



# CITY OF HENDERSONVILLE PLANNING BOARD REGULAR MEETING

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Thursday, June 13, 2024 – 4:00 PM

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## AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Minutes of May 9, 2024

4. **OLD BUSINESS**

5. **NEW BUSINESS**

A. Rezoning: Conditional Zoning District – Felicia Reeves Home (P24-24-CZD) – *Tyler Morrow–Planner II*

6. **OTHER BUSINESS**

7. **ADJOURNMENT**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.*

**Minutes of the Planning Board  
Regular Meeting - Electronic  
May 9, 2024**

**Members Present:** Jim Robertson (Chair), Peter Hanley, Tamara Peacock (Vice-Chair), Donna Waters, Barbara Cromar

**Members Absent:** Laura Flores, Beth Robertson, Chauncey Whiting, Dr. Yolanda Robinson

**Staff Present:** Tyler Morrow, Planner, Matthew Manley, Strategic Projects Manager, Lew Holloway, Community Development Director

- I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.***
- II Approval of Agenda. *Mr. Hanley moved to approve the agenda. The motion was seconded by Ms. Waters and passed unanimously.***
- III Approval of Minutes for the meeting of April 11, 2024. *Mr. Hanley moved to approve the Planning Board minutes of the meeting of April 11, 2024. The motion was seconded by Ms. Cromar and passed unanimously.***
- IV Old Business**
- V New Business**
- V(A) Administrative Review – Preliminary Site Plan – Church Street Funeral and Cremation Parking Expansion (A24-16-SPR). Mr. Morrow gave the following background:**

This is a preliminary site plan approval for the Church Street Funeral and Cremation Parking Expansion. Mr. Morrow stated this is an administrative review and the term administrative is defined as decisions made in the implementation, administration or enforcement of the Zoning Ordinance or Subdivision Ordinance that involve the determination of facts and the application of objective standards in the Zoning Ordinance or Subdivision Ordinance.

Preliminary plan review is required of all development undergoing Site Plan Review for the addition of more than 30 parking spaces. Planning Board must administratively review the preliminary site plan to ensure compliance with the zoning ordinance. Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. The developer will be required to submit final site plan to staff for review.

The project is located at 125 S. Church Street. The applicant and property was submitted by Dignity Funeral Services, Inc. The property is currently zoned CMU, Central Mixed Use and is approximately 1.12 acres. The property contains a funeral home and cremation business that is currently operating on the site.

The current land use and zoning map was shown and is included in the presentation and staff report.

Site photos were shown and included in the staff report and the presentation.

The preliminary site plan was shown and discussed and is included in the staff report and presentation. The required parking spaces is 43.

Based on the review by staff, the submitted preliminary site plan for the Church Street Funeral and Cremation Parking Expansion Project meets the Zoning Ordinance standards established for commercial projects within the CMU, Central Mixed-Use District and Preliminary Site Plan Review (Section 7-3-3.2).

Chair asked if there were any questions for staff.

Mr. Morrow explained that the parking lot that had been used for Shepherd's Funeral Home could no longer be used. Originally when it was Shepherd's they owned the two parcels to the north and were included in the funeral home business. That business has since changed owners. The owner of the previous business that was Shepherd's still owns these two adjacent parcels and they were not sold to the current owners. Chair asked don't you enter that business from a side street. Mr. Morrow stated you could but there is fence up now. There is also a barricade. Chair stated so they have lost two parking lots. Mr. Morrow stated that is correct. Mr. Hanley stated the owner will not sale and wants nothing to do with it.

Ms. Cromar asked what the parking lot would be covered with.

There were no further questions for staff.

Scott Bolyard, 1003 4<sup>th</sup> Avenue West stated he is a landscape architect and prepared the plans for the project.

Ms. Cromar asked what substance they would use in the parking lot. Mr. Bolyard stated they plan to use asphalt. Ms. Cromar asked if there was any way they would consider using something not as pervious as asphalt. Mr. Bolyard stated he did want to speak to the need for this parking lot. He stated they lost about 30 to 40 spaces with this change of ownership that they are no longer allowed to use. They are trying to operate maybe the largest funeral home in this area with 16 parking spaces. It is a mess. They do need the parking. They had originally discussed it to be gravel and they had discussed this as just being temporary parking, they thought there could be a breakthrough with the ownership. Basically it is a heir thing. One part of the family is playing hardball with the other part and the other part is still trying to operate a funeral home. Basically they do need to have the parking lot. They looked at doing gravel and the owners said they really wanted it to be asphalt. They want less maintenance and they have a lot of elderly people that visit a funeral home. They have no current handicap parking now that meets any regulations. The only thing they are doing in that front part is adding three handicap spaces and improving the accessibility into the place. The new stuff is where they plan to do asphalt. The disturbance is like a third of an acre or something. They are proposing the islands will be kind of like a rain garden with river rock and use that as some drainage. The whole southern area, in that buffer they have a lot of landscape and they are also doing about a five-foot wide river rock swell which can act like a rain garden. With the amount of landscaping the city ordinance requires they will have a parking lot and a garden center. There is a significant amount of vegetation being proposed. He stated he will talk with the owners about pervious pavement but he would say in his experience they cost about two to three times as much as asphalt.

There were no further questions for the applicant.

Chair stated staff has stated that this does meet the requirements.

**Mr. Hanley moved Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-19 CMU, Central Mixed Use and 7-3-3 Review of Preliminary Site Plans) finding that the Church Street Funeral and Cremation Parking Expansion project is compliant with all applicable requirements.**

***Ms. Cromar seconded the motion which passed unanimously.***

**V(B) Administrative Review – Preliminary Site Plan – Spinx Upward Road (A23-98-SPR).** Mr. Manley gave the following background:

Mr. Manley stated preliminary site plan review is required of all developments undergoing Site Plan Review for the following: Addition of more than 30 parking spaces. Planning Board must administratively review the preliminary site plan to ensure compliance with the zoning ordinance. Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. The developer will be required to submit final site plans to staff for review. The property is located at the corner of Upward Road and Old Spartanburg Road and it involves four parcels that were recently purchased. It has been recently annexed and rezoned to CHMU. CHMU does contain design standards.

Mr. Manley gave a background of the project which is included in the staff report and presentation.

The current Land Use and Zoning map was shown and is included in the staff report.

Site photos were shown and are included in the staff report and presentation.

A preliminary site plan was shown and is included in the staff report and presentation. He discussed the requirements of the site plan such as easements and cross connections.

The landscaping plan was shown and discussed and is included in the staff report and presentation.

Building elevations were shown and are included in the staff report and presentation. Deviations have been proposed for the design standards by the applicant. The Current Planning Committee met just prior to this meeting and Mr. Manley will discuss their recommendations. The Planning Board does have some discretion to grant the deviations from the design standards or not grant them.

The total square footage of the building is 6,470 sq. ft. The height is 27 feet. The building contains at least three of the architectural details required by Section 5-27-4.1.5. Those are the center tower, the offsets of the roof and the decorative cornices. The building contains at least two contrasting building materials with brick making up at least 15% of the façade. They achieved distinct architectural interests on the building which faces an intersection, so it is a corner lot. They are achieving distinct architectural interest through the proposal of additional height to the parapet, a corner entrance and a corner canopy. And the applicant proposes alternative building design to accommodate relief from the projection depth requirements. These requirements are only for street facing facades and common space facing facades and that means the front and the right. The depth of offsets are based on the length of a wall. The longer the wall the deeper the projection has to be. In this case they are required a two-foot four-inch deep projection on the front façade and the deviation they are proposing is a one-foot depth projection on this front façade as proposed to a two foot four inch projection and the applicant can speak to this further. They are proposing this due to the depth of the sidewalk and the proportions of the building entrance. The Alternative Design Committee (Current Planning Committee) recommended denial for that deviation. They are basically saying the applicant should meet the two-foot four-inches in the depth of the projection on the front. Additionally the applicant is proposing to provide two-foot four inch projection on this side of the building and that is less than the required for the four foot depth. In this case the Alternative Design Committee recommended approval. They felt this was as good or better than what the design standards required so they recommended approval. Three out of five of our members are on that committee however the Planning Board as a full body has to be the ones to vote. Planning Board can either decide to grant the deviations, grant one of the deviations or grant neither. That would go along with your approval or denial of the site plan itself. The left and rear of the building are not required to meet those depth projections but they are providing them.



A rendering of the building was shown and is included in the staff report and presentation.

There were no outstanding comments from staff.

Chair asked if there were any questions for staff.

Discussion was made on this being a visual issue.

Ms. Cromar asked is this the usual customary structure of newer gas stations.

Greg Minton, 309 Ellington Creek Lane, Greer SC stated this is not our prototype building we've been working on. Our architects, Betsch & Associates have been communicating with Hendersonville city staff to look at some ways to come into compliance with the required spacing. So our architect has been working to modify this building to come close to meeting the guidelines that are set forth in the ordinance. Frank Towe with Betsch & Associates is here and he can speak more detailed on this. What they have tried to do is to come in and expand it but still give a balanced look to the building. If you look out the front entryway, we have a six-foot double door and it's about an eight-foot entryway that comes off the front of the building about seven and a half feet right in the center. So that creates a big separation at the front and then again as we moved and expanded the block and brick out on the sides to meet the two foot four inch requirement that balance with the entry door on the left and that corner that comes across the front. That design allows for pedestrians to come in that side door or also enter in through the front double doors. The key is to balance the architectural feel of this building without creating this square dead space up in that front area and not be pushed out further to the front. They did expand and meet it on the sides and did that equally to balance that look so the building has a better feel from an architectural standpoint. Frank Towe can speak more to this.

Ms. Cromar asked where their deliveries will be made for their large trucks. Mr. Minton stated they deliver to the back. He pointed out the area on the site plan. He stated gasoline deliveries will be made at the front but there is 40 feet of spacing in the front between the canopy for this. He stated they have 80 plus locations and they have spent many years trying to create a safe flow for the customers coming in and out of the site. They have set standards that will ensure a safe flow and have worked with DOT up front on Upward Road. They added a decel turn lane that was not required but they did it to be able to pull traffic off of Upward Road in a safe manner.

Mr. Minton stated in closing, they are excited to be here in Hendersonville and appreciate everything the city has done so far, working with them.

Chair stated he was surprised when he saw the site plan to see the main entrance, and you can get in from any direction, so close to the residential area only because the city does have a lighting ordinance and none of your lighting can bleed into that residential area. Typically your main entrance, he knows from the Spinx and QT down on US Highway 25 in Greenville County, you have to put sunglasses on at night to go past it because it is so well lit. Do you have any concerns about that? It is a requirement that is going to need to be met.

