



CITY OF HENDERSONVILLE TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, July 20, 2021 – 2:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. June 15, 2021 Tree Board Minutes
4. **NEW BUSINESS**
 - A. Public Relations Update
 - B. Name Change for Community Foundation Tree Board Fund
 - C. Conditional Zoning District - Waterleaf at Flat Rock & West Allen Villas
 - D. Tree Board Budget for Fiscal Year 2021 - 2022
5. **OLD BUSINESS**
 - A. NeighborWoods
 - B. HB 496
 - C. Tree Canopy Survey
 - D. Tree Maintenance - Bearcat Loop
6. **OTHER BUSINESS**
 - A. Utility Update
 - B. Staff Comments
7. **ADJOURNMENT**

PLANTING SUMMARY:

PLANTING STRIPS (PS)

REQUIREMENTS: 1 LARGE EVERGREEN OR DECIDUOUS TREE AND
5 SHRUBS PER 40' LF OF PROPERTY LINE
TOTAL PS: 1,030 LF

TREES REQUIRED: 26
TREES PROVIDED: 26
SHRUBS REQUIRED: 129
SHRUBS PROVIDED: 129

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: 1 LARGE DECIDUOUS TREE AND 2 SHRUBS PER
4,000 SF OF VUA

TOTAL VUA: 155,000 SF

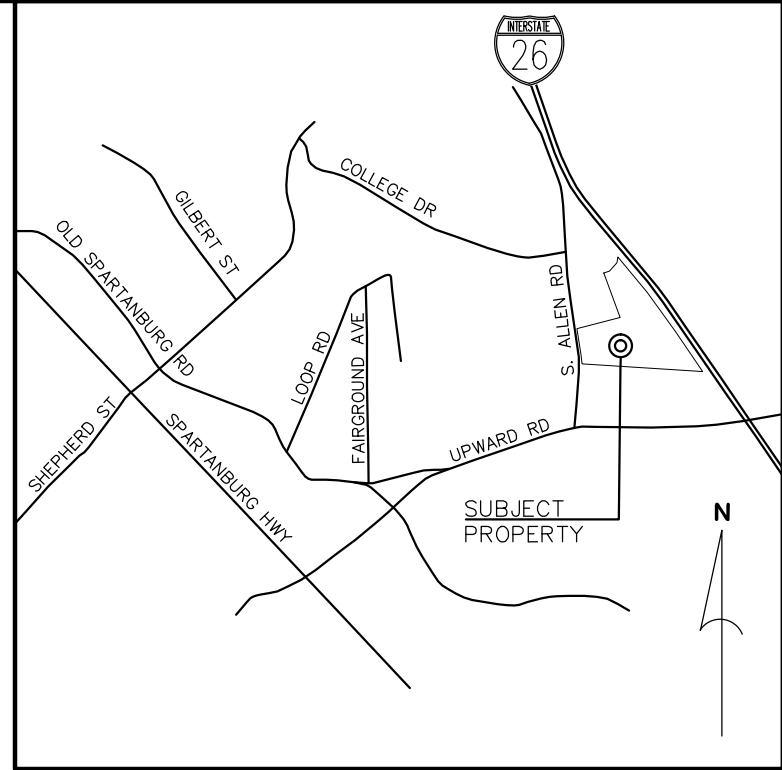
TREES REQUIRED: 39
TREES PROVIDED: 39
SHRUBS REQUIRED: 78
SHRUBS PROVIDED: 78

STREET BUFFER (SB)

REQUIREMENTS: 1 SHRUB PER 5 LF OF VUA BUFFER

TOTAL SB: 323 LF

SHRUBS REQUIRED: 65
SHRUBS PROVIDED: 65



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: GRAYCLIFF CAPITAL DEVELOPMENT, LLC
200 EAST BROAD STREET, SUITE 220
GREENVILLE, SC 29601
CONTACT: SETH PETERSON
(864) 679-4799

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388

SURVEYOR: ATLAS SURVEYING
570 BROOKSHIRE RD, SUITE D
GREER, SC 29615
CONTACT: TIMOTHY R. GOLDE
(864) 655-5004

PROJECT DATA

PIN: 9588-11-9994
ADDRESS: S. ALLEN ROAD
DEED BOOK/PAGE: 3578/329
SITE ACREAGE: 15.5+ ACRES
EXISTING ZONING: O&I
PROPOSED ZONING: PRD-CZD

DENSITY: 17 UNITS/ACRE (264 TOTAL UNITS)

SETBACKS:

FROM R/W: 40'

FROM ADJACENT: 30'

