

Springfield Municipal/Regional Planning Commission

Thursday, October 5, 2017 at 5:00 PM

Meeting Agenda

I. Call to Order

II. Roll Call

III. Approval of Minutes of August 3rd, 2017 Meeting

VI. New Business

Item #1: Election of Officers including Chairman, Vice-Chairman, and Secretary

Item #2: Elimination of Additional 5 Feet of Side Yard per Story Requirement, R-7, R-10, and R-15 – Sections 11-506-11-509 Residential Districts for the City of Springfield

Item #3: Amend and Clarify Landscaping Requirements – Section 11-810 Landscaping Requirements for Commercial, Industrial, and Multi-Family Uses for the City of Springfield

Item #4: Oakland Farms Phase 3, Section 6 Bond Renewal Request.

VI. Other Business

VII. Adjourn

Springfield Municipal/Regional Planning Commission

Thursday August 3rd, 2017 at 5:00 PM

Meeting Minutes

I. Call to Order

II. Roll Call: Commissioners present- Allen, Hollingsworth, Mason, Poole, Powell, and Townsend.
Commissioners absent- Boyd, Sneed, and Woodard.

III. Approval of Minutes of July 6th, 2017 Meeting:

Motion to approve was made by Commissioner Poole, Seconded by Commissioner Powell. Motion passed 6-0.

IV. New Business

Item #1: Annexation Request, Plan of Services, and Zoning Assignment – 3152 New Cut Rd. – 13.41 AC

Staff stated a request for annexation has been submitted, consisting of 13.41 acres located south of the intersection of Batson Parkway at 3152 New Cut Road.

Staff detailed the plan of services, including that the property will be served by city police, fire, water, sewer, gas, solid waste, parks, roads, and electric. Access will be off of New Cut Road, and staff will require two entrances to the subdivision once the plat/construction plans are received.

Staff detailed the background, explaining the applicant has requested a medium single family density residential zoning (RS-10) after staff recommendation of R-15 zoning. The developer initially requested an R-15 PUD, but stated that in order for the RS-10 zoning to be approved, they would submit covenants and restrictions on the property that provided a minimum square footage (1,600 square feet) in order to help ensure the homes are at a certain minimum price point, approximately \$200,000.

Staff recommended approval of the annexation, plan of services, and zoning classification, with the understanding (not a condition of approval) that covenants and restrictions will be acceptable and recorded prior to the ordinance's 3rd reading.

A motion for approval was made by Hollingsworth, and seconded by Poole. The motion was approved unanimously, 6-0.

Item #2: Re-Plat of Southwark Subdivision (Addition of Drainage Easement) – 4 Lots

Staff explained that Planning, Codes, and Public Works staff met with the developer, Darryl Adler, to address the need for a drainage easement behind the four lots of Southwark subdivision, which was previously approved in 2015. This is a minor change that addresses some needed issues.

A motion for approval was made by Mason, and seconded by Powell. The motion was approved unanimously, 6-0.

VI. Other Business

No other business was required by staff or the Planning Commission.

VII. Adjourn. Motion to adjourn was made by Commissioner Woodard, with a second by Commissioner Hollingsworth. Motion passed unanimously. Meeting adjourned at 5:30 pm.

Wanda Mason, Planning Commission Secretary

Grant Green, Community Development Director

IV. New Business

Item #1: Election of Officers including Chairman, Vice-Chairman, and Secretary

The last election of officers took place in 2016. The Planning Commission bylaws call for an annual election of officers in September. With cancellation due to no business for the September meeting, staff has placed this on the October agenda.

