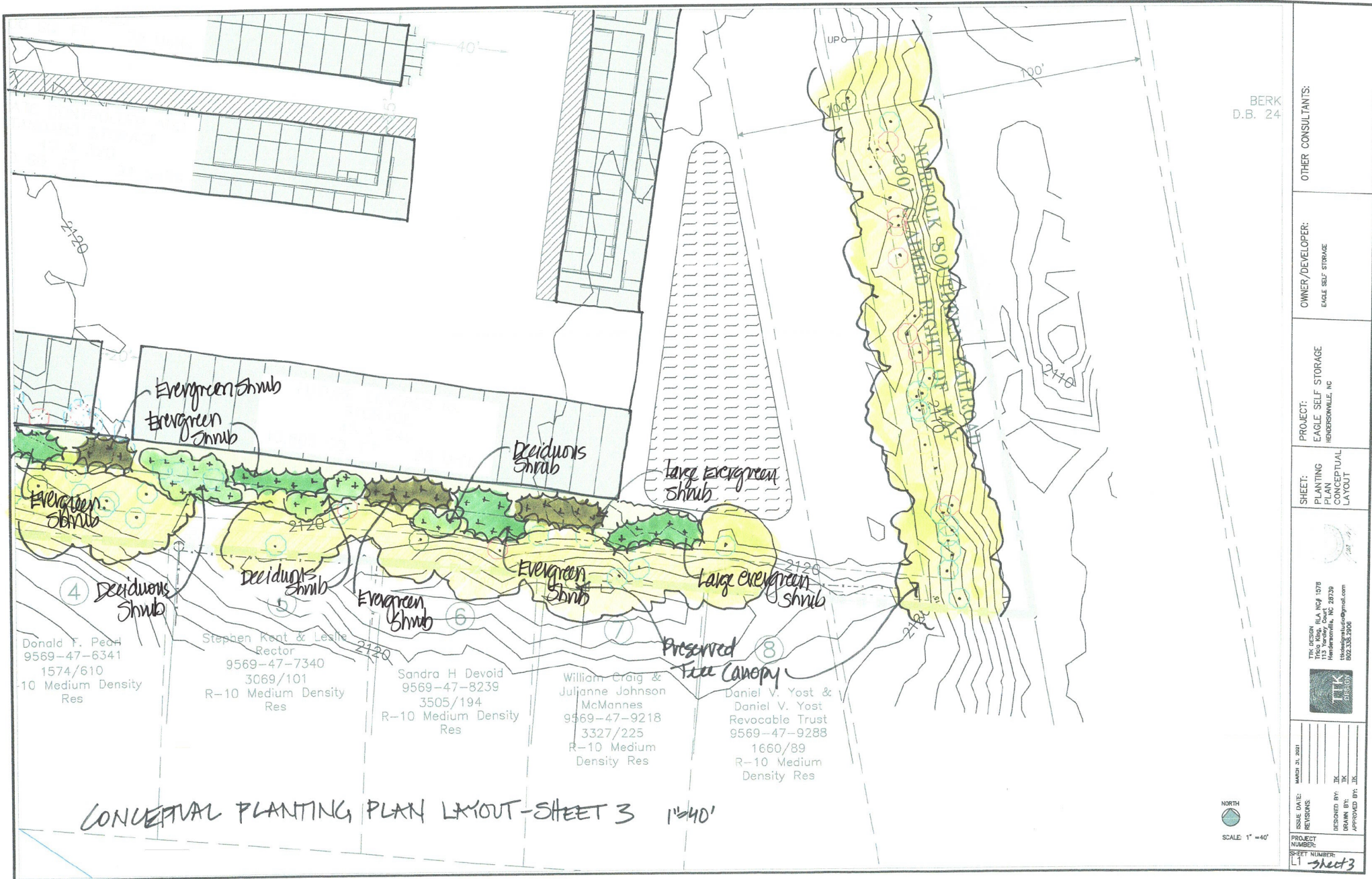
C-200

SCALE: 1"=50'









