



# CITY OF HENDERSONVILLE TREE BOARD - REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Tuesday, August 16, 2022 – 2:00 PM

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## AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. July 19, 2022 Tree Board Minutes

4. **NEW BUSINESS**

A. Public Relations Update - Mary Jo Pagett

B. Conditional Zoning Districts (Hendersonville Connections Project)

5. **OLD BUSINESS**

A. Pollinator Bed - Traffic Island Fours Seasons Boulevard

B. NeighborWoods

1. 9th Ave.

2. Wolf Chase

3. Druid Hills

4. Blue Ridge Villas

C. Changes to City Ordinances/Zoning Concerning Trees Glen Lange & Matt Manley

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

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

### MINUTES

#### 1. CALL TO ORDER

The meeting was called to order at 2:00 pm.

Members in attendance: Mac Brackett, Glenn Lange, Andreas Crawford, Mark Madsen and Mary Davis.

Members absent: Patricia Christie and Landon Justice.

#### 2. APPROVAL OF AGENDA

A motion was made by Mark Madsen to approve the agenda as submitted.

Ayes - Mac Brackett, Glenn Lange, Andreas Crawford, Mark Madsen, and Mary Davis

#### 3. APPROVAL OF MINUTES

Approval of Minutes May 17, 2022 and June 21, 2022

Motion was made by Mark Madsen for the approval of the May 17, 2022 and June 21, 2022.

Vote - All ayes: Mac Brackett, Glenn Lange, Andreas Crawford and Mary Davis

#### 4. NEW BUSINESS

##### A. John Connet - City Manager

John Connet - The City Manager spoke to the Tree Board about the goals and objectives of the Tree Board going forward. The members agreed to a workshop to further discuss ordinance changes, goals and objectives.

##### B. Cottages at Mastermind (P22-55-CZD)

Tree Board Motion for Cottages at Mastermind

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-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to the prioritization of existing tree canopy, the Tree Board believes that this project is inconsistent and incompatible with the preservation of tree canopy in Hendersonville for the following reasons:

1. Based on the documents provided prior to the Tree Board meeting, there are more than 340 12" or larger trees on this property consisting primarily of oak, maple, poplar and pine.
2. It appears that a large number, more than 240 12" or larger trees will be removed from this property and not be preserved. Only 21 medium or large canopy trees will be replanted and not with similar species as currently found on the property.
3. This property is one of the few remaining forested properties of this size and tree diversity in Hendersonville.

The Tree Board recommends the following conditions be applied to this development.

1. Replace 50% of the proposed Linden and Zelkova tree plantings with native medium or large canopy trees from the following Genera (Quercus and Acer) to help enhance bird populations by planting trees that produce food (insects) for nesting birds. 96% of our terrestrial birds rely on insects supported only by native plants.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4 regardless of use as tree credits.
3. Plant an additional 15 oak, maple, and poplar (2 and one half inch or larger caliper) trees throughout the open spaces created by this development.
4. Implement a vegetative planting plan that will enhance the banks of and a 20 foot corridor around the stormwater pond to provide filtration and infiltration of stormwater from turf managed areas and enhance wildlife habitat. The plan must include diverse and appropriate species of native upland and wetland shrubs and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) selected from the city's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses should be used.

Motion was made by Glenn Lange

Ayes - Mac Brackett, Mark Madsen, Glenn Lange, Andreas Crawford, and Mary Davis

C. Public Relations update - Mary Jo Padgett

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

## 5. OLD BUSINESS

A. Pollinator Bed Four Seasons Boulevard

Project is moving forward. The bid package is under review by Legal and Finance.

B. Changes to City Ordinances/Zoning Concerning Trees - Glenn Lange & Matthew Manley

Table until next meeting

C. 1. 9th Ave

2. Wolf Chase

3. Druid Hills

#### 4. Blue Ridge Villas

The Tree Board will handle ordering the trees and the delivery of trees for these projects.