Item #2: Elimination of Additional 5 Feet of Side Yard per Story Requirement, R-7, R-10, and R-15 – Sections 11-506-11-509 Residential Districts for the City of Springfield

Requested Action: Recommend Approval to the Board of Mayor and Aldermen

Developers and builders have expressed concern over the extra 5 feet of setback per story for our R-7, R-10, and R-15 zoning districts. The requirement makes the construction of 2 story houses less

appealing, penalizing the additional story with 5 feet of extra side setback – essentially penalizing construction of a larger house. Staff feels it discourages development, and is proposing the requirement be removed from the zoning ordinance. (Page 5)

Item #3: **Amend and Clarify Landscaping Requirements – Section 11-810
Landscaping Requirements for Commercial, Industrial, and
Multi-Family Uses for the City of Springfield**

Requested Action: ***Recommend Approval to the Board of Mayor and Aldermen***

The landscaping ordinance is currently fairly basic. Staff is requesting to make changes to the section, including providing additional and more aesthetically pleasing landscaping choices. It also gives the ability for the developer to not be required to put most landscaping in the front yard, as it can be distributed around the site. (Page 9)

Item #4: **Oakland Farms Phase 3, Section 6 Bond Renewal Request.**

Requested Action: ***Recommendation for Board to Approve Bond Renewal***

Staff followed up with the developer’s agent, letting him know that the bond needs to be renewed. Due to the installation of improvements, the bond amount has been reduced to \$_____.

IV. Other Business

V. Adjourn

ORDINANCE 17-__

AN ORDINANCE AMENDING THE CITY OF SPRINGFIELD ZONING ORDINANCE SECTIONS 11-506, 11-507, 11-508, AND 11-509 DELETING THE REQUIREMENT FOR 5 ADDITIONAL FEET OF SIDE YARD FOR EACH STORY IN EACH SECTION F., NUMBER (2); TO READ AS SET FORTH IN “EXHIBIT A” ATTACHED

Whereas, T.C.A. Sections 13-7-201 through 13-7-210 delegate the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

Whereas, the City of Springfield Planning Commission has reviewed this proposed ordinance amendment on October 5, 2017 and recommends its passage;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of Springfield, Tennessee as follows:

Section 1. The City of Springfield Zoning Ordinance Chapter 5 entitled Residential District Regulations, Sections 11-506, 11-507, 11-508, and 11-509 Yard Requirements for City of Springfield is hereby amended by deleting the requirement for 5 feet for each additional story in Section F., Yard Requirements; to read as set forth in “Exhibit A” attached;

Section 2. All ordinances, resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Passed on 1st reading: _____

Passed on 2nd reading: _____

Passed on 3rd reading: _____

Ann Schneider, Mayor

Attest:

Lisa H. Crockett, City Recorder

ORDINANCE 17-__
EXHIBIT A

Amendment 1- Section 11-506. R15 Medium Density Residential Districts for City of Springfield is hereby amended by deleting a portion of Section F. to read as follows:

F. Yard Requirements

(1) General Provisions

General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Chapter 8 of this Title.

(2) Basic Provisions

The basic yard regulations appearing below apply to all zone lots located within R15 Districts, except as provided in Chapter 8, Sections 11-803 and 11-804.

Minimum front yard	35 feet
Minimum side yards	10 feet, with 5 additional feet for each additional story.
Minimum rear yard	30 feet
Minimum lot width at the street line and at setback line	75 feet

Amendment 2- Section 11-507. R10 Medium Density Residential Districts for City of Springfield is hereby amended by deleting a portion of Section F. to read as follows:

F. Yard Requirements

(1) General Provisions

General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Chapter 8 of this Title.

(2) Basic Provisions

The basic yard regulations appearing below apply to all zone lots located within R10 Districts, except as provided in Chapter 8, Sections 11-803 an 11-804.

Minimum front yard	30 feet
Minimum side yards	10 feet, with 5 additional feet for each additional story.
Minimum rear yard	30 feet
Minimum lot width at the street line and at setback line	60 feet

Amendment 3- Section 11-508. RS10 Medium Density Residential Districts for City of Springfield is hereby amended by deleting a portion of Section F. to read as follows:

F. Yard Requirements

(1) General Provisions

General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Chapter 8 of this Title.