Mr. Minton stated they do a photometric site plan for lighting and it has to meet the standards of the ordinance. Whatever the ordinance is they design to meet that standard.

There were no further questions for the applicant.

Chair stated he noticed the gentleman on Bell Avenue that attended the initial rezoning hearing and asked if he would like to address the Board with any concerns.

Jay Marlowe, 202 and 204 Bell Avenue stated his property on the site plan would be the last lot shown on Bell Avenue. He stated this was the first time he had seen the site plan and nothing concerns him too much. He just wanted to make sure that they are conscious that this is a residential property along Bell Avenue. He wants them to do everything they can to buffer lights and noise. He pointed out a shared drainage area in the southeast corner that would need some grading. He discussed the large drain on the property and stated him along with some other homeowners have french drains installed because where his home is located it can become like a marsh. He spent \$14,000 on the french drain lines. He wants to make sure that gets preserved. He would also like for the bamboo to be preserved.

Mr. Minton stated he is not aware of an easement for any kind of storm drainage coming to this property that was identified through their title work. There is not a recorded easement that he is aware of with the homeowners and that drain. They will have to look and see if there is any impact and how that can be addressed.

Norm Hamilton with Site Design, 225 Rocky Creek Road stated there is a pipe in the back of the property but he wasn't aware that anybody had tied into it because it is on the Spinx property, but they aren't affecting that area currently.

There were no further comments.

Discussion was made on the motion.

***Mr. Hanley moved the Planning Board grant preliminary site plan approval based on the requirements of the City of Hendersonville Zoning Ordinance with primary consideration of Section 5-27 Commercial Highway Mixed Use and 7-3-3 Review of Preliminary Site Plans for the Spinx – Upward Road project subject to the following conditions. Mr. Hanley stated there are no conditions. He further moves the Planning Board grant preliminary building design approval based on the requirements of Section 5-27 Commercial Highway Mixed Use and in accordance with Article 18. It is determined that the alternative design plan does advance the general design considerations as outlined in Section 18-6 and is as good as, or better than, the design standards of Section 5-27. This approval shall allow alternative design measures as shown in the elevation included in the packet which allows for deviations to the following. The front deviation is not approved as a setback as it was presented. The right side deviation is accepted. Ms. Peacock seconded the motion which passed unanimously.***

*Chair stated this is to approve the site plan but not approve the deviations on the front elevation but to approve the deviations on the right elevation.*

- VI Other Business.** An update on the Comp Plan was given.
- VII Adjournment – *The meeting was adjourned at 5:08 pm.***

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Jim Robertson, Chair



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

<b>SUBMITTER:</b>	Tyler Morrow	<b>MEETING DATE:</b>	June 13 <sup>th</sup> , 2024
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Conditional Zoning District – Felicia Reeves Home (P24-24-CZD) – Tyler Morrow– Planner II		

#### SUGGESTED MOTION(S):

##### **For Recommending Approval:**

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9569-44-7296) from R-10, Medium Density Residential to R-10-CZD, Medium Density Residential Conditional Zoning District, for the adaptive reuse of an existing structure for the use of a residential care facility based on the master site plan and list of conditions submitted by and agreed to by the applicant, [revision dated 6-3-24] and presented at this meeting and subject to the following:

**1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses**

Permitted Uses:

1. Adaptive Reuse
  - Residential Care Facility

**[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]**

**2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:**

**3. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:**

##### **For Recommending Denial:**

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9569-44-7296) from R-10, Medium Density Residential to R-10-CZD, Medium Density Residential Conditional Zoning District based on the following:

**1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:**

The petition supports the City's 2030 Comprehensive Plan goals by adhering to the Preservation/Enhancement Area designation for the subject property. The proposal enhances and renovates a long-vacant and decaying structure without expanding it, promoting compatibility with the surrounding area.

**2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:**

1. The proposed reuse requires relief from a variety of applicable supplementary standards that could negatively impact the surrounding residential uses.
2. The proposed use of the site is inharmonious with the surrounding residential neighborhoods and incompatible with adjacent land uses.

<p>The petition supports the City’s 2030 Comprehensive Plan goals by adhering to the Preservation/Enhancement Area designation for the subject property. The proposal enhances and renovates a long-vacant and decaying structure without expanding it, promoting compatibility with the surrounding area.</p> <p><b>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</b></p> <ol style="list-style-type: none"><li>1. The petition addresses a critical need for housing and services for local female veterans.</li><li>2. The petition proposes to renovate and repurpose an existing structure that has contributed to urban blight for the past decade.</li><li>3. The petition proposes to reduce the residential intensity of the previous use on the site (rest home).</li><li>4. Given the building's size and scale in the R-10 zoning district, there is no reasonable likelihood that the property will revert to a use permitted in the R-10 zoning district.</li></ol> <p><b>[DISCUSS &amp; VOTE]</b></p>	<ol style="list-style-type: none"><li>3. The proposed development is inconsistent with the recommended density of Medium Intensity Neighborhood which is 2 to 8 units per acre as outlined in the 2030 comprehensive plan.</li></ol> <p><b>[DISCUSS &amp; VOTE]</b></p>
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***SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Alyce Knafllich (Founding Director and Board Chair) of Aura Home Women Vets. The applicant is requesting to rezone the subject property, PIN 9569-44-7296 and located at 1744 Meadowbrook Terrace, from R-10 Medium Density Residential to R-10 CZD, Medium Density residential Conditional Zoning District for the adaptive reuse of an existing building for a residential care facility on approximately 0.69 acres.*

*The proposal includes the renovation of the existing structure. There are no proposed additions to the building. The structure is approximately 8,020 square feet and will be renovated in two phases.*

*The subject property is entirely within the 100-year floodplain and will be required to obtain any floodplain related approvals needed if the property is rezoned. The rezoning does not remove any required permitting.*

<b>PROJECT/PETITIONER NUMBER:</b>	P24-24-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"><li>Alyce Knafllich (Founding Director and Board Chair) Aura Home Women Vets [Applicant &amp; Owner]</li></ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>Staff Report</li><li>Proposed Site Plan Packet</li><li>Neighborhood Compatibility Summary</li><li>Proposed Zoning Map</li><li>Draft Ordinance</li><li>Application / Owner Signature Addendum</li></ol>

REZONING: CONDITIONAL REZONING –FELICIA REEVES HOME (P24-24-CZD)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE ..... 3

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

SITE IMAGES..... 7

FUTURE LAND USE ..... 8

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 9

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) ..... 12

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT ..... 14

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS ..... 15

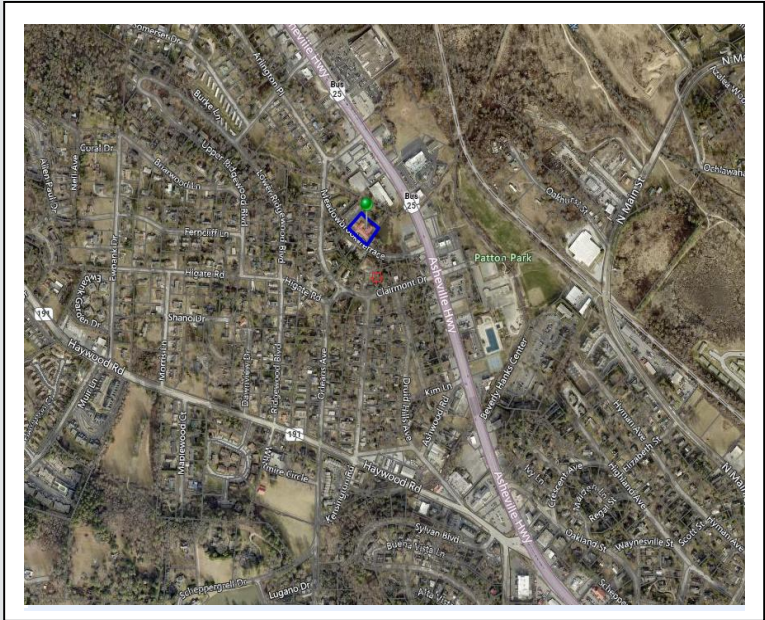
DEVELOPER PROPOSED CONDITIONS: ..... 20

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS: ..... 21



PROJECT SUMMARY

- Project Name & Case #:
  - Felicia Reeves Home
  - P24-24-CZD
- Applicant & Property Owner:
  - Alyce Knafllich (Founding Director and Board Chair) Aura Home Women Vets [Applicant & Owner]
- Property Address:
  - 1744 Meadowbrook Terrace
- Project Acreage:
  - 0.69 Acres
- Parcel Identification (PIN):
  - 9569-44-7296
- Current Parcel Zoning:
  - R-10, Medium Density Residential
- Future Land Use Designation:
  - Medium Intensity Neighborhood
- Requested Zoning:
  - R-10-CZD, Medium Density Residential Conditional Zoning District
- Requested Uses:
  - Adaptive Reuse
    - Residential care facility
- Neighborhood Compatibility Meeting:
  - May 1<sup>st</sup>, 2024