DISTURBED AREA: 9.7 AC

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 OR 2 BED UNITS) 1.5 X 214=321
(3+ BED UNITS) 2 X 50=100
TOTAL SPACES REQUIRED: 421
SPACES PROVIDED: 444

HANDICAPPED SPACES: 22 SPACES PROVIDED: 22

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
1-2	4-STORY "L"-68	40'	TBD
3-7	4-STORY-24	40'	TBD
8	CLUBHOUSE	20'	TBD
9-12	CARRIAGE-2	20'	TBD
13-15	GARAGE/MAINT.	10'	TBD

OPEN SPACE: REQUIRED: 9.3 AC (60%) PROVIDED: 6.0 AC

COMMON OPEN SPACE: REQUIRED: 3.04 AC (20%) PROVIDED: 3.04 AC

BUILDINGS: REQUIRED: >3.1 AC (>20%) PROVIDED: 2.8 AC (18%)

STREETS/PARKING (VUA): REQUIRED: 3.6 AC (23%) PROVIDED: 3.6 AC (23%)

OTHER: N/A

LANDSCAPING REQ'S: SEE L101 LANDSCAPE PLAN

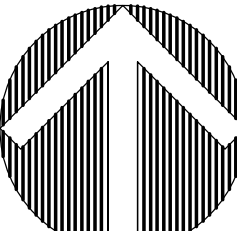
IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	15.5 ACRES (100%)	0.0 ACRES (0%)
POST-DEVELOPMENT:	7.6 ACRES (49%)	7.9 ACRES (51%)

SOIL TYPE: N/A

SOIL GROUP: N/A

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



NORTH

LANDSCAPE & RESOURCE LAYOUT
PLAN

GRAPHIC SCALE



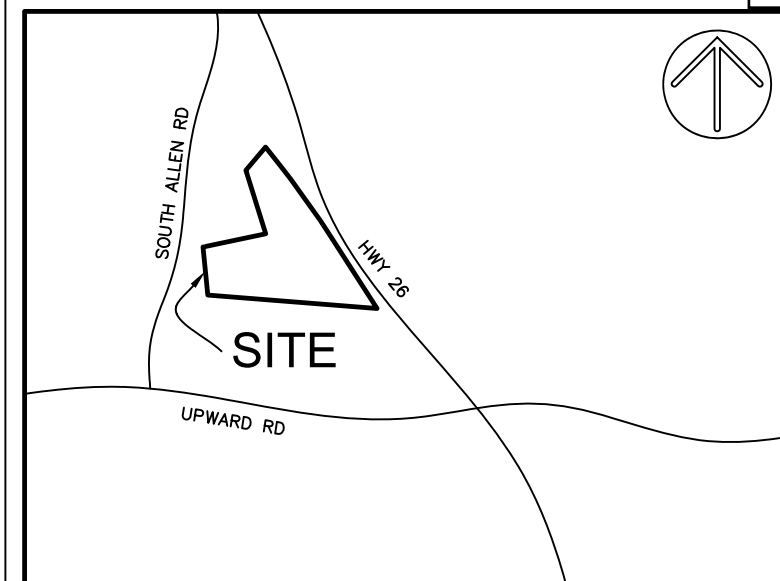
WATERLEAF AT FLAT
ROCK APARTMENTS

LANDSCAPE & RESOURCE LAYOUT PLAN FOR:

DRAWN BY: CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET

L101



VICINITY MAP NOT TO SCALE

LEGEND	
▲	CALC POINT - CORNER NOT SET
CMF	CONC. MONUMENT FOUND
RBF	IRON REBAR FOUND
Rbfd	IRON REBAR FOUND DISTURBED
OTP	OPEN TOP PIPE
RBS	IRON REBAR SET
—TB—	TOP OF BANK
—BB—	BOTTOM OF BANK
—X—	FENCE LINE
OAK	OAK
P	PINE
MAP	MAPLE
POP	POPLAR

NOTES

1. PRELIMINARY DRAWING, NOT FOR DESIGN PURPOSES.
2. ALL DISTANCES ARE HORIZONTAL GROUND IN US SURVEY FEET UNLESS OTHERWISE SHOWN.
3. TAX MAP # 9588119994
4. PARCEL LOCATED IN HENDERSON COUNTY
5. BEARING REFERENCED TO NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83
6. THIS PROPERTY LIES IN ZONES X AS SCALED FROM FLOOD INSURANCE RATE MAP #3700958800, DATED OCTOBER 2, 2008
7. DATE OF FIELD SURVEY : 06-30-2021
8. OWNER OF RECORD: PEGGY CABE, ENNO CAMENZIND, PAULA CARTER, ROBERT CAMENZIND, JOAN FLEMING
9. TOTAL ACREAGE: 32.62 ACRES
10. 0.304 ACRE GAP OBSERVED BETWEEN PARCELS DURING SURVEY.
11. NO CEMETARIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY
12. EVIDENCE OF OLD WETLAND FLAGGING OBSERVED DURING SURVEY.