(2) Basic Provisions

The basic yard regulations appearing below apply to all zone lots located within RS10 Districts, except as provided in Chapter 8, Sections 11-803 and 11-804.

Minimum front yard	30 feet
Minimum side yards	10 feet, with 5 additional feet for each additional story.
Minimum rear yard	30 feet
Minimum lot width at the street line and at setback line	60 feet

Amendment 4- Section 11-509. R7 High Density Residential Districts for City of Springfield is hereby amended by deleting a portion of Section F. to read as follows:

F. Yard Requirements

(1) General Provisions

General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions and other regulations are contained in Chapter 8 of this Title.

(2) Basic Provisions

The basic yard regulations appearing below apply to all zone lots located within R7 Districts, except as provided in Chapter 8, Sections 11-803 and 11-804.

Minimum front yard	25 feet
Minimum side yard	8 feet
each additional story	5 feet
Minimum rear yard	15 feet
Minimum lot width at the street and at setback line	50 feet

ORDINANCE 17-__

AN ORDINANCE AMENDING THE CITY OF SPRINGFIELD ZONING ORDINANCE SECTION 11-810 TO READ AS SET FORTH IN “EXHIBIT A” ATTACHED

Whereas, T.C.A. Sections 13-7-201 through 13-7-210 delegate the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

Whereas, the City of Springfield Planning Commission has reviewed this proposed ordinance amendment on October 5, 2017 and recommends its passage;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of Springfield, Tennessee as follows:

Section 1. The City of Springfield Zoning Ordinance Chapter 8 entitled Supplementary District Regulations, Section 11-810 Landscaping Requirements for Commercial, Industrial, and Multi-Family Uses for the City of Springfield is hereby amended by deleting the existing Section 11-810 and replacing it with a new Section 11-810; to read as set forth in “Exhibit A” attached;

Section 2. All ordinances, resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Passed on 1st reading: _____

Passed on 2nd reading: _____

Passed on 3rd reading: _____

Ann Schneider, Mayor

Attest:

Lisa H. Crockett, City Recorder

ORDINANCE 17-__
EXHIBIT A

Amendment 1- Section 11-810. Amend Section 11-810 Landscaping Requirements for Commercial, Industrial, and Multi-Family Uses to read as follows:

11-810. Landscaping Requirements for Commercial, Industrial and Multi-family Uses (Amended by Ordinance 10-08)

A. Purpose

In order to minimize any negative effect between adjacent uses and zoning districts, this Section requires that landscaped buffers be provided for certain uses. The separation of land uses and the provision of landscaping along public and private rights-of-way through a required buffer are designed to eliminate or minimize potential nuisances, and to enhance community image and roadway beautification. Such nuisances may include dirt, litter, noise, lights, signs, unsightly buildings and structures, off-street loading and refuse areas, or parking areas. In addition, buffers provide spacing and landscaping to reduce potentially adverse impacts of noise, odor or lighting. Landscaping shall be coordinated with all site design elements including building layout, parking access and signs.

B. Applicability

1. Landscaping and buffers shall be provided as set out in these zoning regulations. Buildings and structures lawfully existing as of January 1, 2010 may be modernized, altered or repaired without providing or modifying landscaping and buffers in conformance with this Section, provided there is no increase in floor area in such building or structure or impervious area on the site; This shall not be construed as prohibiting the provision of landscaping or buffers in full conformance with these zoning regulations.
2. Where a building or structure existed as of January 1, 2010 and such building is enlarged in floor area or impervious area on the site by twenty-five (25) percent or 2,000 square feet, whichever is less, landscaping and buffers as specified in this Section shall be provided.
3. The regulations herein set out for landscaping and buffers shall apply to all site plan submittals except for one- or two-family dwellings on a single lot or parcel, temporary uses, or to development on site alterations on relatively undeveloped sites, which do not involve ground disturbance of 10,000 sq. ft. or greater.

