

**Minutes of the Planning Board – Current Planning Committee  
In-Person Meeting  
April 11, 2022**

**Members Present:** Tamara Peacock, Jim Robertson (Chair)

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

**Call to Order: 2:30PM**

**Adjourned: 3:35 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:

- Hawkins Pointe – CZD
- Southgate – CZD
- White Pine Villas - CZD

**Hawkins Point CZD**

Matt Manley, Planning Manager, reviewed the project background with the Committee. Mr. Manley City of Hendersonville is in receipt of an application for a Conditional Zoning District from David & Clay Cooper with Woda Cooper Companies, Inc (applicant) and Dr. Leon Elliston with Regional Properties ANC General Partnership and Nicholas Iosue with Castles & Cottages, LLC, (property owners). The applicants are requesting to rezone the subject properties (PINs 9568-58-3734; 9568-58-4911; 9568-58-2974; 9568-48-9996; 9568-58-1916 and 9568-48-9860) from MIC (Medical Institutional Cultural) to UR-CZD (Urban Residential – Conditional Zoning District), for the construction of 49’ 5” tall, 52-unit affordable housing tax credit apartment building on approximately 1.66 acres (Density = 31.3 units/acre). The UR district does not have a density cap. There is one 3/4-story split building proposed with a total of 55,500 Sq Ft (Gross Floor Area). The stated use of the site is residential, multi-family. This is a redevelopment project. The site is currently vacant with the exception of 1 building. It was previously occupied by multiple buildings. Committee members asked questions to Staff and clarity was provided on the specific aspects of the proposed project.

**Southgate CZD**

Matt Manley, Planning Manager, reviewed the project background. Mr. Manley stated that the City of Hendersonville is in receipt of an application for a Conditional Zoning District from Suzanne Godsey of Sitework Studios, applicant and David W. Royster, III of Capitol Funds, Inc., property owner. The applicants are requesting to rezone the subject property (PIN 9568-75-5382) from C-2, Secondary Business to CMU-CZD, for the construction of a 60’ tall, 70-unit apartment building on approximately 3.63 acres. The Central Mixed Use district does not have a density cap. There is one 4-story building proposed with a total of 81,897 Sq Ft (Gross Floor Area). The stated use of the site is residential, multi-family.

The site is currently vacant and contains approximately 1.44 Acres of 100-year floodplain (40%). The site features a cluster of mature trees alongside Israel St – most of which are proposed to be removed and the area will be replanted. The site had previously been occupied for outdoor storage. This project required a conditional rezoning due to the scale of the proposed development exceeding 50,000 Sq Ft and more than 50 units. Committee members asked questions to Staff and clarity was provided on the specific aspects of the proposed project.

### **White Pine Villas - CZD**

Tyler Morrow, Planner II, reviewed the project background. Mr. Morrow indicated that the City of Hendersonville is in receipt of an application for a Conditional Zoning District from Dennis Tharrington and Stephen Drake of WDT Development, LLC. The applicants are requesting to rezone the subject properties identified as PINs 9670-70-6498, 9670-70-8607 and 9670-70-8864 and located at 2620 Chimney Rock Road. from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a four-story, 88,500 sq. ft. apartment building with 78 units on approximately 4.64 acres. The underlying zoning on the site currently permits a 78-unit apartment building with a height of 34' 11" to the midpoint of the roof. The developer is proposing a 78-unit 55+ senior living apartment building with a height of 50' to the midpoint of the roof. The request for increased height, reconfiguration of the vehicular use area, and the reduction in building footprint are the main deviations from the previously approved site plan. Committee members asked questions to Staff and clarity was provided on the specific aspects of the proposed project.

**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.