



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager
MEETING DATE: February 15, 2021

AGENDA SECTION: New Business
DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Southgate Apartments (P21-62-CZD)
– *Matthew Manley, AICP – Planning Manager*

***SUMMARY:** This project came before the Tree Board previously on November 16, 2021. A motion was made by Glenn Lange to accept the plan as presented and requested the developer to plant as much native plants as possible on the steep slopes. However, the landscaping plan has changed along with other aspects of the Site Plan. The number of total plantings is the same despite the fact that the required number of plantings has been reduced due a reduction in the overall intensity of the development. However, the total number of trees to be removed has increased significantly due to changes in the site plan. The initial version that went to the Tree Board had 9 of 21 Trees being removed (42%). The current plan shows 17 of 21 trees being removed (80%) - 5 Poplars, 2 Oaks and 1 Maple that were originally slated for preservation are now being shown as removed. Currently the site has 21 mature trees on it.*

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| PROJECT/PETITIONER NUMBER: | P21-62-CZD |
| PETITIONER NAME: | Suzanne Godsey, Sitework Studios (applicant) David Royster, Capitol Funds (owner / developer) |
| ATTACHMENTS: | 1. Site Plan |