4. The required buffers, as specified in these regulations, are minimum standards. The amount of land and type of planting or other screening specified for each buffer requirement are designed to mitigate nuisances or incompatibility between adjacent land uses or between a land use and a public road, where these regulations specify different buffering requirements (e.g., a different type of buffer), then the more stringent provisions shall govern.
5. None of the provisions of these regulations shall be construed as prohibiting additional plant material, screening and/or buffer area above that required by these regulations; or prohibiting the modification of existing landscaped buffers to perform to an equivalent degree as the buffer required by these regulations.
6. A landscaping plan shall accompany all site plan submittals.

C. DESIGN OF LANDSCAPING AND BUFFERS

1. Existing Vegetation

(a) General

The retention of “existing vegetation” shall be maximized within the proposed landscaping, parking and buffer areas. When retaining existing vegetation within the buffer area, no clearing shall be allowed within the drip line of tree canopies. Trees to be saved shall be protected by surrounding them with tree protection fencing around the edge of the drip line. Existing native habitat or plant material located within the proposed landscaping or buffer area that meets the requirements of these regulations may be counted toward the total buffer required between adjacent land uses, or toward total landscaping requirements if left undisturbed in their natural state. If the existing vegetation has been counted toward the total required buffer or landscaping and is subsequently removed or dies, it shall be replaced with the appropriate buffer or landscaping material within the next planting season.

(b) Heritage Trees

(1) For purposes of this ordinance, a heritage tree shall be any tree with a trunk caliper measurement of 24” or greater.

(2) The locations of all trees 6 inches or more in caliber shall be shown on the boundary survey.

(3) With the exception of clearing required for driveways, the removal of Heritage Trees is prohibited without prior approval of the City. The Community Development Director or his designee shall have the authority to permit the selective removal of heritage trees on a case by case basis that are identified for removal in the Landscaping Plan.

(4) The preservation of heritage trees located on the interior of the lot is encouraged, but shall not be required.

2. Design, Installation and Establishment Standards

Location of plants and design of landscaping, including maintenance, shall be according to ANSI standard. The use of vegetation and other lower maintenance landscape materials as shown on the Recommended Landscape List for Springfield is desired to promote environmental protection, energy efficiency, and water conservation. Other species meeting these criteria may be used, if shown on the approved landscaping plan, if approved by the Community Development Department.

- a. Landscape plans submitted for approval for the purposes of satisfying the requirements of this Section shall clearly indicate the common name and botanical name, location and size vegetation to be installed as well as trees to be preserved. All existing trees 6 inches in caliper and larger shall be located **on the plan**.
- b. All trees 18 inches and larger which are removed during construction shall be replaced at (50%) of the size removed.
- c. Rain gardens used for drainage requirements may be counted toward meeting the total landscaping requirements on a one for one basis.
- d. No tree shall be planted within 10 feet of any underground utility.
- e. Location of all underground utilities shall be shown on site and landscape plans.
- f. Existing trees shall be counted towards the buffer requirements, the total number.
- g. **At least 10% of the required landscaping must be placed in the front yard or near pedestrian access. This would also apply if the number per acre requirement is met by the buffering.**
- h. Every 100 linear feet of lot frontage shall contain (5) five 2" understory trees and (10) ten shrubs that have a mature height of (5) five feet plus. At least (50) fifty percent of shrubs and trees shall be evergreen.

- i. Street trees, typically in rights-of-way or easements and maintained by the city, shall not be used toward the landscaping requirement.

Minimum Site Requirements

COMMERCIAL, INDUSTRIAL, MULTIFAMILY, OTHER

3 Canopy Trees per Acre
3 Understory Trees per Acre
10 Shrubs or Evergreen Trees per Acre
**Can be part of bond in the event a Temporary Certificate of Occupancy is needed.*

SINGLE FAMILY RESIDENTIAL

1 Canopy or Understory Tree per lot; noted on plat and installed prior to Certificate of Occupancy.

3. Plant Material and Minimum Plant Size

The following lists of plant materials shall be used as a guideline to define the required plant unit. Although the lists may be expanded, they are intended to provide guidance in selecting predominately hardy natural species. All materials shall be of high-quality nursery grade. Trees and shrubs not meeting current ANSI standards will not be accepted and will need to be replaced with acceptable landscaping. All asphalt and gravel shall be removed under the island for landscaping in the parking lots.