### 6. OTHER BUSINESS

#### A. Utility Update

Duke Energy has notified us that they will be performing some tree trimming along the main line starting on Substation Street and coming through town. They will be trimming a few trees at City Hall as part of this project. The impact to the trees at City Hall should be minimal.

#### B. Tree Board Budget

HWY 64 Maintenance - \$15,000

Tree Replacement & Supplies - \$1,500

Arborists Services - \$2,000

Publicity - \$3,000

Arbor Day - \$250

NeighborWoods - \$4,000

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

Pollinator Bed Four Seasons Blvd & One Year Maintenance - \$22,500

Landscape Plan for Greenway Planting - \$2,500

Total Budget - \$55,750

No action taken.

#### C. Invasive Species Control/Removal

Steve Pettis with Cooperative Extension wants to work with the Tree Board to help plan on some invasive removal and provide chemicals for the Greenway Trail.

#### D. Tree Species List

Review it next month.

#### E. Staff Comments

None at this time

### 7. ADJOURNMENT

The meeting was adjourned at 3:21 pm.



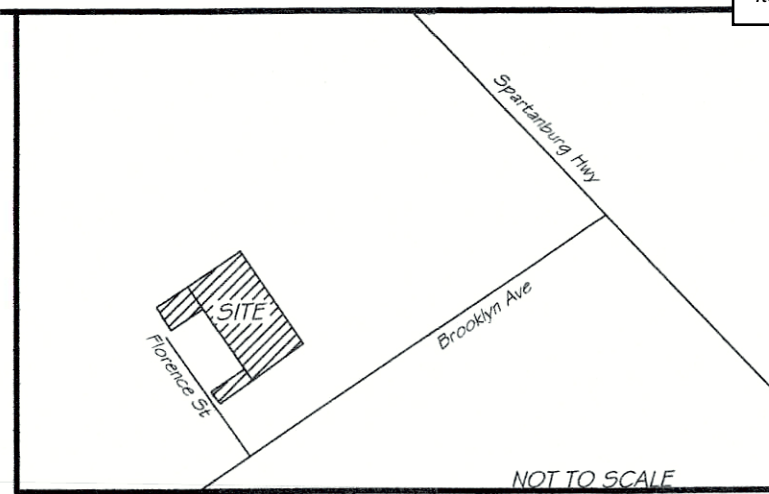




Point	Northing	Easting	Elev.	Invert In	Invert Out
C/B 1	581792.427	972621.593	2120.90	2114.63	2115.15
C/B 2	581872.065	972555.623	2121.81	2116.88	2116.90

Point	Northing	Easting	Elev.	Invert In	Invert In	Invert Out
SSMH 1	581812.194	972639.323	2122.62	2116.32	2116.38	2116.03

Grid North  
NAD83 (2011)



Vicinity Map



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 1548, Page 601) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 3 day of Aug, 2022.

*Cameron S. Baker*  
Professional Land Surveyor No. L-4920

Global Positioning System Certification (RTK)  
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced To NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977722 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6

0.43 Acres

D.B. 3384, Pg. 184  
Area By Coordinate Computation  
Pin: 9578-21-4924

1.72 Acres

Parcel 1 of D.B. 1548, Pg. 601  
Area By Coordinate Computation  
Pin: 9578-21-5868

Point	Description
109	6" MAPLE
110	6" MAPLE
111	6" MAPLE
112	6" MAPLE
113	6" MAPLE

L4 is a Tie Line

Course	Bearing	Distance
L1	N 33°31'23" W	42.44'
L2	N 32°05'10" W	50.32'
L3	N 32°01'04" W	41.52'
L4	N 25°51'51" W	17.44'

Building Setbacks as per  
City of Hendersonville C-3 CZD Zoning:

Front: 40' (Front yard requirements may be reduced to 15' for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)

Side: 15'

Rear: 20'

Notes:

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned C-3 CZD as per City of Hendersonville.
8. Property is not located in a Water Supply Watershed.
9. Property is located within 1/2 mile of a designated Farmland Preservation District.
10. Property is located in Zone X (minimal flood risk) as per FRIS Map Panel 9578, Map # 3700957800J effective date 10-2-2008.
11. Contour Lines are at 1' intervals.