SITE VICINITY MAP

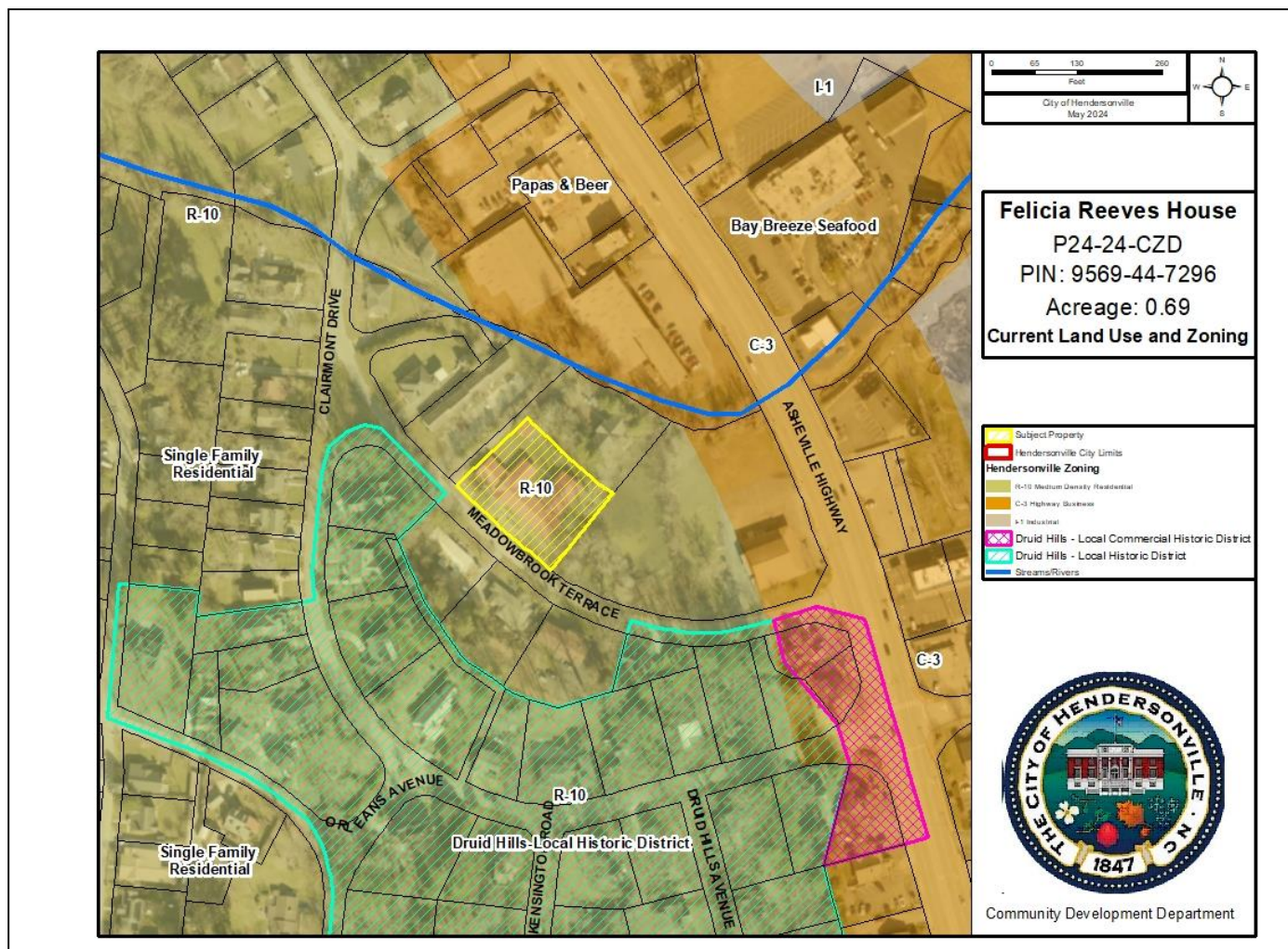
*The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Alyce Knafllich (Founding Director and Board Chair) of Aura Home Women Vets. The applicant is requesting to rezone the subject property, PIN 9569-44-7296 and located at 1744 Meadowbrook Terrace, from R-10 Medium Density Residential to R-10 CZD, Medium Density Residential Conditional Zoning District for the adaptive reuse of an existing building for a residential care facility on approximately 0.69 acres.*

*The proposal includes the renovation of the existing structure. There are no proposed additions to the building. The structure is approximately 8,020 square feet and will be renovated in two phases.*

*The subject property is entirely within the 100-year floodplain and will be required to obtain any floodplain related approvals needed if the property is rezoned. The rezoning does not remove any required permitting.*



# EXISTING ZONING & LAND USE



## City of Hendersonville Current Zoning & Land Use Map

The subject property is located approximately 450' away from the major commercial corridor of Asheville Highway. The Asheville Highway corridor is to the north and east of the subject property and is comprised of a mix of commercial uses including restaurants, retail stores, grocery stores, and medical offices in the close proximity. All abutting properties are zoned R-10 Medium Density Residential. R-10 is the dominant zoning classification to the south and west of the subject property. The surrounding area is predominately comprised of single family residential, with some two family and small-scale multi-family present as well. Directly to the northwest of the subject property is a quadplex. A duplex can be found directly across the street from the subject property. The subject property is also within close proximity to the Druid Hills Local Historic District. However, the subject property is outside of the historic district and would not be required to follow the procedures for properties within the local historic district. The subject property is within close proximity to Patton Park. There is also an unnamed tributary of Brittain creek to the north of the subject property.



SITE IMAGES



*View of the existing structure at 1744 Meadowbrook Terrace that is proposed to be renovated and used. No expansions of the existing building are proposed. The structure was constructed in 1960*



*View of the mature tree that is slated for removal on the front of the building in order to provide parking for the facility.*



SITE IMAGES



*View of the second access point at the north side of the building. This drive will provide access to the 6 parking spaces at the rear of the building.*



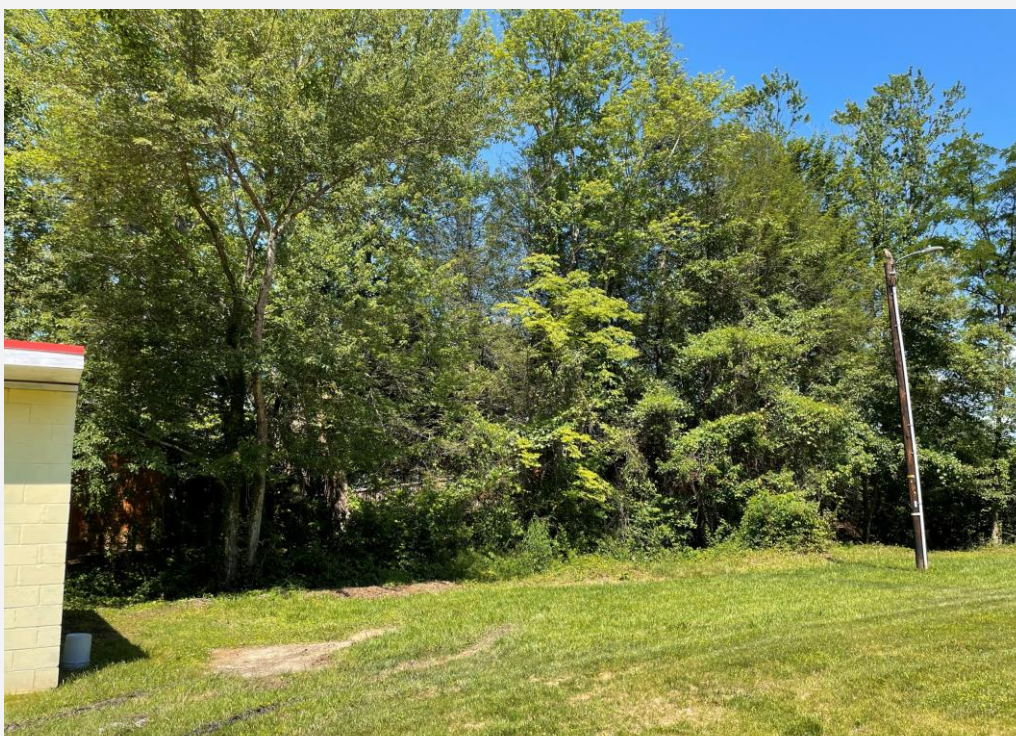
*View of the rear of the building where the additional 6 parking spaces are proposed.*



SITE IMAGES



*View of the existing 4 unit multi-family building that is directly adjacent to the subject property to the north.*



*View of the mature buffer to the northeast which is slated for preservation and will continue to be a buffer between the subject property and adjacent property.*



SITE IMAGES



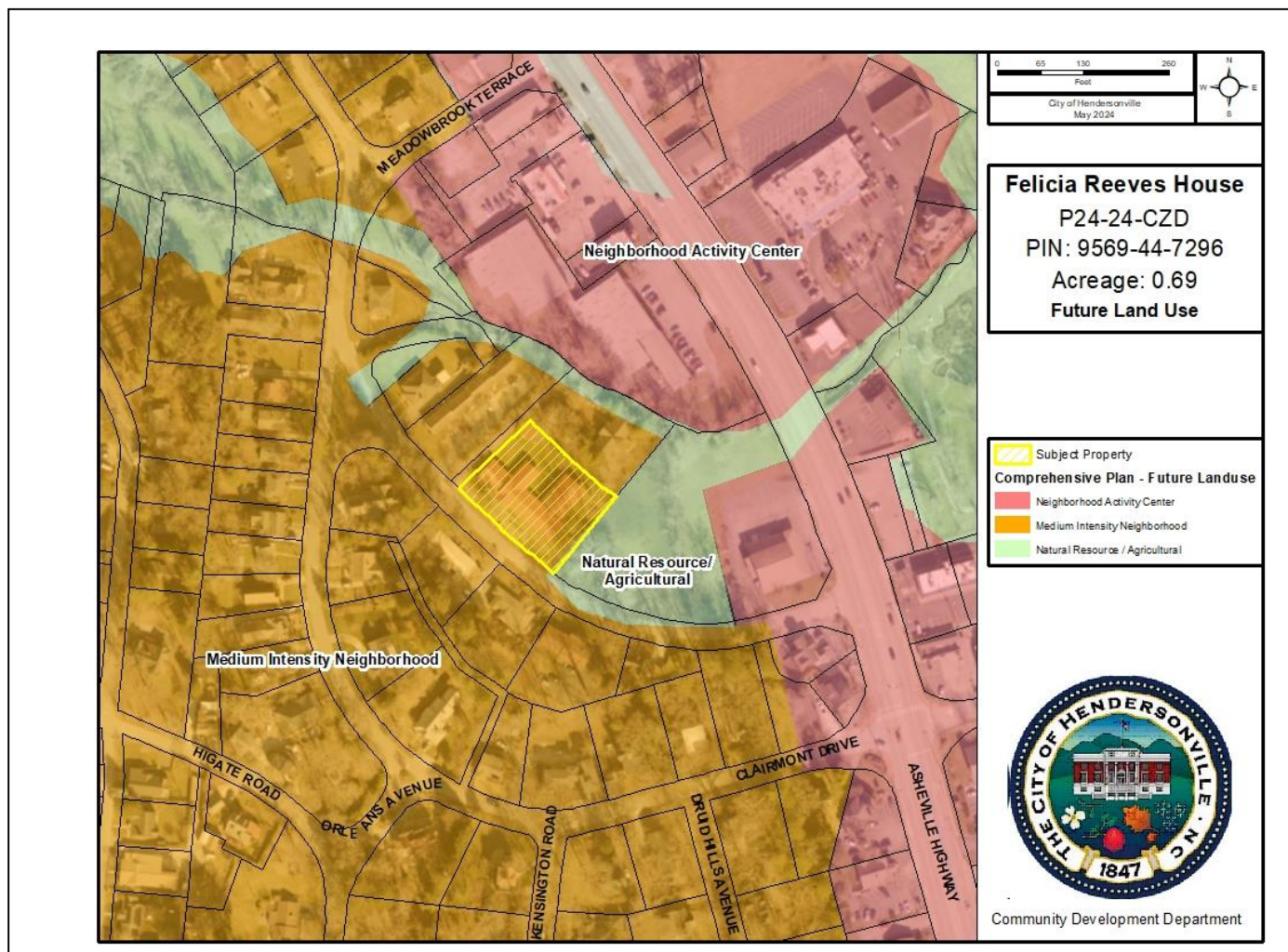
*View of one of the expansion buildings listed as “phase II” on the site plan.*