Eagle Self Storage North P21-10-CZD

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY.....	2
City of Hendersonville Existing Land Use and Zoning	3
SITE CONDITIONS – SITE IMAGES	4
REZONING/SITE PLAN TOPICS	8
Proposed Site Plan.....	8
REZONING CRITERIA:.....	9
REZONING CRITERIA:.....	10
REZONING CRITERIA:.....	14
TRANSPORTATION TOPICS:.....	15
STAFF ASSESSMENT:.....	16
PUBLIC COMMENT:	16
PLANNING BOARD - SUMMARY OF ACTION [RESERVED]	17
Summary of Planning Board Recommendations	17
Planning Board Motion	17
SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS:	18
ATTACHMENTS:	19

PROJECT SUMMARY

Applicant: B & G Enterprises LLC

Property Owner: Larry Holbert

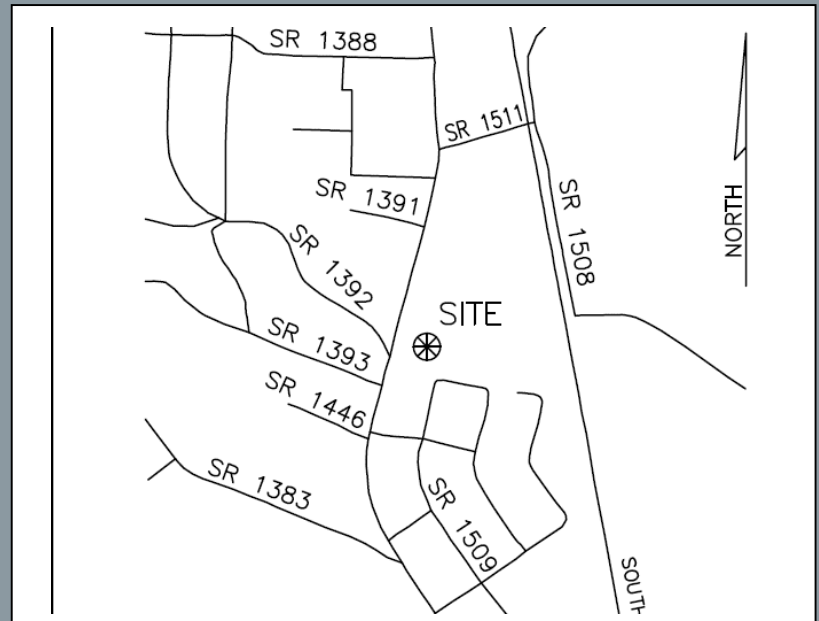
Property Address: 2310 Asheville Highway

