



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULAR MEETING
City Hall – 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792
Thursday, May 08, 2025 – 4:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Minutes of April 10, 2025

4. OLD BUSINESS

5. NEW BUSINESS

A. Rezoning: Conditional Zoning District –Ronan at Hendersonville (P24-33-CZD) – *Tyler Morrow– Current Planning Manager*

B. Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

C. Rezoning: Standard Rezoning – 135 Sugarloaf Rd | P24-43-RZO – *Matthew Manley, AICP / Long-Range Planning Manager*

D. Zoning Text Amendment: Reforms for Housing – PRD Changes (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

E. Zoning Text Amendment: Tree Canopy Preservation & Enhancement Clarifying Edits (25-15-ZTA)

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 April 10, 2025

Members Present: Tamara Peacock (Vice-Chair), Donna Waters, Kyle Gilgis, Jim Robertson (Chair), Bob Johnson, David McKinley, Laura Flores

Members Absent: Mark Russell, Peter Hanley

Staff Present: Tyler Morrow, Current Planning Manager, Sam Hayes, Planner II, Matthew Manley, Long Range Planning Manager, Lew Holloway, Community Development Director. Angela Beeker, City Attorney

I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.*

II Approval of Agenda. *Chair stated they do have an applicant that deferred which is Item B the Sugarloaf Road project which will need to be removed from the agenda. Chair stated one of our members will need to recuse himself from Item A so that item will need to be moved to the end. .Ms. Gilgis moved to approve the agenda as amended. The motion was seconded by Ms. Waters and passed unanimously.*

III(A) Approval of Minutes for the meeting of March 13, 2025. *Ms. Peacock moved to approve the Planning Board minutes of the meeting of March 13, 2025. The motion was seconded by Mr. Johnson and passed unanimously.*

III(B) Approval of Minutes for the Special Called meeting of March 25, 2025. *Ms. Peacock moved to approve the Planning Board minutes of the Special Called meeting of March 25, 2025. The motion was seconded by Mr. Johnson and passed unanimously.*

IV Old Business

V New Business

V(A) Zoning Map Amendment – Standard Rezoning – 2620 Chimney Rock Road (and other associated White Pine Villas parcels) (25-14-RZO). Mr. Morrow gave the following background:

Mr. Morrow stated the city has received an application for a standard rezoning of 2620 Chimney Rock Road. This property was part of a larger Planned Residential Development called White Pine Villas. City staff has decided if this parcel is rezoned that the other two parcels associated with this development get rezoned as well.

The applicant has requested the subject property be rezoned to Highway Mixed Use. The total of all three parcels is 4.64 acres. Currently only multi-family residential is permitted on the site.

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

A brief rezoning history was discussed and is included in the staff report and presentation.

Ms. Flores arrived.

A site plan that was associated with the White Pine Villas development was shown and is included in the staff report and presentation. The site plan was discussed.

Mr. Morrow stated that rezoning the one parcel alone would be problematic because it would rezone half the building proposed with the White Pine Villas development making the remainder of the development not constructable. For this reason city staff is requesting you rezone all the associated parcels with the development if you decided to approve the rezoning.

Mr. Morrow stated the White Pine Villas did not receive tax credits and the developer for this project retained tax credits for another project in the city and no longer has an option on this property.

Future Land Use map was shown and is included in the staff report and presentation.

General Rezoning standards for Comprehensive Plan Consistency were discussed and are included in the staff report and presentation.

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

General rezoning standards for compatibility were discussed and are included in the staff report and presentation.

A draft Comprehensive Consistency statement was included in the presentation and staff report.

A draft reasonableness statement for approval and denial were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Chair asked if all three parcels were under the same ownership. Mr. Morrow stated no, the other two properties are owned by separate entities. Chair asked if they were notified. Mr. Morrow stated they were notified of the rezoning.

Mr. Johnson was concerned about losing these properties for housing and asked if HMU would allow some type of housing. Mr. Morrow stated HMU does allow for housing as well and multi-family. It allows for single, two-family and multi-family. There would not be a loss in housing but it does increase the other uses they could do in conjunction with housing. Right now the property can only be used for that site plan and multi-family. If rezoned this would open it back up to other uses but also multi-family as well.

Chair asked if the sale of the property was contingent on the rezoning. Mr. Morrow stated yes.

There were no further questions for staff.

Chair asked if the applicant would like to speak. The applicant did not speak.

Chair asked if there any questions for the applicant.

There were no questions for the applicant.

Chair opened public comment. No one spoke.

Chair closed public comment.

Chair stated he felt like concerning these properties that are zoned PRD CZD, they should have some language where it reverts back if it doesn't get developed within a certain period of time. This has happened several times where things don't get funded and they don't get built. He thinks after a certain period of time and he does not know what that timeframe is but things should revert back to what they were rather than going through this process of rezoning it back. Mr. Holloway stated they could have a timeline in which staff brings them back but he does not think you can just revert. Whatever process is used to rezone it in the first place you have to go through that process to rezone again. It would be a rezoning and would be required to go through the rezoning steps. Once the property is zoned CZD to change that you have to go through the same series of steps. Staff can look at what the timelines would be. Chair asked about having a condition at the time of approval where it would revert back if the project does not get funded. Ms. Beeker, City Attorney stated it would still have to go back through the process to make a determination at the time as far as what the best zoning is for it. Something could have changed in that interim and she thinks it has to be looked at every time. You also have to work in conjunction with the property owners. She stated the plan is good for two years once it gets approved but right now the legislature has extended that automatically because of Helene and anyone that has a plan that was valid in the last year has been extended out (she wasn't sure of the length of time it was extended to). She stated they cannot down zone right now.

Mr. Johnson moved 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: 9670-70-6498) from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use as requested in the zoning map amendment application. I further move Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of PINs 9670-70-8607 and 9670-70-8864 from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use so that no unconstructable residual parcels of the White Pine Villas Development remain, based on the following 1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: 1. The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan. 2. 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: 1. The proposed map amendment seeks to return the parcels to their previous base zoning. 2. The proposed map amendment restores potential development opportunities on this property by permitting the same uses available to the other adjacent Highway Mixed Use properties. Ms. Waters seconded the motion which passed unanimously.

V(B) Zoning Text Amendment – Tree Ordinance Clarifying Edits (25-15-ZTA).

Chair stated this item would like to be continued. Mr. Holloway stated they would like to open the public hearing and continue it to next month's meeting so that it does not have to be readvertised.

Mr. Holloway stated the Board would simply open the public hearing and note that you are going to continue that to the next month's meeting.

Ms. Peacock moved the Planning Board open and continue this public hearing to the May 8th Planning Board meeting. Ms. Gilgis seconded the motion which passed unanimously.

Chair stated there is a Board member that asked to be recused for this next item. The applicant is a non-profit and Bob Johnson sits on the Board. We will need a motion to recuse Bob.

Ms. Gilgis made a motion to accept Mr. Johnson's recusal due to a conflict of interest. Mr. McKinley seconded the motion which passed unanimously.

Mr. Johnson left the meeting.

V(C) Conditional Zoning District – Meadowcrest (25-12-CZD). Mr. Hayes gave the following background:

Mr. Hayes stated the city has received an application for a conditional rezoning. The project is called Meadowcrest. The property is located on Dermid Avenue. The applicant is the Housing Assistance Corporation and they also own the subject property. The current zoning is R-20, Low Density Residential and the applicant is requesting to rezone the property to Urban Residential Conditional Zoning District. The property is 10.48 acres and the applicant is proposing multi-family which would be affordable housing and utilize low income tax credits. The project is split into two phases each consisting of three residential buildings, one community building and a playground.

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

An aerial view of the property was shown and is included in the staff report and presentation. Mr. Hayes pointed out that it was a rather wooded lot. He also pointed out the two streams on the property. The floodplain barely touches the property in the southwestern corner.

The Neighborhood Compatibility meeting was held on March 5, 2025. Topics discussed were related to the floodplain and the encroachment in the 500-year floodplain, concerns regarding the impact of development on flooding in the adjacent neighborhoods, questions regarding the uses in the adjacent area, questions regarding the blue line streams on site and questions about the design of the building, the number of bedrooms and the site plan.

The site plan was shown and discussed and is included in the staff report and presentation. The first phase consists of 60 units and the second phase consists of 72 units. Mr. Hayes stated the site plan was reviewed by the Development Review Committee. The Community Development Department comments were all resolved or addressed by the developer by conditions. Planning staff offered no city initiated conditions on this project.

Phase 1 of the site plan was discussed.

Phase 2 of the site plan was shown and Mr. Hayes pointed out the stub out and explained this. This is not required by the zoning district however staff requested it. The developer has agreed to install the start of a stub out. It does not go all the way to the property line however, they have agreed to grant the city an easement so that in the future if the city wanted to connect it to an adjacent property they would have the ability to do so.

The landscaping plan for Phase 2 was shown and is included in the staff report and presentation. Mr. Hayes discussed the buffer requirements.

Tree canopy preservation was discussed. They are meeting the 20%. They are currently showing an additional 10% of tree canopy preservation however there was some discrepancy between what they were saying and what staff was saying and staff is working with them to get that sorted out.

The developer proposed conditions were briefly discussed and are included in the staff report and presentation.

Future Land Use map was shown and is included in the staff report and presentation.

General Rezoning standards for Comprehensive Plan Consistency were discussed and are included in the staff report and presentation.

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

General rezoning standards for compatibility were discussed and are included in the staff report and presentation.

A draft Comprehensive Consistency statement was included in the presentation and staff report.

A draft reasonableness statement for approval and denial were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Staff was asked how tall the buildings would be. Mr. Hayes stated they are three stories tall and 34 feet in height. There will be no elevator only a stairwell.

Ms. Waters asked about the access to Phase 2 and having to drive through the parking lot to get to it. Mr. Hayes stated you would enter in off of Dermid Avenue and turn right and follow the drive around to Phase 2. He pointed this out on the site plan. He stated you do enter into a parking lot but you follow the outside edge. Chair stated all those construction vehicles would have to drive through a residential area to get to Phase 2.

Mr. Hayes explained that Phase 1 would be done first but they are going through the tax credit process for funding. Phase 2 would also have to go through that process for funding as well.

Ms. Waters stated it would almost be better to have Phase 2 have their own entrance coming off of that road.

There were no further questions for staff.

Chair asked the applicant to come forward and give their presentation.

Meg Fenton Lebeck, Executive Director for the Housing Assistance Corporation just down on King Street talked about the Housing Assistance Corporation and their presence in the community. She stated this project will be similar to the Oklawaha Village project. She discussed the need for affordable housing. She explained the funding due to Helene and the changes for multi-family projects and they wanted to get Phase 1 moving due to this. There are different allocations for multi-family right now. Their hope is that they make it to do Phase 1 and Phase 2 at the same time. The funding possibilities are a little different this year as the state is choosing to fund more projects this year. She discussed being able to build as much as they can as quickly as they can.

Matthew Lebeck, ESP Associates, 3475 Lakemont Boulevard, Fort Mill South Carolina stated they are working through their local office at 1027 Fleming Street. He showed a site plan and discussed this. They were able to avoid impact on the stream buffers and the wetlands. They did preserve all of those. The only instances where they are crossing the stream is to get the access to the site and that was a challenge due to the topography that we are dealing with in this location. They are also trying to save the 20% tree canopy as well. They are trying not to impact those sensitive areas. He discussed the open space and green space areas and the placement of the buildings. He talked about maximizing the parking and also discussed the condition of the easement. They tried to get a direct access into the Phase 2 area. They looked at three or

four scenarios. They went this route due to the grading and sewer to work due to the gravity perspective. One benefit to this is from a traffic perspective they will not need a stop and can travel on through to the Phase 2 section. This could be developed in one phase and if not they will look at construction traffic options.

Chair stated there is no disturbance in the floodplain or the wetlands. Mr. Lebeck stated they were able to stay out of all the wetlands and the wetland buffers and they are not in the 100 year floodplain.

Ms. Waters was still concerned that if they start construction on Phase 2 after Phase 1 if that is the case. She was concerned about fire trucks, delivery trucks, etc., having to turn by the clubhouse and go through the Phase 1 portion. The construction is her biggest concern because it will take a while to build those three buildings. The construction is going to affect everyone who is already living there. It seems there needs to be a more dedicated way to get the construction vehicles back there. Mr. Lebeck appreciated her concerns and it is something they looked at heavily and considered. They have larger radiuses on that back path for emergency vehicles to turn. They will continue to explore and evaluate as they get further into the project to see if there is a better option. For right now this is the option and they do not have any drive aisle in front of the doorways. They tried to limit it to the side and the perimeter of the parking.

It was stated that the sewer ties in on Dermid Avenue.

Chair asked about stormwater management and asked if Mike Huffman had signed off on it. Mr. Lebeck stated they will design it to meet or exceed the requirements. Mr. Holloway stated Mr. Huffman is part of the Design Review Committee.

Chair asked about the retention pond. Mr. Lebeck stated they are looking at some detention under the parking lot. Chair asked if there was a reason they needed 100 more parking spaces than what is required. Mr. Hayes stated the low income housing tax credit project requires 1.7 parking spaces per unit and so there is a higher amount of required parking.

Discussion was made on who can utilize the playground.

There were no further questions for the applicant.

Chair opened public comment. Chair stated public comment will be limited to three minutes.

Ken Fitch, 1046 Patton Street stated this is an important project that addresses an urgent need. There are a few issues of concern. It is a forested track and it is a habited site for wildlife species that will be eliminated from the area. The project is located near the natural conservation area identified in the Comp Plan and within the Mud Creek watershed which identifies streams and tributaries. Did this area flood? There is a 500-year floodplain on the edge of the property in which a retaining wall will be erected which does raise some concerns. There is concern about the loss of the trees. Ms. Frady did say they would try to save as many trees as possible. The most disturbing element of the project is that the project has been asked to provide a road stub at the northern edge of the property and the full extent of that stub was rejected by the project. But as is this will be a private road connection that would puncture the streambank and buffer, remove canopy trees, create a change in elevation. We all remember the recent storm impact on streams and bridges in the region. He was concerned about private road connections into other developments as well. He stated there were issues with Providence Walk as well and having a private road connection could stir up a hornets nest for the neighboring opposition to this action.

Lynne Williams, Chadwick Avenue stated she wanted to applaud the Housing Assistance for affordable housing and the tree preservation. Moving from R-20 to this zoning is much more dense. You have a forest there right now and two streams at both ends of the property, the 100-year floodplain in the southwest corner and the 500-year floodplain. If a road has to be built over the stream will it be protected with a buffer. There are wetlands on the site and still no new FEMA maps, so this is really just a joke. She read some of the Floodplain Ordinance and the Natural Resource Protection Standards. She is concerned that this project will contribute to future flooding problems. She was concerned about the retention walls and it is well known that behind Lowes is a flood reservoir area. You are talking about doing retention wall with major grading so those retention walls will act as floodway deflectors and create a bottleneck for the water. She talked about affordable housing and environmental justice going hand in hand. She talked about building around the edge to save the trees and she felt like that is not feasible and just creates a big mess. She thanked them for preserving the canopy and asked them to preserve more canopy. She also does not see three stories anywhere in the area. As far as compatibility goes she does not see that. They will need to meet the requirements of the Dark Skies ordinance. She felt there should be a TIA and it should not be waived. Because there was no elevator she did not feel it was ADA accessible. The construction traffic is a huge concern especially next to the playground. Please exceed the stormwater from two to ten year to a fifty year. The stub out was also concerning.

Chair closed public comment.

The Board discussed the retaining wall.

Susan Frady, Housing Assistance (zoom) stated she wanted to speak to the stub out. She pointed out on the plan where they had stubbed to and stated a lot of the reasons that Mr. Fitch mentioned, they only wanted to stub to there and then they will give the easement to the city for the remainder if the city ever decides to use that.

Mr. Lebeck stated they are not actually crossing the stream unless it is absolutely needed.

Ms. Waters stated if that stub out is put there so that you can get access to another property that is vacant then again you are going to have construction traffic that will be even worse because then it will be going through two sections. Ms. Frady stated they did not request that stub out, the city staff requested that they do that stub out. They have no intention of extending to another property.

Chair asked if anyone knew how far the water came up on this property during the storm.

Will Buie, WGLA Engineering stated he is still working with Housing Assistance and the Director of the Housing Authority was at the NCM and she confirmed there was no flooding on the property.

Chair stated this project will not serve 55 and older, it is for families.

Discussion was made on having stub outs. Mr. Holloway stated staff did ask for the stub out and it was for connectivity in the city between developments. They do recognize the concerns that come up with this. He discussed interconnectivity and traffic. That is a stated goal in the Subdivision Ordinance and the Comp Plan.

Chair asked about the requirement for a loading zone. Mr. Hayes stated they have achieved that.

Ms. Peacock moved the 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: 9569-94-7077) from R-20 (Low-Density Residential) to UR-CZD (Urban Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 4/1/25], 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: 1.132, 1-3 Bedroom Multi-Family Units 2. Permitted uses and applicable conditions presented on the site plan shall be amended to include a note on the site plan #4 where it says southwest to be amended to where it says northwest. 3. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. 4. We 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: 1. The petition incorporates a mix of housing types into an existing urban neighborhood. 2. The petition places residents within an area of existing city services and infrastructure. 3. The petition places residents within an area of existing job opportunities. 4. The petition will provide more housing to support existing and future residents of Hendersonville. Ms. Gilgis seconded the motion which passed unanimously.

VII Adjournment – The meeting was adjourned at 5:12 pm.

Jim Robertson, Chair

<p>The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.</p> <p>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:</p> <ol style="list-style-type: none">1. The proposed development further supports the growth of this area as a multi-family node along the I-26 corridor, placing residents in close proximity to I-26, Blue Ridge Community College, a bank, and other commercial amenities.2. The proposed development adds needed housing to help address local demand. <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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***SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Paul Aiesi, manager of Graycliff Capital Development, LLC, applicant and Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, property owners. The applicant is requesting to rezone the subject property, PIN 9588-22-1126 and located on S. Allen Road, from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District for the construction of a 192 unit multi-family development and associated accessory structures and amenities.*

The site plan depicts eight multi-family buildings, each comprising 24 units. These buildings are proposed to be three stories tall, slightly exceeding 39 feet. Additionally, the plan includes five garages, a cabana, a clubhouse with a pool, and various amenities such as a fire pit, community garden, dog park, and playground.

