



# CITY OF HENDERSONVILLE TREE BOARD

City Hall - Council Chambers | 160 Sixth Avenue E. | Hendersonville, NC 28792  
Tuesday, March 19, 2024 – 2:00 PM

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## AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Minutes for February 20, 2024

4. **NEW BUSINESS**

A. Conditional Zoning Districts

1) Echo Hotel by Wyndham Hotel

2) Former Osceola Inn property

B. Public Relations Report - Mary Jo Padgett

5. **OLD BUSINESS**

A. Earthfest

B. Tree Ordinance Revisions

C. Pollinator Bed - Highway 64 East

D. NeighborWoods

6. **OTHER BUSINESS**

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

City Hall - Council Chambers | 160 Sixth Avenue E. | Hendersonville, NC 28792  
Tuesday, February 20, 2024 – 2:00 PM

### MINUTES

#### 1. CALL TO ORDER

Janet called meeting to order at 2:05p.m.

Present: Glenn, Mary, Janet, Becca

Not present: Natalie, Debbie Roundtree, Will Coffee, and Stephen Stark

#### 2. APPROVAL OF AGENDA

Glenn motioned to approve first followed by Becca second.

#### 3. APPROVAL OF MINUTES

Mary motioned to approve first followed by Glenn.

A. Tree Board Minutes January 16, 2024

#### 4. NEW BUSINESS

A. Public Relations Report - Mary Jo Padgett

B. Conditional Zoning District Approval - Lofts at Chadwick

Glenn motioned to adopt as proposed with minor update of development condition #4: ...the area to be restored and planted at a minimum of 30 feet wide within property boundaries. Mary motioned to approve second.

C. Conditional Zoning District Approval - Kids City USA

Unanimous approval

#### 5. OTHER BUSINESS

A. Urban Forestry Plan - Chris Defiore

#### 6. OLD BUSINESS

A. Bradford Pear Exchange

7 people present to present including N.C. State Urban Forestry. Program is launching 3/6/24. The group discussed logistics and next meeting and will need help from Becca. Duke and Forest Ranger will be there.

B. Earth Fest

Glenn passed along to Conserving Carolina through Natalie. Natalie needs to get form to Pam.

C. Tree Ordinance Revision Committee - Glenn Lange

Glenn send talking points around for input. City Council will discuss next 2/28/24 at the second Council meeting.

D. NeighborWoods

No updated from Mac but may have update in early April.

New addition:

