

CITY OF HENDERSONVILLE
Tree Ordinance Study Committee

Minutes of the Meeting of August 8, 2023

Committee Members Present: Glenn Lange (Tree Board), Mary Davis (Tree Board), Neil Brown (Planning Board), Virginia Tegel (ESB), Steve Dozier (BAC), Daniel Heyman (Legal), Lew Holloway (Community Development), Mark Stierwalt (Public Works), Lyndsey Simpson, Chair (City Council)

- I. **Call to Order:** Lyndsey Simpson, Chair called the meeting to order.

Lyndsey Simpson introduced Ken Gordon, member of the local business community. City Council will vote on appointing Mr. Gordon to the committee at their meeting on Wednesday.

- II. **Approval of the Agenda:** Neil Brown, Vice-Chair moved to approve the Agenda. The motion carried unanimously.

- III. **Approval of the Minutes:** Neil Brown moved to approve the minutes of the July 11, 2023 meeting. The motion carried unanimously.

- IV. **Discussion of the Working Draft Ordinance:** The Committee discussed the proposed ordinance.

Lew Holloway stated that he thinks tree credits and requirements for planting to replace significant trees should align.

The committee discussed whether preserved trees should count towards required landscaping. On one hand, it would reduce the total number of trees on a developed site. On the other hand, it might encourage integration of mature trees within a site.

Preserved trees have to meet all of the requirements for required landscaping in order to count towards the requirements. For instance, a tree must be proximate to the vehicular use area in order to count as vehicular use area landscaping, whether or not it is a new or preserved tree.

The committee looked at some sample site plans provided by the Community Development Department to see what various percentages of preserved trees looks like on a plan.

Mr. Holloway stated that preservation of 50 percent of the trees on a site is very rare. It is almost always on very large sites with large areas of undeveloped floodplain that is vegetated – where the developer had no intention of clearing anyway.

The committee discussed how preservation could be a total percentage required for all lots equally, or it could be tied to lot size.

Mr. Holloway also stated that simple requirements allow for a wider variety of projects, and that complicated requirements lead to only large projects because only highly capitalized developers can participate.

Glenn Lange stated that he has seen that many cities have varying percentages of required preservation as you leave the downtown area. Could also tie it to existing tree inventory one the City has the updated survey.

There was a discussion about how preservation might create a competing interest with the preservation of farmland which is also a goal for the community. Farmland is already clear so it would sidestep this requirement.

Updated tree canopy survey should be done sometime in September.

The committee discussed possibly using canopy coverage as a percentage of the site as a requirement instead of the number of trees.

The committee discussed the distinction between common open space and open space.

The committee discussed street tree requirements. Redevelopment might be difficult.

The committee is in more or less in agreeance that an administrative adjustment for these requirements and others to accommodate these requirements would be a appropriate.

The next meeting was scheduled for August 29, 2023 at 9:30 a.m.

V. **Adjournment:** the meeting was adjourned at 10:58 a.m.