PROJECT/PETITIONER NUMBER:	P24-33-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Paul Aiesi, manager of Graycliff Capital Development, LLC, applicant• Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, property owners
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan Review3. Preliminary Site Plan and Rendering Package4. Neighborhood Compatibility Meeting Summary5. Proposed Zoning Map6. Draft Ordinance7. Application

	8. Deed
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REZONING: CONDITIONAL REZONING –RONAN AT HENDERSONVILLE (P24-33-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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DEVELOPER-PROPOSED CONDITIONS: 15

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS: 17

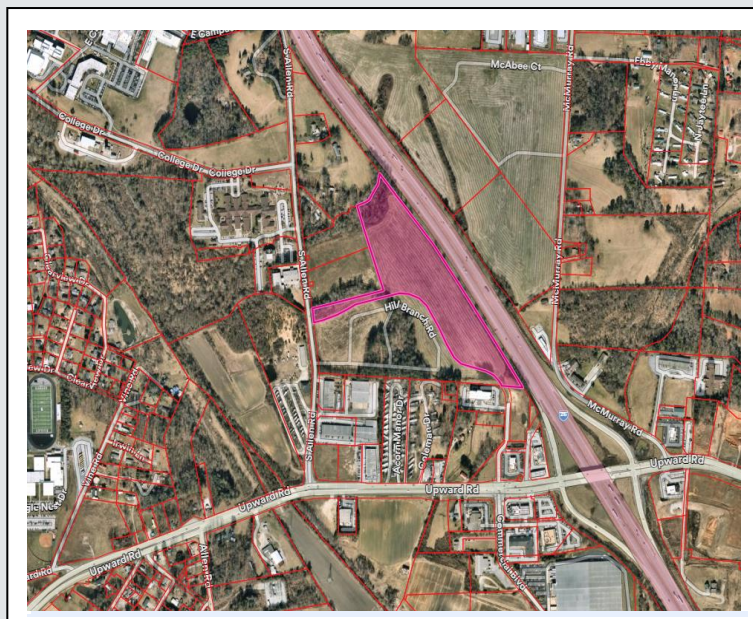
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) 20

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 21



PROJECT SUMMARY

- Project Name & Case #:
 - Ronan at Hendersonville (Waterleaf Phase II)
 - P24-33-CZD
- Applicant & Property Owner:
 - Paul Aiesi, manager (Graycliff Capital Development, LLC) [Applicant]
 - Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter [Owners]
- Property Address:
 - 0 S. Allen Road
- Project Acreage:
 - 17.13 Acres
- Parcel Identification (PIN):
 - 9588-22-1126
- Current Parcel Zoning:
 - CHMU-Commercial Highway Mixed Use
- Future Land Use Designation:
 - Mixed Use-Commercial
- Requested Zoning:
 - CHMU-CZD, Commercial Highway Mixed Conditional Zoning District.
- Requested Uses:
 - Residential dwellings, multi-family
 - Accessory uses & structures
- Neighborhood Compatibility Meeting:
 - June 19th, 2024

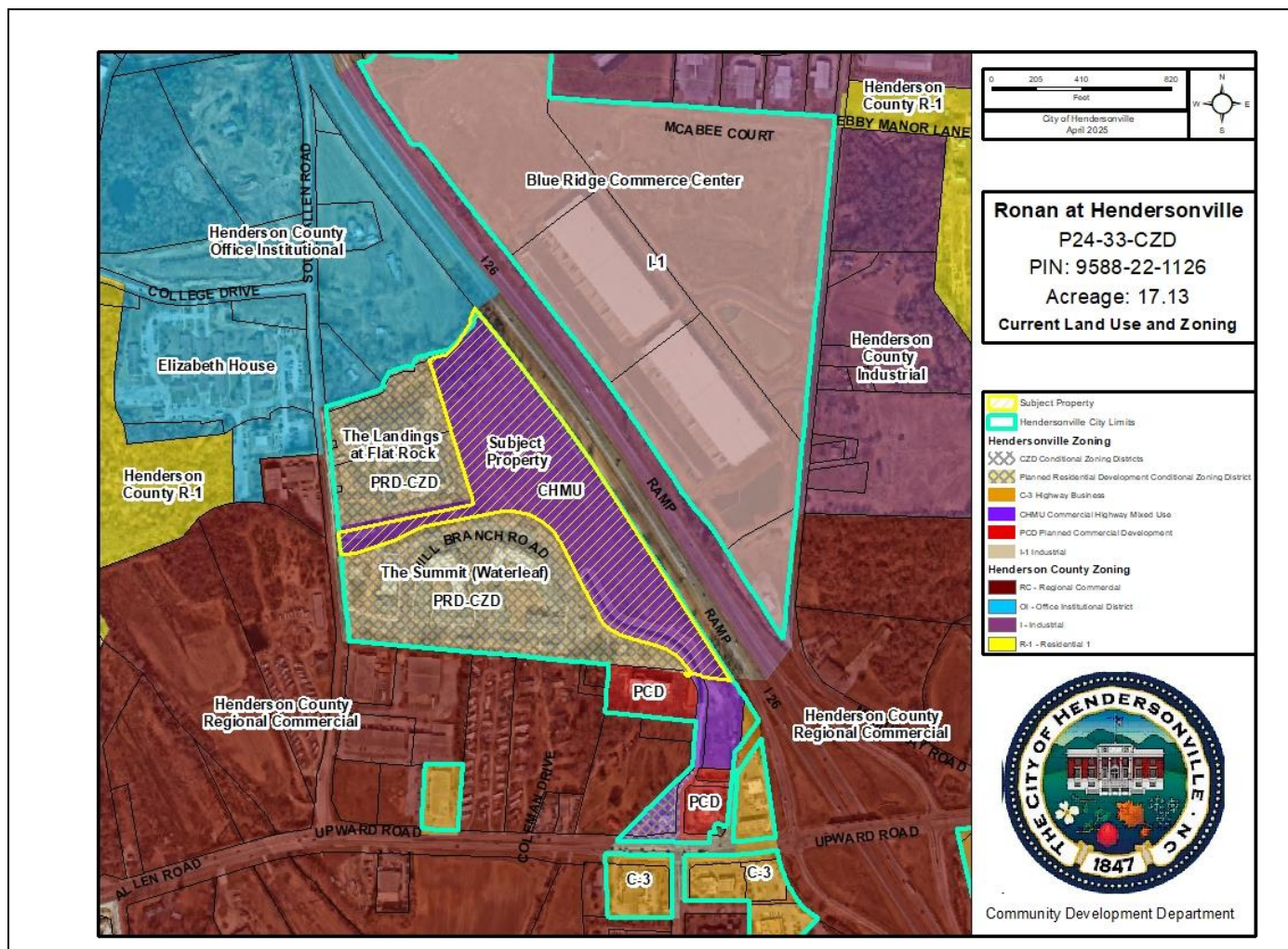


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Paul Aiesi, manager of Graycliff Capital Development, LLC, applicant and Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, property owners. The applicant is requesting to rezone the subject property, PIN 9588-22-1126 and located on S. Allen Road, from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District for the construction of a 192-unit multi-family development and associated accessory structures and amenities.

The site plan depicts eight multi-family buildings, each comprising 24 units. These buildings are proposed to be three stories tall, slightly exceeding 39 feet. Additionally, the plan includes five garages, a cabana, a clubhouse with a pool, and various amenities such as a fire pit, community garden, dog park, and playground.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is a large vacant parcel located along I-26. It is a residual parcel remaining after the Stonecroft (Landings of Flat Rock) Development and the Summit at Hendersonville (Waterleaf Phase I) subdivided and developed the other sections of the parent tract. The property was annexed into the City as a satellite parcel on September 2, 2021, and subsequently rezoned by the City Council to Commercial Highway Mixed Use, a zoning district designated for the Upward Road Corridor.

The surrounding area includes a mix of City of Hendersonville and Henderson County zoning. The City parcels, concentrated near the interstate exit, feature a variety of commercial, residential, and mixed-use zoning designations. The Upward Road Corridor within Henderson County's jurisdiction is zoned Regional Commercial. Blue Ridge Community College, located nearby, is zoned Office and Institutional.

SITE IMAGES



View of the strip of land between Waterleaf Phase I and the Landings of Flat Rock, where a road was previously indicated on earlier site plans.

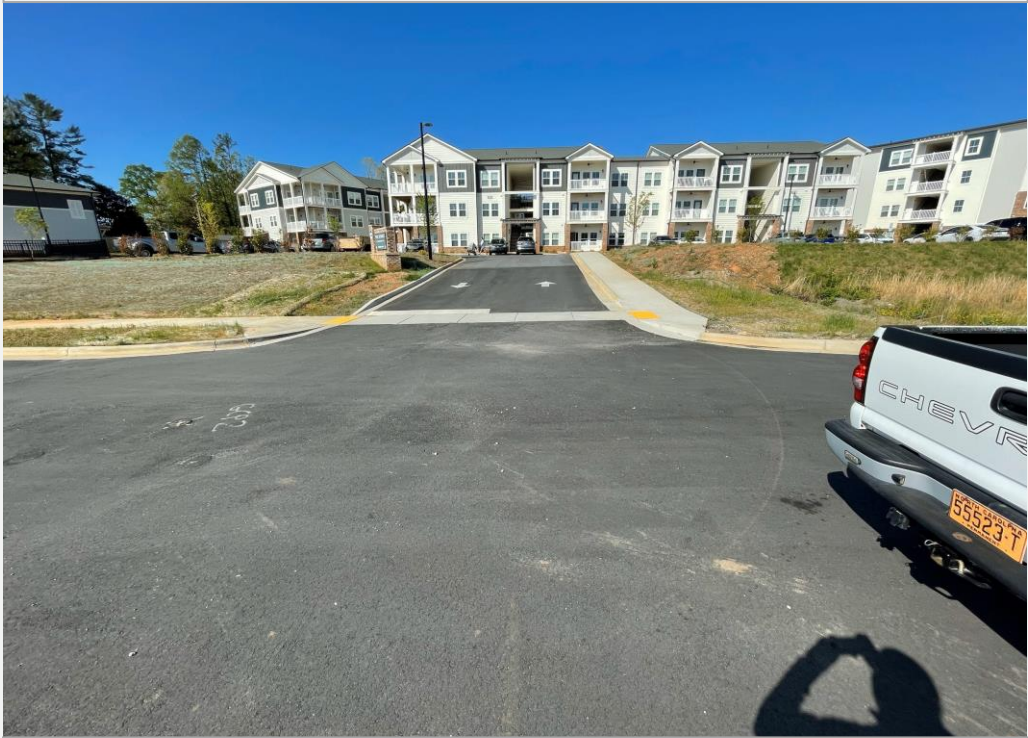


View of the subject property from Upward Crossing Drive.

SITE IMAGES



View of the sidewalks across from the subject property, which were constructed as part of Waterleaf Phase I to qualify for a density bonus.



View of Waterleaf at Flat Rock Phase I from the approximate location of the Ronan at Hendersonville entrance.

SITE IMAGES



Typical view of the subject property.



Mature trees located between the Waterleaf at Flat Rock Phase I property and the Landings at Flat Rock property.

SITE IMAGES

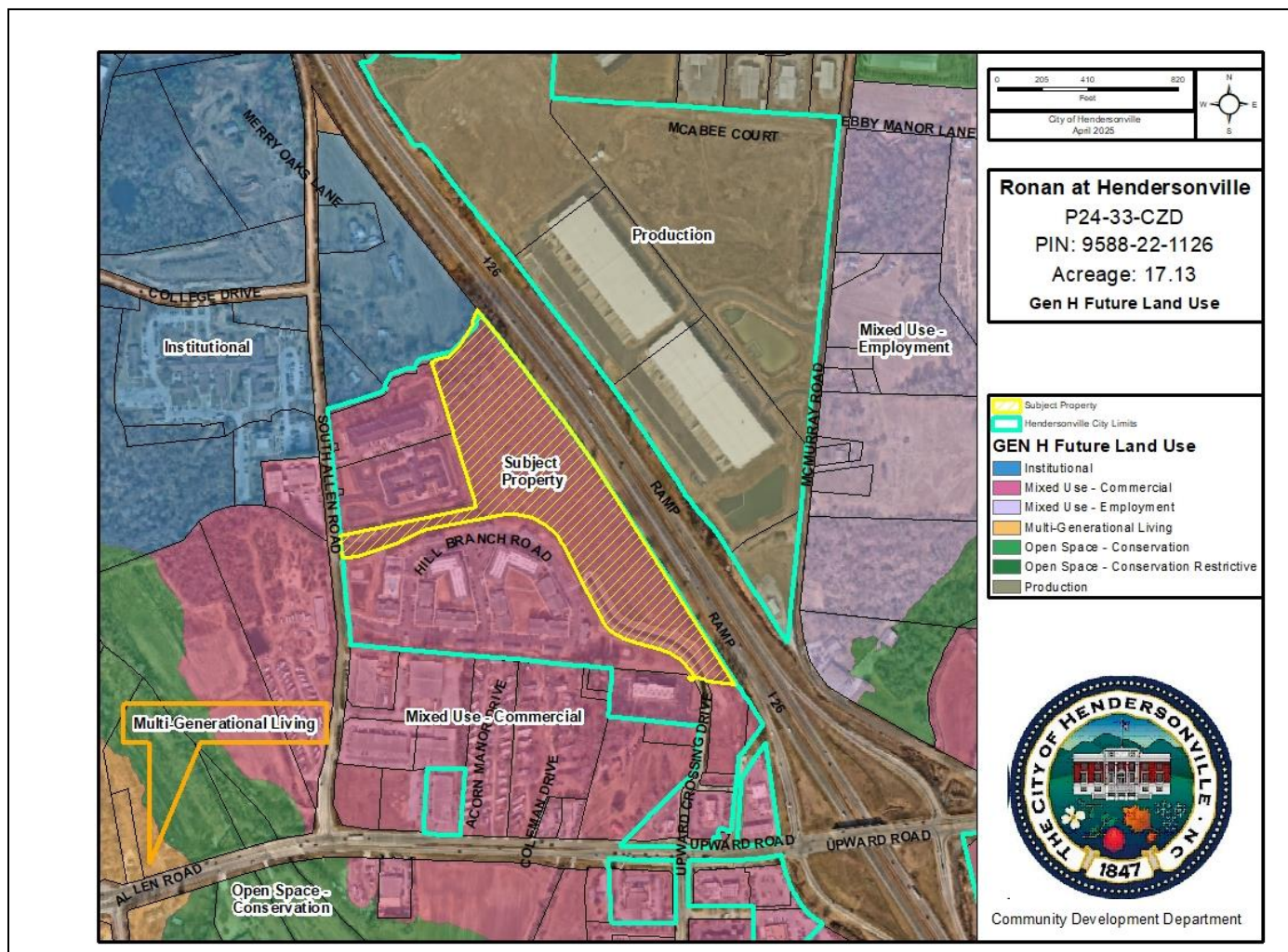


View of the mature grove of trees close to the stream to the northwest.



View of the blueline stream to the northwest.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

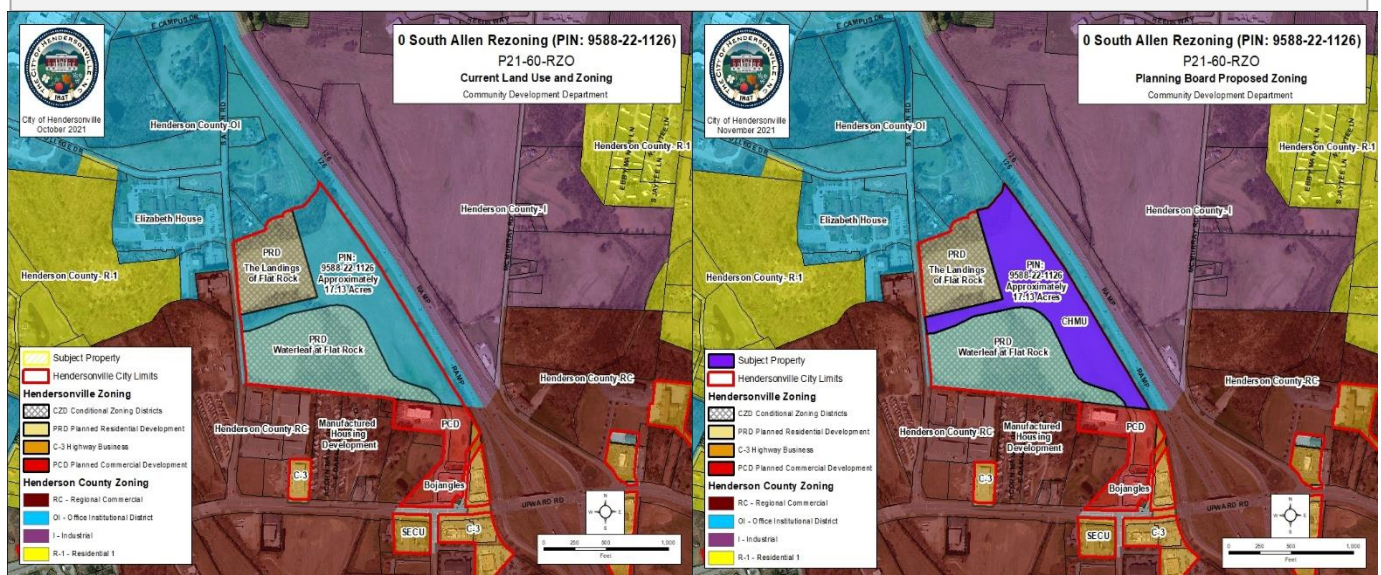
The subject property is designated as Mixed-Use Commercial. This designation follows the Upward Road frontage corridor starting at the Upward Road and South Allen Road Intersection and continues east to the edge of the map's boundary. Parcels to the northwest are designated as institutional, a designation associated with the Elizabeth House and Blue Ridge Community College. The parcels directly across I-26 from the subject property are designated as Industrial, a designation associated with the Blue Ridge Commerce Center which is 50% completed. Open Space Conservation is also found near the subject property; this designation follows Bat Fork Creek and its associated floodplain.

REZONING HISTORY

Prior Rezoning (P21-60-RZO)	Summary of Prior Petition	Status
1-6-2022 (County O&I to City CHMU)	17.13-acre tract that was annexed into the City and zoned CHMU as its initial City zoning district.	Active

Subject Property History

- September 2nd, 2021:** City Council annexed this parcel and the Waterleaf at Flat Rock Phase I parcel. At the time of annexation, they were both combined into a 32.66 acre parcel.
 - Meeting Minutes: <https://mccmeetings.blob.core.usgovcloudapi.net/hvlnC-pubu/MEET-Minutes-3cb3462df8a840ff9b290d0d871faal d.pdf>
- December 2nd, 2021:** The public hearing was opened by City Council and continued to the January 6th, 2022.
 - Meeting Minutes: <https://mccmeetings.blob.core.usgovcloudapi.net/hvlnC-pubu/MEET-Minutes-fd0bde158b6f4b7ea7b0bdf4e3f49cc7.pdf>
- January 6th, 2022:** City Council zoned the subject property CHMU. The applicant/owners of the property originally petition that the parcel be zoned C-3 due to it's I-26 frontage and their desire to have a commercial tenant (commercial uses are also permitted in CHMU), however, they became agreeable to CHMU after Planning Board recommended denial of the C-3 petition and recommend approval of the property being zoned CHMU.
 - Meeting Minutes: <https://mccmeetings.blob.core.usgovcloudapi.net/hvlnC-pubu/MEET-Minutes-7d5c21a0dc6840f0becb52143a824a4d.pdf>