REFERENCES

1. MAP BY CLARENCE A. JENKINS, P.L.S. FOR E.S. HUGGINS DATED JULY 9, 2002 (PB 2002, PG 4376)
2. MAP BY WAGGONER & RHODES LAND SURVEYORS, INC. FOR JUSTUS BUSINESS CENTER, LLC. DATED OCTOBER 17, 2008 (PB 2007, PG 6471)
3. MAP BY SURVEY CAROLINA, PLLC FOR NC LLC DATED AUGUST 17, 2020 (PB 2020, PG 12688)

PREPARED FOR:
GRAYCLIFF CAPITAL PARTNERS, LLC
A PRELIMINARY BOUNDARY AND
TOPOGRAPHIC SURVEY OF

±32.62 ACRE PARCEL BETWEEN
SOUTH ALLEN ROAD &
INTERSTATE 26

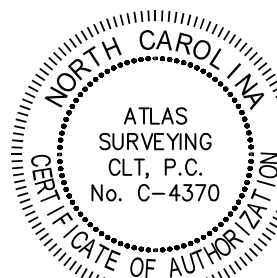
PARCEL ID No. 9588119994
HENDERSON COUNTY
NORTH CAROLINA

FIELD WORK: JMW
FIELD CHECK: WHG
DRAWN BY: APD
DATE: 07-02-2021
SCALE: 1"=100'
PROJECT No.: GSP-21065
FILE: GSP-21065 T.DWG
PAGE: PAGE 1 OF 1

ATLAS

SURVEYING, INC.

13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
PHONE: (980)949-8475
WEBSITE: WWW.ATLASSURVEYING.COM



CERTIFICATE OF ACCURACY

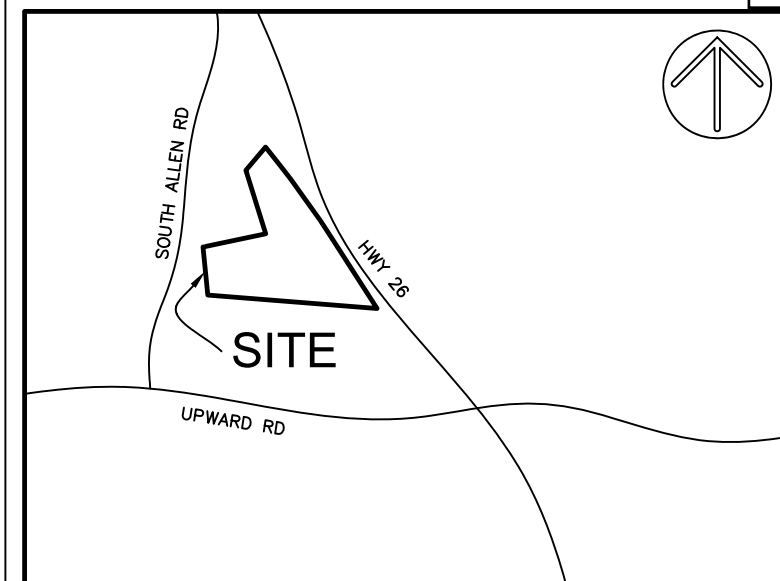
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN NORTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KEITH BURNS
P.L.S. No. L-5265

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N85°28'25"W	20.45
L2	N76°06'30"E	50.17
L3	N17°17'53"W	14.22
L4	N56°08'52"E	26.98
L5	S80°18'33"E	23.66
L6	N69°00'41"E	54.24
L7	N04°36'51"E	20.87
L8	N36°21'19"E	44.82
L9	N48°10'05"E	40.80
L10	N18°52'18"E	75.32
L11	N23°24'08"E	61.14
L12	S30°45'37"E	33.45
L13	S33°12'41"E	35.33



GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

LEGEND	
▲	CALC POINT - CORNER NOT SET
CMF	CONC. MONUMENT FOUND
RBF	IRON REBAR FOUND
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PREPARED FOR:
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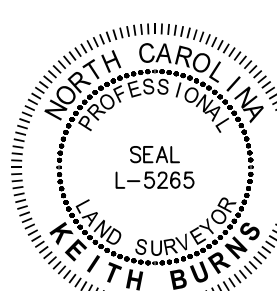
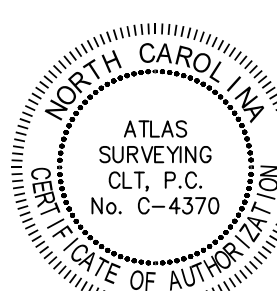
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HENDERSON COUNTY
NORTH CAROLINA