4. Soils

All landscaped areas shall have uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble, or trash. All compacted soil, contaminated soil or road base fill shall be removed.

5. Required Plant Species

The recommended Tree List for Springfield shall be used as a guide in identifying and categorizing the different acceptable types for any required plant. ~~Plants identified in the guide, “Native Plants of the Tennessee Valley”, published by the Tennessee Valley Authority (TVA) shall be acceptable as well. At least (50) percent of all new landscaping plantings must be of a native species adapted to the local climate.~~ **Substitutions will be considered by staff on a case-by-case basis.** All new landscaping shall contain 2 or more species of both trees and shrubs.

a. Canopy Trees

The following will count as one canopy tree toward the total number specified. Deciduous canopy trees shall be a minimum of ten feet in height with a four- to five-

foot spread and a 2-inch caliper trunk at time of planting, as determined in the American Standard for Nursery Stock, ANSI Z60. 1-2004

b. Understory Trees

Understory trees shall be a minimum of 2- inches in caliper at time of planting as determined in the American Standard for Nursery Stock, ANSI Z60. 1-2004. Multi-stem varieties shall be a minimum of eight feet in height above ground level at the time of planting.

c. Evergreen Trees

Evergreen trees shall be a minimum of 6 feet in height and a minimum of two inches in caliper at time of planting.

d. Shrubs shall be a minimum of 18 inches in height.

6. Irrigation

All new landscaped or grass areas shall be irrigated with an irrigation system or yard hydrant within 50 feet of new landscaping spaced at no more than 100 foot intervals to provide for the adequate watering of plants and grass. Separate metering of irrigation water can be arranged with the Springfield Water and Wastewater Department to avoid having to pay sewer charges on irrigation water.

7. Buffering

The 10, 15, or 20 foot front yard (not building setback) required by most Commercial and Industrial Districts shall be planted in grass and landscaped with shrubbery and trees to make a separation from the street, except for vehicle ingress and egress areas and sidewalks. In all other areas, where a front yard is not designated, a minimum landscaped area of 10 feet shall be provided. Evergreen and other landscaping shall be used to screen dumpsters, transformers, heating and air conditioning fixtures and other unsightly fixtures on the site.

Where commercial, industrial or multi-family facilities abut single family residential areas; they shall be buffered by a ten-foot wide landscaped strip, which shall include (5) trees, (2) canopy and (3) understory trees and (10) shrubs per 100 linear feet. At least 50 percent of these trees are required to evergreen.

Every 100 linear feet of lot frontage shall contain ~~(5) five 2" understory trees and (10) ten shrubs that have a mature height of (5) five feet plus. At least (50) fifty percent of shrubs and trees shall be evergreen.~~

8. Maintenance

Landscaping shall be maintained by the property owner. Trees and Landscaping shall be maintained in good order. Dead plants and trees shall be replaced within the planting season or (6) six months.

D. RECOMMENDED TREE LIST FOR SPRINGFIELD

CANOPY

American Elm

Deciduous, 60-80 feet at maturity; prefers full sun and tolerates moist soils; fast growing, oval leave hardy tree, tolerates exposure, subject to Dutch Elm Disease, but new varieties resistant to disease have also been developed.

American Sycamore

Deciduous, 100 feet at maturity; sun loving and prefers rich, moist soil; spreading tall trunk and rounded head, young plants subject to spring frost, can be affected by pollution in cities.