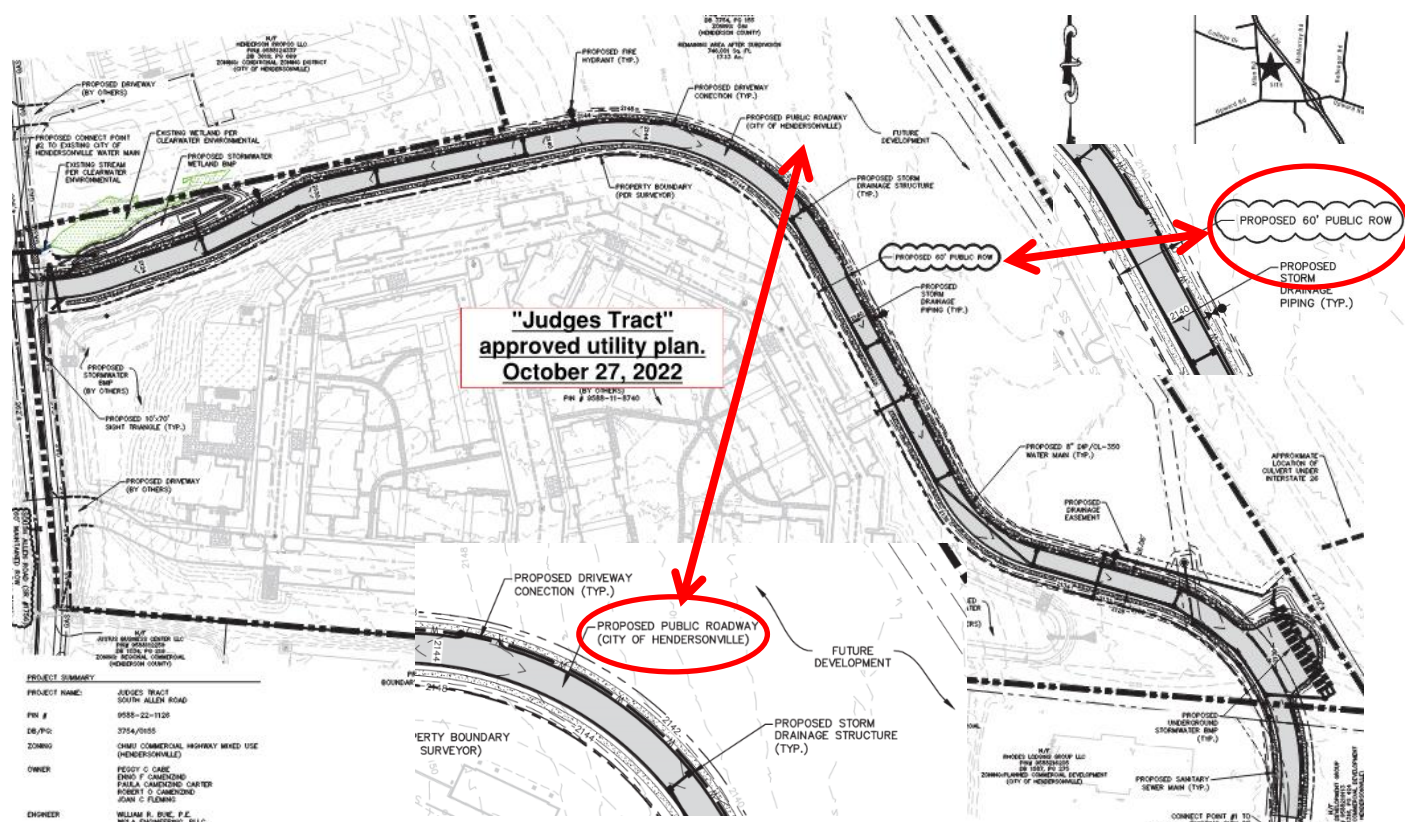


STAFF SITE PLAN REVIEW – SUMMARY COMMENTS**PROPOSED REQUEST DETAILS**

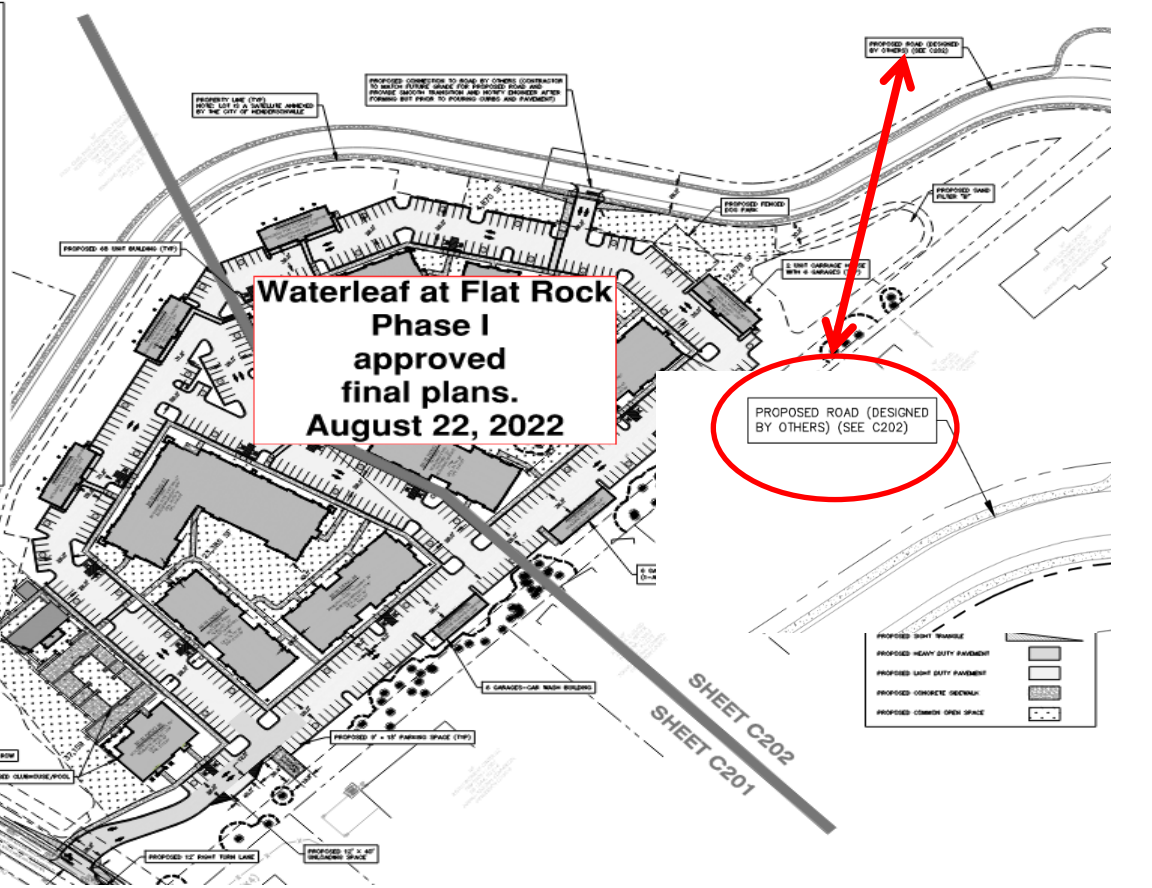
Site Plan Summary:

- Proposed Uses:
 - Residential dwellings, multi-family
 - Accessory uses & structures
- Buildings:
 - 8 apartment buildings 27,340 SF each (218,720 total).
 - Clubhouse 3,500 SF
 - 5 Garages 1,980 SF
 - Cabana 273 SF
- Building Design
 - The building/site is required to meet all building and design requirements of a Commercial Highway Mixed Use development, and this includes but is not limited to building materials, building offsets, building projections, building orientation, building scale, etc.
 - All buildings on site meet the design requirements for CHMU developments.
- Height
 - CHMU allows 4 stories for multi-family buildings.
 - Proposed-
 - 8 apartment buildings- 39' 2" (3 stories)
 - Clubhouse- 17' 11"
 - 5 Garages- 12' 9"
 - Cabana- 12'
- Transportation
 - The site plan shows two access points onto the site, both of which are coming off of Upward Crossing Drive.
 - The site plan proposes a cross-access easement through the Summit at Hendersonville Development (Waterleaf Phase I). This easement would allow permanent access from the Ronan development to S. Allen Road.
- Public roadway connection to S. Allen Road
 - City staff have asked that the developer provide a roadway connection between the existing Upward Crossing stub-out (which was constructed to public street standards as part of the Waterleaf Phase I project) and S. Allen Road. The design of this roadway connection should follow the public street design established by the Waterleaf Phase I project. The roadway connection has been shown at various stages. The roadway was shown on the Waterleaf Phase I final plans dated August 22, 2022 as a "road by

others". Additionally, the proposed roadway connection is shown in the approved 'Judges Tract' water and sewer extension plan, which was approved by City Engineering on October 27, 2022.



- NOTES**
1. ALL WORKMAN SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY REQUIREMENTS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE-PHASE CONSTRUCTION.
 3. ALL WORK SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. TO MINIMIZE THE REQUIRED DISTURBANCE ON ALL WORK, THE CONTRACTOR SHALL MAINTAIN EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 5. CONSTRUCTION IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXISTING LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATELY LOCATED BASED ON THE CONTRACTOR'S INVESTIGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (TREES, ROCKS, ETC.) AND SHALL MAINTAIN EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 7. THE CONTRACTOR IS TO MAINTAIN ALL UTILITIES EXISTING AT LEAST 10 FEET FROM THE CONSTRUCTION AREA. IF A UTILITY IS LOCATED WITHIN 10 FEET OF THE CONSTRUCTION AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE UTILITY AND SHALL MAINTAIN EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 9. ALL ROAD LAYOUT AND FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PAVING AND FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, 2018 EDITION, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING ADJACENT PROPERTIES TO REMAIN UNDISTURBED AND TO BE REPAIRED IN ACCORDANCE WITH AVAILABLE EVIDENCE OF APPROPRIATE ADJACENT AT THE CONTRACTOR'S RISK.
 15. MAINTENANCE OF ALL OPEN SPACE AREAS SHALL BE PERFORMED BY THE DEVELOPER'S PROPERTY MANAGEMENT GROUP, INC. AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, 2018 EDITION, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.



- Given that this roadway connection has been consistently shown in multiple review processes and discussed previously, the City anticipated that this connection would be included in the development of this property. This roadway connection is supported by CHMU standards, specifically section 5-27-5 - Transportation, which states "It is the intent of these regulations to create interconnectivity between development parcels in order to provide alternative transportation routes to existing thoroughfares.", it further states "when development parcels have potential to provide access between major arterial roadways and adjoining parcels, developers are encouraged to utilize public streets, rather than private streets or driveways.". The need for such interconnectivity is also supported by the Gen H Comprehensive Plan (pages 112-113) and Section 18-6-4.6 of the Zoning Ordinance, which emphasizes the importance of interconnected street networks to disperse traffic.



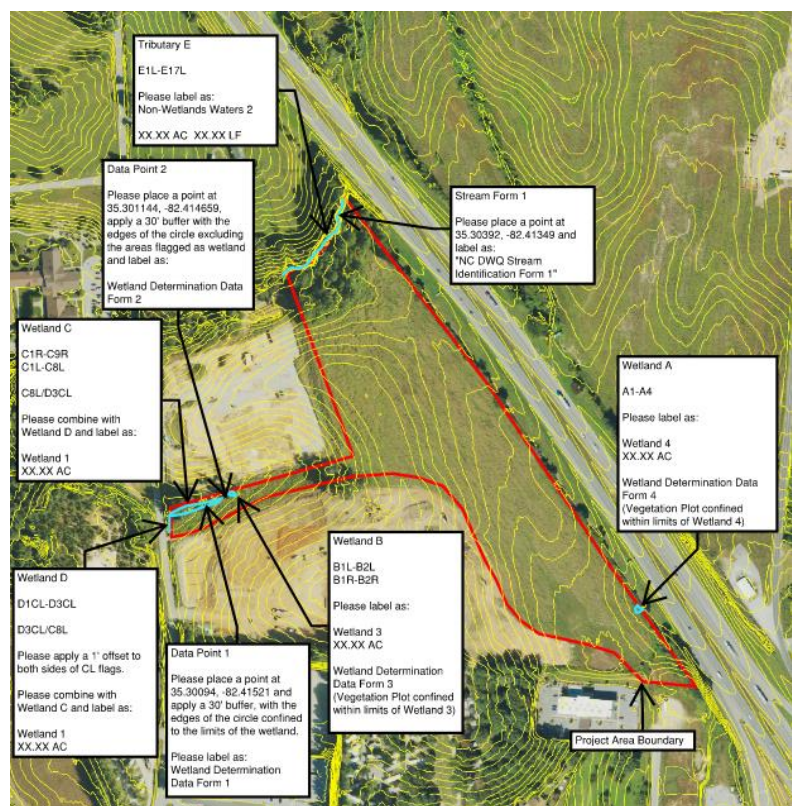
Building redundancy into the street network provides more routes and reduces congestion | CNU

○ Sidewalks

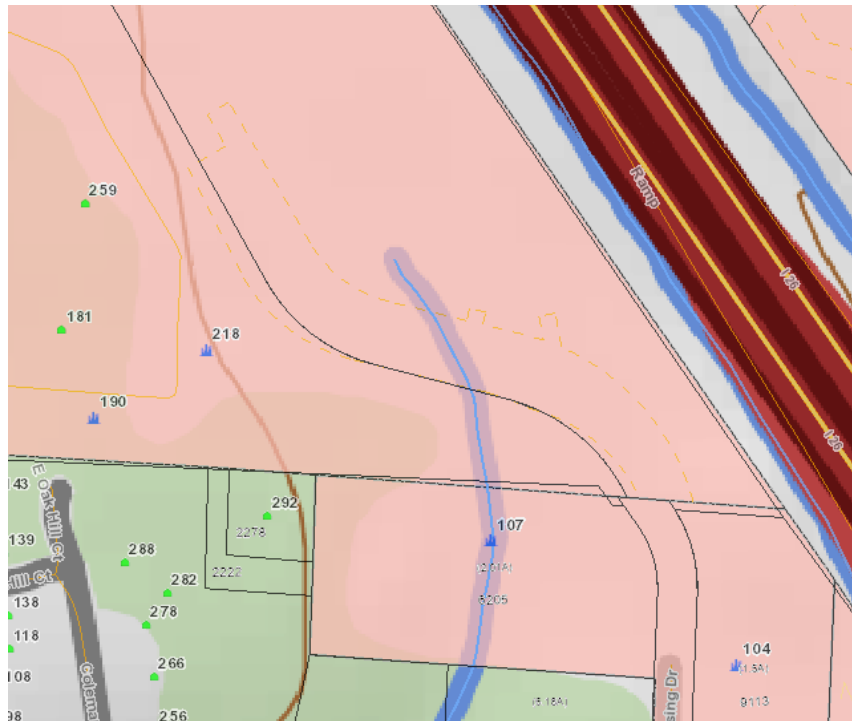
- Sidewalks are provided along the property frontage of Upward Crossing Drive.
- The developer is requesting a condition for the frontage sidewalks along the S. Allen Road property boundary. Staff **does not** support this condition, as it would eliminate a crucial connection between the Waterleaf Phase I sidewalks and the Landings at Flat Rock sidewalks.



- Lighting
 - All site lighting will be required to conform to the City’s lighting standards for multi-family developments as well as lighting for areas abutting stream buffers.
- Parking:
 - Required vs. proposed
 - 1 space for 1- and 2-bedroom units, 1.5 for 3+ bedroom units.
 - 1- or 2-bedroom units-168
 - 3+ bedroom units- 24
 - Total required- 204
 - Total provided- 324
 - CHMU requires “Off-street parking be located in the rear or side yard only and shall be screened from view from public roadways.”. The current design of the parking lots does not meet this requirement and the development is asking for a condition concerning their parking.
- Natural Resources
 - According to the latest USGS topographic maps there is a blueline stream on the northwestern portion of the subject property. This blueline stream will require an undisturbed 30’ stream buffer and 20’ transitional area with no impervious surfaces.
 - A wetland and stream delineation conducted by Blueline Environmental Consultants LLC shows a small wetland on the eastern portion of the subject property. It also shows wetlands on the eastern “pole” property area.



- The most recent USGS topographic maps indicate a blueline stream in the southwestern portion of the property. However, this stream was not identified in the stream and wetland delineation report. The US Army Corps have not yet confirmed the findings of Blueline Environmental Consultants LLC. The developer is requesting a condition requiring the Army Corps' confirmation of Blueline Environmental's report as a part of the final site plan approval. Should the Army Corps confirm the stream shown on the USGS maps, a stream buffer and transitional area will be required by ordinance.

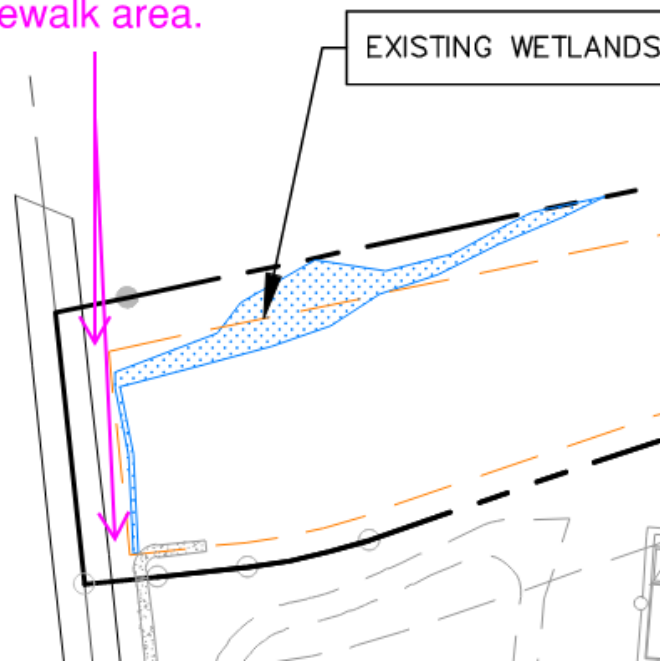


- Planting requirements.
 - The site will be required to provide the following landscaping:
 - Vehicular use area plantings
 - Open Space plantings
 - Common Space plantings
 - Street trees
 - The new landscaping requirements are being met through new plantings and the utilization of tree credits for qualifying trees.
- Tree preservation
 - The site currently has 114,631 square feet of existing tree canopy (15.28%) of the site.
 - The development is proposing to retain a minimum of 34,389 square feet or 30%.
 - The applicants are choosing option 1 for tree preservation and will not be required to plant tier 2 plantings.

DEVELOPER-PROPOSED CONDITIONS:

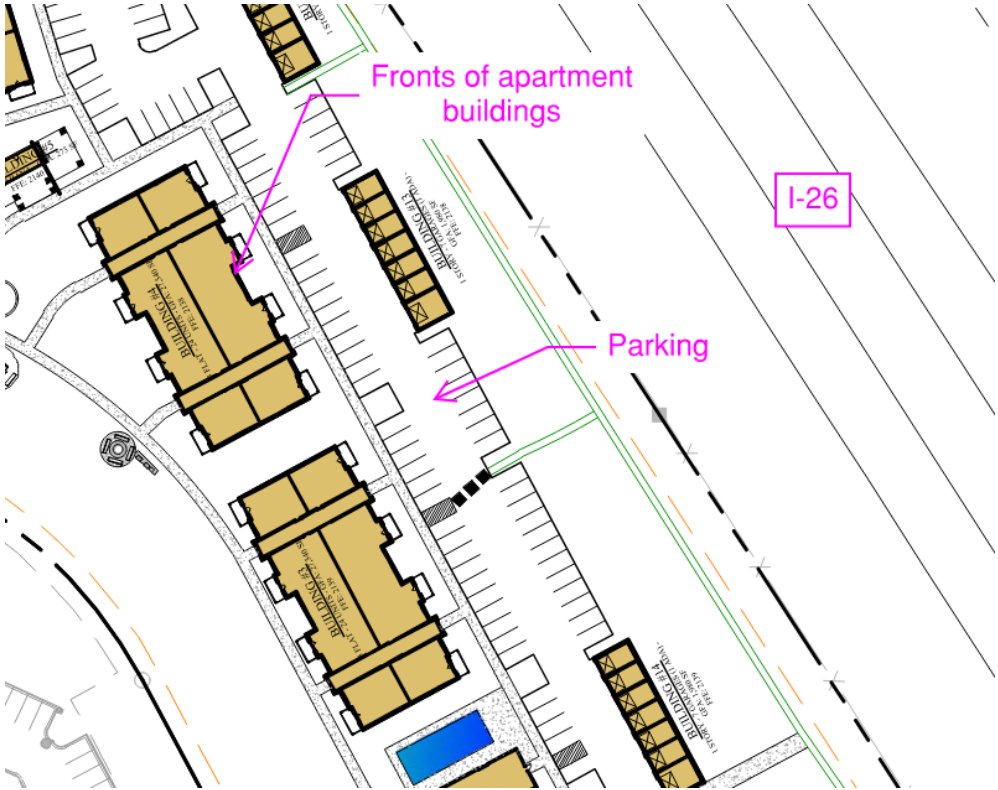
1. Request condition to remove the requirement of street connectivity & stub-outs per section 5-27-5-2-4 as the proposed project area is surrounded by new development that likewise do not have reciprocated stub outs.
2. An updated boundary survey will be provided for final design.
3. Jurisdictional letter confirmed by Army Corps of Engineers will be provided for final design.
 - Staff notes: The developer has hired a consultant to conduct a stream and wetland determination for the subject property. The findings of this delineation have not yet been confirmed by the Army Corps of Engineers. The developer is requesting that this confirmation be made during the final site plan review. The primary point of uncertainty is whether the blue line stream shown in the southwestern portion of the property is, in fact, a stream and subject to stream buffer protections. The currently provided delineation does not classify it as a stream.
4. Request to not provide sidewalk along S. Alen Road frontage to prevent wetland impact.
 - Staff notes: Although it appears that the sidewalk may potentially impact the wetlands, staff does not support forgoing this important sidewalk connection between two existing sidewalks.