Project Acreage: 7.4 Acres

Parcel Identification Number(s): 9569-47-6603

Current Parcel Zoning: C-3 Highway Business

Neighborhood Compatibility Meeting: February 22nd, 2021



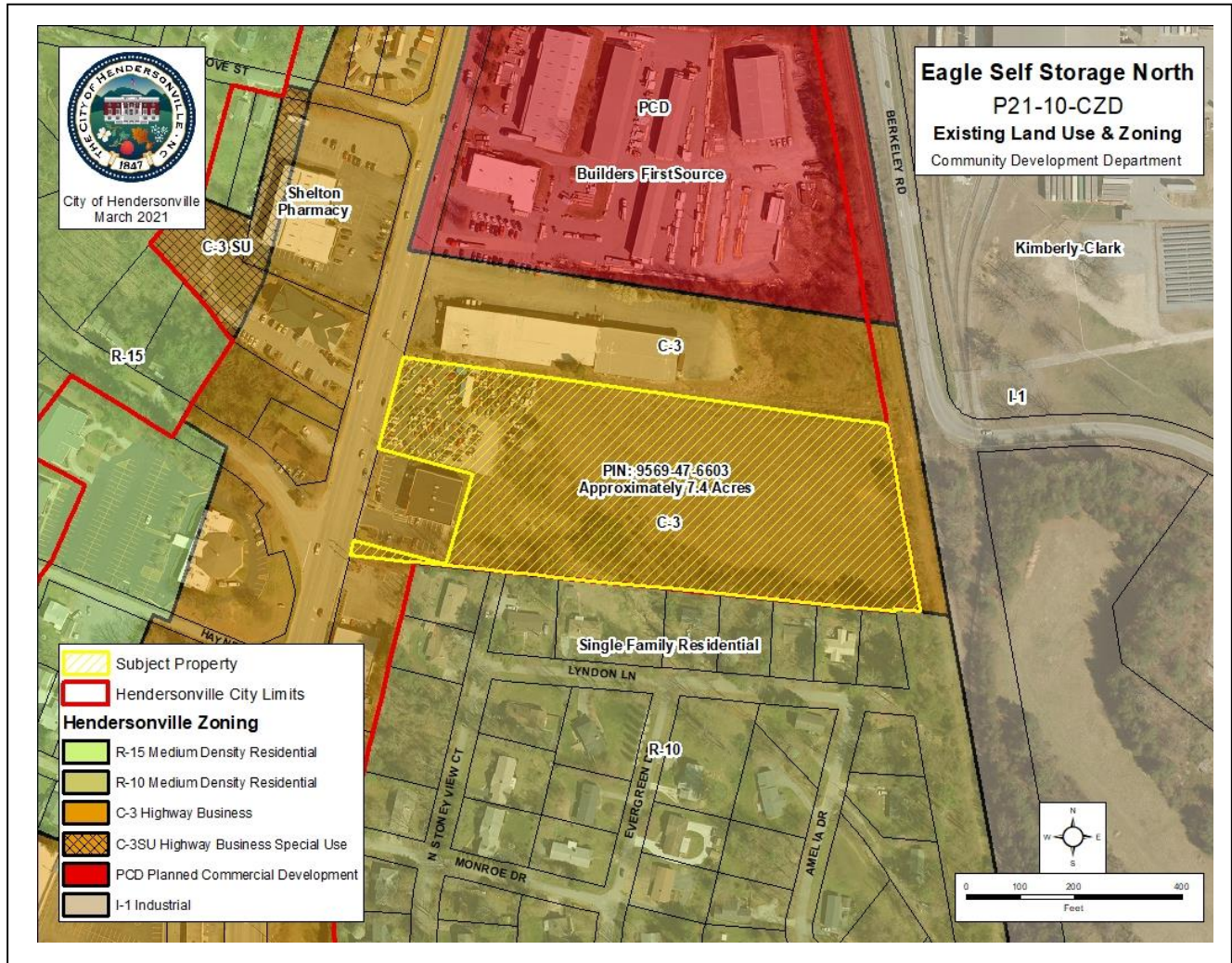
SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

The City is in receipt of a Conditional Rezoning application from B & G Enterprises LLC and Larry Holbert for the development of a 99,480 square foot mini storage facility consisting of 7 buildings and 2 covered storage areas. The property currently contains a used car lot on the front of the property while most of the property is vacant. The applicant is requesting to rezone the subject property to C-3 Highway Business Conditional Zoning District.

This project required a conditional rezoning due to the floor area exceeding 50,000 square feet and due to mini warehouses not being a permitted use in the C-3, Highway Business District.

PROJECT SUMMARY - CONTINUED



City of Hendersonville Existing Land Use and Zoning

Parcels to the north are zoned C-3 Highway Business and PCD, Planned Commercial Development and contain various commercial uses like Builders First Source. Parcels to the east are zoned I-1 Industrial and include Kimberly-Clark and Vacant property along the railroad. Parcels to the south are zoned C-3 Highway Business and R-10, Medium Density Residential and contain a single family residential neighborhood. Parcels to the west are zoned C-3, Highway Business and R-15 Medium Density Residential and contain a mix of commercial and residential uses.

SITE CONDITIONS – SITE IMAGES

*View of the property
looking South
(Toward the single-
family neighborhood)*



*View of the property
looking East
(Toward the railroad
tracks)*



*View of the property
looking West
(Toward Asheville
Highway)*



SITE CONDITIONS – SITE IMAGES CONTINUED

*View from Asheville
Highway*



*Existing vegetative
buffer between the
proposed development
and existing single-
family neighborhood*



*View from inside the
existing bamboo
buffer on the southern
property line*



SITE CONDITIONS – SITE IMAGES CONTINUED

View of some of the existing grading the site. The picture was taken from the subject property. Over the crest is the single-family neighborhood.



