



Tree Preservation Ordinance

**September 29, 2020
Public Input Review**

Public Input Presentation

July 22

City Staff presented the current state of our Canopy and Tree Preservation Practices

- Design / Development Group
- Sustainability Group
- Neighborhoods and General Public

2001

2011

+/- 33.1 million sf loss

2021?

+/- 59.6 million sf loss

2003

2019



41% Tree Canopy



36% Tree Canopy

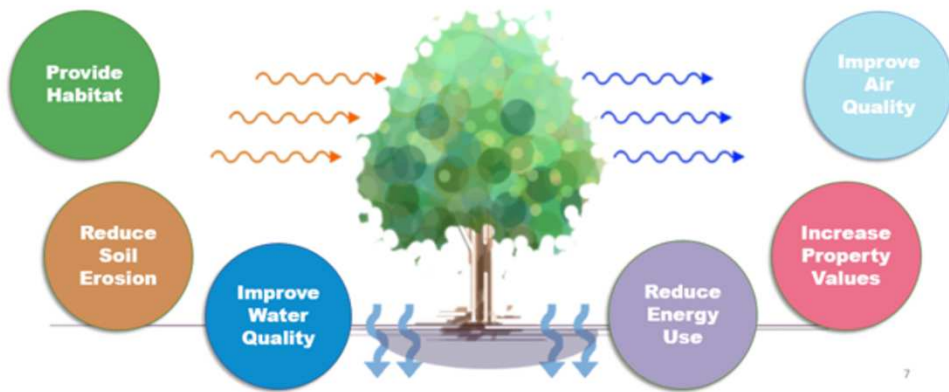


25% - 31% Tree Canopy



Public Input Presentation

Benefits to Greenville



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Internal Review

	Conway, SC	Mauldin, SC	Greenville County, SC	Camden, SC	Rock Hill, SC	Charleston, SC	Charleston County, SC	Charlotte, NC	Atlanta, GA	GVL Current	GVL Proposed
Trees required per acre		Stronger	Stronger			Stronger	Stronger		Stronger		
Definition of Significant Tree	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Weaker	Stronger		Stronger
Location of Significant Tree	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger		Stronger
Protection of Significant Tree	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger		Stronger
Mitigation for loss of Significant Tree	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Stronger	Weaker	Stronger		Stronger
Ongoing Maintenance		Stronger		Stronger		Stronger	Stronger		Stronger		
Municipal Enforcement									Stronger		
Internal Structure	Stronger			Stronger	Stronger		Stronger	Stronger	Stronger		

Stronger
Weaker

Public Input Presentation

Atlanta Gold Standard

Atlanta:

- Remove a tree : Replace a tree
- If you can't replace on site:
 - 1) Plant elsewhere in the city
 - At city's determination
 - 2) Or pay fee in lieu of:
 - City tree fund
 - Arborist staffing



Parks & Recreation

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Tree Preservation Ordinance Goals

THREE GOALS

- Simplify the existing ordinance
 - Simplify the process
 - Simplify the math
- Preserve more trees
 - Preserve through replacement requirements
 - Preserve through improved installation techniques
 - Preserve through improved public property and r/w maintenance
- Don't impact existing single-family
 - Exempt the existing SFs



Parks & Recreation

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Public Input Presentation

July 22

Released the DRAFT version of the tree preservation ordinance to all participants

- Set a two-week deadline for all responses

August 7

Received 26 Responses

- 19 were individual citizens
- 7 were group responses
 - Bluewater Engineering
 - Carolina Foothills Garden Club
 - Friends of the Reedy
 - Site Design Engineering
 - Seamon Whiteside Design Studio
 - Trees Upstate
 - Collins Group



Emerging Themes / Friction Points



	Individual	Consultant	Individual	Interest Group	Consultant	Individual	Individual	Interest Group	Individual	Individual	Individual	Individual	Individual	Individual	Individual	Individual	Individual	Individual	Individual	Consultant	Individual	Consultant	Consultant	Individual	Interest Group	
SF exemptions	1				1										1		1	1	1	1	1			1	10	
Fee-in-lieu-of program	1	1			1		1	1				1	1							1	1				1	10
Inclusion of affordable housing exemption	1								1	1	1		1		1					1					1	8
Protection of trees during construction	1	1					1	1	1												1		1			7
Blanket Approval / Support			1	1	1						1			1			1									6
Refined definition of invasive species		1				1	1					1						1			1					6
Need for additional enforcement staff								1					1		1						1				1	5
Protection of neighbors root zones		1																		1	1				1	4
Request for ordinance to directly address clearcutting						1					1	1								1						4
Refined or expanded definition of protected tree and "heritage tree" designation									1					1							1		1			4