Required 5' wide
sidewalk area.





5. Acknowledge that the CHMU requires off street parking to be located to the side or rear, but due to traffic and noise levels associated with the interstate, requiring parking be located adjacent to the interstate as shown in the current design to allow residents to be further from interstate.
- Staff notes- See clip from site plan below.



6. Developer shall install 1.5" minimum caliper trees instead of the 3" to 3.5" caliper trees as required for CHMU common space trees

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 Commercial Highway Mixed Use Developments (5-27) (minus any developer proposed conditions).
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping:
 - All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City's ordinances.

Proposed City-Initiated Conditions:

- "The developer shall record a 24' wide cross access easement as shown on sheet C200 between the Ronan at Hendersonville Project (Waterleaf Phase 2) and the Summit at Hendersonville Project (Waterleaf Phase I). Thus, providing permanent access from the Ronan at Hendersonville Development to S. Allen Road." **This condition was agreed to by the developer.**
- "The development shall provide a roadway connection between the current dead end of Upward Crossing and S. Allen Road. This roadway connection is supported by the zoning ordinance, comprehensive plan, and transportation best practices. The connection shall follow the public roadway design established with the existing Waterleaf Phase I extension." **This condition was not agreed to by the developer.**

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff have provided only the relevant/outstanding comments / conditions below:

TRANSPORTATION CONSULTANT (KIMLEY HORN)

TIA Comments:

- The Traffic Impact Analysis for the development was submitted on July 29th, 2024, by the developer's traffic consultant DRMP. The City's traffic consultant Kimley Horn provided their review comments on August 5th 2024. Kimley Horn stated that "Based on a technical review of the TIA as submitted, the

- analysis and recommendations as stated are acceptable and no revisions are required.”
- The TIA was based on the premise that access to Upward Road would be provided via a connection to Upward Crossing Drive while connection to South Allen Road is to be provided via connectivity to Phase I of the Waterleaf at Flat Rock development.
 - The expected **new** trip generation for the proposed development is as follows:
 - 1,306 Daily Trips
 - 82 AM Peak Hour Trips
 - 103 PM Peak Hour Trips

TIA Proposed Mitigation:

- Upward Road and Upward Crossing Drive
 - DRMP’s Response: Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
 - Kimley Horn’s Response: This intersection is projected to experience a change in LOS from B to C based on an increase in delay by 1 second in the AM peak hour. Considering the small increase in overall delay and all movements are projected to have no change in LOS, we concur with the recommendation of no mitigation as reported in the TIA.
- Upward Road and I-26 WB Ramps
 - Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
 - Kimley Horn’s Response: Concur.
- Upward Road and I-26 EB Ramps
 - Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
 - Kimley Horn’s Response: Concur.
- Upward Road and South Allen Road
 - Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
 - Kimley Horn’s Response: Concur.
- Hill Branch Road and South Allen Road
 - Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
 - Kimley Horn’s Response: Concur.

FIRE DEPARTMENT

- Appendix D of the Fire Code.
 - Per Appendix D, secondary access is required for the development. The second access provided does not meet the requirements for remoteness. Secondary access needs to be further apart **OR all** buildings must have a sprinkler system (including the nonresidential buildings).
 - The developer proposes to sprinkle all buildings in order to keep the current access points where they are.

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

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	Land Supply, Suitability & Intensity The subject property was not listed on the land suitability or supply maps. The subject property is within the focused intensity node of the I-26 Interchange.
	Future Land Use & Conservation Map- See Gen H appendix. Designation: Mixed Use Commercial Character Area Description: Somewhat Consistent Zoning Crosswalk: Consistent
2) Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	The proposed development follows a design similar to that of the adjacent developments (Summit at Hendersonville (Waterleaf Phase I) and Stonecroft (Landings at Flat Rock). If approved and constructed, this development would complete the buildout of the overall parent parcel for these three developments. The development places residents within walking distance of dining, retail, and banking amenities.
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The subject property is currently annexed and zoned Commercial Highway Mixed Use. The proposed project aligns with the underlying zoning and design requirements for this district. It is required to be reviewed as a conditional zoning district due to the number of dwelling units proposed.
4) Public Interest	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 -
	According to the 2024 Housing Needs Assessment, Henderson County requires an estimated 10,000 new housing units over the next five years. Of these, at least 2,000 units are needed in Hendersonville for low-to-moderate income households. Over the past five years, the City of Hendersonville has approved 1,938 multi-family units. If this project is approved, the total number of recently approved multi-family units in Hendersonville would rise to 2,130. However, of the 1,938 units approved, only 1,825 are currently active. Additionally, only 163 of the approved active units are affordable for citizens earning between 30% and 80% of the Area Median Income (AMI).
5) Public Facilities	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
	The site will be served with City water and sewer. The whole property was annexed as part of the Waterleaf Phase I development.
6) 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 -
	According to the 2008 floodplain maps, no part of this property is located within the floodplain or floodway. However, the most recent USGS topographic maps, along with a wetland and stream delineation conducted by Blueline Environmental, show a blue line stream along the northwestern property boundary and wetlands along the eastern and western boundaries. The delineation by Blueline Environmental does not identify the blue line stream on the southwestern property boundary, which is depicted on the USGS maps. As indicated in the site plans, the development currently includes 114,631 square feet of tree canopy, covering 15.28% of the site. The proposed development will retain 34,389 square feet, or 30%, of the existing tree canopy.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

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 proposed development further supports the growth of this area as a multi-family node along the I-26 corridor, placing residents in close proximity to I-26, Blue Ridge Community College, a bank, and other commercial amenities.*
- *The proposed development adds needed housing to help address local demand.*

DRAFT [Rational for Denial]

- *The proposed development does not align with the interconnectivity guidance outlined in the zoning ordinance and comprehensive plan, as it fails to include stub outs or explore opportunities for better connectivity and traffic dispersion.*

Ronan at Hendersonville (P24-33-CZD)			
Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
SUPPLY, SUITABILITY, & INTENSITY			
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A		The subject property is not listed on the land supply map.
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A		The subject property is not listed on the land suitability map.
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent		The subject property is within the focused intensity node of the I-26 Interchange
FUTURE LAND USE & CONSERVATION MAP			
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Mixed Use Commercial		
Character Area Description (Pg. 122-131)	Somewhat Consistent		The project does not propose a mix of uses within the development.
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent		

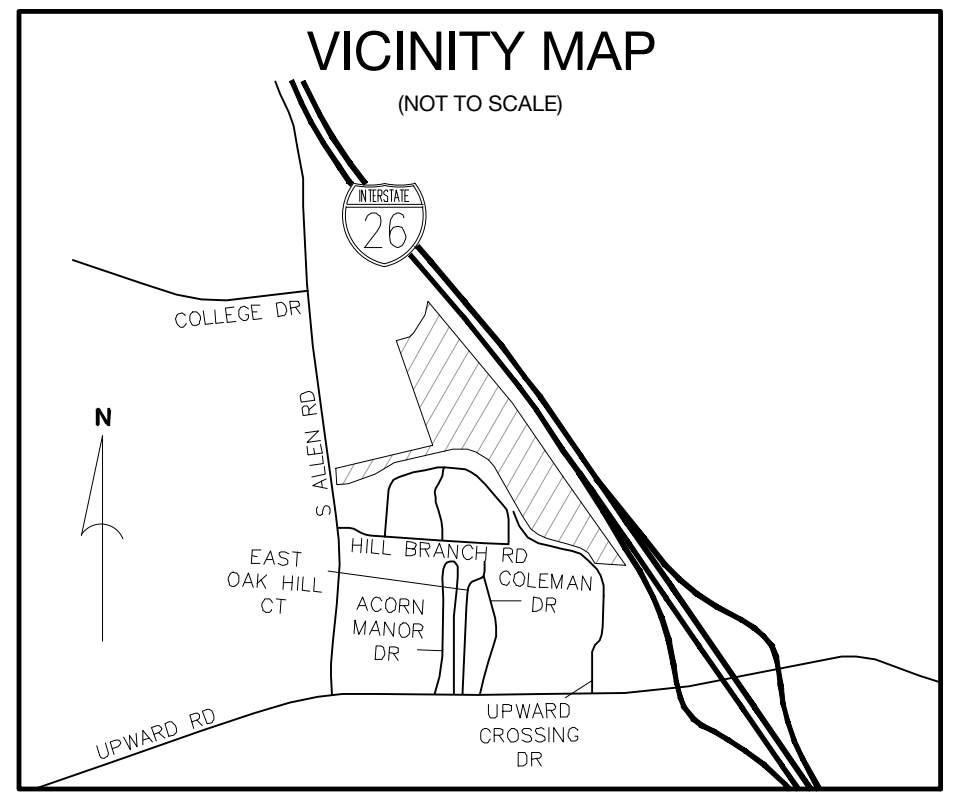
Ronan at Hendersonville (P24-33-CZD)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
GOALS			
Vibrant Neighborhoods (Pg. 93)			
Promote lively neighborhoods that increase local safety.	Consistent		
Enable well-maintained homes, streets, and public spaces.	Consistent		
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent		
The design allows people to connect to nearby destinations, amenities, and services.	Somewhat Consistent		The development will be easily accessed on the Upward Crossing Drive side, but not easily accessible on the South Allen Road side.
Abundant Housing Choices (Pg. 93)			
Housing provided meets the need of current and future residents.	Consistent		
Range of housing types provided to help maintain affordability in Hendersonville.	Somewhat Consistent		The development does provided market rate housing, however no "affordable" units have been presented.
Housing condition/quality exceeds minimum standards citywide	Consistent		The apartment complex will meet all design requirements of CHMU zoning (minus any conditions).
Healthy and Accessible Natural Environment (Pg. 94)			
Recreational (active and passive) open spaces are incorporated into the development.	Consistent		
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent		The development will be required to provide a stream buffer and transition area
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent		The development is saving 30% of the existing tree canopy and providing protections for the stream.
Development is compact (infill/redevelopment) to minimize the ecological footprint.		Inconsistent	The development is occurring on a vacant piece of land that was once used for agriculture.
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Somewhat Consistent		The development is preserving mature trees within the property but the overall site is a once agricultural site.
Authentic Community Character (Pg. 94)			
Downtown remains the heart of the community and the focal point of civic activity	N/A		
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent		The development follows the guidelines of CHMU, the district designed for Upward Road.
Historic preservation is utilized to maintain the city's identity.	N/A		

City Centers and neighborhoods are preserved through quality development.	N/A		
Safe Streets and Trails (Pg. 95)			
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.		Inconsistent	No street connection between S. Allen Road and Upward Crossing Drive is proposed. This is conflicting from what has been previously shown for this site.
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent		A walking trail is provided on site and the development will extend sidewalks along Upward Crossing Drive.
Design embraces the principles of walkable development.	Consistent		
Reliable & Accessible Utility Services			
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent		
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Somewhat Consistent		The development will utilize utilities provided by Waterleaf Phase I, but this site isn't considered redevelopment.
Satisfying Work Opportunities (pg. 96)			
The development promotes quality job options.	N/A		
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent		The project is located near Blue Ridge Community College.
Welcoming & Inclusive Community			
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent		
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	N/A		
Accessible & Available Community Uses and Services (Pg. 97)			
Private development is plentiful, meeting the demands of current and future populations.	Consistent		
Resilient Community			
N/A			
GUIDING PRINCIPALS (pg. 98)			
Mix of Uses (Pg. 98)			
Revitalization of Outdated Commercial Areas	N/A		
New business and office space promotes creative hubs.	N/A		
Compact Development (Pg. 100)			
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent		
The infill project is context sensitive [Large Infill Site].	Consistent		
Sense of Place (Pg. 102)			
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Place keeping and Placemaking and 3rd Places]	Consistent		
Conserved & Integrated Open Spaces (Pg. 106)			
A diverse range of open space elements are incorporated into the development.	Consistent		
Desirable & Affordable Housing (Pg. 108)			

Missing middle housing concepts are used in the development.		Inconsistent	"Having more missing middle housing in Hendersonville would provide more diverse housing options for both renters and owners and help to foster socioeconomic diversity in the community. It would be a welcome change compared to the largescale, standalone garden apartment complexes that have been built in Hendersonville over the last decade."
Connectivity (Pg. 112)			
The development encourages multimodal design solutions to enhance mobility.	Somewhat Consistent		The proposed development provides pedestrian amenities through the site and from the site on Upward Crossing Drive. However, pedestrian or vehicular mobility is not provided to S. Allen Road (without using Waterleaf Phase I).
Efficient & Accessible Infrastructure (Pg. 114)			
The development utilizes existing infrastructure	Consistent		

1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.



OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759
CONTACT:	ROBERT CAMENZIND
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 15333 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.S. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101
CONTACT:	MIKE OSMAN, A.I.A. (336) 734-2003

PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.15± ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-C2D
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC


<u>PARKING CALCULATIONS:</u>			
VEHICULAR:			
REQUIRED SPACES:	(1 OR 2 BED UNITS)	1.0 X 168=168	
	(3+ BED UNITS)	1.5 X 24= 36	
TOTAL SPACES REQUIRED:			204
SPACES PROVIDED:			324
HANDICAPPED SPACES:			
SPACES REQUIRED: 7	SPACES PROVIDED: 20		
<u>BUILDING DATA:</u>			
<u>BUILDING</u>	<u>DESCRIPTION</u>	<u>HEIGHT</u>	<u>GFA</u>
1,3-4,6-10	3 STORIES	39'-2" 4"	27,340 SF
2	CLUBHOUSE	18'-9"	3,500 SF
11-15	GARAGES	8'	1,980 SF
5	CABANA	12'	273 SF
<u>OPEN SPACE CALCULATIONS:</u>			
OPEN SPACE:			
REQUIRED: 10.27 AC (60%)	PROVIDED: 10.27 AC		
COMMON SPACE:			
REQUIRED: 1.71 AC (10%)	PROVIDED: 1.71 AC		
BUILDINGS:			
REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)		
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)		
OTHER:	N/A		
LANDSCAPE REQUIREMENTS:	SEE L101 LANDSCAPE & RESOURCE PLAN		
<u>IMPERVIOUS CALCULATIONS:</u>			
	<u>IMPERVIOUS</u>	<u>PERVIOUS</u>	
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)	
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)	



EXISTING CONDITIONS & DEMOLITION PLAN

(IN FEET)
1 inch = 100 ft.

52 WALNUT STREET - SUITE
WAYNESVILLE, NC 28786
PHONE (828) 452-4411
FAX (828) 456-5455

The logo for CDC Civil Design Concepts, PA. It features the letters "CDC" in a large, bold, black sans-serif font. To the right of "CDC", the words "Civil", "Design", "Concepts, PA" are stacked vertically in a smaller, black sans-serif font. A stylized blue wave graphic is positioned behind the text, extending from the bottom left towards the top right.

NCBELS LICENSE #: C-2184
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
2	04/21/2025	CITY OF HENDERSVILLE C2 RESUBMITTAL	MAD
3	04/25/2025	CITY OF HENDERSVILLE C2 RESUBMITTAL	MAD

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FOR
CONSTRUCTION

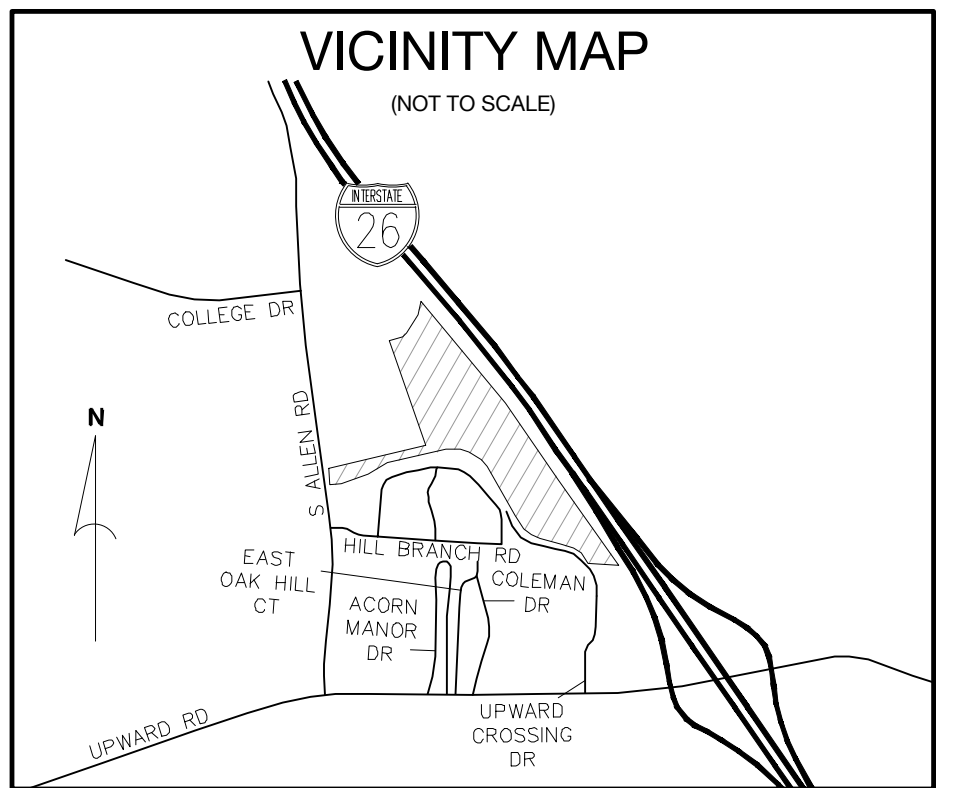
RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC – HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:	AMP
CDC PROJECT NO.:	12135
XXX PERMIT NO.	xxx

C101

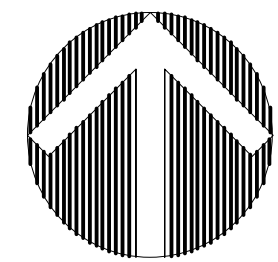
1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.



OWNER:	THE CEMENZINDS 5133 BOYSLTON HIGHWAY MILLS RIVER, NC 28759
CONTACT:	ROBERT CEMENZIND
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.S. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27011
CONTACT:	MIKE OSWAN, A.I.A. (336) 734-2003

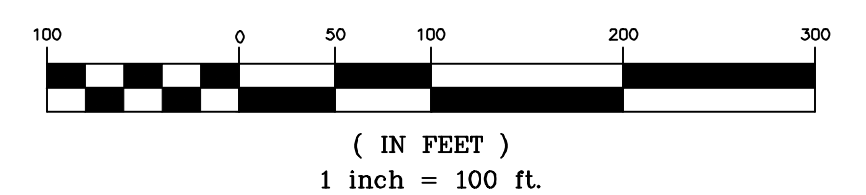
PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13± ACRES
CURRENT ZONING:	C20 (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-C20
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

<u>PARKING CALCULATIONS:</u>			
VEHICULAR:			
REQUIRED SPACES:	(1 OR 2 BED UNITS)	1.0 X 168=168	
	(3+ BED UNITS)	1.5 X 24= 36	
TOTAL SPACES REQUIRED:			204
SPACES PROVIDED:			324
HANDICAPPED SPACES:			
SPACES REQUIRED: 7	SPACES PROVIDED: 20		
<u>BUILDING DATA:</u>			
<u>BUILDING</u>	<u>DESCRIPTION</u>	<u>HEIGHT</u>	<u>GFA</u>
1,3-4,6-10	3 STORES	39'-2 1/4"	27,340 SF
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OPEN SPACE:			
REQUIRED: 10.27 AC (60%)	PROVIDED: 10.27 AC		
COMMON SPACE:			
REQUIRED: 1.71 AC (10%)	PROVIDED: 1.71 AC		
BUILDINGS:			
REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)		
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)		
OTHER:	N/A		
LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN			
<u>IMPERVIOUS CALCULATIONS:</u>			
<u>IMPERVIOUS</u>		<u>PERVIOUS</u>	
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)	
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)	



NORTH

GRAPHIC SCALE



CDC Civil Design Concepts, PA
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	NO.	DATE	DESCRIPTION	BY
2	04/21/2025	CITY OF HENDERSONVILLE	CZ RESUBMITTAL	MAD
3	04/25/2025	CITY OF HENDERSONVILLE	CZ RESUBMITTAL	MAD

--	--

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SEAL
ENGINEER
W. H. HARRIS, JR.
JAN 10 1968

RONAN AI HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
DOC PROJECT NO.: 12135
EX PERMIT NO. xxx

MEET

C200

1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.