*View of the pond located on the adjacent property to the east.  
The pond is located on the backside of the 1801 Asheville  
Highway property.*



# FUTURE LAND USE



City of Hendersonville Future Land Use Map

*The subject property is designated a Medium Intensity Neighborhood in the 2030 comprehensive plan. The Medium Intensity Neighborhood encompasses all of the single-family residential neighborhoods to the south and west of the subject property (this includes the Druid Hills Historic District). Parcels to the east along the Asheville Highway Corridor are designated as Neighborhood Activity Center. The Natural Resource and Agricultural designation run along this area as well. This designation follows the unnamed tributary of Brittian creek to the north and also encompasses the pond located directly to the east of the subject property. It is worth mentioning that this property differs from most, in the fact that although this site is 100% within the 100-year floodplain, it is not designated as Naturel Resource and Agricultural.*

## REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p><b>Goal LU-6. Medium-Intensity Neighborhood:</b> Provide a transition between High and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods. [CONSISTENT]</p>
	<p><b>Strategy LU-6.1. Locations:</b></p> <ul style="list-style-type: none"> <li>Existing neighborhoods zoned R-15, R10, and R-6, including residential historic districts [CONSISTENT]</li> <li>Existing or planned neighborhoods that reflect the same densities as the R-15, R-10 and R-6 zoning districts (Two to eight units per gross acre) [INCONSISTENT]</li> <li>Undeveloped properties that are surrounded by or adjacent to the above neighborhoods [INCONSISTENT]</li> </ul>
	<p><b>Strategy LU-6.2. Primary recommended land uses:</b></p> <ul style="list-style-type: none"> <li>Single-family attached and detached residential [INCONSISTENT]</li> <li>Open space [SOMEWHAT CONSISTENT]</li> </ul> <p><b>Strategy LU-6.3 Secondary recommended land uses:</b></p> <ul style="list-style-type: none"> <li>Limited multi-family residential along roadways designated as Boulevards or Major Thoroughfares on the Future Land Use Map [INCONSISTENT]</li> <li>Planned Residential Developments [CONSISTENT]</li> <li>Local public and institutional uses [INCONSISTENT]</li> <li>Recreational amenities [INCONSISTENT]</li> </ul>
	<p><b>Strategy LU-6 .4 Development guidelines:</b></p> <ul style="list-style-type: none"> <li>Two to eight units per gross acre [INCONSISTENT]</li> <li>At least 60% open space in new developments on three or more acres [INCONSISTENT (less than 3 acres)]</li> <li>Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT]</li> <li>Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2 [INCONSISTENT]</li> </ul>
Land Use & Development	<p>The property is designated as a “Preservation/Enhancement Area” on the Growth Management Map (Map 8.3a). “Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies”. [SOMEWHAT CONSISTENT]</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</p>
Population & Housing	<p>Housing Affordability:</p> <ul style="list-style-type: none"> <li>Growth in home values in Hendersonville and Henderson County has outpaced the Asheville MSA, North Carolina and the United States.</li> <li>Home appreciation rates have exceeded income and population growth,</li> </ul>

	<p>creating a need for affordable housing and a mismatch between jobs and housing in Hendersonville.</p> <ul style="list-style-type: none"> <li>Comprehensive Plan Survey respondents overwhelmingly felt that there is an inadequate supply of safe/decent affordable housing in Hendersonville.</li> <li>Participants at Steering Committee and public meetings expressed a desire for a mix of housing types that are affordable to a range of incomes</li> </ul>
	Strategy PH-1.1. Promote compatible infill development.
	Action PH-1.5.6. Promote the installation of street trees through private redevelopment projects and targeted installations in locations such as “park streets” identified in Strategy CF-7.1 in Chapter 5
	Goal PH-2. Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.
	Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.
<b>Natural &amp; Environmental Resources</b>	Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.
	Strategy NR-1.1. Discourage and reduce development of structures and impervious surfaces within the FEMA Floodway and 100- Year Floodplain (see Map 3.3a).
	Action NR-1.1.1 Maintain and enforce the provisions of the City’s Flood Protection Standards as development and redevelopment occur
	Goal NR-2. - Provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements
	Strategy NR-2.3 Promote preservation of woodlands. Mature trees and wooded areas are significant community-defining natural features that contribute to Hendersonville’s identity. Trees provide several additional community benefits, as described in Figure 3.3c.
	Action NR-2.3.1 Continue to encourage tree preservation by providing existing tree preservation credit toward landscaping requirements
	Action NR-2.3.5 Encourage larger developments to place structures and roadways in areas where land has been disturbed and trees have already been removed
	Goal NR-3. Reduce the ecological footprint of developed and developing areas in order to reduce the impact on natural resources, create a healthy, sustainable community and reduce energy costs.
<b>Cultural &amp; Historic Resources</b>	Strategy CR-1.3. Promote investment in and adjacent to Historic Districts through compatible infill development, particularly on currently underutilized, non historic properties
<b>Community Facilities</b>	No Goals, Strategies or Actions are directly applicable to this project.
<b>Water Resources</b>	Goal WR-2. Understanding that communities and the natural environment located downstream are dependent on clean water, strive to preserve the

	quality of water as it flows through Henderson County
	Strategy WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.
Transportation & Circulation	Meadowbrook Terrace is designated as a local street according to Map 7.3a: Transportation Plan
	Walk Hendo identified sidewalks along Meadowbrook Terrace as a priority. <ul style="list-style-type: none"><li>• From US 25 to Arlington Place</li><li>• This sidewalk was called out as a “City priority project”</li></ul>
	Strategy TC-1.2. Identify and prioritize needed pedestrian connections within the community.
	Goal TC-4. Promote an integrated mass transit system that addresses local and regional needs
	Strategy TC-4.2. Ensure that all bus stops are in locations that can be accessed safely and conveniently by pedestrians.



## REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS	
Compatibility	<b>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</b>
	The building on the site was initially constructed in 1960. The site has operated mostly as a retirement care facility. The last retirement home appeared to be in operation until 2012 (according to aerial imagery). According to seniorcare.com the facility had a 30-person capacity for “branch 1” and a 10-person capacity of “branch 2”. The density associated with the previous use was higher than what is being proposed with the Residential Care Facility. The age of the building in relation with the previous higher density commercial use shows that this use can be compatible with the surrounding area.
Changed Conditions	<b>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</b>
	The rest home use that previously occupied the site was a legal non-conforming use. Since that use vacated the property for more than 180 days, it cannot be reestablished. For this reason, it is likely that any use that goes into this building will require a rezoning (more than likely an adaptive reuse CZD). The size of the building and limitations in R-10 zoning does not make reuse of the existing structure into a conforming use easy.
Public Interest	<b>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</b>
	<p>Henderson County and Hendersonville have a large number of unhoused citizens. The City has worked with local nonprofits, other government agencies as well as churches in coordination with the City created Homeless Resource Team. The City understands the need to aid in housing the unhoused in our community. Some of the most vulnerable within an already vulnerable unhoused population can be our veterans. The proposed development would house homeless female veterans in our community.</p> <p>The existing building is largely in disrepair and contributing to urban blight. The building/site is limited in the renovations and upfits that they can do due to the fact that the building is devoted to a nonconforming use. Henderson County lists this building as being in “poor” condition and the physical depreciation being 83% bad.</p> <p>If rezoned, the property could be renovated and provide a service to the community.</p>
Public Facilities	<b>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</b>
	<p>The building is currently served by City of Hendersonville services, this will continue if rezoned and renovated.</p> <p>The proposed site is approximately 600’ from an Apple Country Public Transit stop. This distance is within walking distance for someone to use this service.</p>

Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -
	<p><b>Mature Trees:</b> There are a large number of mature trees and vegetation around the subject property. This mature vegetation creates a buffer around 3 sides of the parcel. All of this existing vegetation is slated for preservation. One mature tree is slated for removal on the front of the building to make way for the new drive aisle.</p> <p><b>Floodplain:</b> The subject property is completely within the 100-year floodplain. The subject development will be required to meet any applicable standards in Chapter 17 of the zoning ordinance and any other applicable floodplain-related permitting if approved.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

*The petition supports the City's 2030 Comprehensive Plan goals by adhering to the Preservation/Enhancement Area designation for the subject property. The proposal enhances and renovates a long-vacant and decaying structure without expanding it, promoting compatibility with the surrounding area.*

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

*DRAFT [Rationale for Approval]*

- *The petition addresses a critical need for housing and services for local female veterans.*
- *The petition proposes to renovate and repurpose an existing structure that has contributed to urban blight for the past decade.*
- *The petition proposes to reduce the residential intensity of the previous use on the site (retirement home).*
- *Given the building's size and scale in the R-10 zoning district, there is no reasonable likelihood that the property will revert to a use permitted in the R-10 zoning district.*

*DRAFT [Rational for Denial]*

- *The proposed reuse requires relief from a variety of applicable supplementary standards that could negatively impact the surrounding residential uses.*
- *The proposed use of the site is inharmonious with the surrounding residential neighborhoods and incompatible with adjacent land uses.*
- *The proposed development is inconsistent with the recommended density of Medium Intensity Neighborhood which is 2 to 8 units per acre as outlined in the 2030 comprehensive plan.*

## STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

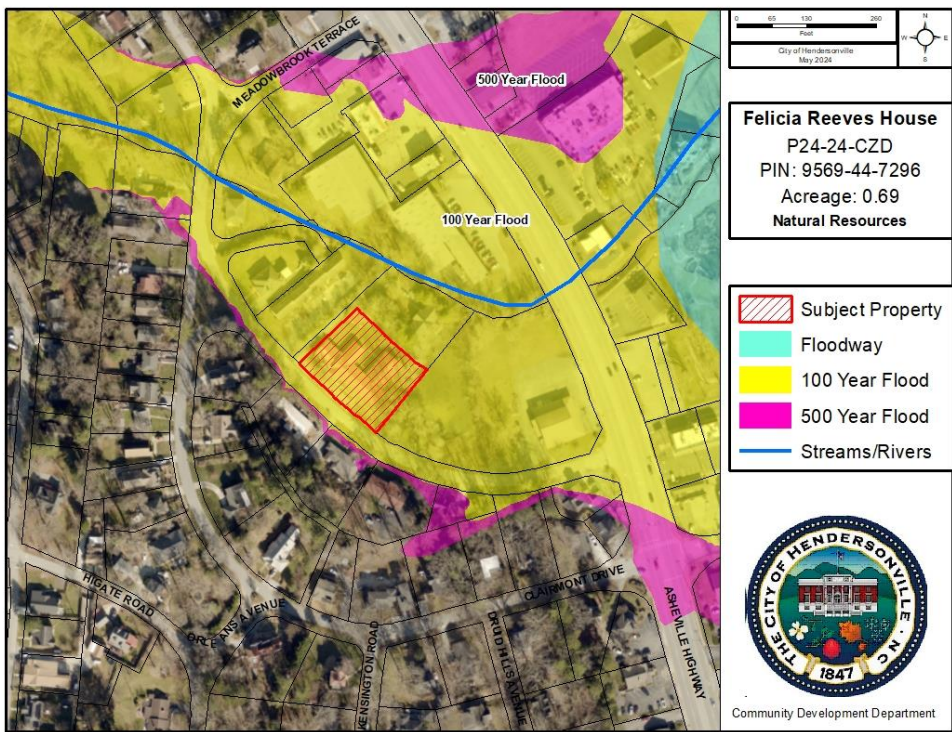
### PROPOSED REQUEST DETAILS

#### Site Plan Summary:

- Proposed Uses:
  - Adaptive Reuse
    - **Residential care facility:** “Establishments primarily engaged in the provision of residential, social and personal care for children, the aged and special categories of persons with some limits on ability for self-care but where medical care is not a major element. Such facilities include homes for the aged and infirm and other similar residential care uses not otherwise defined in this ordinance.”
- Building:
  - Existing building and shed to be renovated and used- 8,020 SF
    - Phase I: 4,846 SF (existing building) 350 SF (existing shed)
    - Phase II: 2,824 SF (existing building)
  - No new building construction is proposed. The entire project will be within the existing building footprint.
  - The project is proposed to be completed in two phases:
    - Phase I-
      - 5 client residential rooms
      - 1 director residential room
      - Exercise room
      - TV/game room
      - Counselor’s office
      - Classroom
      - Laundry Room
      - Existing shed to be renovated
    - Phase II
      - Kitchen
      - Security Room
      - Pantry
      - 6 client residential rooms
  - The facility will have 11 clients and 1 director living on site. This equates to 17 persons per acre. The maximum density for a residential care facility is 26 persons per acre.
- Transportation:
  - The site will have two access points from Meadowbrook Terrace (local street).
  - The main access to the development will be a one-way travel lane that runs parallel to the front of the building.
  - A secondary travel lane will be provided along the northwestern property boundary that will provide access to 6 parking spaces that will be located to the side/rear of the building.

- Sidewalks
  - The development will provide sidewalks along their entire property frontage on Meadowbrook Terrace.
  - Per condition, the developer proposes installing sidewalks as a component of phase II.
  - Sidewalks along Meadowbrook were identified as a priority in Walk Hendo.
- Lighting
  - All site lighting will be required to conform to the City's lighting standards for multi-family developments. The lighting plan is a component of the final site plan review.
- Parking:
  - Parking is required at "One off-street parking space shall be provided for each six beds in the facility. Such off-street parking shall be screened so that it is not readily visible from the street or from adjoining residential uses."
    - Parking required: 3 spaces.
    - Parking provided: 14 spaces
      - The 8 parking spaces in the front will be screened by landscaping
      - The six parking spaces at the rear will be screened by the building.
  - Drive Aisles
    - The front drive access is proposed to be 15' wide for one way travel, which is permitted by code for 45-degree parking.
- Landscaping
  - This development will be required to provide:
    - Vehicular Use Landscaping (Sec. 15-9. - Landscaping for vehicular use areas.)
      - Interior parking lot plantings.
      - Buffer from street plantings.
    - Street trees (Sec. 15-15)
    - Common Space landscaping (15-13)
    - Open Space landscaping (Sec. 15-14)
- Floodplain
  - According to the 2008 FEMA floodplain maps, all portions of this property falls within the Special Flood Hazard area.
  - The map below shows the mapped floodway, 100-year floodplain and 500 year floodplain, as well as a blueline stream to the north.
  - Even if rezoned, the project will still have to be reviewed for conformance with any applicable City floodplain requirements as well as any FEMA requirements.
  - This project would be classified as "Redevelopment in the floodway and special flood hazard area" and would have to adhere to 17-2-4 in the zoning ordinance.

- The existing building is approximately 1' 6" below the base flood elevation. If the building renovation costs trigger the requirement to come into conformance with current standards then the building will have to be raised 3' 6" to bring the entire structure 2 feet above the base flood elevation.



- Supplementary Standards
  - Adaptive Reuse
    - The developer proposes the reuse of a structure or structures used historically for a use permitted in the zoning district classification but for which there is no longer any reasonable demand for such previous use, or the developer proposes the reuse of a structure or structures used historically as nonconforming use and there is no reasonable likelihood that the property will revert to a use permitted in the zoning district classification.
      - *With a building of this size and scale in R-10 there is no reasonable likelihood that the property will revert to a use permitted in the zoning district classification.*
    - The developer shall state the precise nature of the proposed adaptive reuse, which shall be compatible with neighboring residential uses. If a special use permit is granted for the adaptive reuse, future use of the property shall be limited to the specified use unless
      - 1) the use is changed to another use permitted in the zoning classification or
      - 2) a new adaptive reuse is approved.
        - *The proposed use for this development is as follows “residential care facility for women's veterans” will be completed in phases ultimately providing living accommodations for twelve (12) occupants including on-site*

*director. Support functions to include kitchen, laundry, classroom, exercise room and tv/game room.”*

- The adaptive reuse shall be housed in an existing structure or structures.
  - *The proposed adaptive reuse is completely within an existing structure with no expansion proposed.*
- Such structures may be modified or expanded so long as the gross floor area is not increased by more than ten percent and so long as the appearance of the modification is in harmony with the neighboring residential uses.
  - *No expansion is proposed.*
- Off-street parking meeting the requirements of section 6-5, above, shall be provided. Such off-street parking shall be screened so that it is not readily visible from the street or from adjoining residential uses.
  - *The facility is required to have 3 parking spaces. They are proposing to have 14 spaces. The spaces behind the building will be buffered by the building and existing vegetation. The parking spaces on the front of the building will be screened by a “buffer from street” as well as street trees.*
- The adaptive reuse may have one sign not exceeding four square feet in area.
  - *The development is showing 1 sign at the front of the building not exceeding 4 square feet in size.*
- The developer shall propose, install and maintain landscaping which will assist in giving it a residential appearance.
  - *The development is preserving all existing landscaping (minus one tree on the front of the building). They will also be required to bring the site into compliance with current landscape ordinance requirements for Vehicular Use landscaping, Street Trees, Open space landscaping, Common open space landscaping*
- The adaptive reuse shall provide open space which shall be not less than 60 percent of the total area of the development parcel.
  - *The development is proposing to provide 36% open space due to existing site constraints (per condition).*
- Lighting for the adaptive reuse shall be no more than is necessary for safe use of the facility, and shall be designed and installed so that it is directed away from the roadway and any adjacent properties.
  - *The development will be providing site lighting in accordance with the City’s requirements at final site plan. They will be required to meet the standards for multi-family site lighting.*
- Traffic generated by the adaptive reuse shall not be expected to cause an inconvenience to residents of the neighborhood.
  - *This use has a low expected trip generation.*
- The developer shall propose hours of operation for the adaptive reuse which are designed to be compatible with neighboring residential uses. Such hours of operation shall become a condition of the special use permit, violation of which shall be grounds for



revocation of the permit.

- Per the site plan “Access to the facility will be 24/7 with a resident director. After normal business hours, security personnel will also be stationed inside the building entrance.”
- Supplementary Standards
  - Residential Care Facility
    - The facility shall be situated in an existing residential structure. This structure may be expanded or altered so long as the facility remains residential in scale and appearance.
      - The development team is asking for a condition for this requirement since the current building is classified as a commercial building and not residential. The structure will not be expanded or altered.
    - One off-street parking space shall be provided for each six beds in the facility. Such off-street parking shall be screened so that it is not readily visible from the street or from adjoining residential uses.
      - The facility is required to have 3 parking spaces. They are proposing to have 14 spaces. The spaces behind the building will be buffered by the building and existing vegetation. The parking spaces on the front of the building will be screened by a “buffer from street” as well as street trees.
    - The facility may have one sign not exceeding four square feet in area. Such sign shall not be illuminated.
      - The development is showing 1 sign at the front of the building not exceeding 4 square feet in size.
    - The facility shall not exceed two stories in height.
      - The existing building is 1 story (16’ in height).
    - The facility shall propose, install and maintain landscaping which will assist in giving it a residential appearance.
      - The development is preserving all existing landscaping (minus one tree on the front of the building). They will also be required to bring the site into compliance with current landscape ordinance requirements for Vehicular Use landscaping, Street Trees, Open space landscaping, Common open space landscaping
    - The facility shall propose, develop and maintain common open space for the use of its residents, which shall amount to not less than 15 percent of the site.
      - The development is providing 15% common open space that they will maintain.
    - Lighting for the facility shall be designed and installed so that it is directed away from the roadway and any adjacent properties.
      - The development will be providing site lighting in accordance with the City’s requirements at final site plan. They will be required to meet the standards for multi-family site lighting.
    - Density for residential care facilities shall not exceed 26 persons per acre.
      - The proposed density is 17 persons per acre.
    - No traffic shall be generated by such facility in greater volumes than



would normally be expected in a residential neighborhood.

- *This use has a expected trip generation.*
- Previous Use on the Site:
  - Photo below taken December 29<sup>th</sup>, 2011. Judging by previous records, it appears that this rest home had a capacity between 30 and 40 persons.
  - The structure was built in 1960 and would appear to have operated as a retirement home for the majority of those years.
  - Judging by aerial imagery, this site has been somewhat or completely vacant since 2011. This has led to a great deal of depreciation of the building.



#### DEVELOPER PROPOSED CONDITIONS:

1. Widen existing gravel access drive to 20'-0" +/- from Meadowbrook Terrace to shed as shown (24' City Standard)
2. Renovation/adaptive reuse of existing commercial building for proposed residential care facility for women's veterans will be completed in phases ultimately providing living accommodations for twelve (12) occupants including on-site director. Support functions to include kitchen, laundry, classroom, exercise room and tv/game room.
3. Reduction in required open space from 60% to 36%.
4. New sidewalk will be provided in phase II.

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS:

**COMMUNITY DEVELOPMENT**

**Site Plan Comments:**

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for R-10 CZD (5-4-4) (minus any developer proposed conditions and the following).
  - All final landscaping calculations, species and placement shall be worked out with staff during final site plan review.

