

**Minutes of the Planning Board – Current Planning Committee
In-Person Meeting
May 9, 2022**

Members Present: Tamara Peacock, Barbara Cromar, Jim Robertson (Chair)

Staff Present: Tyler Morrow, Planner II, Matt Manley, Planning Manager,

Call to Order: 2:30PM

Adjourned: 3:45 PM

Current Planning Committee Meeting

A meeting was held at the City Operations Building located at 305 Williams St., ahead of the Planning Board Regular Meeting. The meeting topics included the following:

- A. Rezoning: Conditional Zoning District – Washburn Tract (P22-19-CZD)
- B. Rezoning: Conditional Zoning District – Duncan Terrace (P21-79-CZD)
- C. Rezoning: Conditional Zoning District – Upward Rd Restaurant (P22-15-CZD)

Washburn Tract CZD

Matt Manley, Planning Manager, reviewed the project background with the Committee. The City of Hendersonville is in receipt of an application for a conditional rezoning from Mike Washburn (developer). The applicants are requesting to rezone the subject property located off Tracy Grove Road for the construction of a multi-family / single-family development consisting of 300 apartment units and 160 single family homes on approximately 162 acres with a density of 2.8 Units / Acre. No other uses are proposed to be permitted by the rezoning.

There are 13 apartment buildings proposed. The apartments are proposed to be 3-Story or 3/4-Story Split and consist of 270 – 1-to-2-bedroom units and 30 – 3-bedroom units. A clubhouse and pool are also features of the apartment development.

The single-family home lots are proposed to be 50'x100' (5,000 Sq Ft or .115 Acres). They feature a 20' wide driveway in front of the building area.

The project triggers a rezoning with PRD being a CZD district and as a result of the previously approved site-specific PRD zoning which is now expired for the site.

Duncan Terrace CZD

Matt Manley, Planning Manager, reviewed the project background. The City of Hendersonville is in receipt of an application for a conditional rezoning from Leah Bergman of Lee Ray Bergman LLC. The applicant is requesting to rezone the subject property, PINs 9569-95-7758, 9569-95-5941, and 9569-96-4013 and located between Duncan Hill Road and Signal Hill Road, from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 132 apartment units on approximately 8.66 acres

- a density of 15.24 units per acre. The project would provide 25% of the units to those with an AMI of 80% or less.

The site plan shows 6 - 3-story multi-family structures, a club house and a pool. The total footprint of buildings is 52,242 Sq Ft. The total Gross Floor Area proposed is 150,636 Sq Ft. This includes 12 - 3-bedroom units, 72 - 2-bedroom units and 48 - 1-bedroom units.

The site would have access from Duncan Hill Road and Signal Hill Road

Upward Rd Restaurant - CZD

Matt Manley, Planning Manager, reviewed the project background. The City of Hendersonville received an Annexation application from Jeff Justus and James & Ruth Erwin (owners) for a group of 3 parcels totaling 3.795 Acres along Upward Rd at the intersection of Ballenger Rd. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County RC, Regional Commercial to CHMU, Commercial Highway Mixed Use.

The subject property is outside of the corporate city limits on the southeastern edge of Hendersonville. The subject property sits outside of the City's ETJ but within the Upward Road Planning District.

CHMU permits a range of intense commercial uses along with single-family, two-family and multi-family residential. This zoning district includes design standards for all uses other than single-family and two-family (per State Statute). CZD is triggered in this zoning district by projects with a cumulative square footage over 50,000 Sq Ft.

Notice: This meeting was noticed to the public in accordance with all requirements. The meeting was also attended by one local resident and a member of the media.