VICINITY MAP
(NOT TO SCALE)

Highway 26

COLLEGE DR

S ALLEN RD

HILL BROOK RD

EAST OAK HILL CT

ACORN MANOR DR

COLEMAN DR

UPWARD RD


UPWARD CROSSING DR

N

OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759
CONTACT:	ROBERT CAMENZIND
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.S. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON-SALEM, NC 27101
CONTACT:	MIKE OSMAN, A.I.A. (336) 734-2003

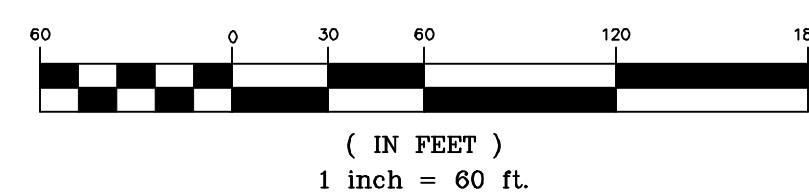
PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13± ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-CZD
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

<u>PARKING CALCULATIONS:</u>			
VEHICULAR:			
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COMMON SPACE:			
REQUIRED: 1.71 AC (10%)			PROVIDED: 1.71 AC
BUILDINGS:			
REQUIRED: <3.42 AC			PROVIDED: 2.81 AC (12%)
STREETS/PARKING (VUA):			PROVIDED: 2.16 AC (15%)
OTHER:			N/A
LANDSCAPE REQUIREMENTS:	SEE L101 LANDSCAPE & RESOURCE PLAN		
<u>IMPERVIOUS CALCULATIONS:</u>			
	IMPERVIOUS	PERVIOUS	
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)	
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)	



NORTH

GRAPHIC SCALE



CDC Civil Design Concepts, PA
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NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	WAD
2	04/21/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	WAD
3	04/25/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	WAD

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FOR
CONSTRUCTION

RONAN AT HENDERSONVILLE

BRAYCUFF CAPITAL DEVELOPMENT LLC - HENDERSONVILLE NORTH CAROLINA

SITE PLAN FOR:

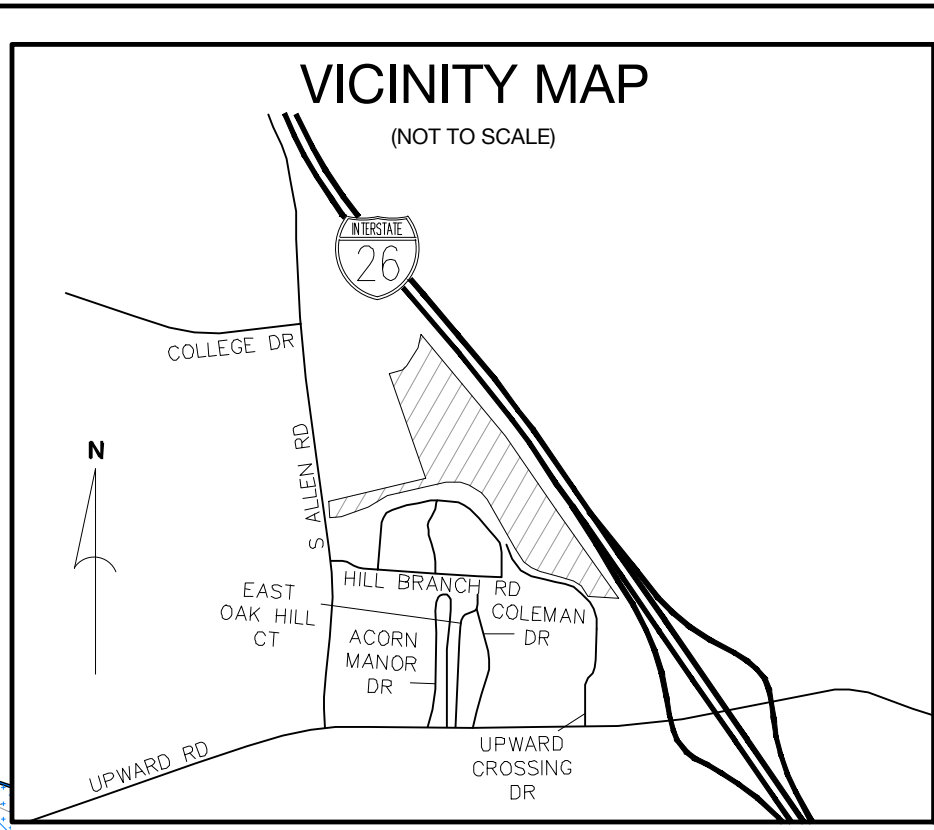
DRAWN BY:	AMP
CDC PROJECT NO.:	12135
XXX PERMIT NO.	xxx

SHEET

C201



- CITY OF HENDERSONVILLE NOTES
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 3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.



DEVELOPMENT DATA

OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759 ROBERT CAMENZIND
CONTACT:	
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601 JAY LEE (864) 679-4799
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273 KEITH BURNS, P.L.S. (980) 949-8475
CONTACT:	
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101 MIKE OSMAN, A.I.A. (336) 734-2003
CONTACT:	

PROJECT DATA

PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13± ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-CZD
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:	
REQUIRED SPACES:	(1 OR 2 BED UNITS) 1.0 X 168=168 (3+ BED UNITS) 1.5 X 24= 36
TOTAL SPACES REQUIRED:	204
SPACES PROVIDED:	324
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SPACES REQUIRED:	7
SPACES PROVIDED:	20

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
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OPEN SPACE:	REQUIRED: 10.27 AC (60%)	PROVIDED: 10.27 AC
COMMON SPACE:	REQUIRED: 1.71 AC (10%)	PROVIDED: 1.71 AC
BUILDINGS:	REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)	
OTHER:	N/A	

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT:	IMPERVIOUS: 0.00 ACRES (0%)	PERVIOUS: 17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

811
Know what's below.
Call before you dig.

GRADING & STORM DRAINAGE PLAN
GRAPHIC SCALE

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

NORTH

Section 5, Item A.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 200
WAYNEVILLE, NC 28787
PHONE (828) 252-5388
FAX (828) 252-5385

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

MAD	MAD	MAD	BY
CITY OF HENDERSONVILLE CZ SUBMITTAL	CITY OF HENDERSONVILLE CZ RESUBMITTAL	CITY OF HENDERSONVILLE CZ RESUBMITTAL	

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FOR
CONSTRUCTION

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

GRADING & STORM DRAINAGE PLAN FOR:

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO.: xxx

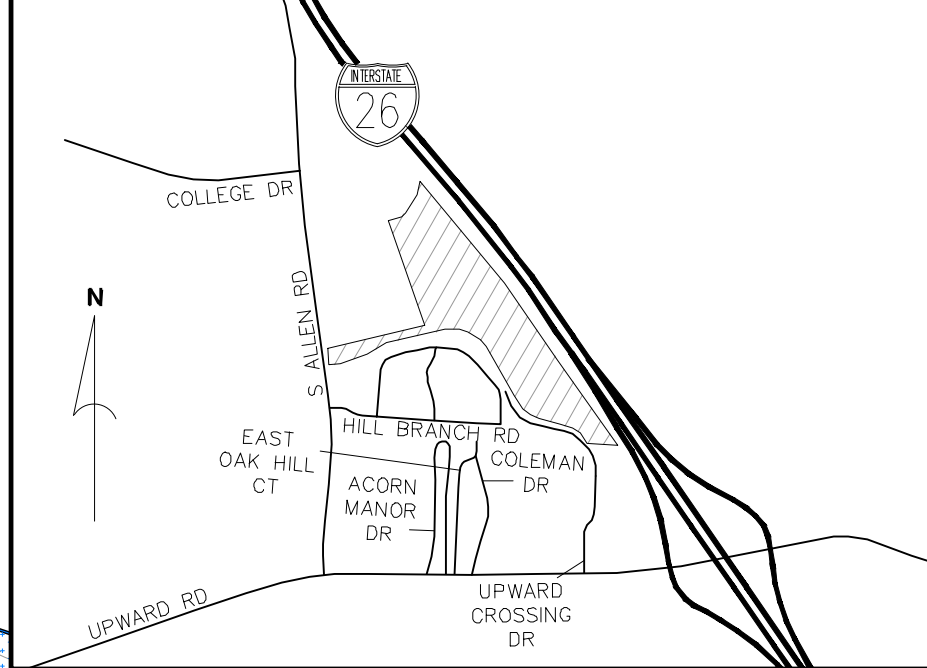
SHEET
C301

CITY OF HENDERSONVILLE NOTES

1. DEVELOPER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE OPEN SPACE.
2. ALL UTILITIES SERVICE LINES AND CONNECTIONS WILL BE UNDERGROUND.
3. ALL PROPOSED BUILDINGS TO BE SPRINKLED.

VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER: THE CAMENZINDS
5133 BOYLSTON HIGHWAY
MILLS RIVER, NC 28759
ROBERT CAMENZIND

CONTACT:

DEVELOPER: GRAYCLIFF CAPITAL DEVELOPMENT, LLC
200 EAST BROAD STREET, SUITE 220
GREENVILLE, SC 29601
JAY LEE
(864) 679-4799

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

SURVEYOR: ATLAS SURVEYING, INC.
13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
KEITH BURNS, P.L.S.
(980) 949-8475

ARCHITECT: STEELE GROUP ARCHITECTS
217 WEST SIXTH STREET
WINSTON SALEM, NC 27101
MIKE OSMAN, A.I.A.
(336) 734-2003

CONTACT:

PROJECT DATA

PIN: 9588-22-1126
ADDRESS: UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE: 4091/552
PROJECT ACREAGE: 17.13+ ACRES
CURRENT ZONING: CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING: CHMU-CZD

DENSITY: 11.21 UNITS/ACRE (192 TOTAL UNITS)

SETBACKS:
FRONT: 10'
SIDE: 20' (15'+5')
REAR: 20' (15'+5')

DISTURBED AREA: 12.0± AC

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 OR 2 BED UNITS) 1.0 X 168=168
(3+ BED UNITS) 1.5 X 24= 36
TOTAL SPACES REQUIRED: 204
SPACES PROVIDED: 324

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 20

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
1,3-4,6-10	3 STORIES	39'-2"	27,340 SF
2	CLUBHOUSE	18'-9"	3,500 SF
11-15	GARAGES	8'	1,980 SF
5	CABANA	12'	273 SF

OPEN SPACE CALCULATIONS:

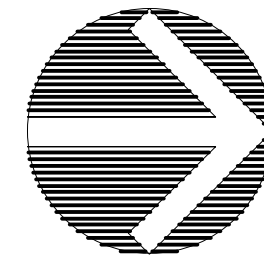
OPEN SPACE: REQUIRED: 10.27 AC (60%) PROVIDED: 10.27 AC
COMMON SPACE: REQUIRED: 1.71 AC (10%) PROVIDED: 1.71 AC
BUILDINGS: REQUIRED: <3.42 AC PROVIDED: 2.14 AC (12%)
STREETS/PARKING (VUA): PROVIDED: 2.61 AC (15%)
OTHER: N/A

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

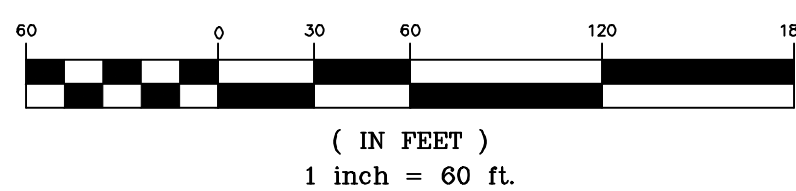
CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



NORTH

UTILITY PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
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CONSTRUCTION

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

UTILITY PLAN FOR:

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO.: xxx

SHEET

C601

PLANTING SUMMARY (COH):

STREET TREES (ST)	
REQUIREMENT: 1 LARGE TREE PER 35 LF OF FRONTAGE	
UPWARD CROSSING DRIVE FRONTAGE:	742 LF
TREES REQUIRED:	21
TREES PROVIDED:	21
SOUTH ALLEN ROAD FRONTAGE:	
112 LF	
TREES REQUIRED:	3
TREE CREDITS APPLIED:	1 (1 TREE)
TREES PROVIDED:	2
INTERSTATE 26 FRONTAGE:	
2,045 LF	
TREES REQUIRED:	58
TREE CREDITS APPLIED:	4 (1 TREE)
TREES PROVIDED:	54

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: (PER 3,000 SF OF VUA)	
1 DECIDUOUS TREE AND 2 SHRUBS	
TOTAL VUA:	114,258 SF
TREES REQUIRED:	38
TREES PROVIDED:	38
SHRUBS REQUIRED:	76
SHRUBS PROVIDED:	76

STREET BUFFER (SB)

REQUIREMENTS: (FOR VUA AREA WITHIN 50' OF ROW)	
1 SHRUB PER 5 LF OF REQUIRED BUFFER	
TOTAL SB:	180 LF
SHRUBS REQUIRED:	36
SHRUBS PROVIDED:	36

OPEN SPACE (OS)

REQUIREMENTS: (PER 4,000 SF OF OS)	
1 TREE AND 5 SHRUBS	
TOTAL OS:	447,710 SF
TREES REQUIRED:	112
TREE CREDITS APPLIED:	108 (42 TREES)
TREES PROVIDED:	4
SHRUBS REQUIRED:	560
SHRUBS PROVIDED:	560

COMMON SPACE (CS)

REQUIREMENTS: (PER 1,000 SF OF CS)	
1 TREE AND 5 SHRUBS	
TOTAL CS:	74,490 SF
TREES REQUIRED:	75
TREE CREDITS APPLIED:	12 (5 TREES)
TREES PROVIDED:	63
SHRUBS REQUIRED:	375
SHRUBS PROVIDED:	375

NOTE: DETAILED PLANTING PLAN THAT INCLUDES REQUIRED SHRUBS TO BE PROVIDED WITH CONSTRUCTION PERMIT DRAWINGS.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES						
AA	6	AMELANCHIER ARBOREA	SERVICEBERRY	B&B	1.5"	CAL.
AR	14	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2"	CAL.
AS	17	ACER SACCHARUM	SUGAR MAPLE	B&B	2"	CAL.
CK	12	CLADRASIS KENTUCKEA	AMERICAN YELLOWWOOD	B&B	2"	CAL.
GT	21	GLEDITIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	B&B	2"	CAL.
LS	27	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	B&B	2"	CAL.
QP	54	QUERCUS PALUSTRIS	PIN OAK	B&B	2"	CAL.
ZS	31	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	B&B	2"	CAL.
SHRUBS						
PJA	36	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	3	CAL.	

*SUBSTITUTION OF SPECIES MUST BE ON THE CITY OF HENDERSONVILLE RECOMMENDED SPECIES LIST AND APPROVED BY ENGINEER.
*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED.

LEGEND

SPECIES (CREDITS CATEGORY)

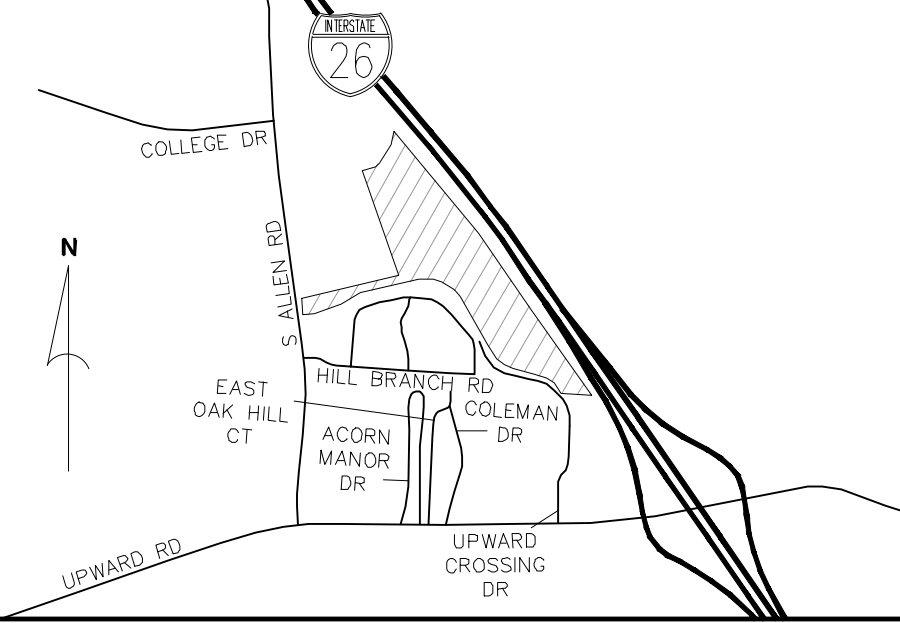
TREE CREDIT TREE

EXISTING SPECIES ABBREVIATIONS

DWD	DOGWOOD
MPL	MAPLE
OAK	OAK
RO	RED OAK
POP	POPLAR

VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759 ROBERT CAMENZIND
CONTACT:	
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601 JAY LEE (864) 679-4799
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CONTACT:	
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101 MIKE OSMAN, A.I.A. (336) 734-2003
CONTACT:	

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PROJECT ACREAGE:	17.13+ ACRES
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SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:	
REQUIRED SPACES:	(1 OR 2 BED UNITS) 1.0 X 168=168 (3+ BED UNITS) 1.5 X 24= 36
TOTAL SPACES REQUIRED:	204
SPACES PROVIDED:	324
HANDICAPPED SPACES:	
SPACES REQUIRED:	7
SPACES PROVIDED:	20

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
1,3-4,6-10	3 STORIES	39'-2"	27,340 SF
2	CLUBHOUSE	18'-9"	3,500 SF
11-15	GARAGES	8'	1,980 SF
5	CABANA	12'	273 SF

OPEN SPACE CALCULATIONS:

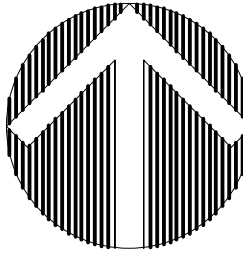
OPEN SPACE:	REQUIRED: 10.27 AC (60%)	PROVIDED: 10.27 AC
COMMON SPACE:	REQUIRED: 1.71 AC (10%)	PROVIDED: 1.71 AC
BUILDINGS:	REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)	
OTHER:	N/A	

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

IMPERVIOUS CALCULATIONS:

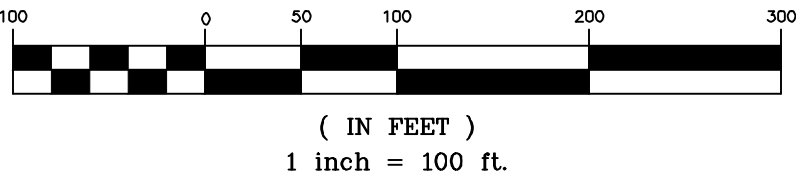
PRE-DEVELOPMENT:	IMPERVIOUS (0%)	PERVIOUS (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



LANDSCAPE & RESOURCE LAYOUT

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

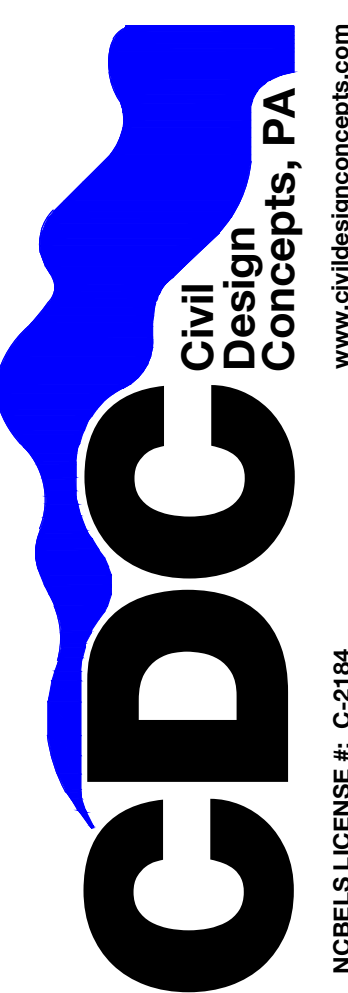
LANDSCAPE & RESOURCE LAYOUT FOR:
RONAN AT HENDERSONVILLE
GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12135
xxx

SHEET

L101



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 200
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 252-5385

Section 5, Item A.

