



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Lew Holloway **MEETING DATE:** June 12, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Tree Canopy Preservation & Enhancement Clarifying Edits (25-15-ZTA)

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VII, Section 7-3-4 and Article XV to clarify requirements for the provision and protection of trees:</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan goal for Healthy & Accessible Natural Environment.</p> <p>2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed text amendment adds clarity to a previously adopted ordinance.2. The proposed text amendment aligns with the intent of the previously adopted ordinance. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VII, Section 7-3-4 and Article XV to clarify requirements for the provision and protection of trees::</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan goal for Healthy & Accessible Natural Environment.</p> <p>2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed text amendment does not align with the intent of the previously adopted ordinance. <p style="text-align: center;">[DISCUSS & VOTE]</p>

***SUMMARY:** The City of Hendersonville is initiating a zoning text amendment to clarify aspects of Article 15 as it relates to the recently adopted tree canopy preservation ordinance. The original ordinance amendment was initiated at the request of the City of Hendersonville Tree Board and guided by an Ad Hoc Tree Ordinance Committee. That committee met for approximately 1 year before a final ordinance was passed by City Council in May of 2024.*

After being in place for 1 year, Planning staff have identified points of clarification that need to be made to the ordinance to eliminate confusion or potential application of the ordinance that is out of context with the original intent of the ordinance. No substantive changes to the ordinance are proposed.

These proposed changes were presented to both the Legislative Committee and the Tree Board for the feedback. The Legislative Committee and Tree Board concurred with the changes that were presented at those meetings. Members of the Tree Board also suggested additional substantive changes to the ordinance that have not been included in the draft provided in this packet.

PROJECT/PETITIONER NUMBER:	25-15-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Draft Ordinance Changes