



TREE BOARD RECOMMENDATION  
COTTAGES @ MASTERMIND (P22-55-CZD)  
MEETING DATE: JULY 19, 2022

PETITION REQUEST: Rezoning: Planned Residential Development - Conditional Zoning District (PRD)

APPLICANT/PETITIONER: Elam Hall/ Tom Martinson (DHIC, LLC) [Applicant]  
John Hammond (Hammond Family Trust) [Owner]

**TREE BOARD ACTION SUMMARY:**

*The engineer for the development, Warren Sugg of Civil Design Concepts, presented to the Tree Board at a regular meeting on July 19, 2022. The following Tree Board members were present: Mark Madsen, Mary Davis, Andy Crawford, Glenn Lange, & Mac Brackett. The following recommendations were made:*

**SUMMARY**

Based on the documents provided prior to the Tree Board meeting, there are more than 340 - 12" or larger trees on this property consisting primarily of oak, maple, poplar and pine. It appears that a large number, more than 240 - 12" or larger trees will be removed from this property and not be preserved. Only 21 medium or large canopy trees will be replanted and not with similar species as currently found on the property. This property is one of the few remaining forested properties of this size and tree diversity in Hendersonville.

**RECOMMENDATIONS**

*The Tree Board recommends the following conditions be applied to this development.*

1. Replace 50% of the proposed Linden and Zelkova tree plantings with native medium or large canopy trees from the following Genera (Quercus and Acer) to help enhance bird populations by planting trees that produce food (insects) for nesting birds. 96% of our terrestrial birds rely on insects supported only by native plants.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4 regardless of use as tree credits.
3. Plant an additional 15 oak, maple, and poplar (2.5" or larger caliper) trees throughout the open spaces created by this development.
4. Implement a vegetative planting plan that will enhance the banks of and create a 20' corridor around the stormwater pond to provide filtration and infiltration of stormwater from turf managed areas and enhance wildlife habitat. The plan must include diverse and appropriate species of native upland and wetland shrubs and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) selected from the city's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses should be used.

## FULL MOTION

*The full motion provided by the Tree Board includes the following rationale:*

Based on the following guiding city code documents (the Municipal Code, Chapter 46, Article IV, Division I, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section I.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to the prioritization of existing tree canopy, the Tree Board believes that this project is inconsistent and incompatible with the preservation of tree canopy in Hendersonville for the following reasons [listed above]:

## BOARD ACTION

Motion: Lange

Yeas: All

Nays: None

Recused: None

Absent: Patricia Christie, Landon Justice