

**PLANNING & ZONING COMMISSION
WORK SESSION
SEPTEMBER 19, 2016
MONDAY, 9:00 AM**

LODGE, 696 SKY VALLEY WAY

CALL TO ORDER

DISCUSSION ITEMS

- Amendments to Tree Ordinance

ADJOURNMENT

Talking points

1. Footprint around the house – currently allow 15 feet

Suggest 20 or 30 feet

2. Pruning

(a) Maintenance Pruning – Cutting away unwanted or damaged parts of a plant to encourage new healthy growth.

Currently allowed to prune up to 12 ft without a permit

Suggest no permit requirement

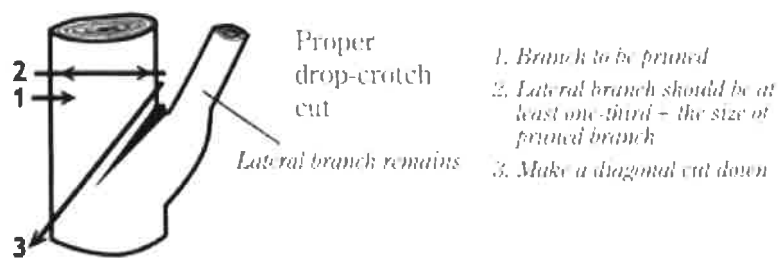
(b) Vista Pruning (windows for view) – Selective window views can be cut in a way that protect the natural shape and elegance of the tree. The canopy is the upper controlling part of the forest. All vista pruning should be below the canopy.

Currently requires a permit with no fee

Suggest no permit requirement

(c) Crown Reduction Pruning - Sometimes called drop-crotch pruning, is most often used when a tree has grown too large for its permitted space. This method is preferred to topping because it results in a more natural appearance, increases the time before pruning is needed again, and minimizes stress to the tree. This procedure removes the end of a branch by cutting back to a “crotch” created by a lateral branch. The side branch needs to be at least 1/3 the diameter of the branch being cut so that water and nutrients will be redirected into the lateral branch and it can then assume the primary growth responsibility of the removed branch.

Employing this method insures the tree will produce fewer sprouts at the point of the cut and the tree’s natural growth will be preserved.



3. Topping – Inappropriate pruning technique to reduce tree size; cutting back a tree to buds, stubs, internodes, or laterals not large enough to assume the terminal role of the branch being cut. Topping is used only when removing an unwanted tree. It should never be used as a pruning practice for reducing the height or spread of a tree.
4. Pruning Season (Recommended)

Late dormant-season pruning is usually recommended, although some trees will ooze liquid if cut too close to the time of spring growth. One period to avoid is when buds are expanding in the spring. Do not prune once buds first start to expand until after the leaves are at their mature size. Pruning during this period can disrupt tree growth and stress trees badly. Pines should not be pruned during the warm months. Dormant-season pruning during cold periods is best to prevent pruning-associated insect problems.

5. Removal of Dead/Hazardous/Diseased – Currently requires a permit – no fee... suggest same
6. DBH – Diameter at Breast Height – measured at 4.5 feet about ground.
7. Protected Species and Specimen Trees

Suggestion:

Native Shrubbery (rhododendron, mountain laurel, native azaleas, etc.)

Specimen Trees

Large Hardwoods (Oak, Hickory, Maple, Magnolia, Walnut, Elm)

DBH 25" or more

Large Softwoods (Pine, Cedar, Hemlock, Cypress)

DBH 25" or more

Small Native Flowering (Dogwood, Redbud, Sourwood)

DBH 10" or more

Suggest: Cutting permitted only on limited basis with extenuating circumstances.

8. Thinning – deliberate control of stand density. No more than one half (50%) of the stand density can be removed within a certain period. (suggest 3 years)

Suggestion:

DBH	Minimum spacing between trees of like or greater size
<2"	No requirement or permit necessary
2 – 4"	15 feet
5 – 10"	20 feet
10 or more	30 feet

9. Other Healthy Tree Removal that doesn't fall within any other category

DBH >2"

Value will be determined by total DBH of tree(s)

Mitigation – replanting will be required (suggest 25% of Value) at least 2" caliper nursery grown.

10. Buffer on sides and back side of houses that face another road.

When evaluating a permit, the code enforcement officer should ensure that a landscape buffer of at least 10 feet from the adjoin property line is maintained whenever possible.