30 0 30 60 90

GRAPHIC SCALE - FEET

Being all of that Parcel as Described in D.B. 3384, Pg. 184, and  
Being all of Parcels 1 & 2 as Described in D.B. 1548, Pg. 601  
Recorded at Plat Slide 9041

Map of Topographic Survey for  
**Grace Blue Ridge Church**  
**PCA Incorporated**

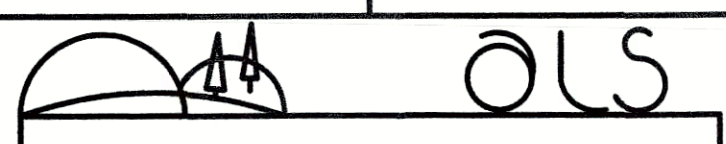
Owners:  
D.B. 3384, Pg. 184  
D.B. 1548, Pg. 601

Pin: 9578-21-4924

Pin: 9578-21-5868

Pin: 9578-21-5614

Hendersonville Township Henderson County, NC



**ASSOCIATED LAND SURVEYORS**

& PLANNERS P.C.  
P.O. BOX 578 \* HORSE SHOE, NC 28742  
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1" = 30 Feet DATE: July 25, 2022

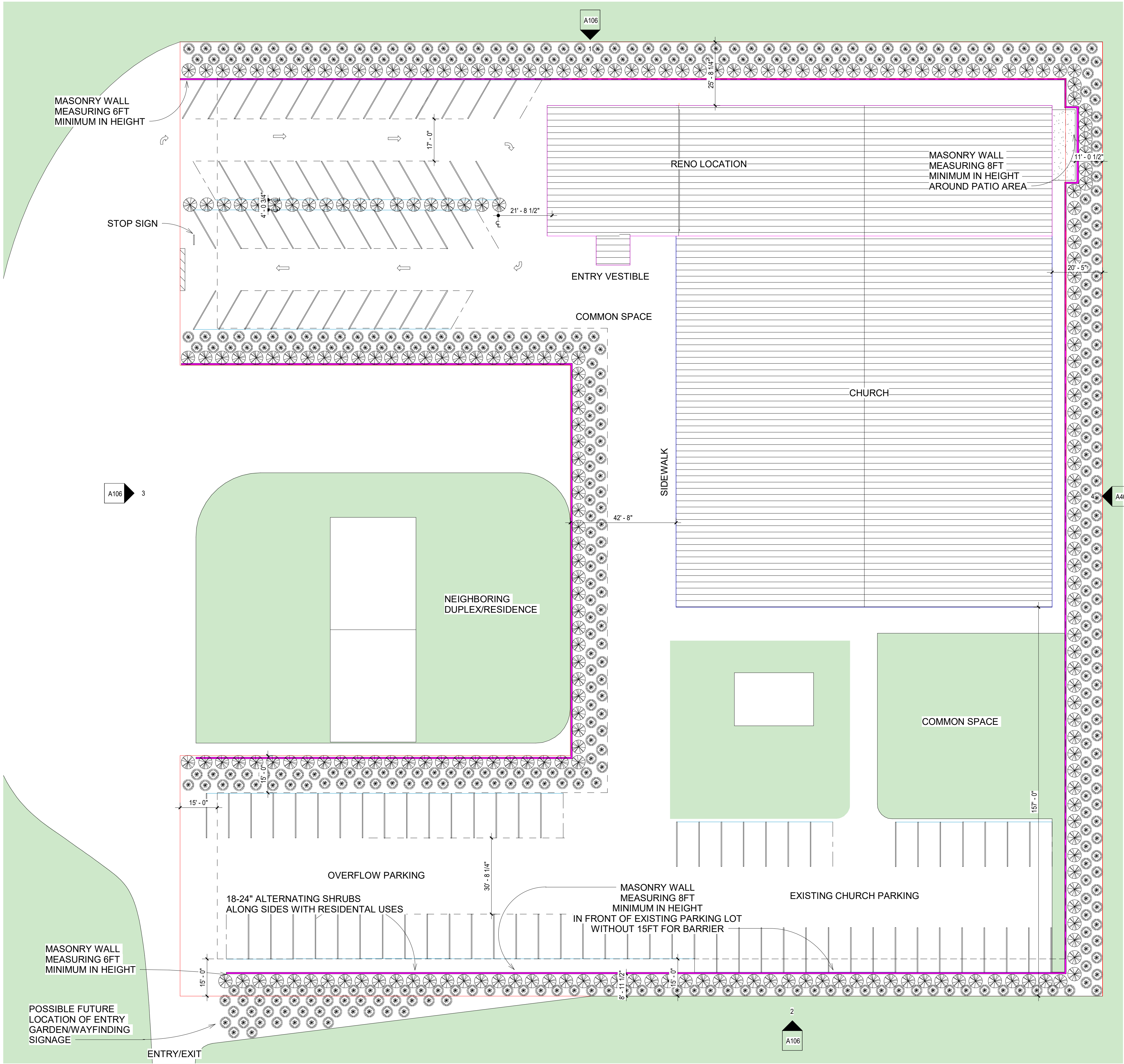
JOB NO.: S-22-508

DRAWN BY: KMK/JTB

INTERCAD & O.

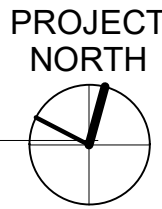
Legend:  
ECM = Existing Concrete Monument  
EIP = Existing Iron Pipe  
EIS = Existing Iron Stake  
IPS = Iron Pipe Set  
○ = Unmarked Point, Unless Otherwise Noted  
ROW/MON = Right of Way Monument  
RRS = Railroad Spike  
TBM = Temporary Benchmark  
CMP = Corrugated Metal Pipe  
P/P = Power Pole  
F/H = Fire Hydrant  
CB = Catch Basin  
CO = Clean Out  
JB = Junction Box  
W/V = Water Valve  
H/P = Heat Pump  
FDC = Fire Dept. Connection  
SSMH = Sanitary Sewer Manhole  
--- = Fence





EXISTING PARKING	REQUIRED PARKING	PROVIDED PARKING
DAYCENTER; 0	DAYCENTER; 10	DAYCENTER; 41
RELIGIOUS INSTITUTION; 32	RELIGIOUS INSTITUTION; 64	RELIGIOUS INSTITUTION; 69

1 SITE PLAN 01  
SP101/ 3/64" = 1'-0"



Item B.