Friction Point #1

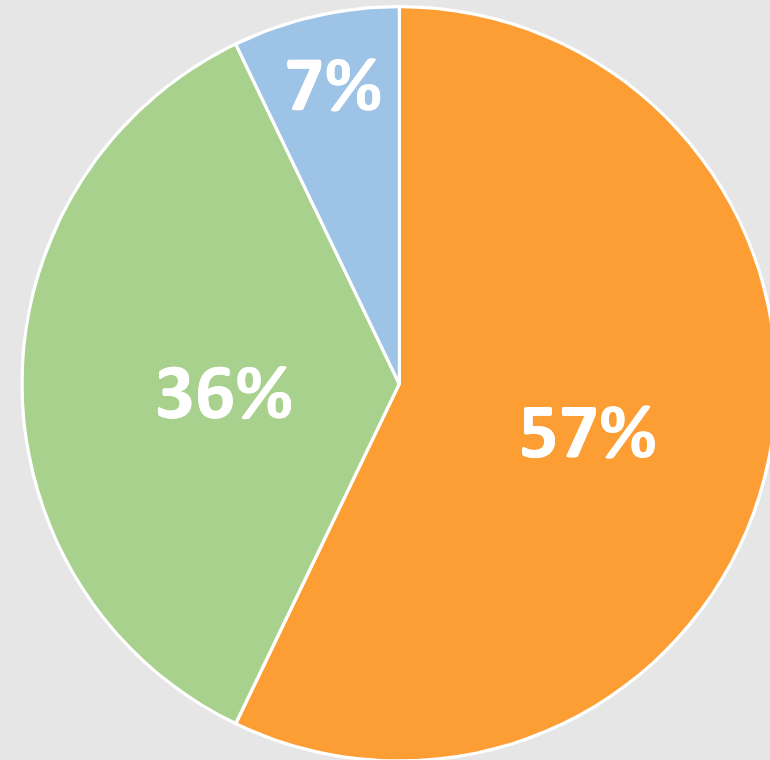
Exemption of existing single family residential from tree protection mitigation

CURRENT	PROPOSED
SF is exempt from all tree protections	SF is exempt from all tree protections

57% of respondents specifically asked for SF to be included

36% of respondents provided a blanket approval, which happens to include current exclusion

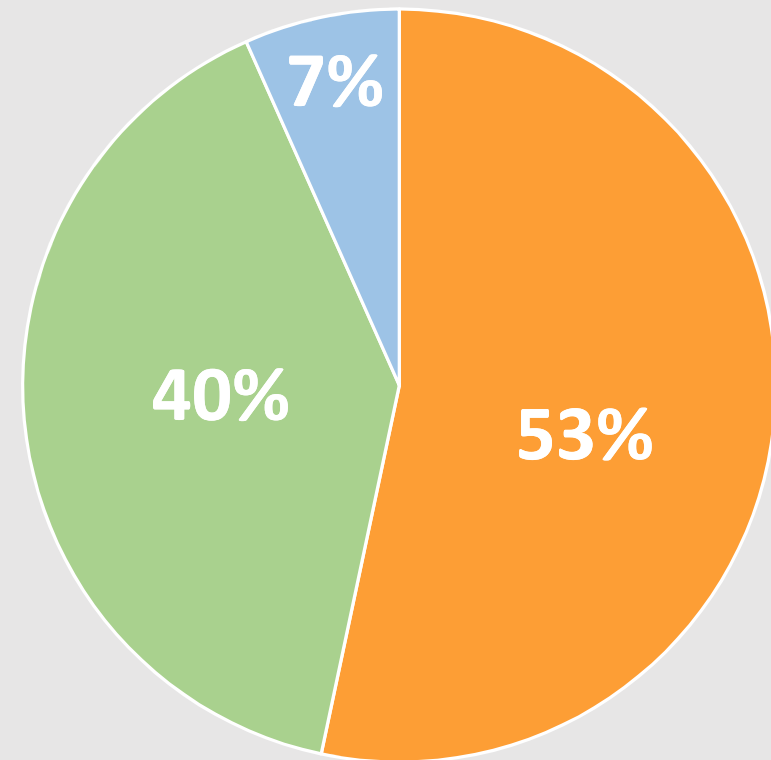
7% of respondents specifically asked for SF to be excluded