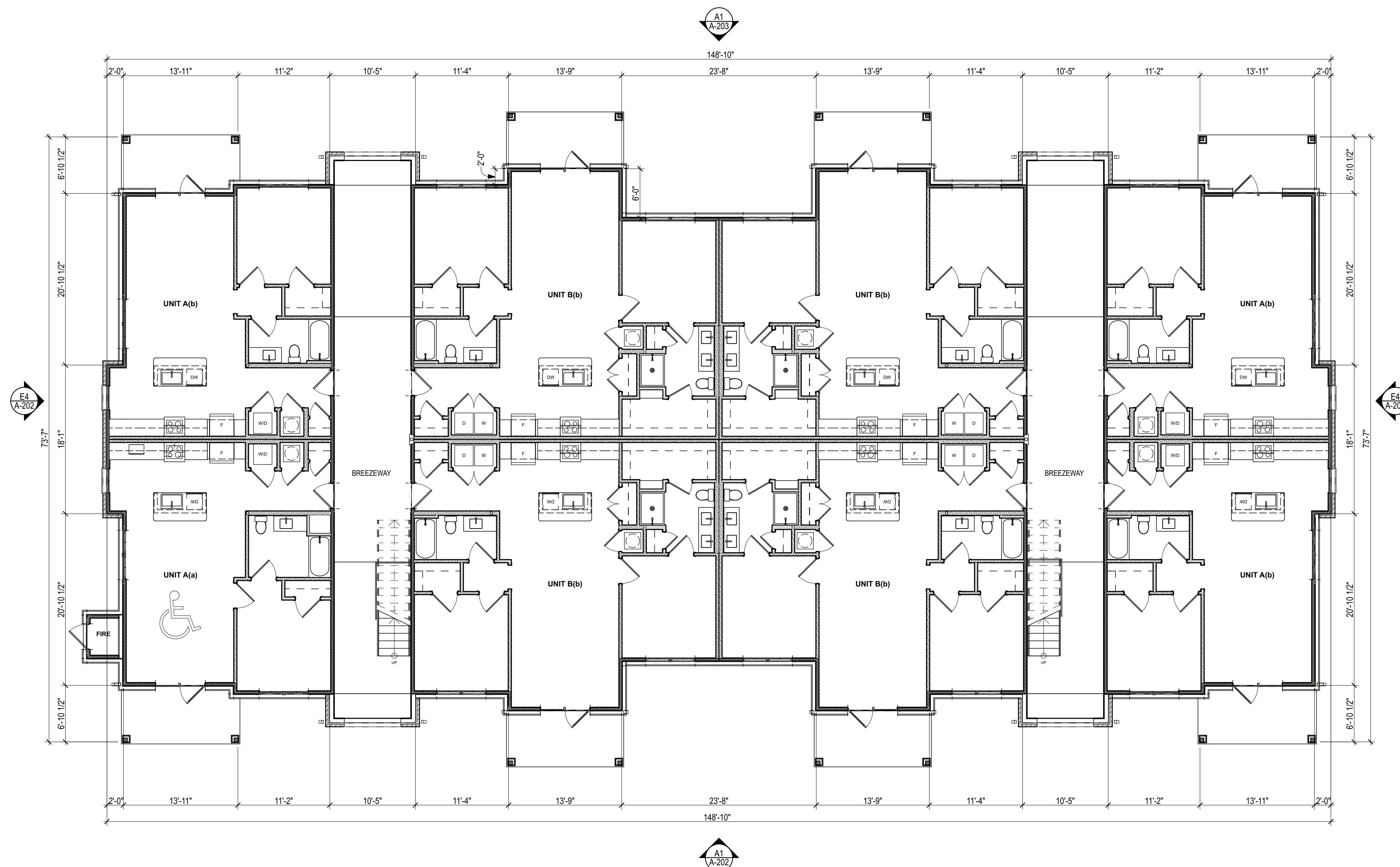
STATUS: Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

[illegible]

SHEET

A-101



A3

GF Ground Floor - Type A

SCALE: 1/8" = 1'-0"

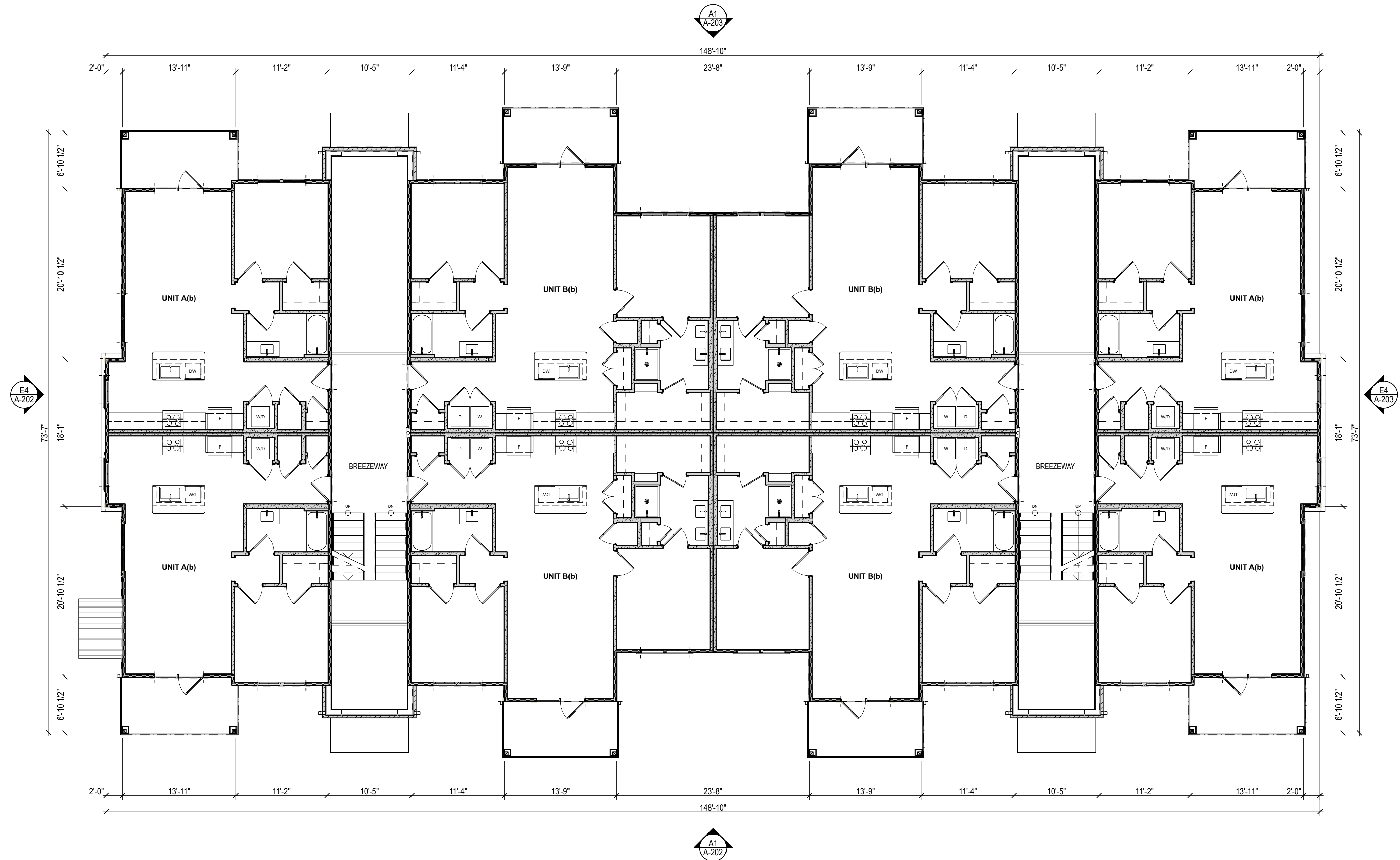
STATUS:	Conceptual Not for Construction
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The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

[illegible]

SHEET:

A-102



A3 2F Second Floor - Type A
SCALE: 1/8" = 1'-0"

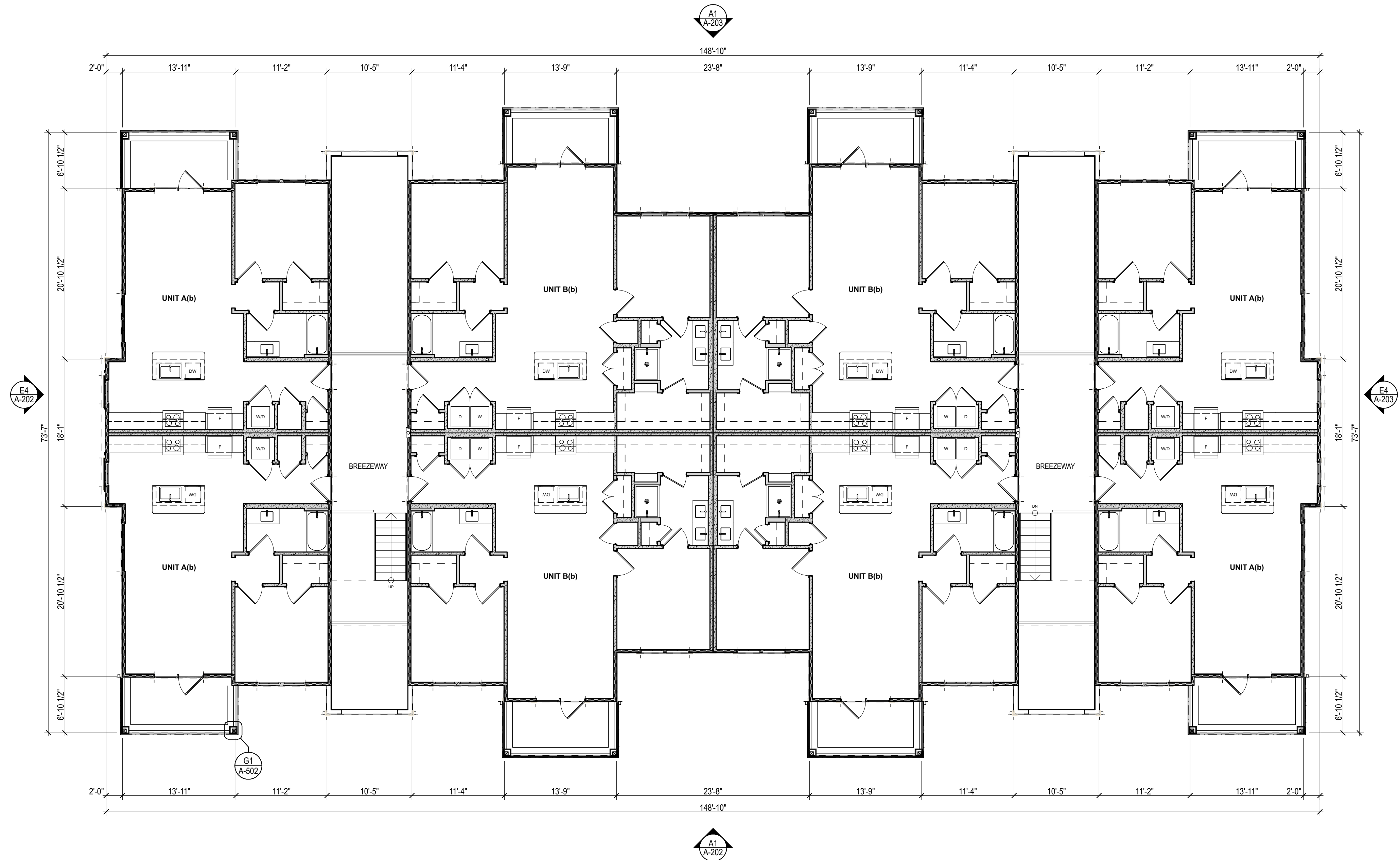
STATUS: Conceptual
Not for Construction

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Upward Crossing Drive
Flat Rock, NC 28731

[illegible]

SHEET:

A-103



A3 3F Third Floor - Type A
SCALE: 1/8" = 1'-0"

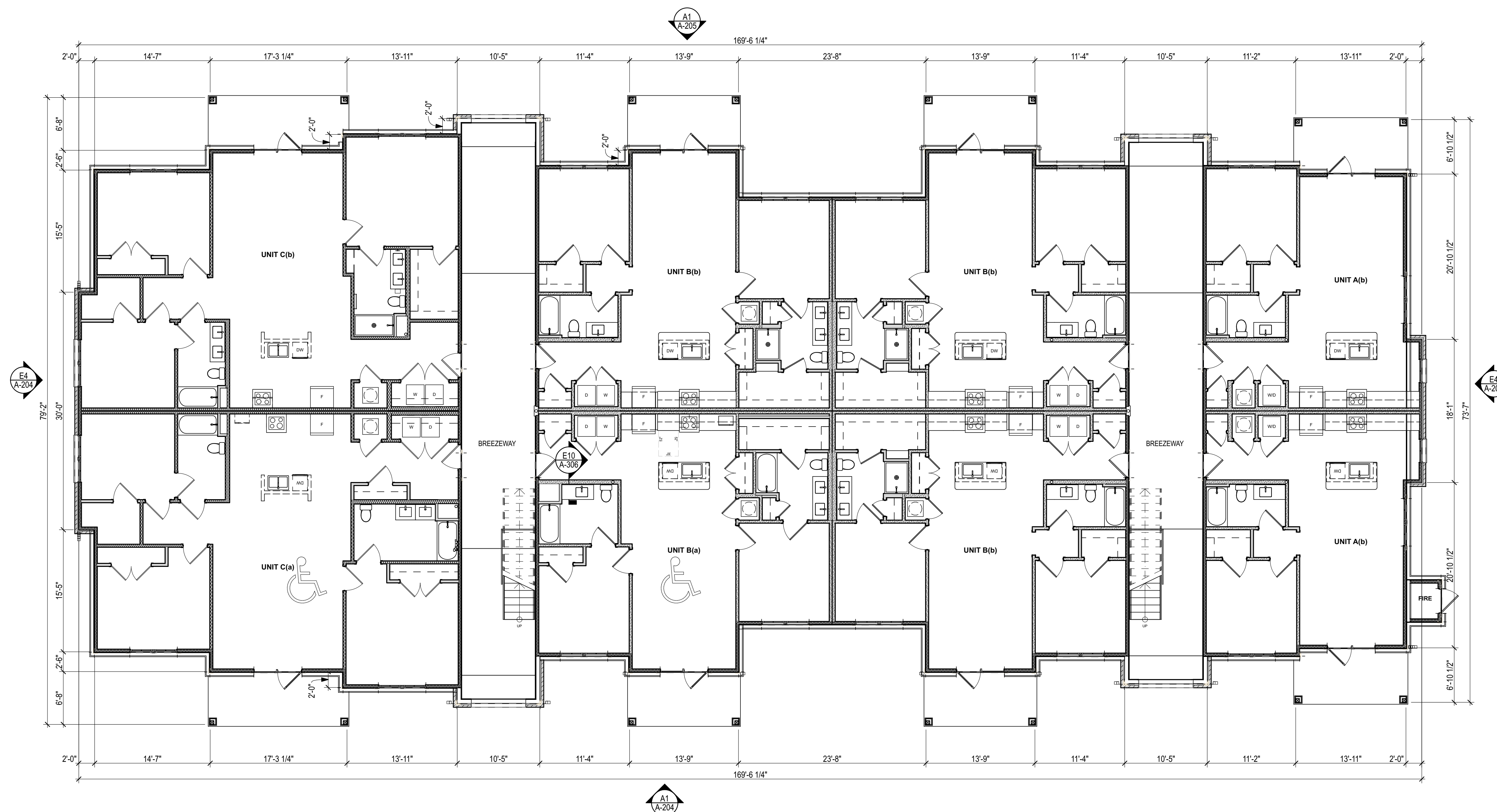
STATUS: Conceptual
Not for Construction

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Upward Crossing Drive
Flat Rock, NC 28731

[illegible]

SHEET

A-104



A1 GF Ground Floor - Type B
SCALE: 1/8" = 1'-0"

STATUS: Conceptual
Not for Construction

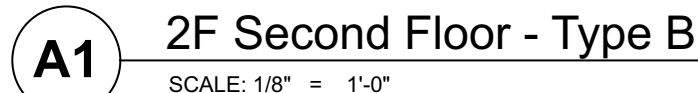
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DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B
SECOND FLOOR