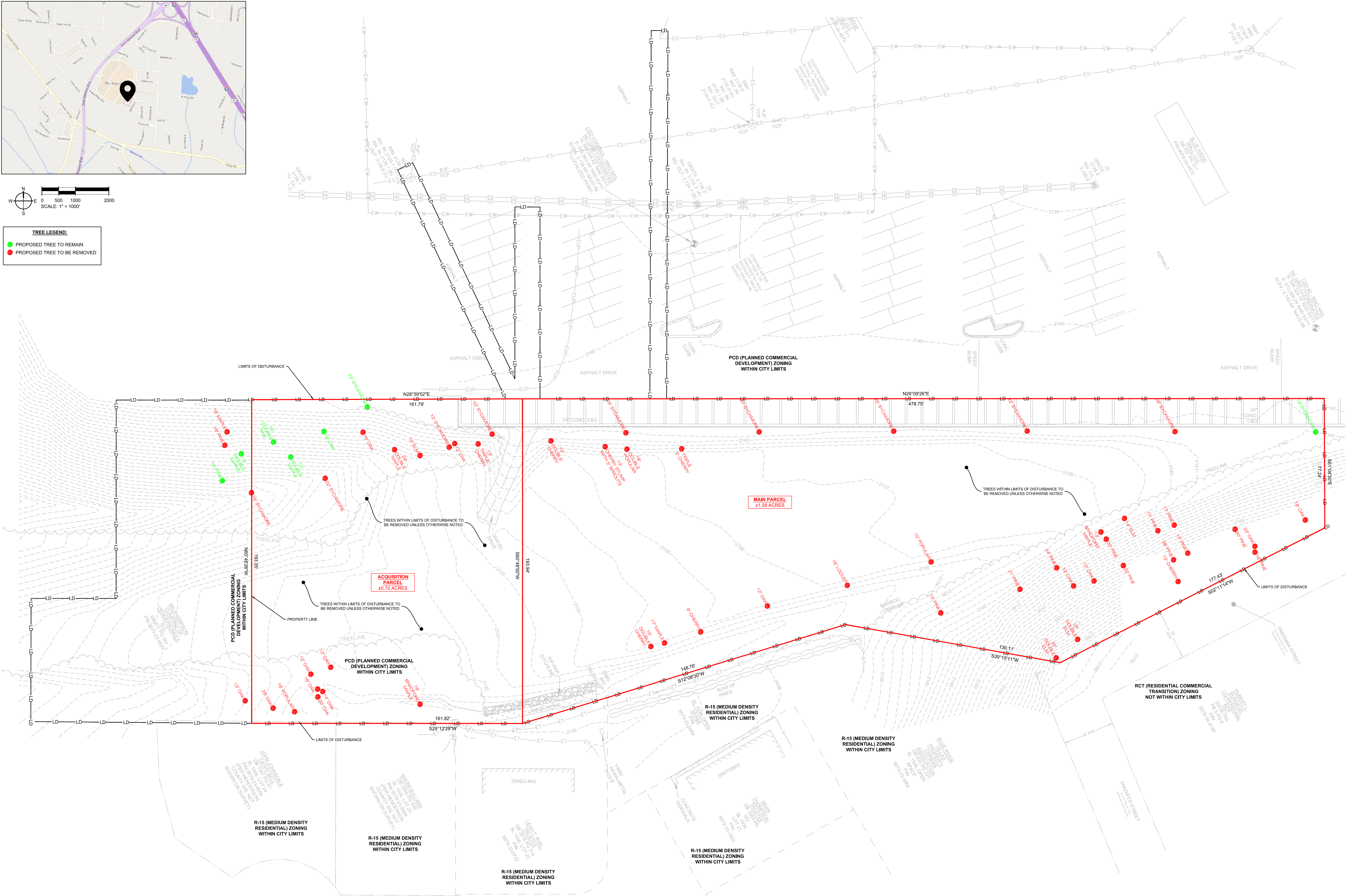
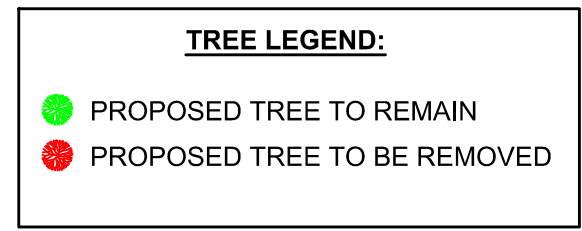
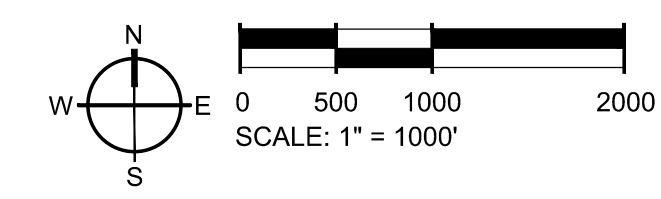
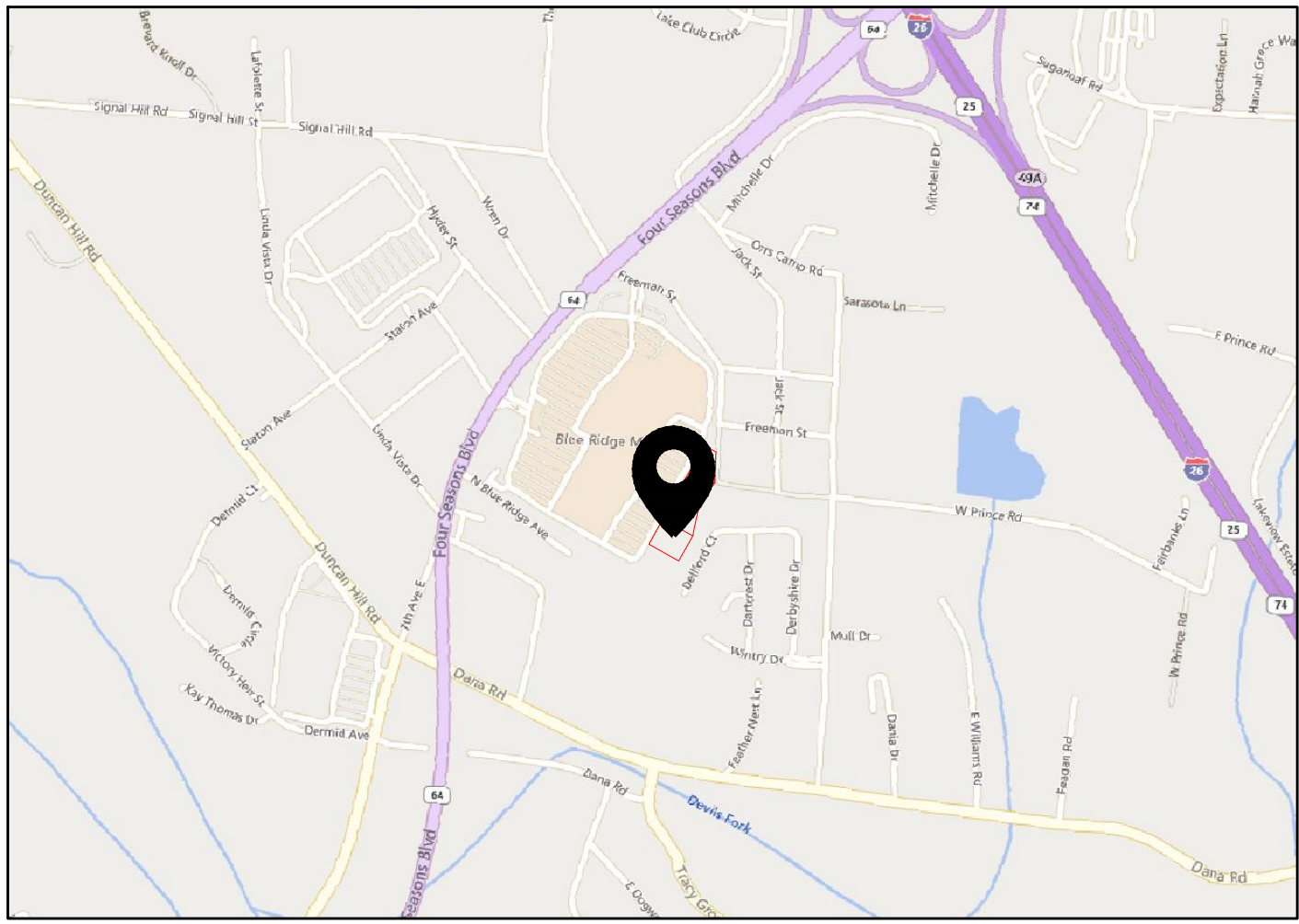
Public comment: Lynne Williams was present to protest project and says the history needs to be told and urged to look at what was previously presented to the Tree Board. She would also like space for more public comment at future meetings.

7. **ADJOURNMENT**

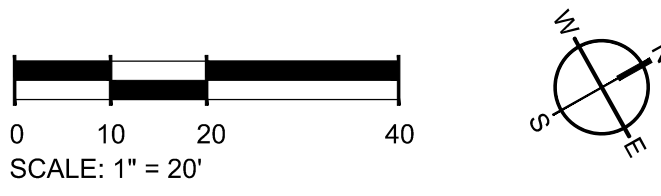
Janet adjourned meeting at 4:09p.m.

