

**Town of Davidson, NC**  
**Design Review Board: Staff Analysis**  
**Project Manager: Chad Hall**  
**October 18, 2017**

**Project:** Tree Removal  
**Location:** 107 North Main Street  
**Applicant:** Sandy Carnegie  
**Designer:** (None)  
**Planning Area:** Village Center within Local Historic District

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The applicant proposes to remove two crepe myrtle trees flanking the entry sidewalk at 107 North Main Street. The applicant has been maintaining the trees for years, but is reporting issues with root zones and, most recently, a fungus on the trees.

**DAVIDSON PLANNING ORDINANCE:**

**Section 9.3.3 Tree Removal**

- A. *Permit Required: A permit shall be required for the removal or destruction of a large or small mature tree or trees on any property, whether publicly or privately owned. The permit shall be issued when the Planning Director has determined that at least one of the following apply:*
1. *The tree to be removed is dead, diseased or irreparably damaged, according to a certified arborist;*
  2. *The tree endangers the health or safety of the general public or structures on the property or adjacent properties;*
  3. *The tree is not a specimen tree, as defined by this ordinance;*
  4. *The tree is not within a designated conservation area, such as common open space or property protected by conservation easement;*
  5. *The tree is located within the permitted building envelop;*
  6. *Tree removal is part of a greater development plan for which an approved landscape plan has been issued pursuant to this section; an approved development plan for which an approved grading and landscape plan has been issued shall serve as the tree permit.*
- B. *For built-upon properties of record by July 2008 within the Town's incorporated limits, no large maturing tree larger than twelve inches in diameter at breast height may be removed within the maximum front, rear, or side yard setback without a permit from the town. Topping of trees is strictly prohibited. In addition, no activity that may affect a tree in the front yard setback may proceed without a tree permit. Exception: A permit is not required for the area of an approved plan designated as single family or duplex residence exclusive of open space.*

- C. *Removal of a mature tree located within in a locally designated historic district requires a Certificate of Appropriateness in addition to a tree permit. Mature trees shall be replaced by a tree of similar species type. The tree must meet the requirements of Section 9.8 and meet the objectives of the Tree Canopy Management Plan.*

#### **HISTORIC DISTRICT DESIGN GUIDELINES:**

##### ***Plantings and Site Features***

1. *Retain and preserve plantings and site features that contribute to the overall historic character of a district property or the district as a whole.*
2. *Retain and preserve the historic plantings and site features that relate district buildings to the settings—including site topography, retaining walls, mature trees, street tree canopies, hedges, foundation plantings, pedestrian alleys, and walkways.*
3. *Maintain and protect both constructed and landscape features through appropriate maintenance and pruning of plants and trees. Trim and prune trees so that their canopy is preserved. It is not appropriate to radically change the shape of a mature tree by “topping” it. Repair the surfaces and details of constructed site features using repair techniques appropriate to the specific material.*
6. *Replace damaged or diseased significant site plantings; including mature trees, hedges, and foundation plantings; with new plantings that are similar in species and that will have a similar size and appearance to the originals when they mature. It is not appropriate to remove a planting that contributes to the overall character of the historic district unless it is dead, diseased, or damaged.*