**Proposed City-Initiated Conditions:**

- None

**CITY ENGINEER**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**WATER / SEWER**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**FIRE MARSHAL**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**STORMWATER ADMINISTRATOR**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**FLOODPLAIN ADMINISTRATOR**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**PUBLIC WORKS**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

## NCDOT

### Site Plan Comments:

- None

### Proposed NCDOT-Initiated Conditions:

- None

## HENDERSON COUNTY SOIL & EROSION CONTROL

### Site Plan Comments:

- None

### Proposed Condition:

- None

## TRANSPORTATION CONSULTANT (KIMLEY HORN)

### TIA Comments:

- A TIA was not required for this project due to the low expected trip generation. The City's triggers of 100 peak hour trips and 1,000 daily trips were not met.
- Per the City's Traffic Consultant Jonathan Guy "ITE over the years has culled much of the unique projects and recommends local data collection for these type projects. However, I have provided assisted living (ITE 254) as a comparison. While this is intended for patrons of an older demographic, it actually aligns well. There is limited support to aid in some services, but most are still independent and can come and go. Some have access to cars, others do not. The number of staff is larger than what would be here. Also, the studies that develop the generation numbers are for larger facilities, around 100 beds. So, the numbers are skewed higher than likely, especially for the Daily number. The AM and PM are within what I would anticipate. I have also shown the Townhome and the Multifamily for the 13 unit developments. You can see how these align with ITE 254 as well."

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Residential Land Uses</b>			<b>262</b>	<b>33</b>	<b>10</b>	<b>23</b>	<b>36</b>	<b>20</b>	<b>16</b>
215 - Single-Family Attached Housing	13	DU	49	1	0	1	4	2	2
220 - Multifamily Housing (Low-Rise)	13	DU	159	27	6	21	26	16	10
254 - Assisted Living	13	BED	54	5	4	1	6	2	4
<b>Subtotal</b>			<b>262</b>	<b>33</b>	<b>10</b>	<b>23</b>	<b>36</b>	<b>20</b>	<b>16</b>
<b>Internal Capture</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Pass-By</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net New External Trips</b>			<b>262</b>	<b>33</b>	<b>10</b>	<b>23</b>	<b>36</b>	<b>20</b>	<b>16</b>

### Proposed Condition:

- None



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1744 Meadowbrook Terrace - Hendersonville, NC

# Proposed Renovations

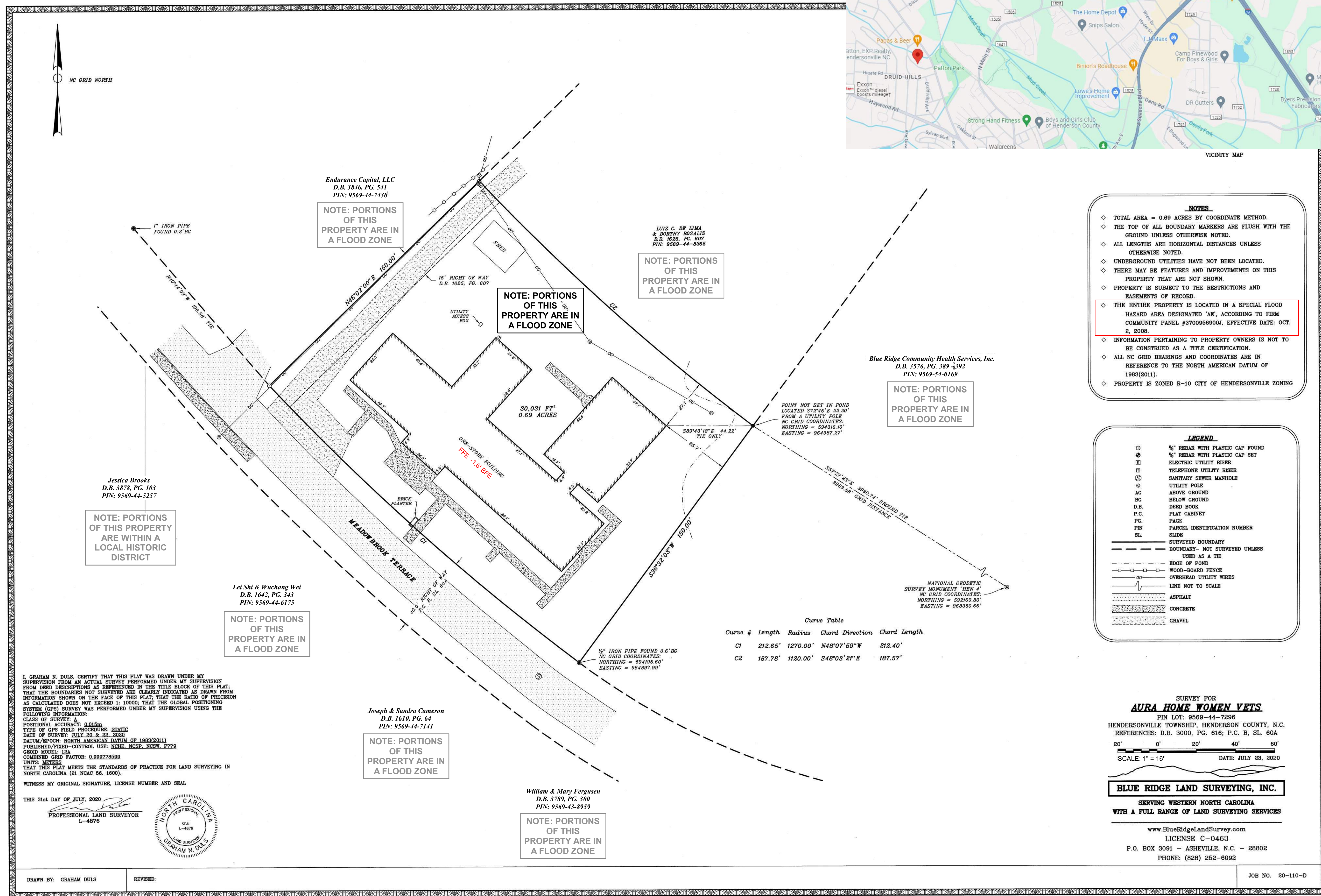
## Felicia Reeves (aka Aura) Home for Women Veterans

SHEET TITLE  
Site Survey

SHEET	C1.1	DATE	06.03.2024
		JOB NO.	