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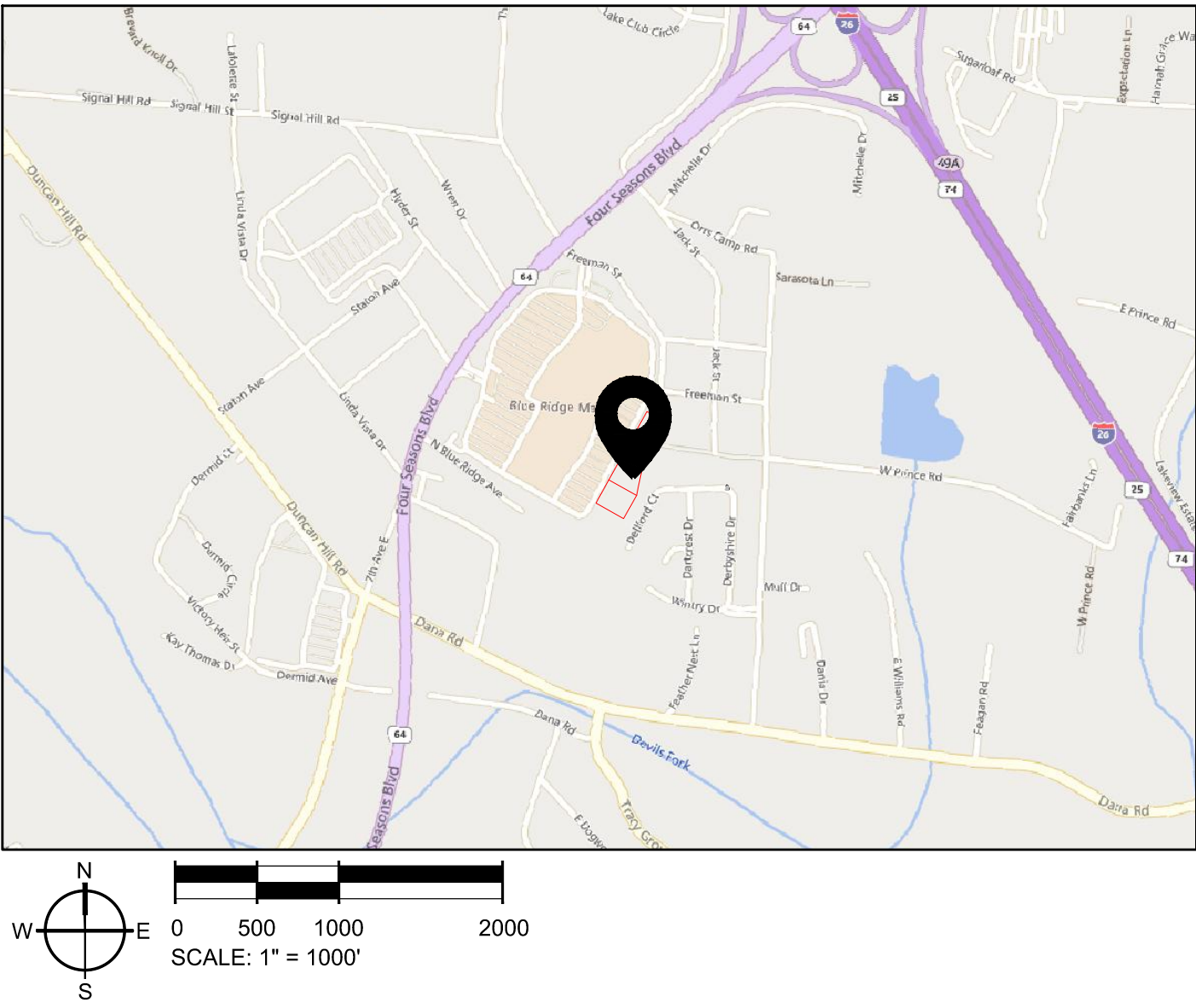