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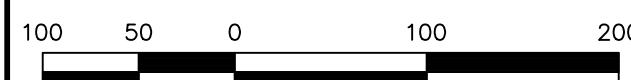
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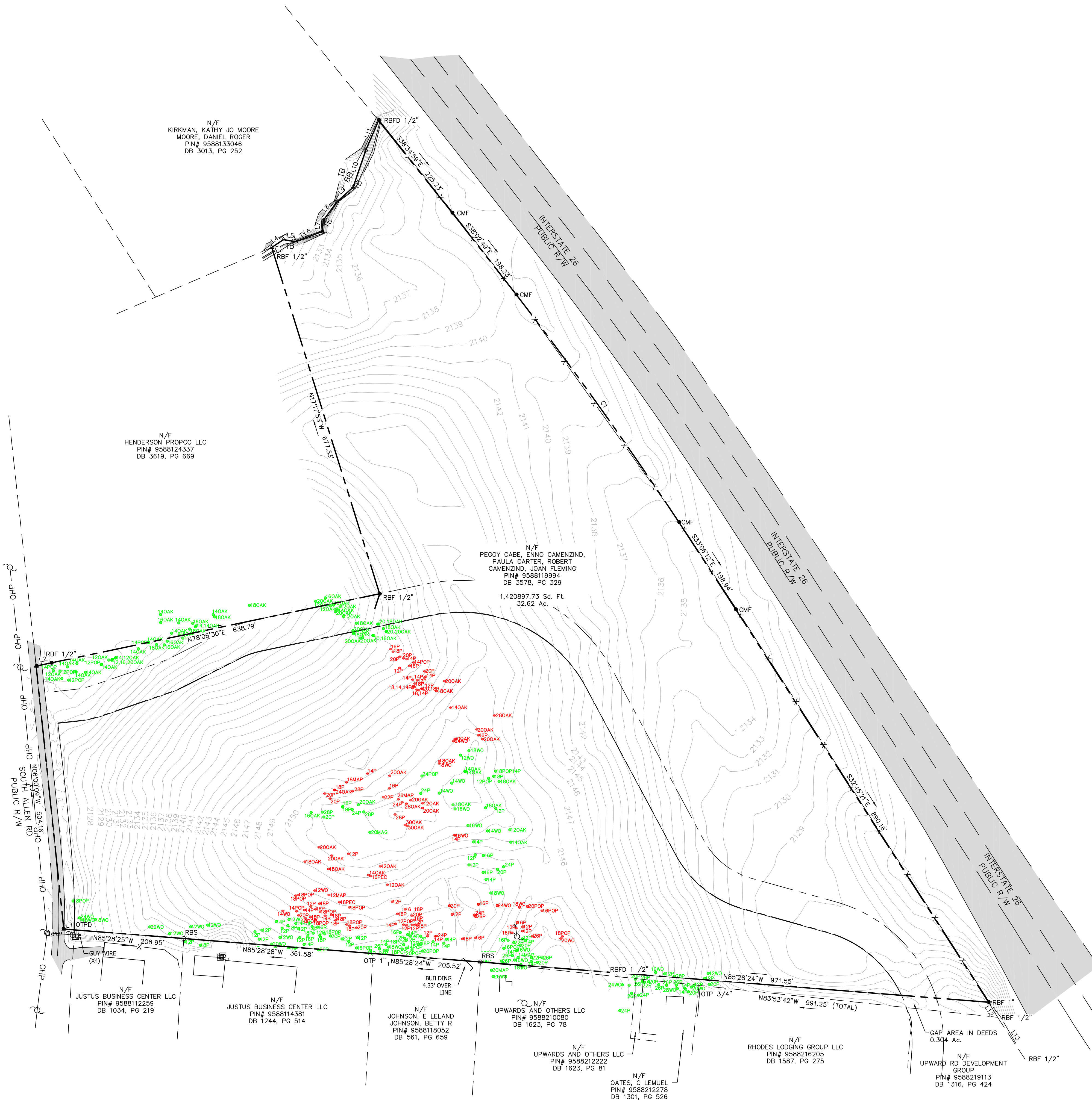
KEITH BURNS
P.L.S. No. L-5265