Friction Point #2

Fee-in-lieu-of Program

CURRENT	PROPOSED
<p>For removal of historic trees (defined as only those within buffers and setbacks, SF excluded)</p> <ul style="list-style-type: none">• 20" trees shall be mitigated by two 4" trees or the market rate equivalent• 40" trees shall be mitigated by four 4" trees or the market rate equivalent <p>Fees go toward the tree fund</p>	<p>Replacement of all site trees greater than 6" with a 1:1 DBH or mitigation at market rate</p> <p>For removal of historic trees (defined as 20" within the setback or buffer of any property, or 40" within any property)</p> <ul style="list-style-type: none">• 1:1 DBH replacement or market rate• And \$100 plus \$30 per caliper inch <p>Fee goes toward tree fund or maintenance of existing city canopy</p>



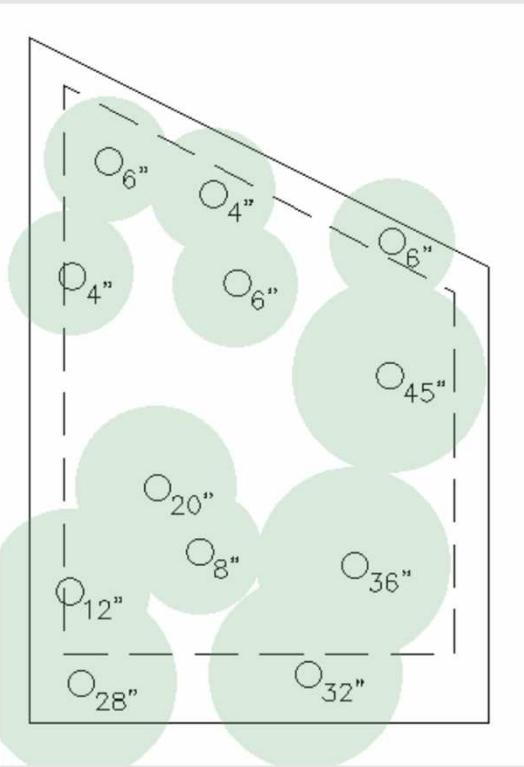
53% of respondents specifically asked for higher fees

40% of respondents provided a blanket approval of the proposed changes

7% of respondents specifically asked for lower fees

Theme #2

Fee-in-lieu-of Program



CURRENT

	Location	Replacement	Fee in lieu
4"	Interior	none	\$0
4"	Interior	none	\$0
6"	Interior	none	\$0
6"	Interior	none	\$0
6"	Interior	none	\$0
8"	Interior	none	\$0
12"	Interior	none	\$0
20"	Interior	none	\$0
28"	Setback	Two 4" trees	\$600
32"	Setback	Four 4" trees	\$1200
36"	Interior	none	\$0
45"	Interior	none	\$0

\$1,800

PROPOSED

	Location	Replacement	Fee in lieu
4"	Interior	none	\$0
4"	Interior	none	\$0
6"	Interior	Three 2" trees	\$450
6"	Interior	Three 2" trees	\$450
6"	Interior	Three 2" trees	\$450
8"	Interior	Four 2" trees	\$600
12"	Interior	Six 2" trees	\$900
20"	Interior	Ten 2" trees	\$1,500
28"	Setback	Fourteen 2" trees plus \$100 + \$30/inch	\$3,040
32"	Setback	Sixteen 2" trees plus \$100 + \$30/inch	\$3,460
36"	Interior	Eighteen 2" trees	\$2,700
45"	Interior	Twenty-two 2" trees plus \$100 + \$30/inch	\$4,750

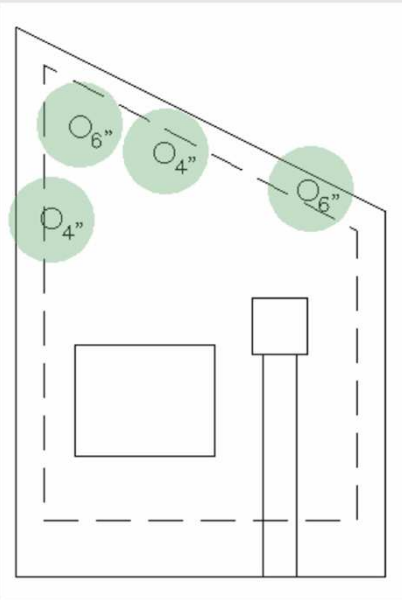
\$18,300

*Assuming a fee rate of \$150 per tree.

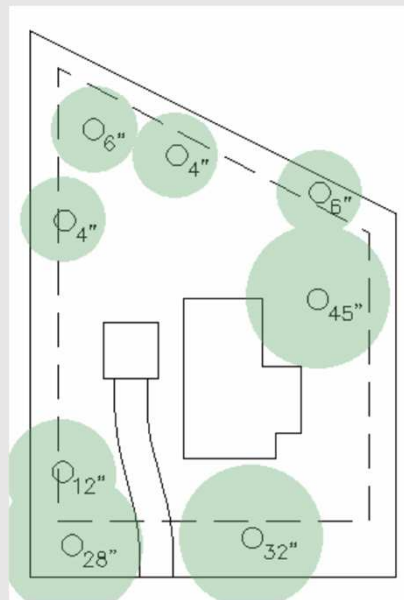
Theme #2

Fee-in-lieu-of Program

“Ultimately the goal is not to halt or penalize development, but to discourage thoughtless development, in favor of better more sustainable designs that preserves our shared resources and ultimately improve our communities.”