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

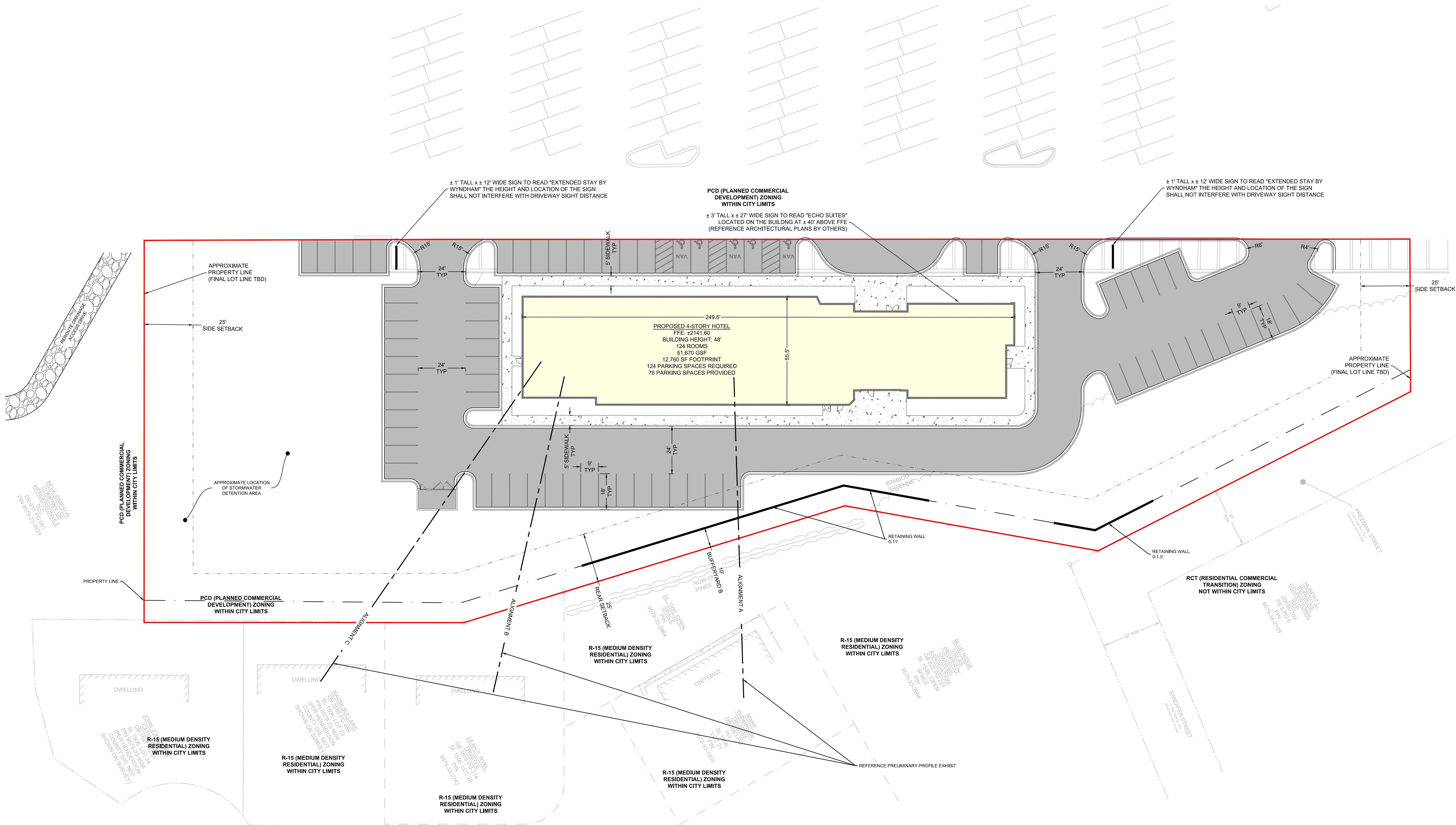


**PRELIMINARY SURVEY**  
HENDERSONVILLE HOTEL  
HENDERSONVILLE, NC  
02/27/24

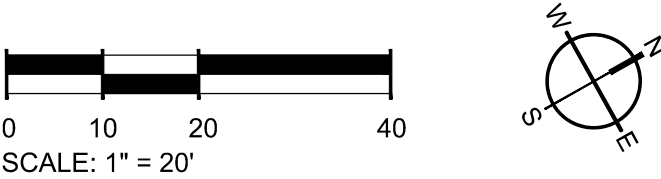




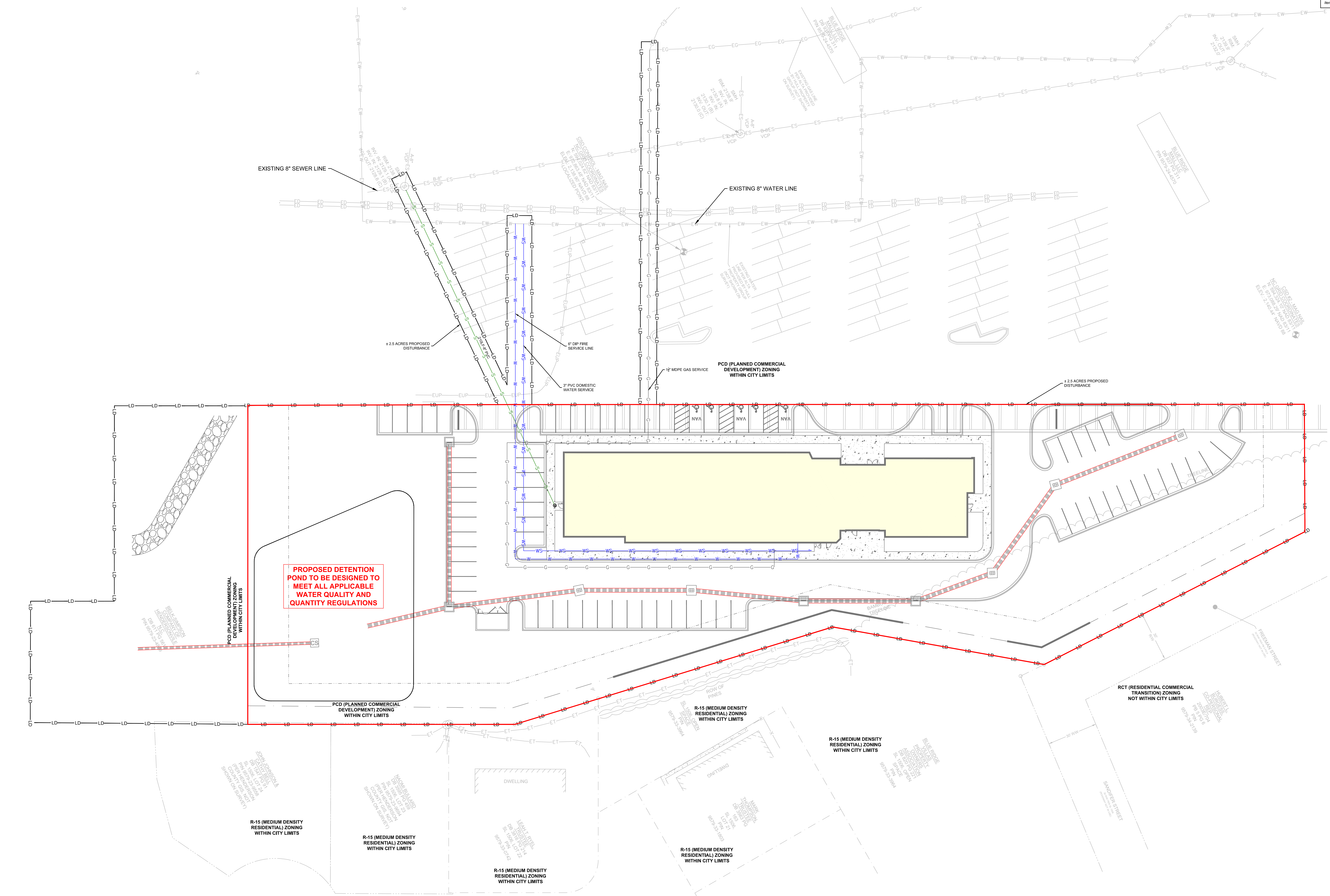
CITY PLANNING AND ZONING INFORMATION:	
PROJECT NAME:	HENDERSONVILLE HOTEL
ENGINEER:	SEAMON, WHITESIDE & ASSOCIATES, INC.
ARCHITECT:	BRR ARCHITECTURE, INC.
LANDSCAPE ARCHITECT:	SEAMON, WHITESIDE & ASSOCIATES, INC.
SURVEYOR:	COLE SURVEYING & DESIGN, PA
DEVELOPER:	MITCH COX COMPANIES
OWNER OF RECORD:	BLUE RIDGE MALL, LLC
PROJECT ZONING:	PCD (PLANNED COMMERCIAL DEVELOPMENT) <i>per City of Hendersonville Zoning Map</i>
PARKING REQUIRED:	1 SPACE PER GUEST ROOM X 124 ROOMS = 124 PARKING SPACES REQUIRED
PARKING PROVIDED:	76 SPACES PROVIDED, REMAINDER OF PARKING SPACES TO BE PROVIDED BY THE EXISTING MALL
TOTAL PROJECT AREA:	± 2.30 AC (± 97,888 SF)
BUILDING AREA:	± 12,760 SF (± 13.0% COVERAGE)
STREETS & PARKING:	± 34,000 SF (± 34.7% COVERAGE)
COMMON OPEN SPACE:	± 12,700 SF (± 13.0% COVERAGE)