23-0700

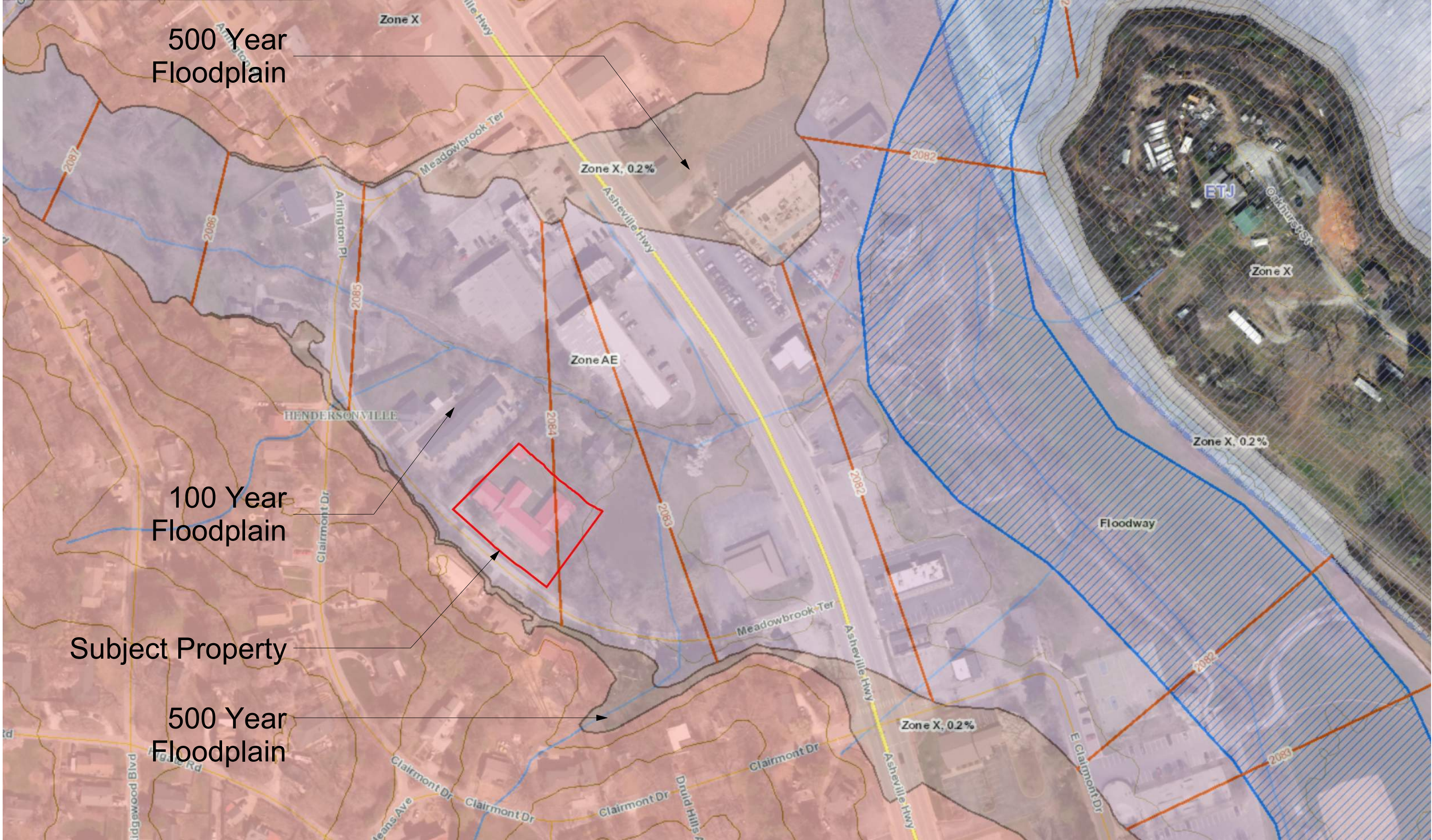
32



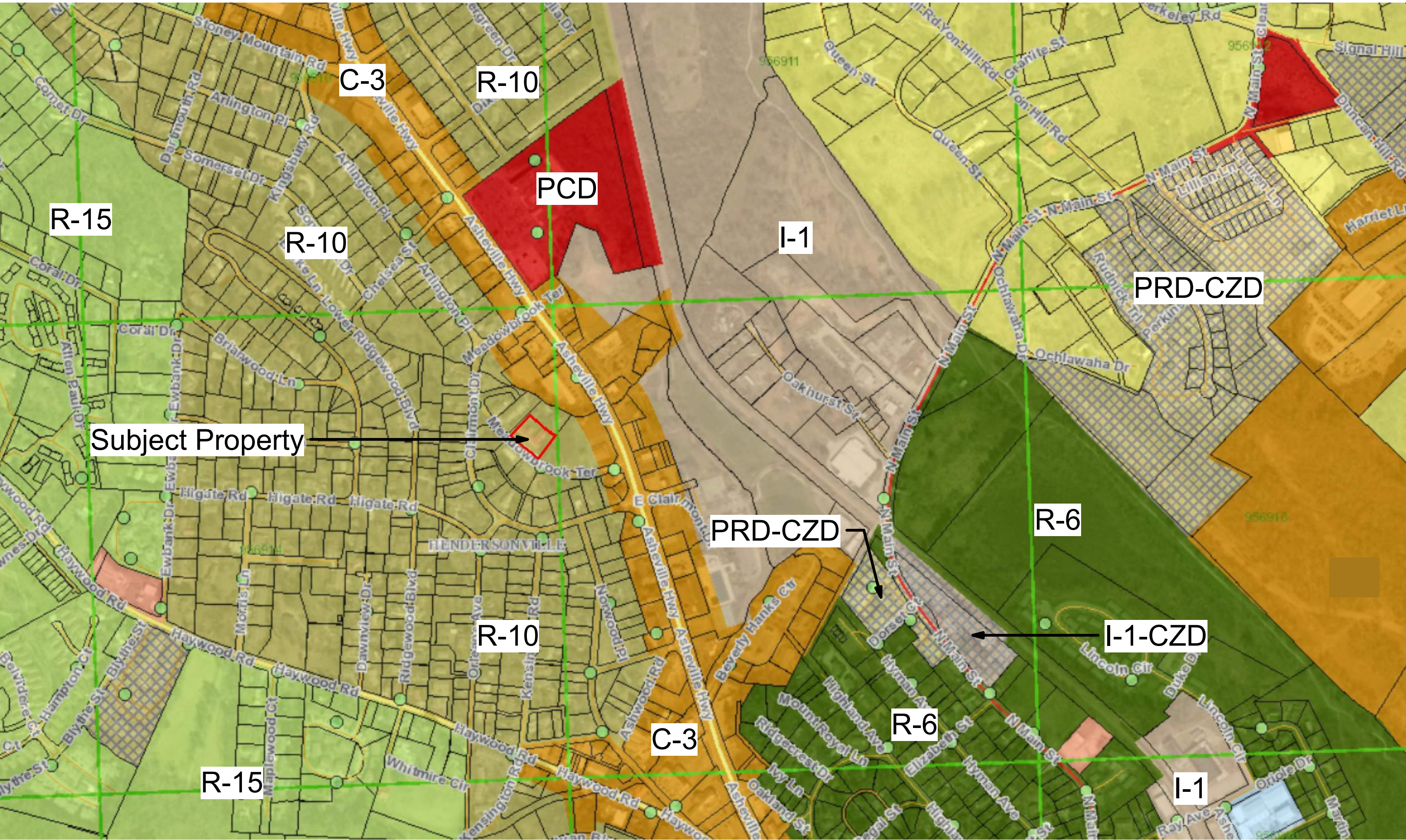




Google View Showing Existing Trees



Flood Map



Zoning Map

Section 5, Item A.		
REVISIONS		



CONDITION TABLE

DEVELOPER PROPOSED CONDITIONS

WIDEN EXISTING GRAVEL ACCESS DRIVE TO 20' - 0" +/- FROM MEADOWBROOK TERRACE TO SHED AS SHOWN (24' CITY STANDARD).

RENOVATION/ADAPTIVE REUSE OF EXISTING COMMERCIAL BUILDING FOR PROPOSED RESIDENTIAL CARE FACILITY FOR WOMEN'S VETERANS WILL BE COMPLETED IN PHASES ULTIMATELY PROVIDING LIVING ACCOMMODATIONS FOR TWELVE (12) OCCUPANTS INCLUDING ON-SITE DIRECTOR, SUPPORT FUNCTIONS TO INCLUDE KITCHEN, LAUNDRY, CLASSROOM, EXERCISE ROOM AND TV/GAME ROOM.

REDUCTION IN REQUIRED OPEN SPACE FROM 60% TO 36%.

NEW SIDEWALK WILL BE PROVIDED IN PHASE II.

CITY PROPOSED CONDITIONS

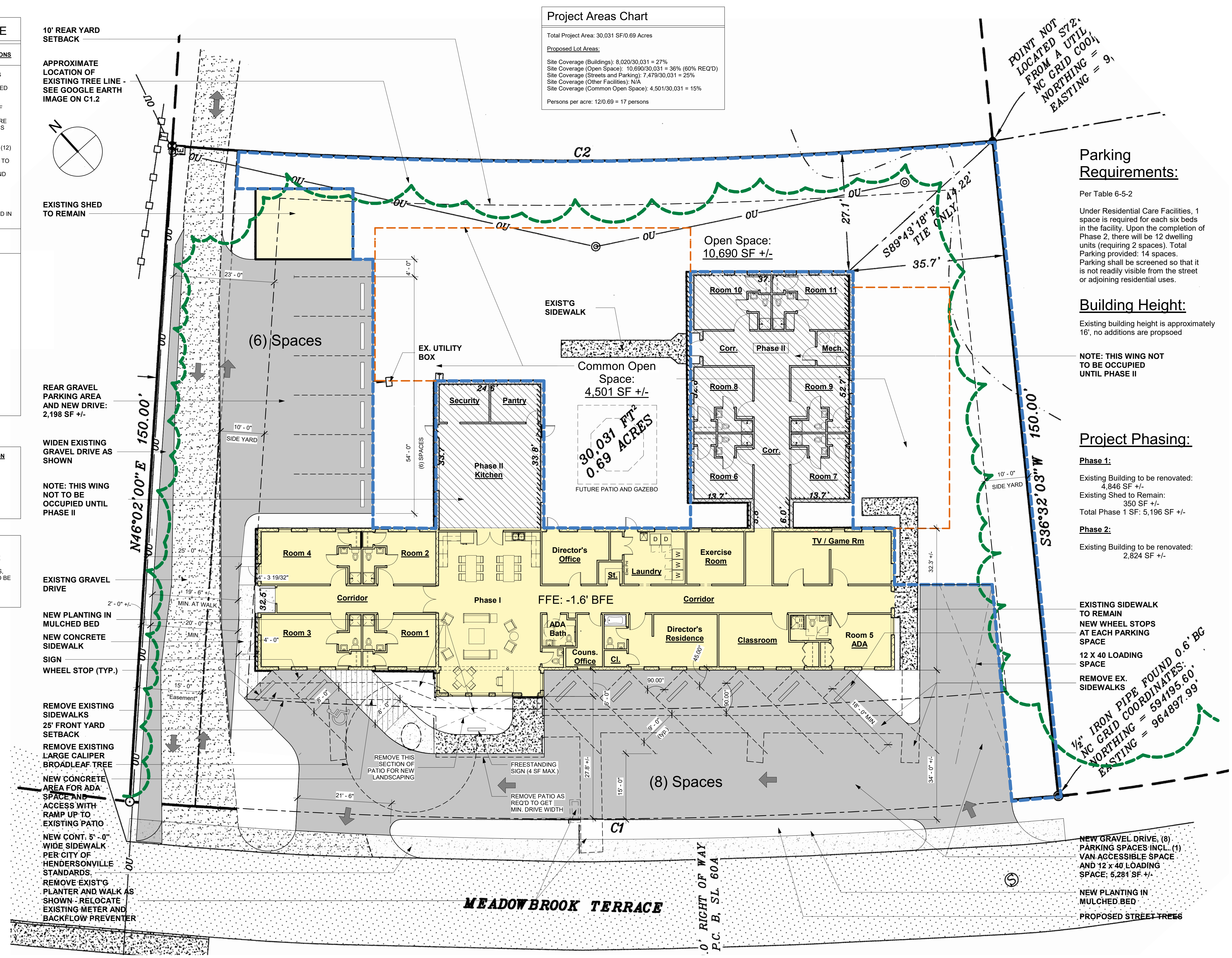
OWNER/DEVELOPER INFORMATION

AURA HOME WOMEN VETS  
P.O. BOX 14  
ASHEVILLE, NC 28802

MS. ALYCE KNAFLICH  
828-771-6978  
AURAHOME.ALYCE@GMAIL.COM

HOURS OF OPERATION:

ACCESS TO THE FACILITY WILL BE 24/7 WITH A RESIDENT DIRECTOR. AFTER NORMAL BUSINESS HOURS, SECURITY PERSONNEL WILL ALSO BE STATIONED INSIDE THE BUILDING ENTRANCE.



Project Areas Chart
Total Project Area: 30,031 SF/0.69 Acres
Proposed Lot Areas:
Site Coverage (Buildings): 8,020/30,031 = 27%
Site Coverage (Open Space): 10,690/30,031 = 36% (60% REQ'D)
Site Coverage (Streets and Parking): 7,479/30,031 = 25%
Site Coverage (Other Facilities): N/A
Site Coverage (Common Open Space): 4,501/30,031 = 15%
Persons per acre: 12/0.69 = 17 persons

Parking Requirements:

Per Table 6-5-2

Under Residential Care Facilities, 1 space is required for each six beds in the facility. Upon the completion of Phase 2, there will be 12 dwelling units (requiring 2 spaces). Total Parking provided: 14 spaces. Parking shall be screened so that it is not readily visible from the street or adjoining residential uses.

Building Height:

Existing building height is approximately 16', no additions are proposed

NOTE: THIS WING NOT TO BE OCCUPIED UNTIL PHASE II

Project Phasing:

**Phase 1:**

Existing Building to be renovated: 4,846 SF +/-

Existing Shed to Remain: 350 SF +/-

Total Phase 1 SF: 5,196 SF +/-

**Phase 2:**

Existing Building to be renovated: 2,824 SF +/-

EXISTING SIDEWALK TO REMAIN

NEW WHEEL STOPS AT EACH PARKING SPACE

12 X 40 LOADING SPACE

REMOVE EX. SIDEWALKS

NEW GRAVEL DRIVE, (8) PARKING SPACES INCL. (1) VAN ACCESSIBLE SPACE AND 12 X 40 LOADING SPACE; 5,281 SF +/-

NEW PLANTING IN MULCHED BED

PROPOSED STREET TREES

1 Phase 1 Site Plan

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Asheville, NC 28801

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Proposed Renovations  
Felicia Reeves (aka Aura) Home for Women Veterans

1744 Meadowbrook Terrace - Hendersonville, NC

Proposed Phase 1 Site Plan

SHEET

C1.3

DATE

06.03.2024

JOB NO.