View of the home that would be most likely impacted by the development. An infill buffer would be needed at this location (i.e. possibly fixing existing fence or adding additional vegetation)



The existing buffer from a different angle.



OBLIQUE AERIAL PHOTOS

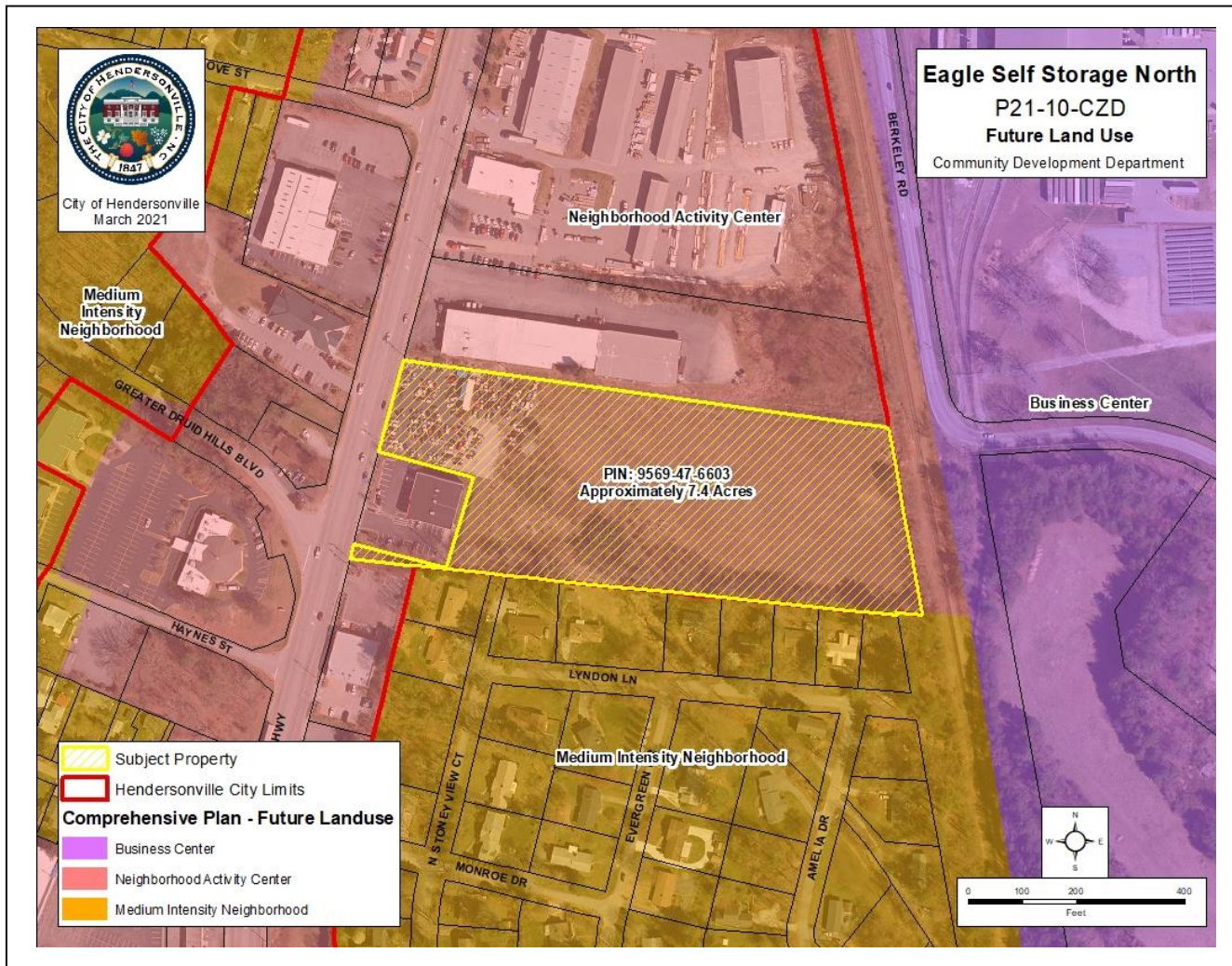
View from the South



View from the North



REZONING CRITERIA:
COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north and west as Neighborhood Activity Center. Parcels to the south are classified as Neighborhood Activity Center and Medium Intensity Neighborhood. Parcels to the East are classified as Business Center

Goal LU-8

Neighborhood Activity Center:
Concentrate retail in dense, walkable mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.

