



TREE BOARD RECOMMENDATION
DUNCAN TERRACE (P21-79-CZD)
Meeting Date: March 15th, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Leah Bergman of Lee Ray Berman LLC.

TREE BOARD ACTION SUMMARY:

Staff and the applicant presented to the Tree Board at their regular meeting on March 15th, 2022. The following recommendations were made:

Based on the following guiding city code documents (the Municipal Code, Chapter 46, Article IV, Division I, 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 protection of natural resources and the prioritization of existing tree canopy, the Tree Board believes that this project is inconsistent and incompatible with the preservation of tree canopy or even the replanting of some canopy trees removed as compensation for trees removed for the following reasons:

1. Based on the documents provided prior to the Tree Board meeting, more than 300 10" and 12" trees on this property consist primarily of Oak, Maple, Hickory, Poplar, and Pine.
2. It appears that a large number (more than 200 of the more than 300) 10" and 12" trees will be removed from this property and not be preserved or replanted.
3. Of the trees proposed to be planted, only about half (about 35) would be considered to be future large canopy trees and only 6 Maple and 8 Oak are proposed to be planted.
 1. Note: The oak tree listed is not listed for our hardiness zone.
4. 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. All tree and shrub planting materials must be selected from the city's Recommended Landscape Species List for Street Trees and Land Development Projects. None of the listed undesirable plants can be planted on this project which specially applies to Wintercreeper (*Euonymus fortunei*). [Developer Agreed]

TREE BOARD ACTION SUMMARY CONTINUED:

2. Gulf Stream Heavenly Bamboo (*Nandina domestica*) is considered invasive by the North Carolina Invasive Species Council and the US Forest Service. It cannot be planted on this project. [Developer Agreed]
3. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use as tree credits. [Developer Agreed]
4. An additional 75, 2 1/2" or larger caliper, trees must be planted throughout the project and selected from the city's Recommended Landscape Species List for Street Trees and Land Development Projects. [Developer Counter – Developer agrees to plant 87 trees from the recommended species list on site]
5. 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. [Developer Agrees]

BOARD ACTION

Motion: Glenn Lange

Roll Call Vote:

- Yeas: *Mac Brackett, Mark Madsen, Glenn Lange, Pat Christie, Andy Crawford.*
- Nays: *None*
- Absent: *Mary Davis and Landon Justice*
- Recused: *None*