23-0700



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME/COMMON NAME	CALIPER	HEIGHT	B&B/CONTAINER	MATERIAL SPECIFICATIONS
BETN	05	BETULA NIGRA/RIVER BIRCH	2" MIN. CAL.	12' - 14' HEIGHT	B&B OR CONT.	MULTI-STEMMED, MIN. 3 STEMS
OXAR	02	OXYDENDRUM ARBOREUM/SOURWOOD				
PIST	01	PINUS STROBUS/EASTERN WHITE PINE				
QUAL	01	QUERCUS ALBA/WHITE OAK				
PLOC	01	PLATANUS OCCIDENTALIS/SYCAMORE				
ACOG	02	ACER RUBRUM "OCTOBER GLORY"/OCTOBER GLORY MAPLE				
LITU	04	LIRIODENDRON TULIPIFERA/TULIP TREE				
ILEX	34	ILEX SPP./WINTERBERRY HOLLIES		6" MIN. HEIGHT	B&B OR CONT.	DENSE, FULL PLANTS
RHOM	04	RHODODENDRON MINUS/CAROLINA RHODODENDRON		24" MIN. HEIGHT	B&B OR MIN. 5 GALLON CONT.	DENSE FORM, WELL ROOTED
AMGR	02	AMELANCHIER X GRANDIFLORA "COLE'S SELECT"/COLE'S SELECT SERVICEBERRY	1 1/2" MIN. CAL.	8" MIN. HEIGHT	B&B OR CONT.	MULTI-STEMMED, MIN. 3 STEMS
EUOA	37	EUONYMUS AMERICANUS/HEARTS-A-BUSTIN"		18" MIN. HEIGHT	B&B OR CONT.	DENSE FULL PLANTS, WELL ROOTED
ILEO	03	ILEX OPACA/AMERICAN HOLLY				



Landscape Calculations

Total Project Area: 30,031 SF/0.69 Acres

Proposed Lot Areas:

Vehicular Use Landscaping: (1) tree and (2) shrubs per 3,000 sf of vehicle use area. Front: Area = 5,281 SF; (2) trees and (4) shrubs req'd; (2) trees and (6) shrubs provided. Rear: Area = 2,198 SF; (1) tree and (2) shrubs required; (1) tree and (3) shrubs provided.

Street Trees: (1) tree for every 35 linear feet of property abutting a street. Front Property Line: 212.65'; (6) trees req'd; (6) trees provided.

Planting Strip: (5) shrubs for every 40 linear feet of property. (30) shrubs req'd; (31) shrubs provided.

Open Space Landscaping: (1) tree and (5) shrubs per 4,000 sf of open space. Open Space Area = 10,890 SF; (3) trees and (15) shrubs req'd; (3) trees and (15) shrubs provided.

Common Open Space Landscaping: (1) tree and (5) shrubs for every 1,200 sf of common open space. Common Open Space Area = 4,501 SF; (4) trees and (20) shrubs req'd; (4) trees and (20) shrubs provided.

Bufferyards: 8-foot A required. Buffer yard requirements are being met by existing planting.

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ONLY

**FISHER**  
Fisher Architects, PA  
351 Merrimon Avenue  
Asheville, NC 28801  
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(828) 253-8265

**Proposed Renovations**  
Felicia Reeves (aka Aura) Home for  
Women Veterans  
1744 Meadowbrook Terrace - Hendersonville, NC

**Landscape Plan**

**C1.4**

SHEET  
DATE 06.03.2024  
JOB NO. 23-0700





## NEIGHBORHOOD COMPATIBILITY MEETING REPORT

### FELICIA REEVES HOME (P24-24-CZD) NCM MEETING DATES: MAY 1ST, 2024

PETITION REQUEST: Rezoning: Felicia Reeves Home- Conditional Zoning District (R-10 CZD)

APPLICANT/PETITIONER: Alyce Knafllich (Founding Director and Board Chair) Aura Home Women Vets  
[Applicant & Owner]

#### NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on May 1st, 2024, at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 1 hour and 17 minutes.

There were 14 members of the public in attendance in-person while 4 attended virtually. The applicant and their development team were present as were 2 members of City staff.

Staff gave a formal introduction and a brief overview of the request.

There were three pre-submitted public comments which were provided to the developer prior to the meeting to read and respond to during the meeting.

The development team presented their project proposal for the proposed residential care facility development.

Concerns and questions from the public related to:









- Types of services provided on site.
- How would people be selected to live at the facility and if the VA would play a role in this process.
- Floodplain concerns about bringing the building into compliance with current standards and how they will handle evacuation in the case of a flooding emergency.
- The color of the existing building was discussed and if it would be possible for it to be painted a more neutral color to better help it fit into the residential neighborhood.
- Concerns of this use turning into a halfway house were discussed.
- Questions about staffing, security and hours of operation for staff.
- The need for affordable housing, especially for our veterans.
- Discussion of what services would be provided to the residents who may be suffering from mental health obstacles.

*Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.*





**Felicia Reeves House**  
P24-24-CZD  
PIN: 9569-44-7296  
Acreage: 0.63  
**Proposed Zoning**

-  Subject Property  
 Hendersonville City Limits  
**Hendersonville Zoning**  
 R-10 Medium Density Residential  
 C-3 Highway Business  
 I-1 Industrial  
 Druid Hills - Local Commercial Historic District  
 Druid Hills - Local Historic District  
 Streams/Rivers





Ordinance # \_\_\_\_ - \_\_\_\_

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR THE PARCEL POSSESSING PIN NUMBER: 9569-44-7296 BY CHANGING THE ZONING DESIGNATION FROM R-10 MEDIUM DENSITY RESIDENTIAL TO R-10 CZD, MEDIUM DENSITY RESIDENTIAL CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Number: 9569-44-7296  
Address: 1744 Meadowbrook Terrace

Felicia Reeves Home: (File # P24-24-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from applicant and owner, Alyce Knafllich (Founding Director and Board Chair) Aura Home Women Vets for the adaptive reuse of an existing structure for the use of a residential care facility on approximately 0.69 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on June 13<sup>th</sup>, 2024; voting 0-0 to recommend/not recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

**WHEREAS**, City Council took up this application at its regular meeting on July 10<sup>th</sup>, 2024, and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9569-44-7296, changing the zoning designation from R-10, Medium Density Residential to R-10 CZD, Medium Density Residential Conditional Zoning District.
2. Development of the parcel pursuant to this Ordinance is subject to the following.
  - a. Development shall comply with the master site plan submitted by the applicant revision dated June 3<sup>rd</sup> 2024, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].
  - b. Permitted uses shall include:
    - i. Adaptive Reuse
    - i. Residential Care Facility
  - c. Additional conditions that shall be satisfied prior to final site plan approval include:
    - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning

Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 10<sup>th</sup> day of July 2024.

Attest:

\_\_\_\_\_  
Barbara G. Volk, Mayor, City of Hendersonville

\_\_\_\_\_  
Jill Murray, City Clerk

Approved as to form:

\_\_\_\_\_  
Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE:   Parcel Numbers:                   9569-44-7296  
          Address:                         1744 Meadowbrook Terrace  
          Felicia Reeves Home: (File # P24-24-CZD)

Applicant/Owner: Alyce Knaflich (Founding Director and Board Chair) Aura Home Women Vets

Signature:\_\_\_\_\_

Printed Name:\_\_\_\_\_

Title: \_\_\_\_\_

Date:\_\_\_\_\_



**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Conditional Zoning District Petition  
Section 7-4 and Article 11 City Zoning Ordinance**

The following are the **required** submittals for a complete application for rezoning a property or properties to a Conditional Zoning District. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☒ 1. Completed Pre-Application meeting with Planning Staff
- ☒ 2. Scheduled Neighborhood Compatibility Meeting  
NCM Date: \_\_\_\_\_ Time: \_\_\_\_\_
- ☒ 3. Water and Sewer Availability Request
- ☒ 4. Completed Application Form
- ☒ 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☒ 7. Detailed explanation of any Proposed Development Description
- ☒ 8. Application Fee
- 9. Transportation Impact Analysis - Required for complete application but not due until 24 calendar days prior to Planning Board Meeting (if required)

**Note: Additional Approvals prior to the issuance of a Zoning Compliance Permit may include, but are not limited to the following:**

- Henderson County Sedimentation & Erosion Permit
- Stormwater Management Plan
- Utility Approval
- NCDOT Permit
- Any other applicable permits as determined by the Community Development

[Application Continued on Next Page]

Office Use:

Date Received: \_\_\_\_\_

4/18/2024

By: \_\_\_\_\_

Kary Bragg

Fee Received? Y/N

CX#1594 \$500.00

**A. Applicant Contact Information**

Alyce Marie Knaflich

\* Printed Applicant Name

Aura Home Women Vets

Printed Company Name (if applicable)

☒ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other:

  
Applicant Signature

Founding Director, Board Chair

Applicant Title (if applicable)

1 Dundee St

Address of Applicant

Asheville, NC 28001

City, State, and Zip Code

828-771-6979

Telephone

aurahomewv@gmail.com

Email

\* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

[Application Continued on Next Page]



**B. Property Owner Contact Information (if different from Applicant)**

Alyce Marie Knafllich

\*Printed Owner Name (Authorized Representative for entities other than individuals)

Aura Home Women Vets

Printed Company Name (if applicable, check corresponding box below)

☒ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: \_\_\_\_\_

  
Property Owner/Authorized Representative Signature

Founding Director, Board Chair

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

Asheville, NC 28801

City, State, and Zip Code

727-771-6979

Telephone

aurahomewv@gmail.com

Email

\* Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application.

\* If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

C. Property Information

Name of Project: Reeves  
Felicia ~~Reese~~ Home

PIN(s): 9569-44-7296

Address(es) / Location of Property: 1744 Meadowbrook Terrace, Hendersonville

Type of Development: ☐ Residential ☒ Commercial ☐ Other

Current Zoning: R-10

Total Acreage: .63

Proposed Zoning: R-10- Special User Permit R-10 CZD - Adaptive Reuse

Proposed Building Square Footage: 7671

Number of Dwelling Units: 1

List of Requested Uses:

~~Special Use Permit To be an Adult Care Home~~  
Conditional zoning District  
w/ Residential care facility

D. Proposed Development Conditions for the Site

In the spaces provided below, please provide a description of the Proposed Development for the site.

Ensuite housing - 12 units

Conditional Zoning District Petition

1744 Meadowbrook Terrace

PIN: 9569-44-7296

AURA HOME WOMEN VETS

7. Proposed Development:

12 ensuite units with shared common areas, kitchen, laundry, classroom, 2 offices – 1 for house director 1 for counselor. 1 of the 12 ensuite units would be for live-in house manager.