**Strategy LU-8.1.****Locations:**

- Major intersections along existing local commercial corridors (US-25 and US-176)
- Emerging neighborhood activity center at US-64 and Howard Gap Road

Strategy LU-8.2.**Primary recommended land uses:**

- Neighborhood retail sales and services

Strategy LU-8.3.**Secondary recommended land uses:**

- Offices
- Multi-family residential
- Live-work units
- Public and institutional uses
- Pedestrian amenities (plazas, outdoor seating, etc.)
- Mixed uses



Example of a mixed-use Neighborhood Activity Center

Strategy LU-8.4.**Development guidelines:**

- Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear
- Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation
- Provision of pedestrian connections to parking and other buildings/properties

Activity Nodes:

- Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors
- Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way)
- Location of all parking to the side or rear of buildings or in a garage encouraged
- Improved pedestrian connections to surrounding neighborhoods
- Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects

REZONING CRITERIA:**COMPREHENSIVE PLAN CONSISTENCY**

The subject area is designated Neighborhood Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.

The subject property is also located within an "Activity Node" within this classification.

Activity Nodes: The Neighborhood Activity Center and Regional Activity Center categories include additional design guidance for "Activity Nodes", which are locations identified on Map 8.3b that are planned as high-density, pedestrian-friendly community focal points. Although downtown will be Hendersonville's primary urban focal point, the Activity Nodes will act as "satellite" nodes that bring the benefits of urban, mixed-use development and walkable design to neighborhoods and regional retail centers outside of downtown. Activity nodes encourage mixing of neighborhood or regional retail with other complementary uses within a five to 10-minute walking radius. Roadway and site design will create distinctive "centers" that serve as community gathering spots and create a unique sense of place.

- **Primary recommended land uses** provides general guidance (not an exhaustive list) for preferred land uses that should occupy the majority of acreage and/or building floor area within a Future Land Use category's boundaries at full community build-out.
- **Secondary recommended land uses** provides general guidance (not an exhaustive list) for uses that are permitted in combination with Primary Uses as part of mixed-use development plans. Stand-alone secondary uses may be permitted on a case-by-case basis through planned development, special use or conditional use procedures.
- **Development guidelines** provide guidance for development form and density, including building setbacks, parking location, building design and units per acre.

Growth Management

Priority Infill Areas (beige): Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties

- Historic Preservation
- Priority Growth Areas
- Natural Resource/Agricultural
- Priority Infill Areas
- Preservation/Enhancement

The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas

- Development Opportunities (includes vacant land, agricultural land, and single-family residential properties greater than five acres)

A blue line stream is located on a portion of this property. This stream is piped and is not planned to be disturbed during redevelopment.



SITE PLAN REVIEW



EXISTING TREES			
TREES SIZE	NUMBER OF TREES	TREES TO BE SAVED	PRESERVATION CREDIT
6" 	13	9	9
7" Thru 12" 	80	55	110
13" Thru 18" 	20	16	48
19" Thru 24" 	13	11	44
25" and Above 	10	10	50
TOTALS	136	101	261

Landscaping: The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of VUA. 92,518 SF

- Required: 24 Trees, 48 Shrubs

Since this project is a commercial use that abuts a residential use, a Type B buffer will be required along the southern property boundary.

A Type B Buffer consists of: (per 100 linear feet)

- 4 broadleaf canopy trees
- 25 evergreen shrubs (4-foot centers)
- 33 flowering shrubs

Buffer Calculations

- 34 Trees
- 208 Evergreen Shrubs
- 274 Flowering Shrubs

The applicant is proposing to save 101 trees for a total of 261 tree credits. Staff has discussed with the applicant's engineer that existing vegetation on the southern property line should be retained since it is already an established buffer from the residential neighborhood. The existing planting should be supplemented by new plantings where gaps occur.

Stormwater/Flood Hazard Area

The land disturbance for this project exceeds one acre; a storm water management system is required. The stormwater plan will be reviewed by the City's Engineering Department.

