



TREE BOARD RECOMMENDATION
HENDERSONVILLE CONNECTIONS (P22-66-CZD)
MEETING DATES: August 16 & September 20, 2022

PETITION REQUEST: Rezoning: C-2 Secondary Business - Conditional Zoning District (C-2 CZD)

APPLICANT/PETITIONER: Moe Marks (Tamara Peacock Architects) [Applicant]
Charles Morris (Grace Blue Ridge PCA, Inc.) [Owner]

TREE BOARD ACTION SUMMARY:

The Tree Board initially considered this item at a regular meeting on August 16, 2022. The Tree Board reconsidered this item on September 20, 2022 (see next page).

For the August meeting, the applicant was not present. The following Tree Board members were present: Glenn Lange, Andy Crawford, Mary Davis, Landon Justice, Pat Christie, and Mack Brackett. Absent was Mark Madsen. Planning Staff presented the proposed site plan and fielded questions from the Board.

SUMMARY

The project is required to have a Type B buffer (15' wide) with a 6' tall fence or wall along the property lines. The developer is requesting some relief from the buffer width requirement due to a proposed patio and presence of existing parking/driveways which constrains the buffer in those locations. The developer also provided an alternative where the buffer would be allowed to be adjacent to the building, as opposed to the property boundary, in certain locations. The site plan did not show large canopy trees throughout the Type B buffer, as required. Staff indicated that no existing trees will be impacted by this project.

RECOMMENDATIONS

A motion was made by Glenn Lange to ask Planning staff to relay the Tree Board's comments back to the developer and to bring a revised site plan to the next Tree Board Meeting in September for additional review.

Feedback from the Tree Board included:

- *Improve detail on site plan in regards to what is being proposed and how it does or does not meet the standards.*
- *The Board is concerned about the spacing between the property line and the building edge on the east side. Guidance from the Tree Board is that the developer plant small to medium size trees or alternate ornamental and medium size trees along that section and utilize large canopy trees where practicable. The Board also suggest that where large canopy trees are required but replaced with medium and small trees, then large canopy trees should be planted elsewhere on the site such as in the common open space areas.*
- *Buffering the building rather than the property boundary is insufficient*

BOARD ACTION Motion: Lange Yeas: All

TREE BOARD ACTION SUMMARY:

The Tree Board reconsidered this item at a regular meeting on September 20, 2022. The applicant was not present at the meeting. The following Tree Board members were present: Glenn Lange, Andy Crawford, Mary Davis, Mark Madsen, Pat Christie, and Mack Brackett. Absent was Landon Justice. Planning Staff presented the proposed site plan and fielded questions from the Board.

SUMMARY

The revised site plan submitted by the applicant took into account the guidance given by the Tree Board from their August meeting. Medium and small-size trees replaced large canopy trees where site conditions were more favorable to smaller sized trees. Additional tree plantings were provided in the lower east corner to offset some of the net tree planting reductions and to provide a substantial vegetative buffer where current vegetation is lacking and where the abutting properties have single-family residential uses. The details of the specific requests for relief from standards/alternative compliance are listed on the site plan.

RECOMMENDATIONS

The general sentiment was favorable in regards to the revised site plan. Given the current condition of the site (lacking in significant vegetation) and the site constraints (existing driveways and parking areas, sewer easement, etc.), the proposed plan was determined to be a vast improvement to current conditions and was considered to sufficiently provide buffers through alternative compliance with the zoning ordinance. A motion was made by Glenn Lange to recommend approval of the landscaping plan as presented.

BOARD ACTION Motion: Lange Yeas: All