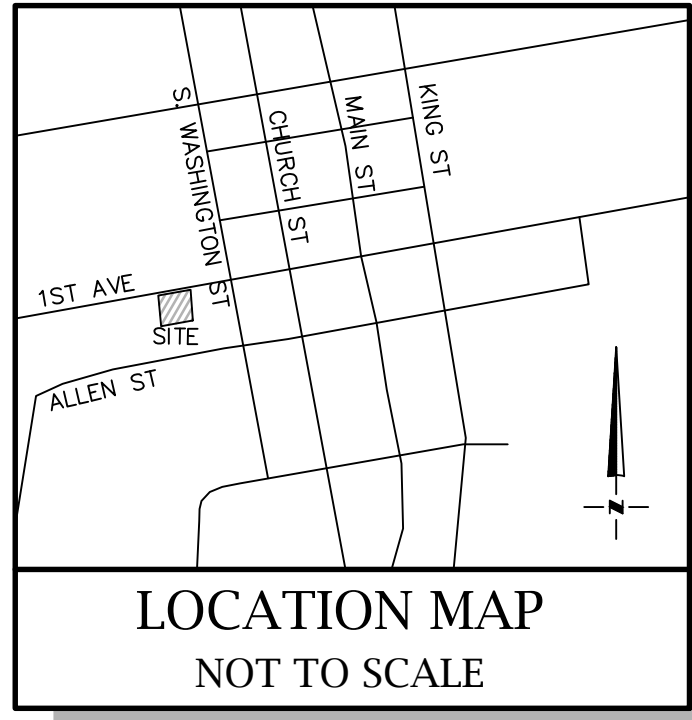
CURVE TABLE				
LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	7504.42	1532.93	S33°32'18"E	4°04'08"