Parking Requirements - Table 6-5-2

The zoning ordinance requires mini warehouses to have a minimum of 1 per 2 employees at maximum employment on a single shift plus 1 per 20 rental units.

577 Units= 29 Spaces

3 max employees on a single shift= 2

31 spaces required.

70 spaces provided. 3 traditional spaces and 67 spaces in the parking lane.

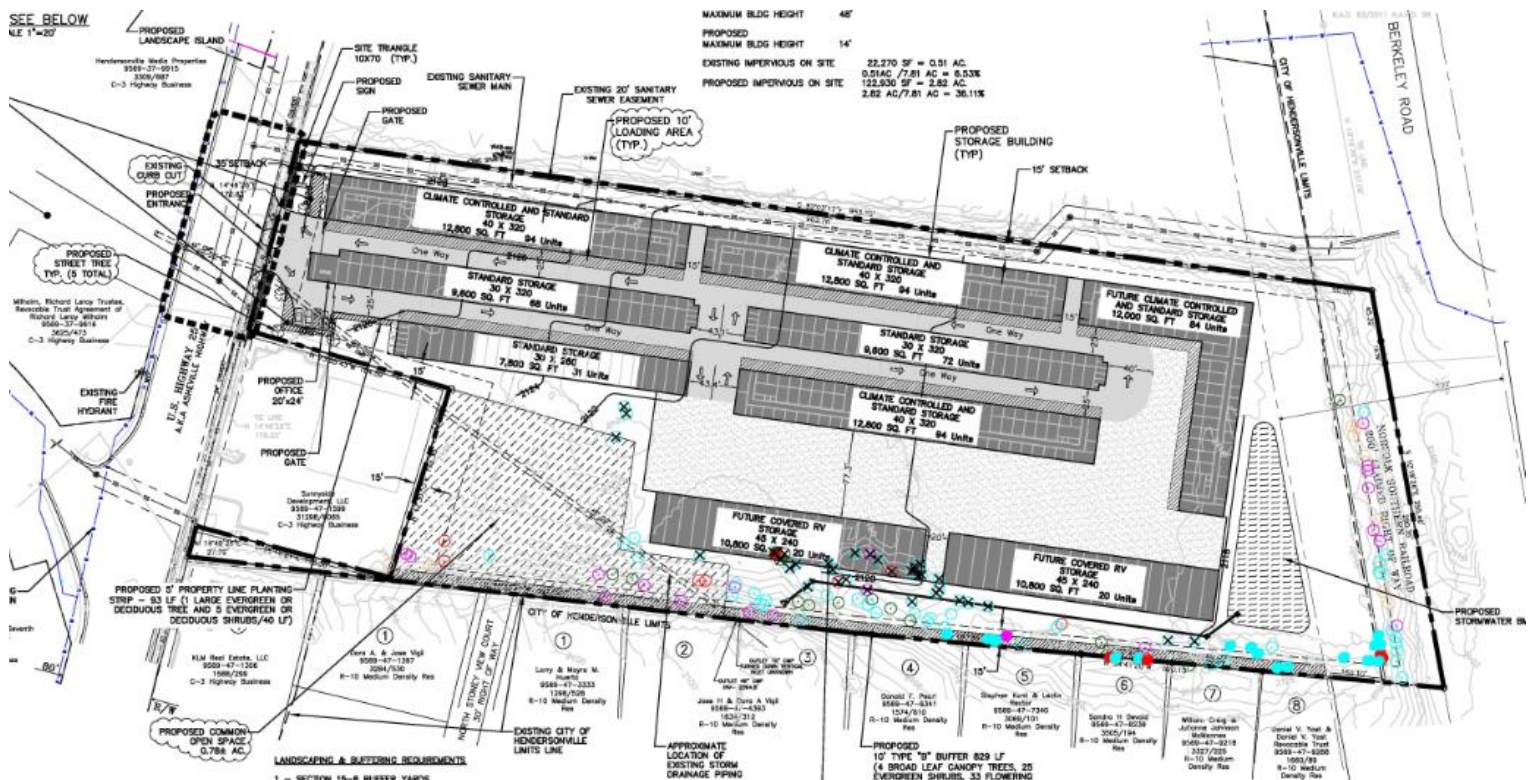
Sidewalks

Sidewalks are currently already provided along the property's frontage of Asheville Highway.