Bald Cypress

Common Bald Cypress looks like an evergreen, but is actually deciduous and drops its leaves in the fall. The growth habit is narrow while young but becomes broader as the plant ages. Common Bald Cypress is intolerant of shade when young and can be used near water.

Black Tupelo

Deciduous, 30-50 feet at maturity; 20-30 foot spread. Beautiful red, orange, and purple fall color. Unique bark. **Staff recommended tree.**

Black Walnut

Deciduous, 100 feet at maturity; tolerates any soil; slow grower, now rare in East due to tree's enormous value for wood and nuts, leaves are two-feet long with 11-23 leaflets.

English Oak

Deciduous, 60-80 feet at maturity, prefers woods; known as Common Oak, broad, open head, sort trunk, oblong dark green leaves with six lobes on each side.

Gingko

Sixty (60) feet at maturity.

Hickory

Deciduous, 100 feet at maturity; likes rich, moist soil; produces larger amounts of pollen, distinctively peeling bark, produces sweet, edible nut, resist transplanting.

Littleleaf Linden

Deciduous, 40-50 feet at maturity; 40 foot spread. Yellow flowers, late blooming. Yellow fall foliage.

London Planetree

Deciduous, 75-100 feet at maturity; medium to fast growing, related to American Sycamore but better disease resistance, brown flaking bark reveals cream color, dense canopy. Yellow to brown fall color. **Staff recommended tree.**

Northern Catalpa

Deciduous, 40-60 feet high with 30' spread, flowering, twisting trunk gives interesting appeal. May also be used as an understory/flowering tree selection if site area is suitable due to size.

Pecan

Deciduous, 100 feet at maturity; likes deep, loam soil; tallest of the hickories, long-lived, produces nuts for 200 years which have important commercial value.

Pin Oak

Deciduous, 80 feet at maturity; not lime tolerant, likes moist soil; drooping branches, glossy green, deeply lobes leaves, saucer-like acorns.

Quaking Aspen

Deciduous, 40 to 50 feet at maturity; 25 foot spread, fast growing. White bark, spectacular yellow-gold fall foliage. **Staff recommended tree.**

Red Maple

Deciduous, 80 feet at maturity; tolerates moist to dry soil; often used as ornamental, showy flowers and fruit in spring, beautiful foliage in fall.

Serviceberry

Deciduous, 100 feet at maturity; prefers lime-free soils; often narrow, snow-white flowers in drooping clusters, bark is gray and smooth when young and become rigid and scaly with age, fruit is sweet and edible.

Red Oak (Southern, Northern, Scarlet, etc.)

Deciduous, 100 feet at maturity, likes sandy soil, not lime tolerant; medium-length, deeply lobed leaves in glossy green, 1-inch acorn, hardy tree.

Sugar Maple

Deciduous, 80 feet at maturity, moist soil, strong wood, fast growing, beautiful fall orange/red foliage. **Staff recommended tree.**

Tulip Poplar/Yellow Poplar

Deciduous, 100 feet at maturity, moist to dry soil; shade tree with beautiful fall foliage, state tree, important tree for wild life, grows well with other species. **Yellow fall foliage.**

White or Green Ash

Deciduous, 80 feet at maturity, moist, rich soil; sun tolerant, thick foliage, seeds used by birds and animals.

White Oak

Deciduous, 115 feet at maturity, lime-tolerant, but not in shallow chalky soil; soft- green lobed leaves that turn crimson in autumn; acorns ¾ inch long, hardy tree.

Willow Oak

Deciduous, 100 feet at maturity, moist, swampy soil; shade tree with bright green pointed leaves, often planted along streets, public buildings and parks.

UNDERSTORY/FLOWERING

Crab Apple Hybrids (Prarifire Flowering, Snowdrift, Robinson, etc.)

Deciduous, less than 20 feet at maturity; good in all fertile soils, sun-loving; fragrant leaves if crushed, profuse, fragrant flower in a wide range of colors, susceptible to insects and disease. **Staff recommended tree.**

Crapemyrtle (Red Rocket, Dynamite, Catawba, etc.)