-or-



Friction Point #3

Inclusion of the Affordable Housing Exemption

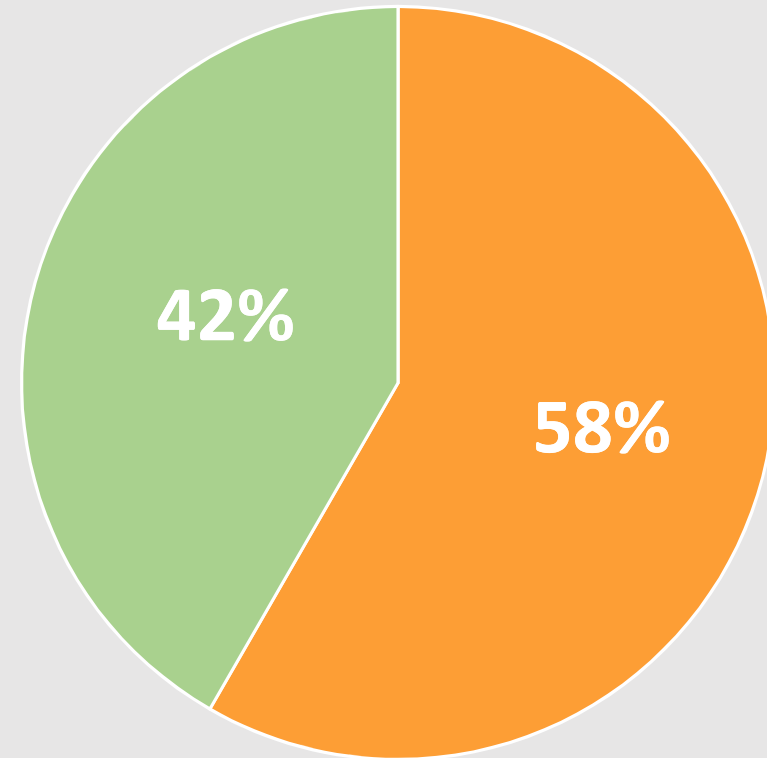
CURRENT	PROPOSED
There are no exemptions for inclusion of AF	“For new multi-family developments heritage tree* removal fees may be waived at the administrator’s discretion with the inclusion of at least 10 percent affordable and/or work-force housing as defined by the Community Development Division.”

* Heritage trees would only be those that are greater than 20” within setbacks or buffers, and those trees that are greater than 40” anywhere in the city (currently excluding SF)

Written in to offset development costs being passed down to the consumer

58% of respondents specifically stated that tree fee waivers should not be extended to affordable housing

42% of respondents provided a blanket approval



Themes #4 - 10

Protection of trees during construction

General approval, clarification, or increase in protections during the construction process, none of which would significantly burden development (i.e. bilingual signs on tree protections,

Blanket Approval / Support

General statements of support from individual or community groups.
"Anything is better than what we currently have."

Refined definition of invasive species

General acknowledgement that the city needs to clearly identify an invasive species list. City currently has one but its application has been sporadic.

Need for additional enforcement staff

It was noted that to better enforce our current regulations, or to possible hope to enforce new regulations, that additional staff might be necessary.

Protection of neighbors root zones

Thought was given to extending protections to neighboring trees that may be impacted by development. This is something we currently do.

Request for ordinance to directly address clearcutting

The existing ordinance does not specifically identify clearcutting as an issue or address it in any way. The proposed would require tree replacement or fee-in-lieu-of.

Refined or expanded definition of protected tree and "heritage tree" designation

The minimum size for mitigation is set at 6" DBH. Focus was placed on this as a simple way to slide the scale back and forth.

Friction Point Direct Questions

Should the new ordinance EXCLUDE Existing Single Family Residential Houses?	YES	NO	Other Options
Should fees associated with the fee-in-lieu of program be changed from the proposed?	INCREASED	DECREASED	REMAIN THE SAME
Should the new ordinance allow for fee reduction if Affordable Housing is a part of the developments?	YES	NO	Other Options

Next Steps

Pose the three Friction Point questions to the general public via online poll

- Set a two-week deadline for all responses Sept 29nd – Oct 13th.
- Tally responses and alter ordinance as guided

Submit second draft to Planning Commission