



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Lew Holloway

MEETING DATE: March 7th, 2024

AGENDA SECTION: Public Hearings

DEPARTMENT: Community Development

TITLE OF ITEM: Zoning Text Amendment: Tree Canopy Preservation & Enhancement (P24-08-ZTA)

SUGGESTED MOTION(S):

<p>tree canopy and enhancing the integration of new plantings in required open space.</p> <p>2. The proposed text amendment aligns with the public interest in that it seeks to offset some of the impacts of large scale development on adjacent properties and on existing natural resources.</p> <p>3. The proposed text amendment will offset a portion of the ongoing impacts of new development on the natural environment within the City.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>development within the City, potentially increasing the costs associated with development and impacting affordability within the City.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>
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***SUMMARY:** The City of Hendersonville is initiating a zoning text amendment to establish a standard for tree canopy preservation and to increase efforts to enhance canopy established by new development. The ordinance amendment was initiated at the request of the City of Hendersonville Tree Board and guided to this point by an Ad Hoc Tree Ordinance Committee. That committee has been meeting since late spring/early summer of 2023 to review the tree board request and develop the ordinance which is presented here. In May 2023, the Tree Ordinance Committee began the first of nine meetings to review recommendations from the tree board for amendments to the City’s Zoning Ordinance.*

Primary recommendations found in the ordinance being presented for adoption are as follows; 1) the establishment of a canopy preservation standard. This standard would be applicable to lots which exceed 2 acres and establishes a baseline requirement to preserve 20% of the canopy with a requirement that an additional 10% (for a total of 30%) be preserved, allowing for alternative compliance approaches for the final 10%. 2) The establishment of additional canopy enhancement standards for new development. These can be broadly categorized by a) increased planting requirements for Vehicular Use Areas, b) the introduction of planting requirements to all “Open Space and Common Open Space” currently required by the code and c) the introduction of Street Tree requirements throughout the City’s Zoning Districts.

PROJECT/PETITIONER NUMBER:	P24-08-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Legislative Committee Summary Report 3. Draft Ordinance Changes 4. Draft Ordinance Changes (Clean Version)