A-105



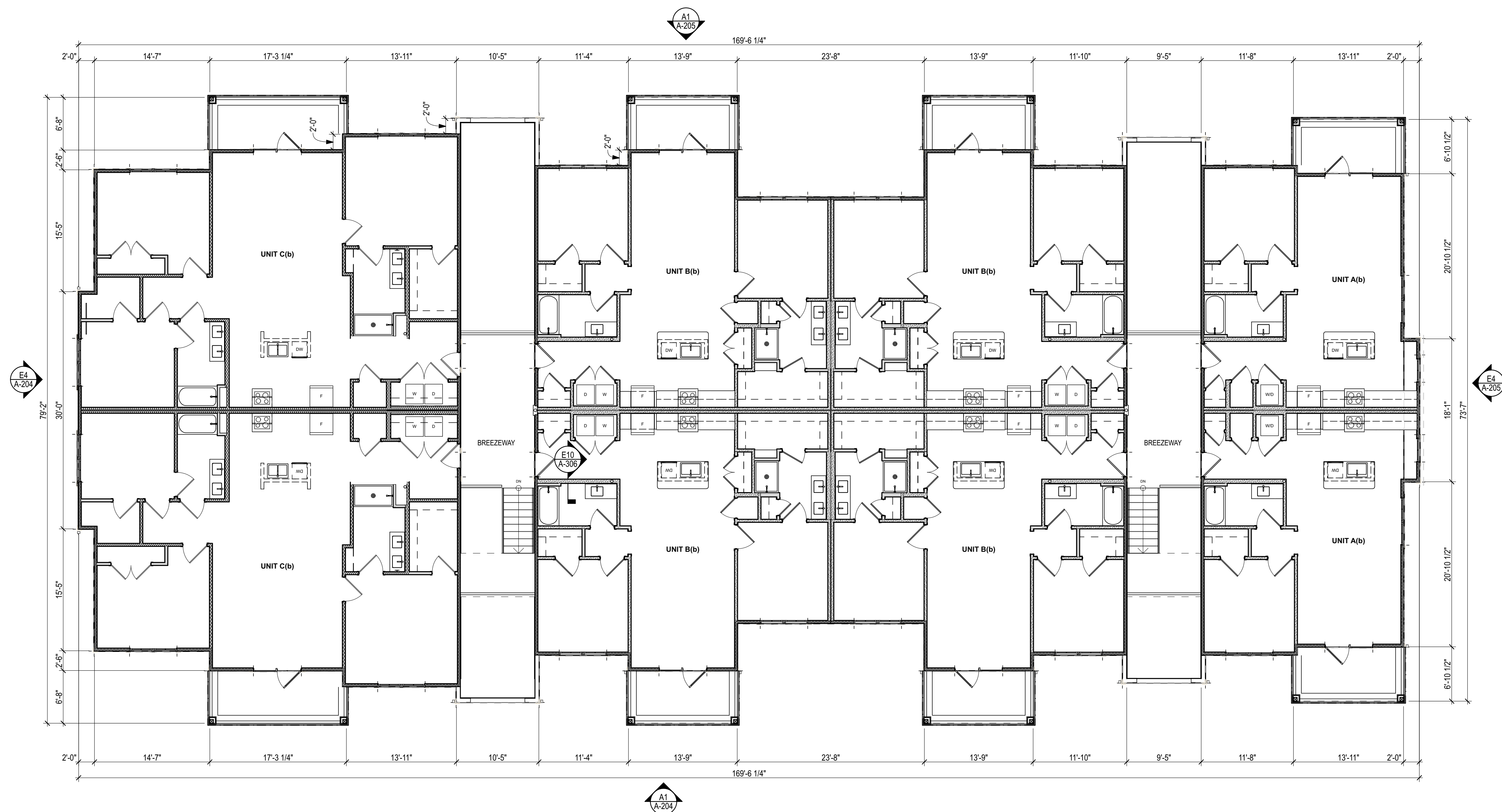
STATUS: Conceptual
Not for Construction

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[illegible]

SHEET: _____

A-106



A1

3F Third Floor - Type B

SCALE: 1/8" = 1'-0"



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STATUS: Conceptual
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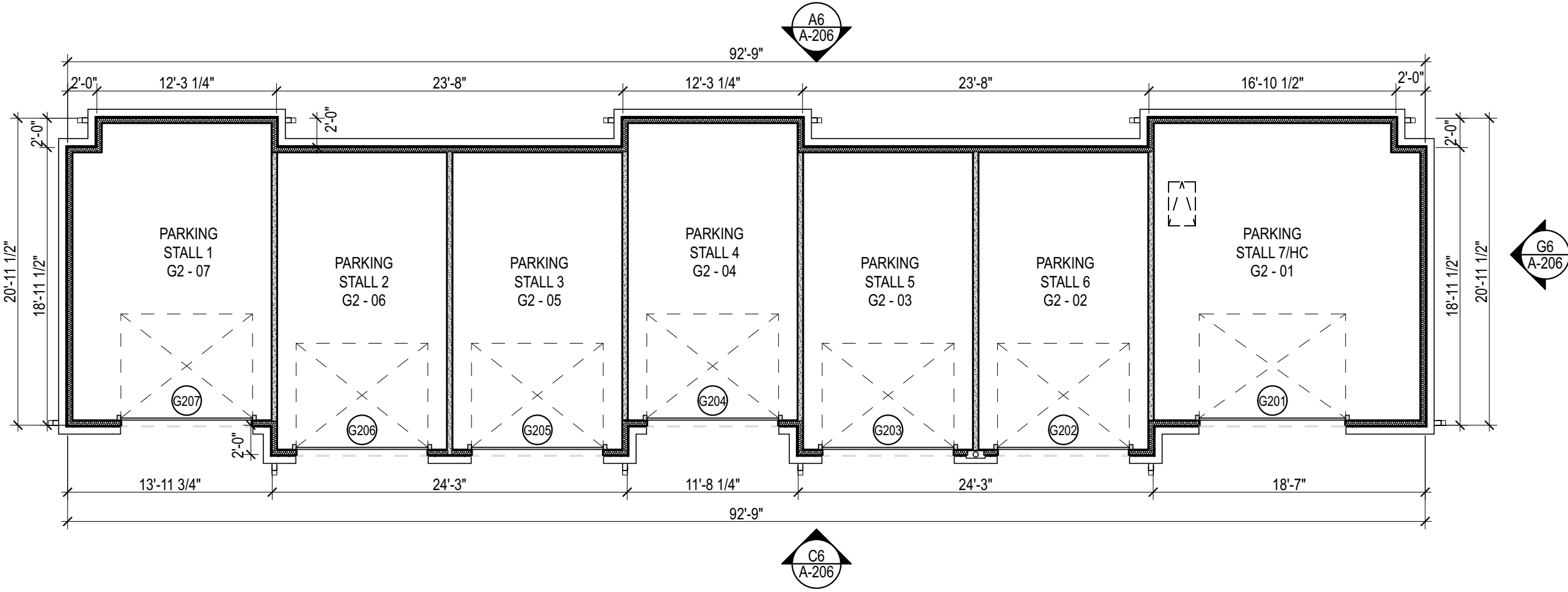
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Version	Transmittal Set Name	Date

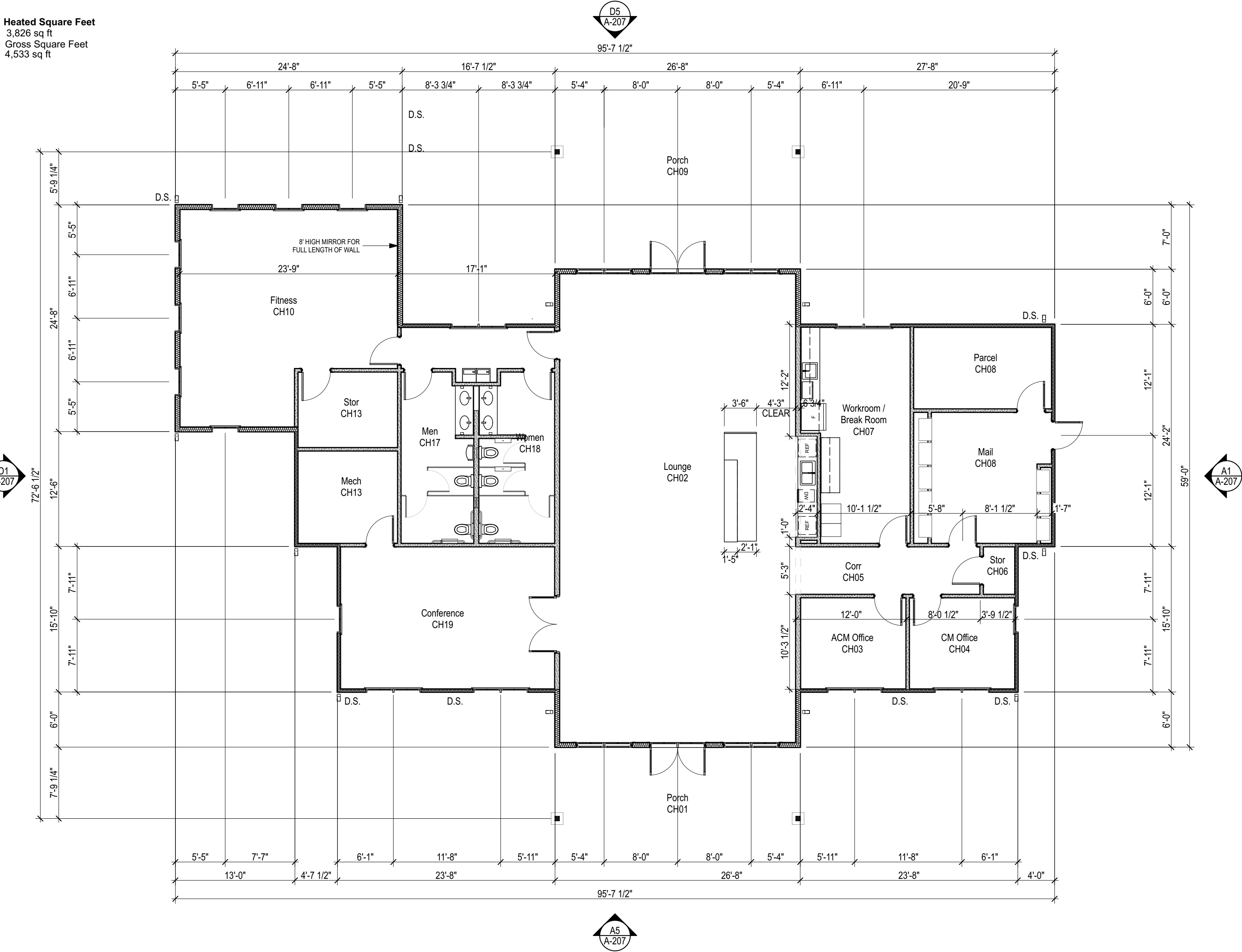
DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
FLOOR PLANS - CLUBHOUSE &
GARAGES

SHEET:

A-107



F6 GF Ground Floor - Garages
SCALE: 1/8" = 1'-0"



A5 GF Ground Floor
SCALE: 1/8" = 1'-0"



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Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR RENDERING

SHEET:

A-201



A1 CONCEPTUAL RENDERING



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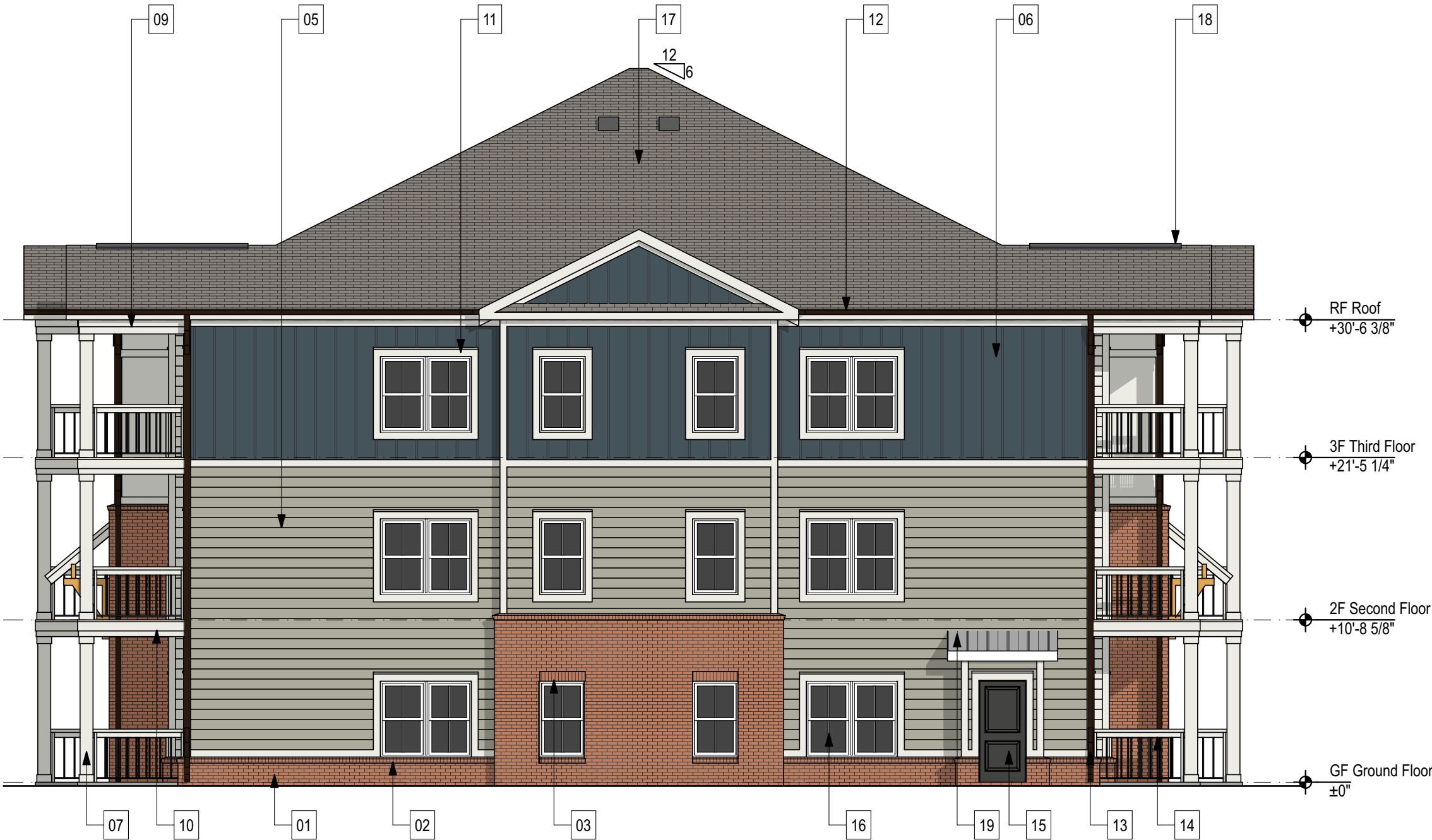
Version	Transmittal Set Name	Date

DATE: 2024-06-20
PROJECT NUMBER: 24 0130
SHEET TITLE: EXTERIOR ELEVATIONS - APT.
BLDG. TYPE A

SHEET:

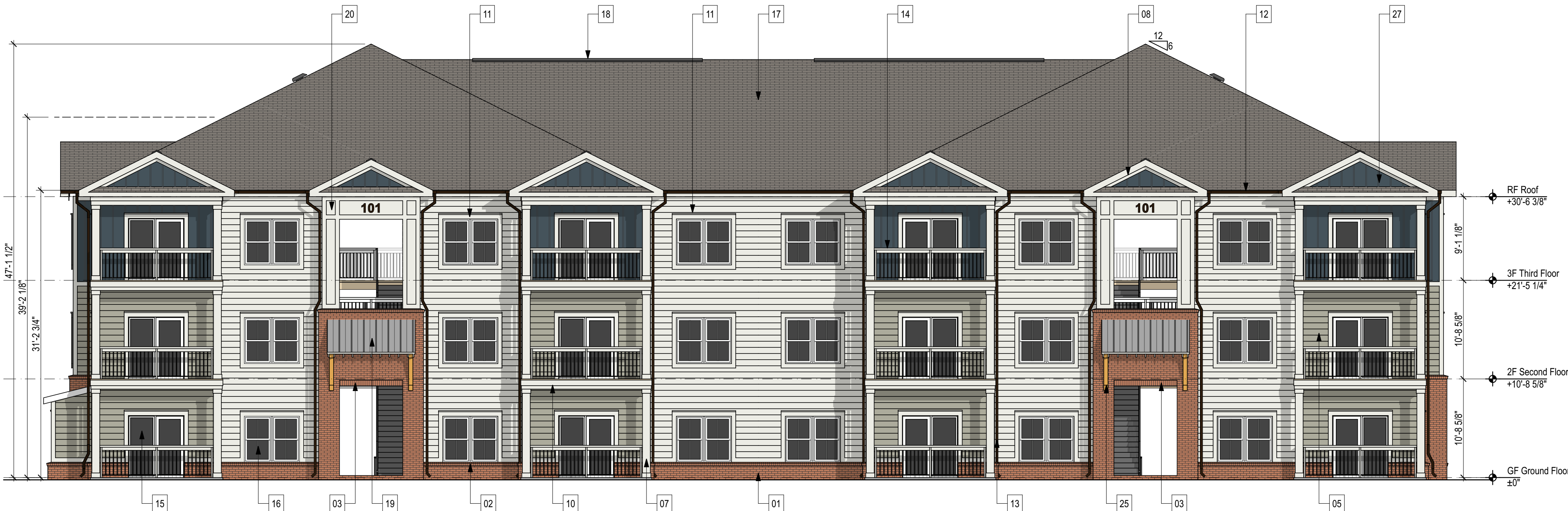
A-202

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 17.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (PROVIDED ON BALCONIES)
- BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 LEFT ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (PROVIDED ON BALCONIES)
- BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

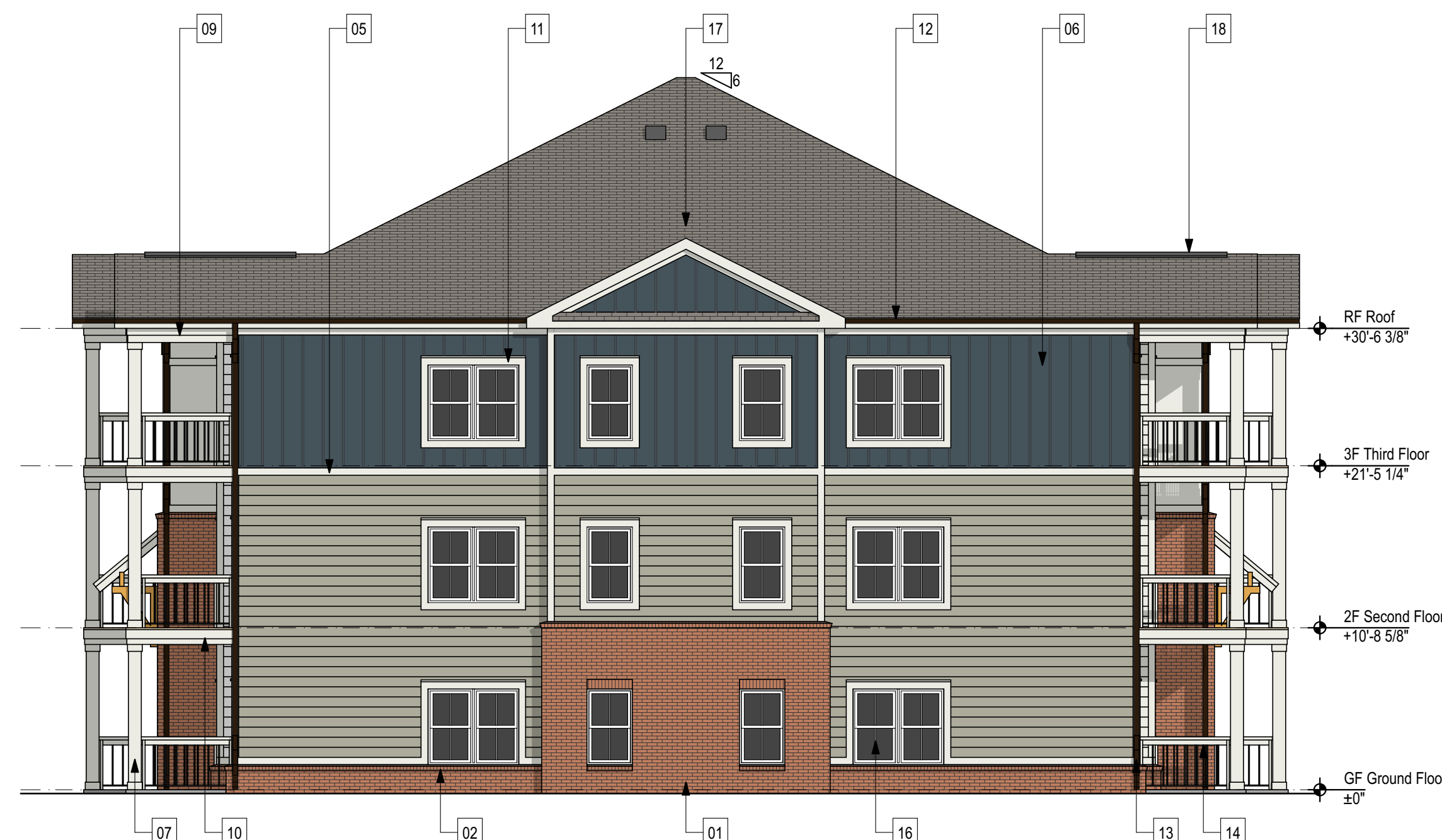
A1 FRONT ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"