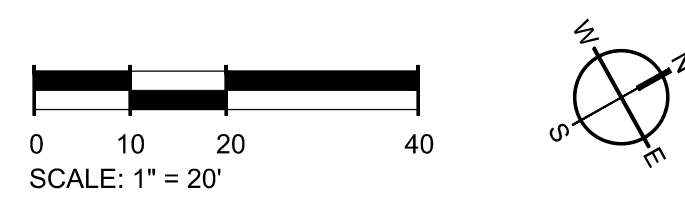
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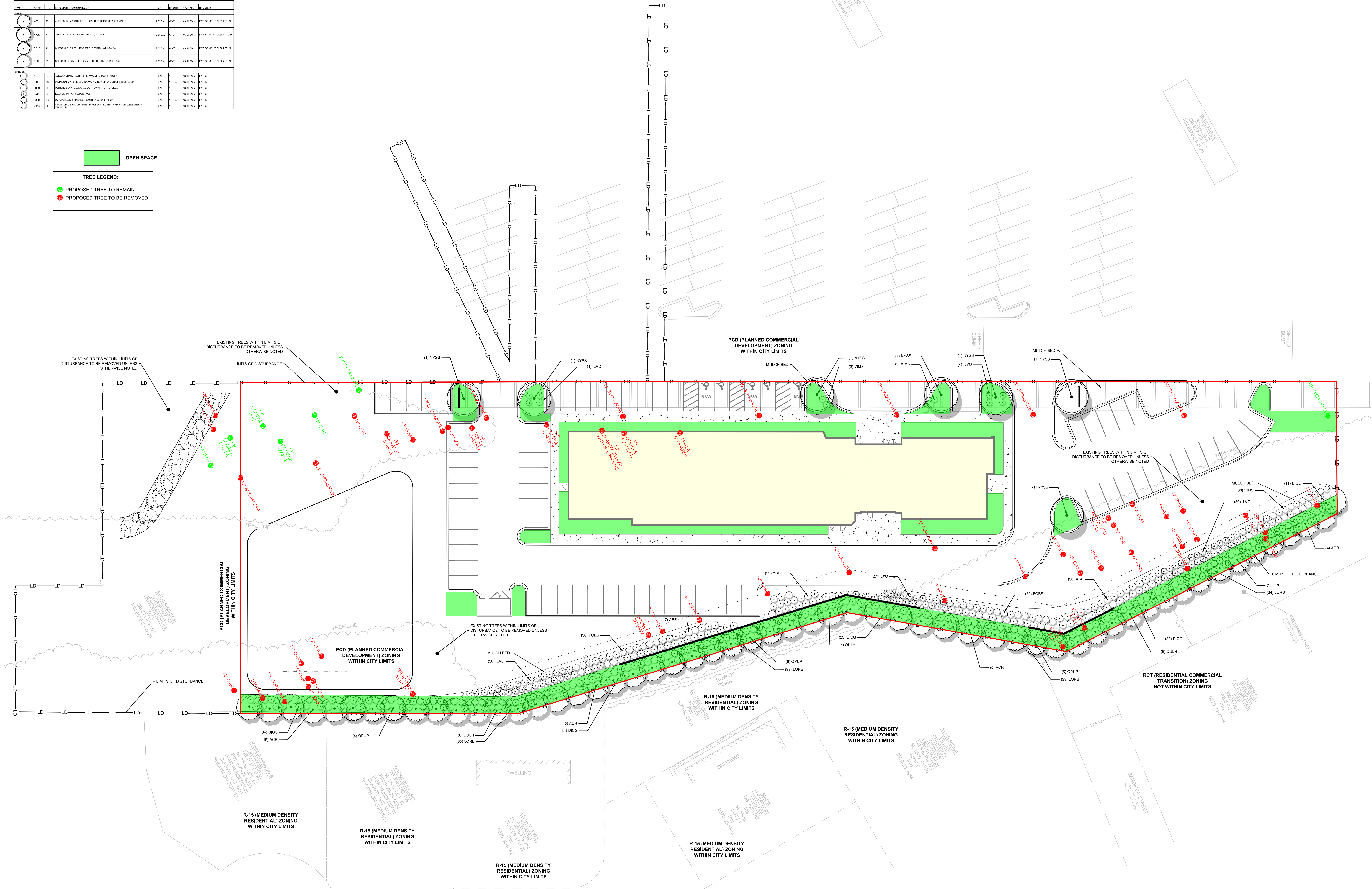


SYMBOL	CODE	QTY	NOTES/REMARKS	DATE	STATUS	APPROVED	REMARKS
TREES							
	ACR	20	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE	2.5" CAL.	0.5' H	AS SHOWN	PROP. SP. 5' HIG. CLEAR TRUNK
	NYSS	1	NYSSA SPICATA / SWAMP WHITE PINE / SWAMP WHITE PINE	2.5" CAL.	0.5' H	AS SHOWN	PROP. SP. 5' HIG. CLEAR TRUNK
	OPUP	20	QUERCUS PRINCEPS / WHITE OAK / WHITE OAK	2.5" CAL.	0.5' H	AS SHOWN	PROP. SP. 5' HIG. CLEAR TRUNK
	QULH	10	QUERCUS LYNCEA / HEDGEHOG / HEDGEHOG	2.5" CAL.	0.5' H	AS SHOWN	PROP. SP. 5' HIG. CLEAR TRUNK
SHRUBS							
	AME	10	AMELIA FRUTICOSA / SHRUB / SHRUB	1" GAL.	1.5' H	AS SHOWN	PROP. SP.
	DEUS	10	DEUTERIUM MIMOSA / SHRUB / SHRUB	1" GAL.	1.5' H	AS SHOWN	PROP. SP.
	FRON	10	FRONZELLA / BLUE BERRY / BLUE BERRY	1" GAL.	1.5' H	AS SHOWN	PROP. SP.
	BLU	10	BLU / BLUE BERRY / BLUE BERRY	1" GAL.	1.5' H	AS SHOWN	PROP. SP.
	LOD	10	LODGEPOLE / SHRUB / SHRUB	1" GAL.	1.5' H	AS SHOWN	PROP. SP.
	WMS	10	WINTERMOUNT / SHRUB / SHRUB	1" GAL.	1.5' H	AS SHOWN	PROP. SP.

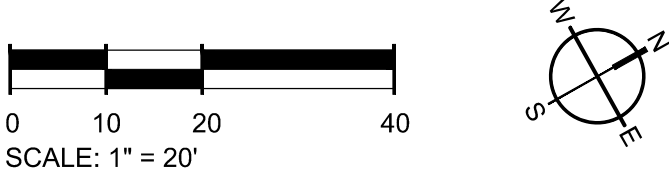
OPEN SPACE

TREE LEGEND:

- PROPOSED TREE TO REMAIN
- PROPOSED TREE TO BE REMOVED

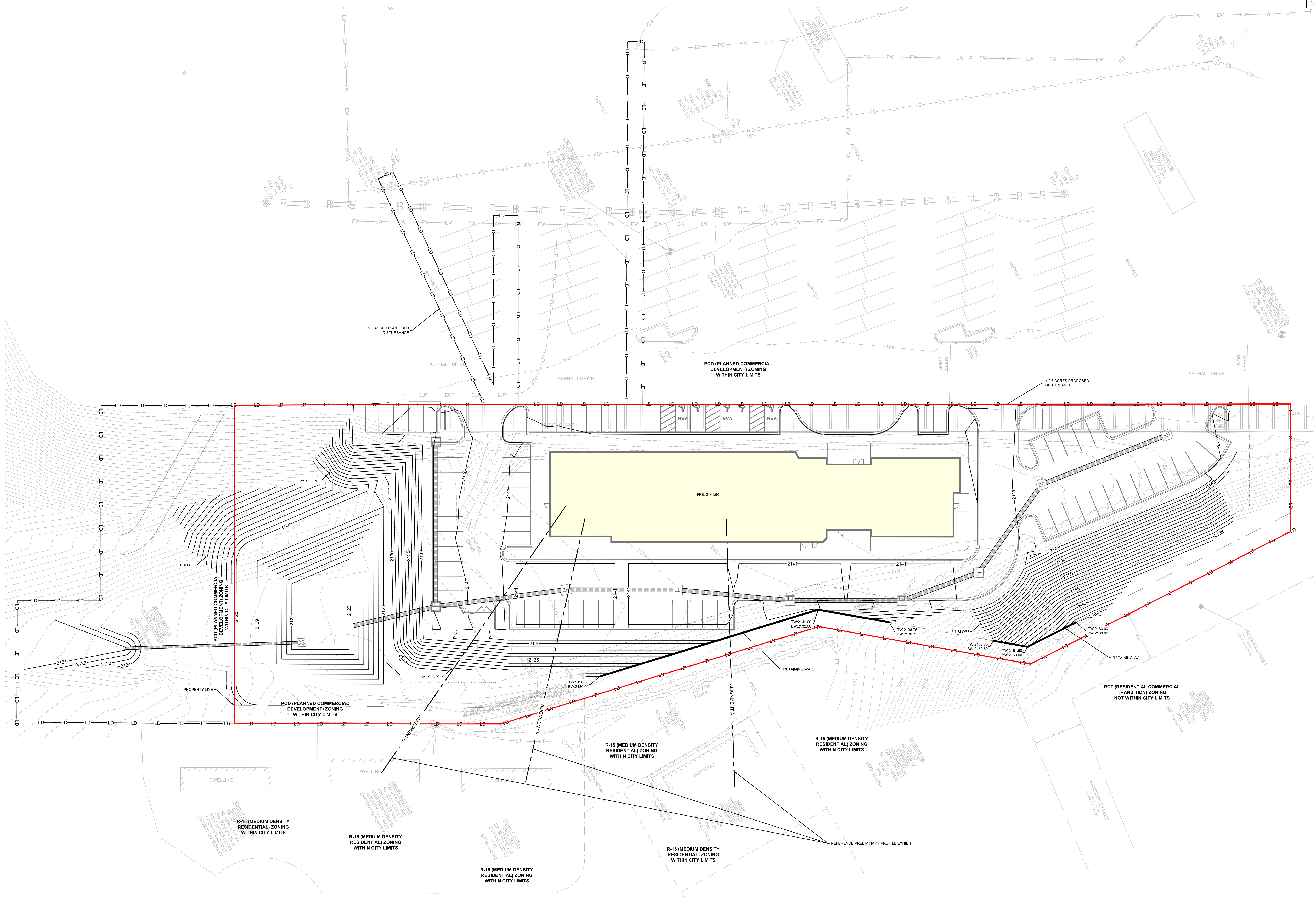


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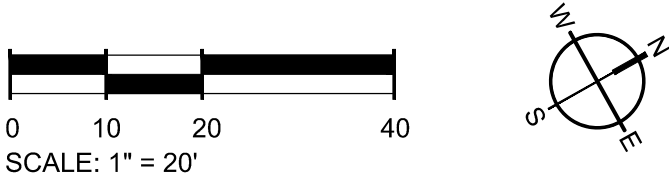