Deciduous, typically 10-15 feet at maturity. Varying flower colors based on type, including deep reds and purples. **Staff recommended tree.**

Eastern Redbud

Deciduous, less than 20 feet at maturity; best in moist soil, but can tolerate dry soil; bright green leaves, pale rose flowers in spring, planted as ornamental, but produces many seedlings.

Flowering Dogwood

Deciduous, less than 20 feet at maturity; acid soil in woods, and dislikes poor, shallow chalky soils; small flowers in a variety of colors, blooms in late spring, exceptional as ornamental due to hardiness, also valued for its wood.

Fringetree

Deciduous, 12-20 feet at maturity with equal spread. Acid, moist, and well-drained soil. Fragrant, long white flowers that give the tree its name. **Staff recommended tree.**

Golden Rain Tree

Deciduous, 30-40 feet at maturity; sun-loving, tolerant of dry solids; susceptible to fungus, has oval, coarsely-toothed leaves, small yellow flowers that bloom in May-June.

Japanese Flowering Cherry (Kwanzan, Yoshino, Autumn Flowering, etc.)

Deciduous, 25-30 feet at maturity; good in most solid; glossy, red-brown bark with glassy sheen, leaves taper to slender point at tip. **Staff recommended tree.**

Japanese Maple

Deciduous, 25-30 feet at maturity; tolerant of most soil types; lobed leaves with brilliant autumn colors, usually pest free, red flowers in drooping clusters in spring.

Saucer Magnolia

Deciduous, 20 feet at maturity, likes neutral to acid soil; fast growing, hybrid magnolia, saucer-shaped flowers with a white-to-pink or purple-pink petal, tolerates pollution and poor soil.

Sweetbay Magnolia

Evergreen, 10-20 feet at maturity, with equal spread. Late blooming white flowers. May also be used as a shrub/evergreen requirement.

Smoketree/Purple Smoketree

Deciduous, 10-15 feet at maturity with 12' spread, great accent tree. Flowers puff out in a "smoke-like" fashion in June-July. **Staff recommended tree.**

SHRUBS AND EVERGREENS

American Arborvitae

Evergreen, 20 feet at maturity; prefers limestone, rock, and heavy clay soil; known as White Cedar; leaves in fan-like sprays, dark green on top and pale underneath, useful in poorly drained soil; subject to bagworms.

Boxwood (Winter Gem, Green Velvet, etc.)

Evergreen, varying heights based on application, mostly under 6 feet. Typically used for small to medium hedges. **Staff recommended shrub.**

Blue Spruce

Evergreen, grows 50-75 feet at maturity with 20' spread; slow growing. Blue color in most varieties make an attractive option for landscaping. Deer resistant. **Staff recommended screen.**

Bracken's Brown Beauty Magnolia

Evergreen, 30 feet at maturity; 15 foot spread. Beautiful flowers with glossy leaves and brown underside. **Staff recommended tree.**

Foster's American Holly

Evergreen, 30 feet at maturity; sandy soil or moist woods; stiff spines on leaves, fruits red or orange can grow eight feet in 20 years, dislikes chalky soil.

Green Giant Arborvitae

Evergreen, 50-60 feet at maturity; fast growing. Excellent for screening. **Staff recommended screen.**

Japanese Black Pine

Evergreen, 50 feet at maturity; prefers sandy soil; needle-like rigid leaves 4-inches long, in winter is easily distinguished by white, hairy leaf buds, can lean at maturity.

Southern Magnolia

Evergreen, 60 feet at maturity, likes neutral to acid soil; traditional southern tree, creamy-white fragrant flower that bloom in late spring and summer; shiny green leaves all year. **Staff recommended tree.**

White Pine

Evergreen, 160 feet at maturity; sun-loving, narrowly conical in shape, leaves are medium-length, dark blue-green, fast growing and is easily shaped by pruning.