Tamara Peacock, R.A.  
License No. 12126

Proj. Mgr. :  
DESIGNER  
Capt. APPROVER

Drawn by:  
AUTHOR  
Reviewed by:  
CHECKER

ISSUED FOR

REVISION

REVISION DATE

THE TAMARA PEACOCK

Architects

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax: 954.728.9225

Project Name:  
HENDERSON  
CONNECTIONS

Sheet Name:  
SITE PLAN 01

Proj. No.:  
120

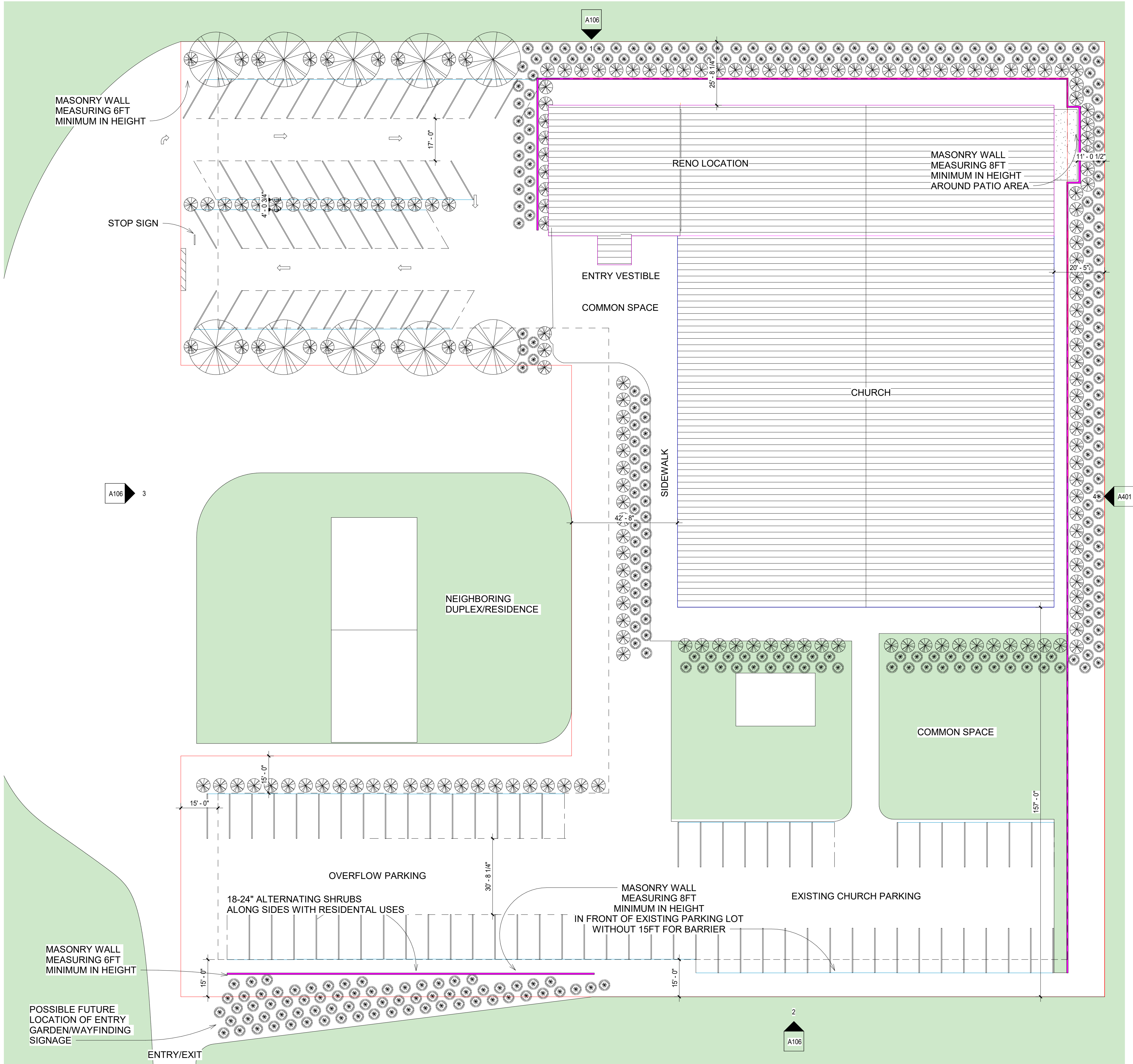
Date:  
8/5/2022

Sheet No.:  
3:03:01 PM

SP101

9





1  
SP102 SITE PLAN 02  
3/64" = 1'-0"

EXISTING PARKING	REQUIRED PARKING	PROVIDED PARKING
DAYCENTER; 0	DAYCENTER; 10	DAYCENTER; 40
RELIGIOUS INSTITUTION; 32	RELIGIOUS INSTITUTION; 64	RELIGIOUS INSTITUTION; 69

Item B.

Tamara Peacock, R.A.  
License No. 12126

Proj. Mgr. / Designer / Cap. Approver

Drawn by / Author / Revised by / Checker

ISSUED FOR

REVISION

REVISION DATE

THE TAMARA PEACOCK

Architects

104 1st Ave E, Hendersonville, NC 28792  
Phone: 828.696.4000 Fax: 954.728.9225

Project Name:

HENDERSON CONNECTIONS

Sheet Name:

SITE PLAN  
OPTION 2

Proj. No. 120

Date: 8/5/2022 10:55:14 AM

Sheet No.

SP 102

10