PRELIMINARY LANDSCAPE PLAN  
HENDERSONVILLE HOTEL  
HENDERSONVILLE, NC  
02/27/24

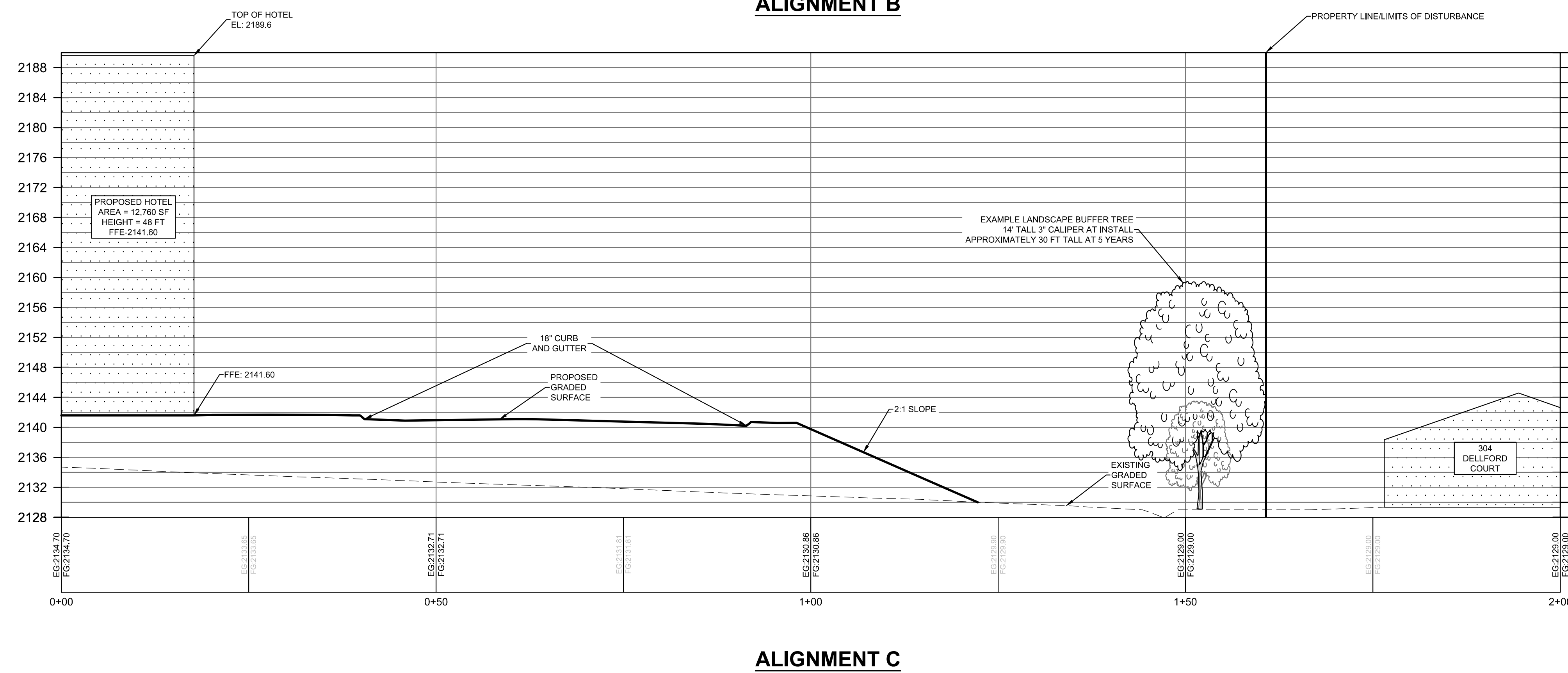
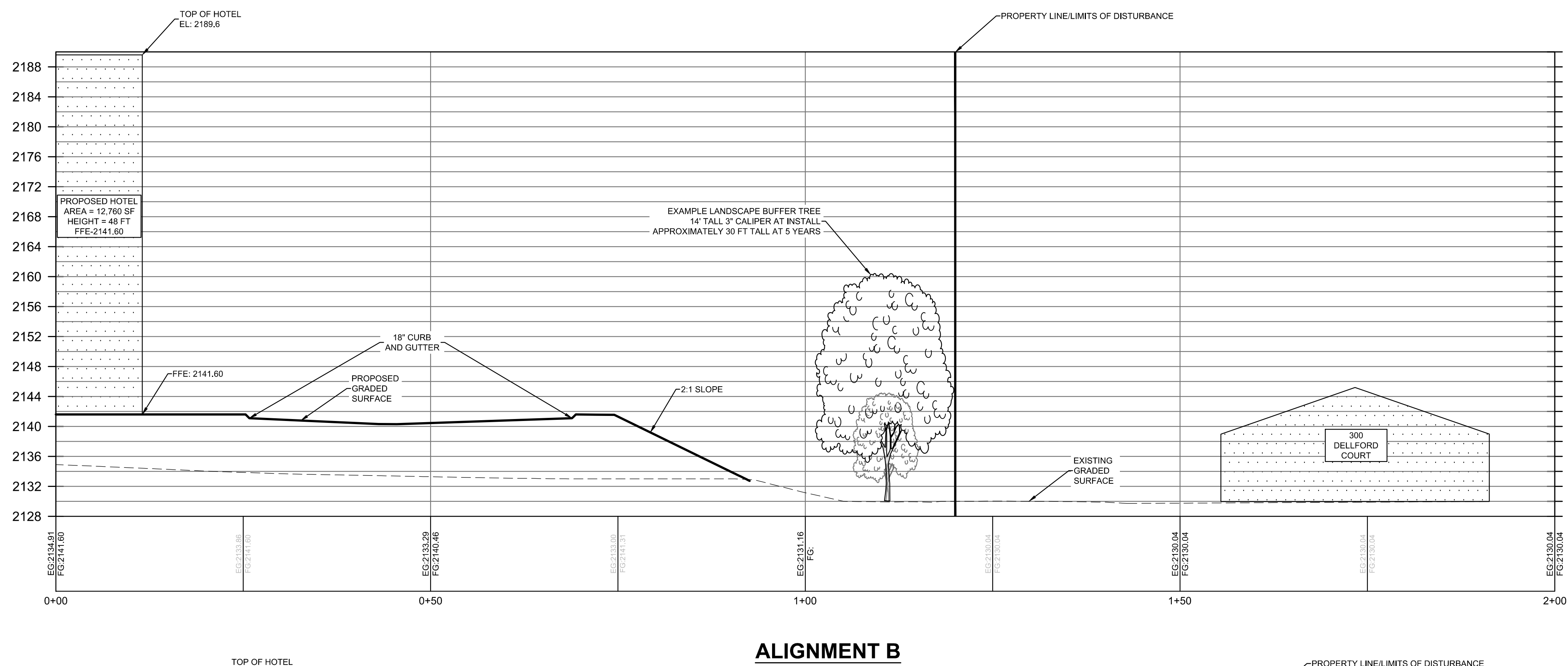
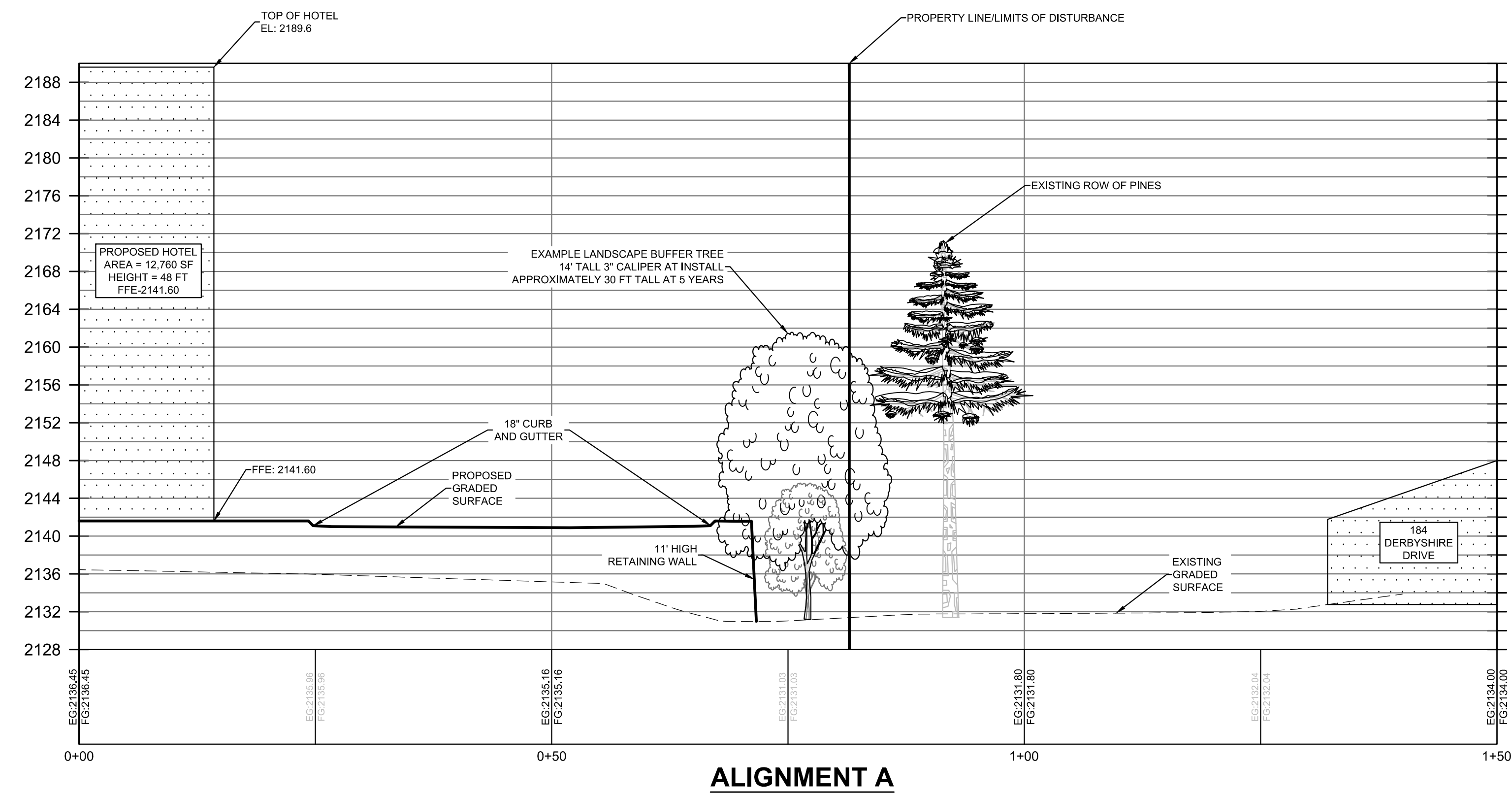