Entrance

The site will have one entrance off of Asheville Highway, they will utilize the existing curb cut for the property.

ZOOM - SITE PLAN



REZONING CRITERIA:

1. COMPREHENSIVE PLAN CONSISTENCY
2. COMPATABILITY
3. CHANGED CONDITIONS
4. PUBLIC INTEREST
5. ADEQUATE PUBLIC FACILITIES
6. ENVIRONMENTAL IMPACTS

The 2030 Comprehensive Plan highlights this parcel as both a priority infill area and development opportunity area. The overall property is currently underutilized in the capacity that it currently serves. The Asheville Highway corridor is mostly made up of commercial uses with a mix of high and medium density residential neighborhoods off the main throughfare.

Staff feel that the road network and infrastructure abutting this site would be adequate to serve this development. The comprehensive plan states that the City should encourage infill development that utilizes existing infrastructure. Staff feels that this project meets this.

The applicant is proposing to save 101 of the 136 trees over 6" DBH on site, which staff feels lessens environmental impact of the development. Staff has also been in discussions with the applicant to save the existing buffer between the residential properties to the south and this development. Staff feels that it is important to save the trees over 6" DBH but also protect the other mature plantings that currently serve as a property buffer (i.e. bamboo, shrubs, and other smaller planting

TRANSPORTATION TOPICS:

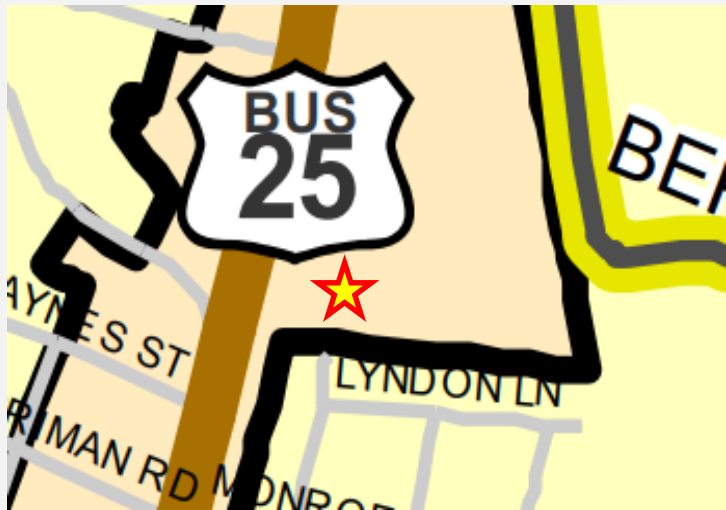
TRANSPORTATION ~~MAP~~
 ANALYSIS: ACCORDING TO THE 7TH
 EDITION OF THE INSTITUTE OF
 TRANSPORTATION ENGINEERS
 TRIP GENERATION MANUAL

The project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds to require a TIA.

Mini Warehouse- Per 1,000 Square Feet Calculation
 27.85 Trips AM peak hour.
 28.85 trips PM peak hour
 No data for daily trips.

2030 COMPREHENSIVE PLAN
 TRANSPORTATION MAP

— Boulevard



Notes

NOTABLE AREA
 NC DOT PROJECTS

STAFF ASSESSMENT:

Based on the review by staff, the submitted site plan for this project appears to meet the Zoning Ordinance standards established in Article 11 -4 of the City Zoning Ordinance.

Staff does not have any formal condition recommendations for this project. However staff would suggest a conversation occur surrounding the existing buffer to the south and whether it should be preserved in its current state or if it should be removed and planted with new plantings in occurrence with the buffer requirements in the zoning ordinance.

PUBLIC COMMENT:

No one from the public spoke about this project at the neighborhood compatibility meeting. The full minutes from that meeting are in your packet.

PLANNING BOARD - SUMMARY OF ACTION [RESERVED]

Summary of Planning Board Recommendations

Insert summary of Planning Board Recommendations, Approval/Denial and vote counts, any modifications suggested for the original list of Uses & Conditions, etc.

Planning Board Motion

Insert text of actual Planning Board Motion and List of Uses and Conditions recommended with approval/denial, etc.