LINE TABLE		
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GRAPHIC SCALE

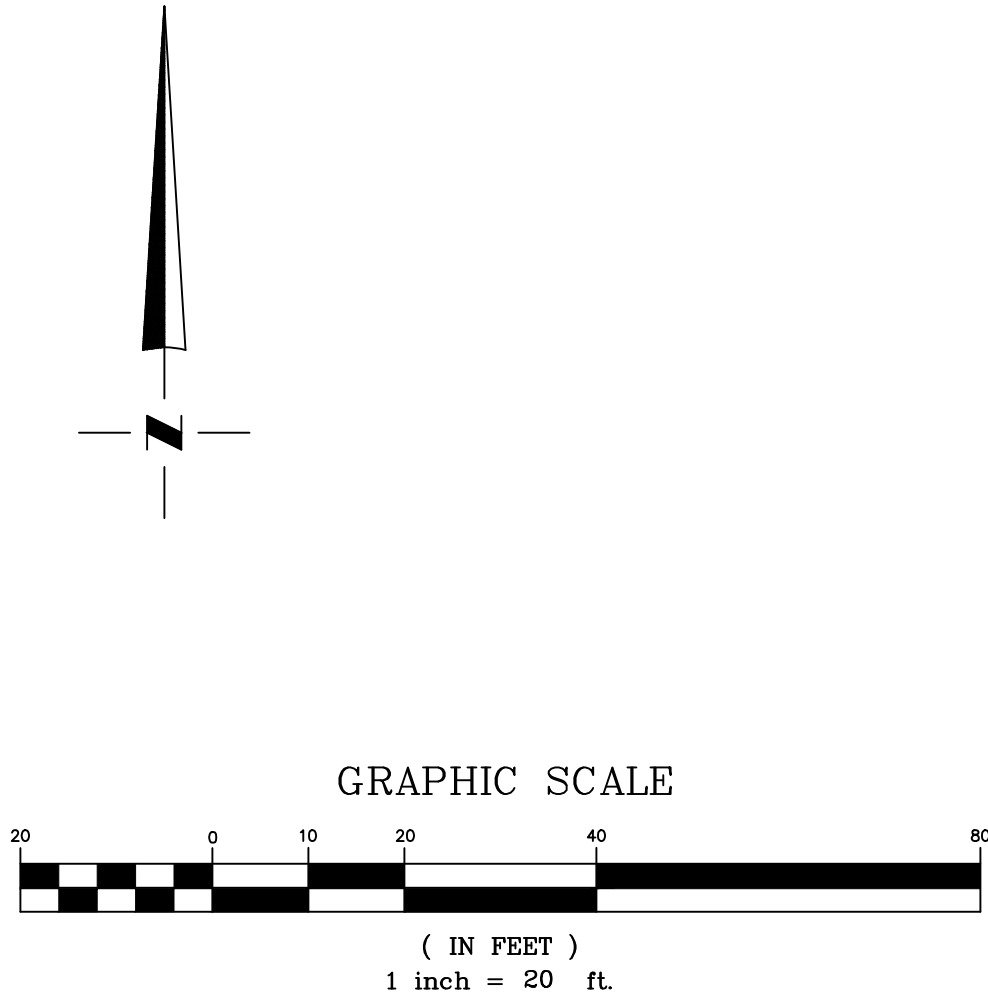
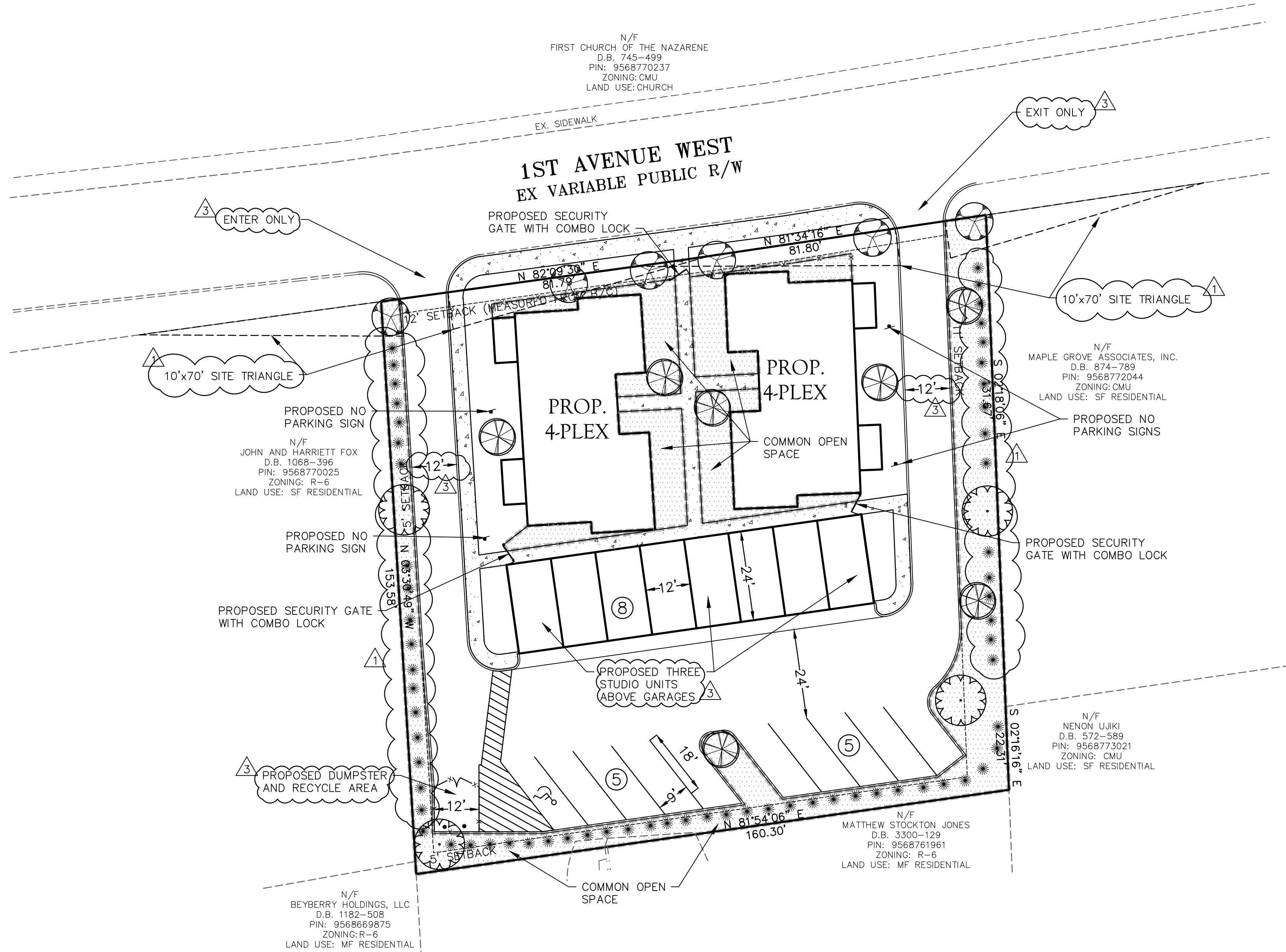




- DEVELOPMENT NOTES:**
- COMMON OPEN SPACE**
1. DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL FOR ONGOING MAINTENANCE OF COMMON FACILITIES.
- STORMWATER MANAGEMENT**
1. STORMWATER APPROVAL FROM THE CITY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL.
2. EROSION 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

