



TREE BOARD RECOMMENDATION
HENDERSONVILLE CONNECTIONS (P22-66-CZD)
MEETING DATE: August 16, 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 considered this item at a regular meeting on August 16, 2022. The applicant was not present at the meeting. 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 feet wide buffer) 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 existing parking resulting in a need that the buffer be narrower in those locations. The developer is also requesting that the buffer be allowed to be adjacent to the building in certain locations. The site plan did not show large canopy trees within 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 Boards comments back to the developer and to bring back a revised site plan to the next Tree Board Meeting in September.

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.*

BOARD ACTION

- Motion: Lange Yeas: All