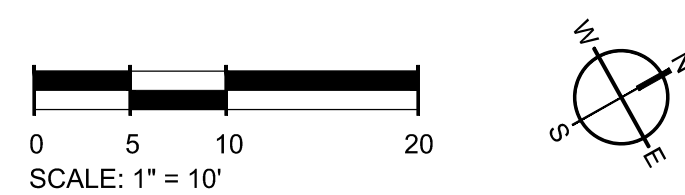
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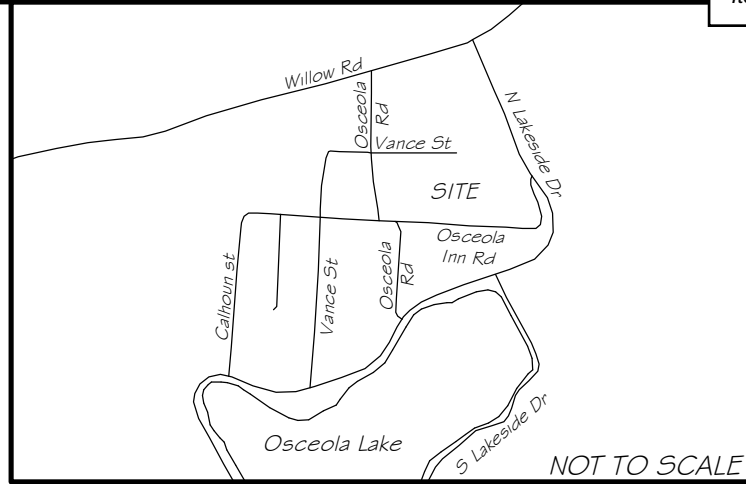


L2 is a Tie Line

Course	Bearing	Distance
L1	S 05°08'17" E	62.94'
L2	S 05°06'54" W	50.00'

3.74 Acres

Area By Coordinate Computation



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 1647, Page 149) 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    day of   , 20  .

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 0.99977757 (Ground To Grid)

Equipment Used: Carlson GPS-BRxB

North Lakeside Drive

Private, Asphalt  
Right of Way as Maintained as per NCDOT

Being all of Tracts 1 & 2 as described in D.B. 1647, Pg. 149

Map of Topographic Survey for

BL Corp of NC

-Owners-  
D.B. 1647, Pg. 149  
Plat Cab. B, Slide 55A

Revised: February 25, 2024; added proposed parking spaces

Pin: 9568-31-5964

Hendersonville Township	Henderson County, NC
<b>ASSOCIATED LAND SURVEYORS</b> & 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: February 5, 2024
JOB NO.: S-23-608	DRAWN BY: KMK/JLB

Legend:  
ECM = Existing Concrete Monument  
EIP = Existing Iron Pipe  
EIS = Existing Iron Stake  
IPS = Iron Pipe Set  
O = Unmarked Point, Unless Otherwise Noted  
ROW/MON = Right of Way Monument  
ROW = Right of Way  
RRS = Railroad Spike  
P/P = Power Pole  
LP = Light Pole  
CO = Clean Out  
WM = Water Meter  
MB = Meter Box  
SSMH = Sanitary Sewer Manhole  
--- = Fence

Grid North  
NAD83 (2011)

50' Right of Way  
As per NCDOT

5/8" EIS (Bent)  
0.1' Below Ground

Osceola Road  
S.R. 1144, Asphalt

50' Right of Way as per  
Flat Cab. B, Slide 55A

50' Right of Way as per  
Flat Cab. B, Slide 55A

Building Setbacks as per  
The City of Henderson R-15 ETJ Zoning:  
Front: 30'  
Side: 10'  
Rear: 15'

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - Property is currently zoned R-15 ETJ as per the City of Hendersonville.
  - A Portion of the property is located within 1/2 mile of a designated Farmland Preservation District.
  - Property is located in Zone X (Minimal Flood Risk) as per FRIS Map Panel 9568, Map #3700956800J effective date 10/02/2008.
  - Contour Lines are at 2' intervals.



GRAPHIC SCALE - FEET

Point	Description
169	48" OAK
199	40" OAK
458	24" OAK x2
459	24" OAK
460	48" OAK
461	32" OAK
462	28" OAK
463	14" OAK
464	36" OAK
465	14" OAK
581	12" PINE x2 & 10" PINE
658	18" BIRCH
670	12" DOGWOOD
671	22" OAK
672	12" OAK
677	36" PINE
678	28" PINE
679	30" PINE
680	36" PINE
682	52" OAK
685	22" PINE
686	24" PINE

Point	Description
718	48" OAK
719	12" HICKORY
720	36" OAK
739	36" PINE
740	48" OAK
741	32" PINE
742	28" PINE
743	28" PINE
744	28" PINE
745	14" PINE
760	18" CYPRUS
761	12" CYPRUS
762	12" DOGWOOD
763	14" DOGWOOD
764	10" DOGWOOD
765	14" CYPRUS
766	10" CYPRUS
767	16" CYPRUS
768	8" CYPRUS
769	8" CYPRUS
770	24" CYPRUS
771	18" CYPRUS

Point	Description
772	18" CYPRUS
773	14" CYPRUS
774	12" CYPRUS
775	20" CYPRUS
776	18" CYPRUS
777	20" CYPRUS
778	20" CYPRUS
779	10" CYPRUS
786	12" CYPRUS
787	10" CYPRUS
788	24" CYPRUS
801	38" PINE
802	18" HICKORY
811	24" BRADFORD PEAR
812	24" BRADFORD PEAR
813	24" BRADFORD PEAR
814	24" BRADFORD PEAR
815	24" BRADFORD PEAR
816	24" BRADFORD PEAR
817	24" BRADFORD PEAR
818	24" BRADFORD PEAR
819	24" BRADFORD PEAR

Point	Description
820	10" PINE
821	12" PINE
822	8" PINE
823	14" PINE
824	18" BIRCH
825	18" BIRCH
826	18" BIRCH
874	24" PINE
875	18" PINE
876	32" PINE
877	32" PINE
879	24" PINE
880	20" HICKORY

Osceola Inn Road  
Private, Asphalt

Hydrack  
D.B. 3827, Pg. 693

16 Unopened Alley  
As per Plat Slide 11675

1/2" EIP  
0.2' Below Ground

1/2" EIS  
0.3' Above Ground

5/8" EIS  
0.3' Below Ground

Tract 10 Revised  
Bruzzi & Meloth  
D.B. 3979, Pg. 205  
Plat Slide 11675

Building extends 20.4'  
over Property Line

Tract 11 Revised  
Schmelcher  
D.B. 3536, Pg. 9  
Plat Slide 11675

1/2" EIS  
0.4' Below Ground