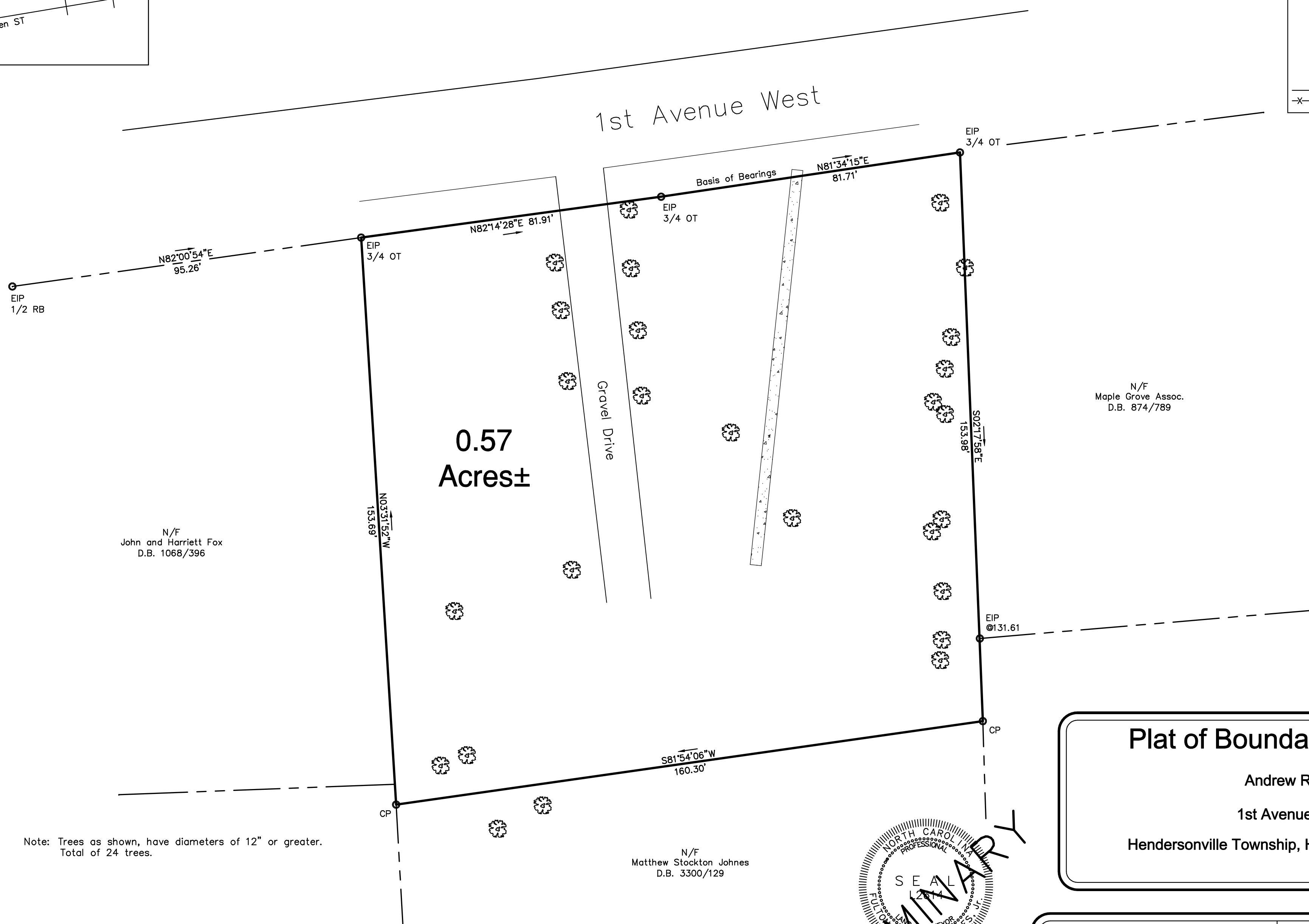
SCHEMATIC SITE PLAN

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

	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
		OVERHEAD POWER
		FENCE LINE



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.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

Plat of Boundary Survey for

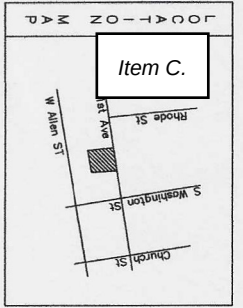
Andrew Riddle

1st Avenue West

Hendersonville Township, Henderson County, N.C.