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS:**PLANNING BOARD - APPROVAL**

In considering the proposed Conditional District Rezoning application P21-10-CZD; Eagle Self Storage North, the Planning Board RECOMMENDS APPROVAL to rezone the subject property to C-3 Highway Business Conditional Zoning District, based on the following:

That the map amendment is consistent with the 2030 Comprehensive Plan, Section [... insert section reference]

That the rezoning will conform to the ordinance and be consistent with adjacent development with the following conditions,

1) [Reference Appendix L - List of Uses and Conditions]

That it is reasonable and in the public's interest to approve the application because [insert reference to staff assessment comments].

CITY COUNCIL - APPROVAL

In considering the proposed Conditional District Rezoning application P21-??; Project Name, City Council APPROVES [insert summary of request language from Project Summary], based on the findings;

That the map amendment is consistent with the 2030 Comprehensive Plan, Section [... insert section reference]

That the rezoning will conform to the city zoning ordinance and be consistent with adjacent development with the following conditions, 1) [Reference Appendix L - List of Uses and Conditions]

That it is reasonable and in the public's interest to approve the application, because [insert reference to staff assessment comments].

PLANNING BOARD - DENIAL

In considering the proposed Conditional District Rezoning application P21-??; Project Name, the Planning Board RECOMMENDS DENIAL of [insert summary of request language from Project Summary], based on the following;

That the map amendment is [consistent/ inconsistent] with the 2030 Comprehensive Plan, Section [...insert section reference]

That it is NOT reasonable and in the public's interest to approve the application because [Explain how the project request does not meet the standards established by Section 11-4 of the City of Hendersonville Zoning Ordinance].

CITY COUNCIL - DENIAL

In considering the proposed Conditional District Rezoning application P21-??; Project Name, City Council DENIES [insert summary of request language from Project Summary], based on the findings;

That the map amendment is [consistent/ inconsistent] with the 2030 Comprehensive Plan, Section [...insert section reference]

That it is NOT reasonable and in the public's interest to approve the application, because [Explain how the project request does not meet the standards established by Section 11-4 of the City of Hendersonville Zoning Ordinance].

ATTACHMENTS IN THE PACKET:

1. Neighborhood Compatibility Meeting minutes
2. Full size PDF Site plan
3. Full size Landscape Plan
4. Survey
5. Application

At the last meeting, I brought up several items for consideration by the board and indicated I would put them down on paper for review. I have completed a list of things I have been thinking about as a new board member. None of these are fully developed and I am sure any of these we decide to discuss will need further research. So, I am offering these for initial review, comment, and potential discussion by the board.

1. Look into the need to prepare an Memorandum of Agreement (and procedures) between the Planning Department/City Council and the Tree Board laying out the types of development projects referred to the Tree Board for review and comment.
2. Require that Tree Management Services doing work within the city limits of Hendersonville have at least one professional arborist or urban forester on staff as we do for public tree work. I have noticed a number of large canopy trees taken down in Druid Hills in the past several months that appeared to be healthy. I am hoping that landowners having access to professional advice may not be so quick to remove what they might think are hazard trees. That goes for the following as well.
3. Prohibit tree topping on private trees within the city limits of Hendersonville as we do for public trees.
4. Require the removal, cutting or killing of the vines (near the base of trees) of English Ivy on all trees within the city limits of Hendersonville. I would estimate that at least 15% of all large canopy trees in Druid Hills and Haywood Forest area completely engulfed with ivy and several have been brought down due to same in the last several months.
5. Create an Invasive Plant Species page(s) on the City's web site, along with a brochure for distribution to the public (Garden Jubilee, etc.), to highlight the problems with English Ivy, Bamboo, Wisteria, Butterfly Bush, etc.
6. Complete a second tree canopy inventory.
7. Update the comprehensive city tree plan.
8. Hire a urban forester for the City of Hendersonville to carry out and update the comprehensive city tree plan, handle hazard trees, address tree related inquires from the public, be responsible for the tree canopy inventory, assist city planners, etc.

That is all I have for now (probably more than enough!!). I would appreciate any comments you all may have and I look forward to any discussion.

Glenn Lange