*FREELAND - CLINKSCALES
& ASSOCIATES, INC. OF N.C.
ENGINEERS * LAND SURVEYORS
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fcaofnc@outlook.com
(828) 697-6539
Fax (828)-697-4195
Firm No. C-1562*

REF. PLAT BOOK	2019/11633
REF. DEED. BOOK	3131/595
TAX MAP	9568-77-1057
PARTY CHIEF	FVC
DRAWN	BLB
DATE	January 27, 2020
DWG.NO.	H40054

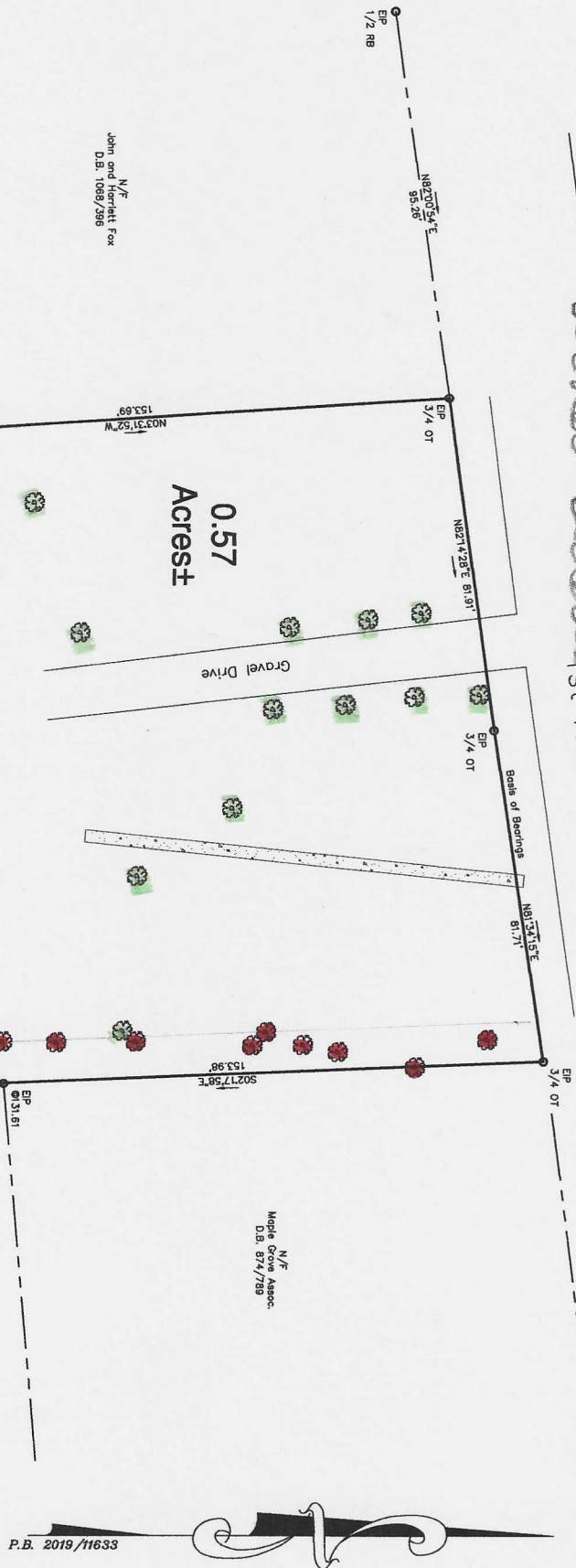


7-14-2021
TREES IN RED REMAIN. TREES IN
GREEN ARE REMOVED.

Adrian Riddle 1st Avenue West

LEGEND:

○	NEW IRON P
●	EXISTING IRON
○	CALCULATED POINT ONLY
○	POWER POLE
○	LIGHT POLE
○	WATER VALVE
○	WATER METER
○	FIRE HYDRANT
○	SEWER MANHOLE
○	STORM DRAIN MANHOLE
○	CATCH BASIN
○	CLEANOUT
○	CEILING
○	UNDER
○	OVERHEAD POWER
○	FENCE LINE



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

N/F
John and Harriet Fox
D.B. 1088/396

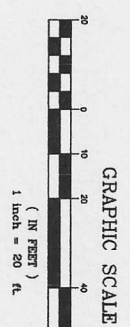
N/F
Matthew Stockton Jones
D.B. 3300/129

N/F
Maple Grove Assoc.
D.B. 874/789

Not For Recordation

The original drawing and/or all copies of it are not to be recorded in any public office. This drawing is the property of the surveyor and is to be kept in his or her possession and control. It is to be used only for the purpose for which it was made and is not to be used for any other purpose without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under contract and that the survey was completed and the plat was recorded under contract and that the survey was completed and the plat was recorded under contract.



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.

FRELAND - CLINKSALLS & ASSOCIATES, INC. OF N.C. ENGINEERS & LAND SURVEYORS 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28792 fclink@fclink.com (828) 697-5530 Fax (828) 697-4195 FTM No. C-1562		REF. PLAT BOOK 2019/11633
RE-DEED BOOK 3/31/956	TAX MAP 956B-77-1057	PARTY CHIEF FNC
DRAWN	DATE January 27, 2020	BLB
DWGN.		H40004