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ARCHITECTS

STATUS:	Conceptual Not for Construction
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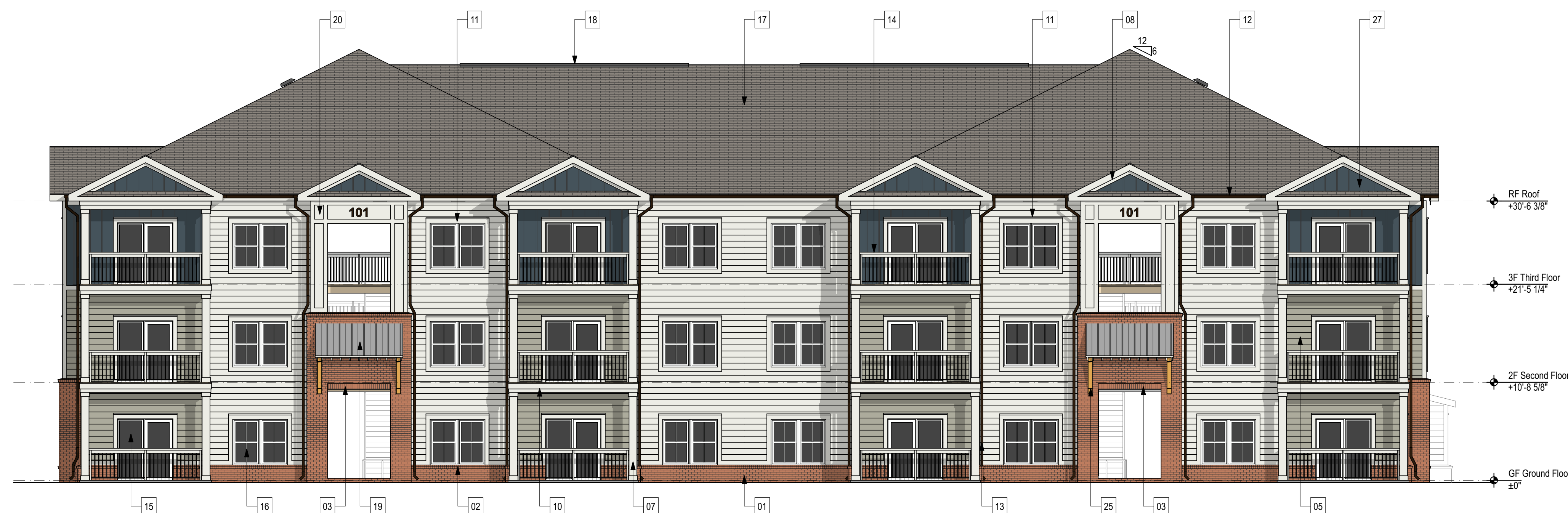
ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1: SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:

1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.7%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS

E4 RIGHT ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"



NOTE:

1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 REAR ELEVATION - APARTMENT BUILDING, TYPE A
SCALE: 1/8" = 1'-0"

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Flat Rock, NC 28731

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DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - APT.
BLDG. TYPE A

SHEET

A-203



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STATUS: Conceptual
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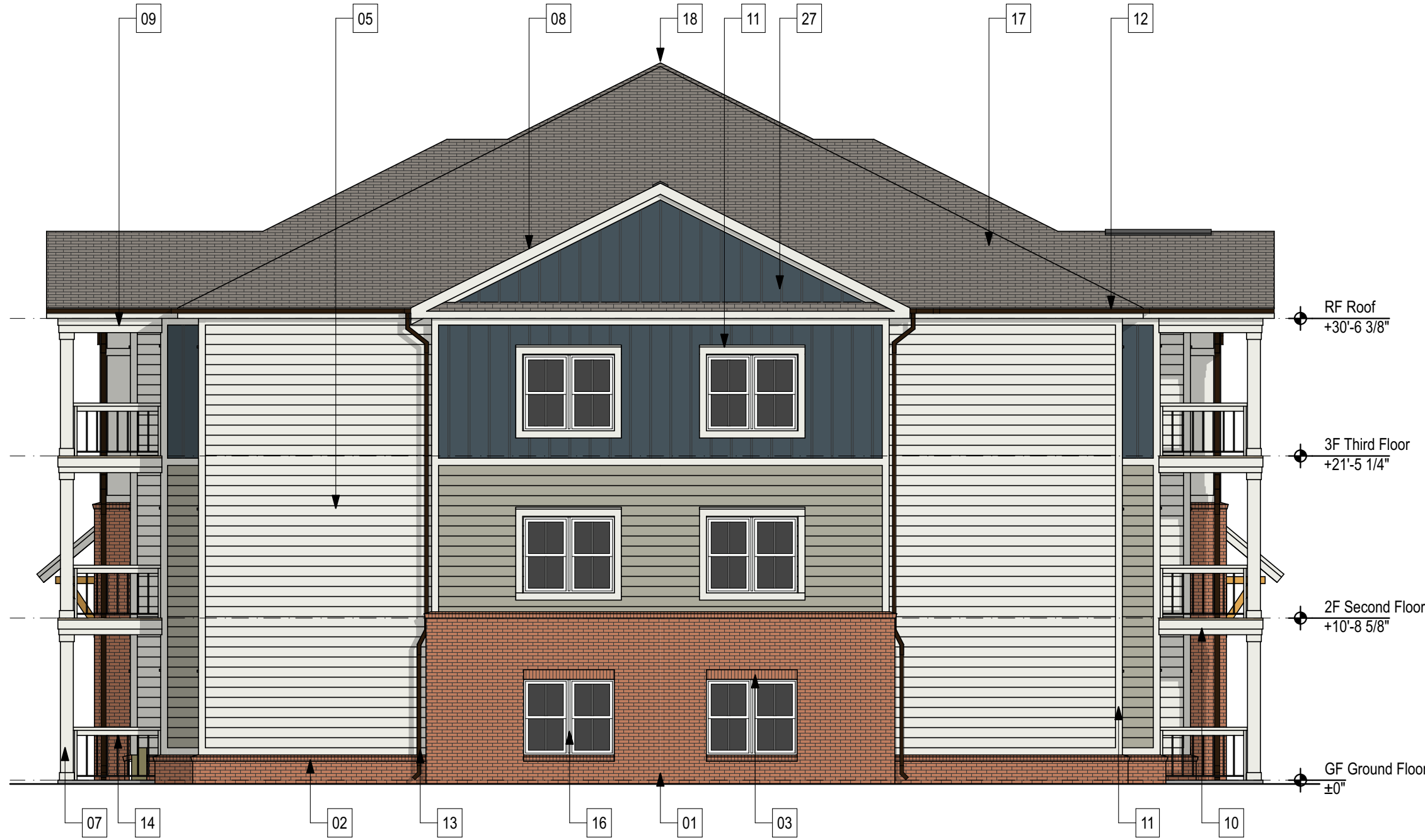
Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS - APT.
BLDG. TYPE B

SHEET:

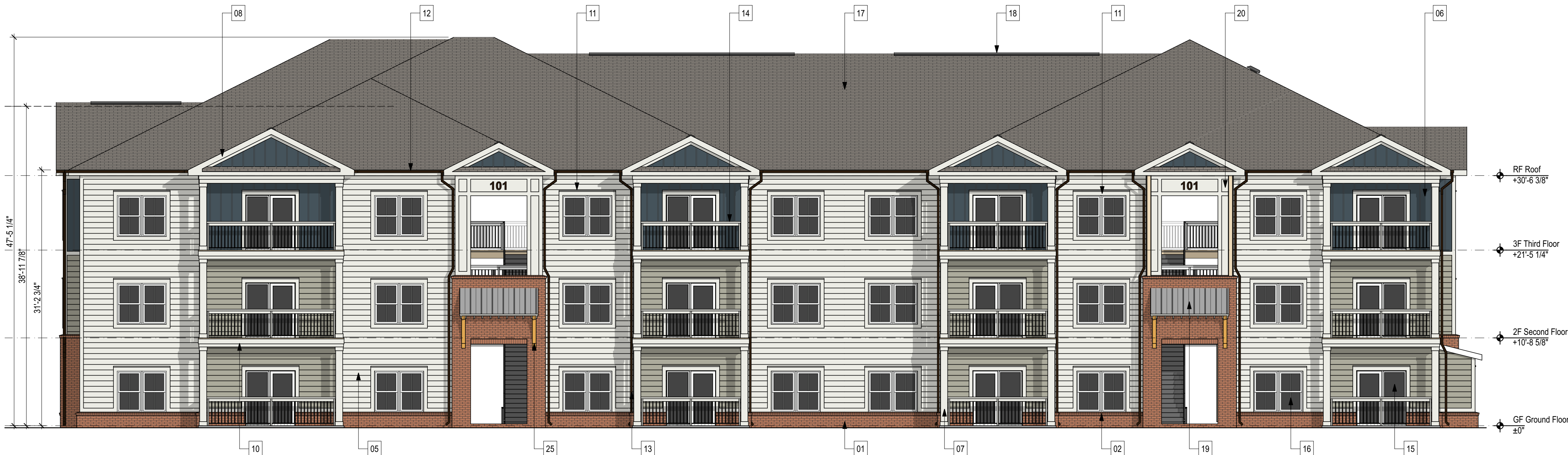
A-204

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



- NOTE:
- PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 20.6%
 - DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 - BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 LEFT ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"



- NOTE:
- PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 15.0%
 - DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 - BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 FRONT ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"



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STATUS: Conceptual
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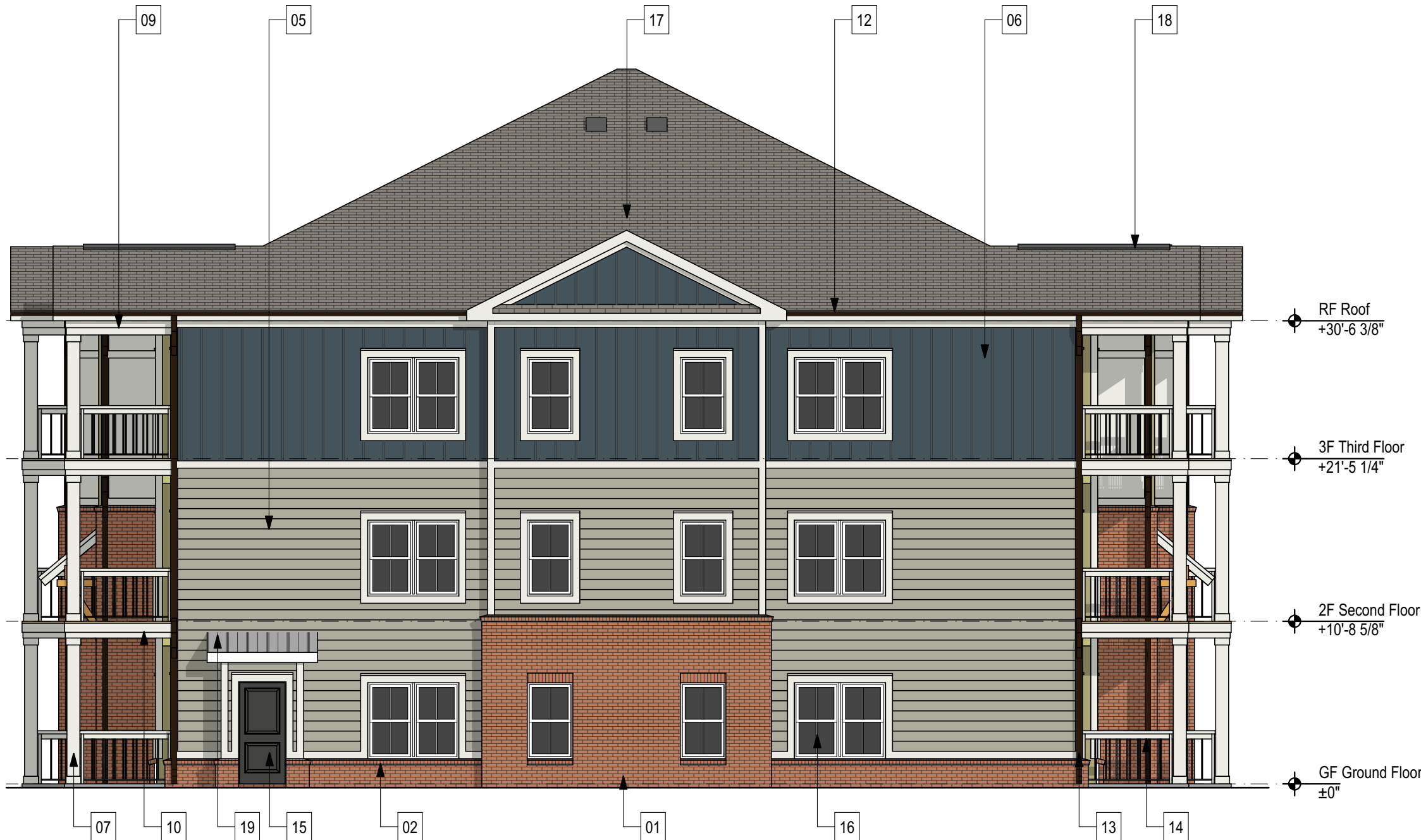
Version	Transmittal Set Name	Date

DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS - APT.
BDLG. TYPE B

SHEET:

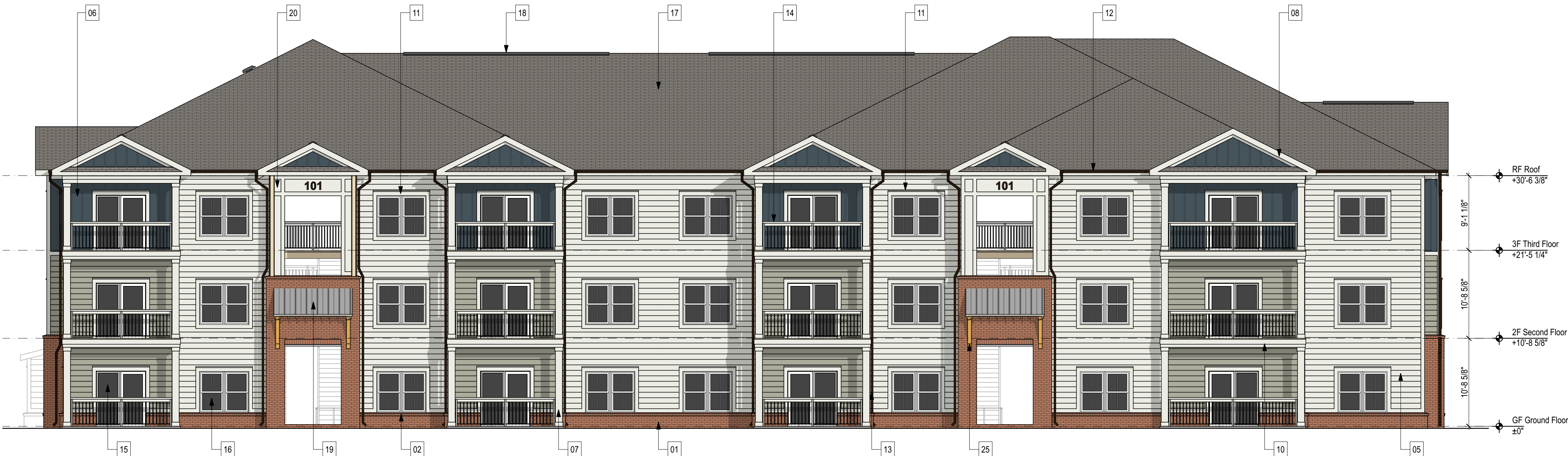
A-205

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



- NOTE:
- PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.7%
 - DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 - BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 RIGHT ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"



- NOTE:
- PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 15.0%
 - DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
 - GABLES
 - EAVES (1'-6" PROJECTION)
 - WINDOW / DOOR TRIM (NOM. 4" WIDE)
 - RECESSED / COVERED ENTRIES
 - OFF-SETS IN BUILDING FACE OR ROOF
 - PILLARS OR POSTS (PROVIDED ON BALCONIES)
 - BALCONIES
 - BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 REAR ELEVATION - APARTMENT BUILDING, TYPE B
SCALE: 1/8" = 1'-0"



STEELE GROUP
ARCHITECTS

STATUS: Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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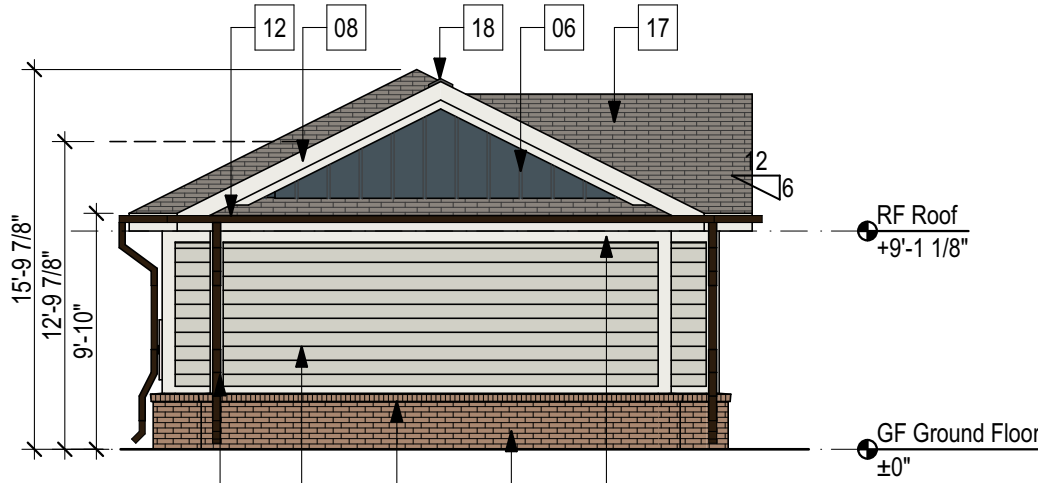
Version	Transmittal Set Name	Date

DATE: 2024-06-20
PROJECT NUMBER: 24 0130
SHEET TITLE: EXTERIOR ELEVATIONS - GARAGES

SHEET:

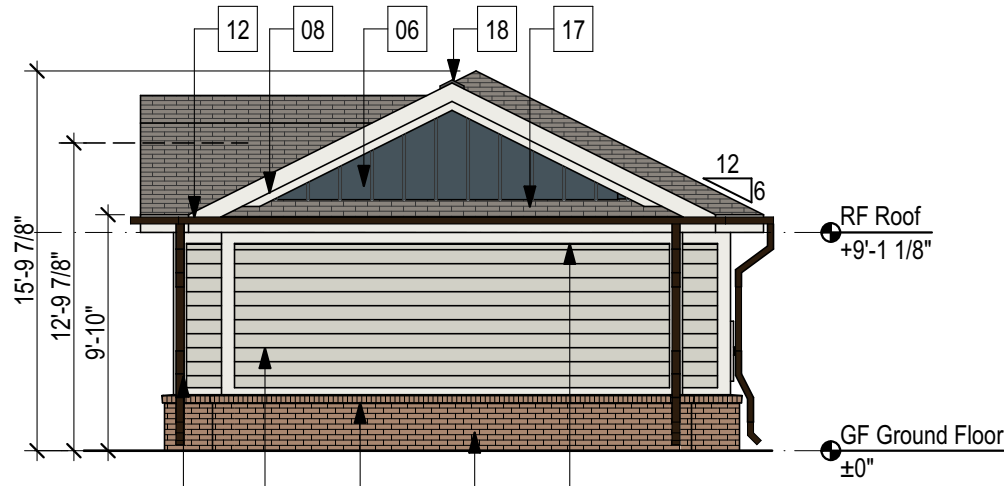
A-206

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



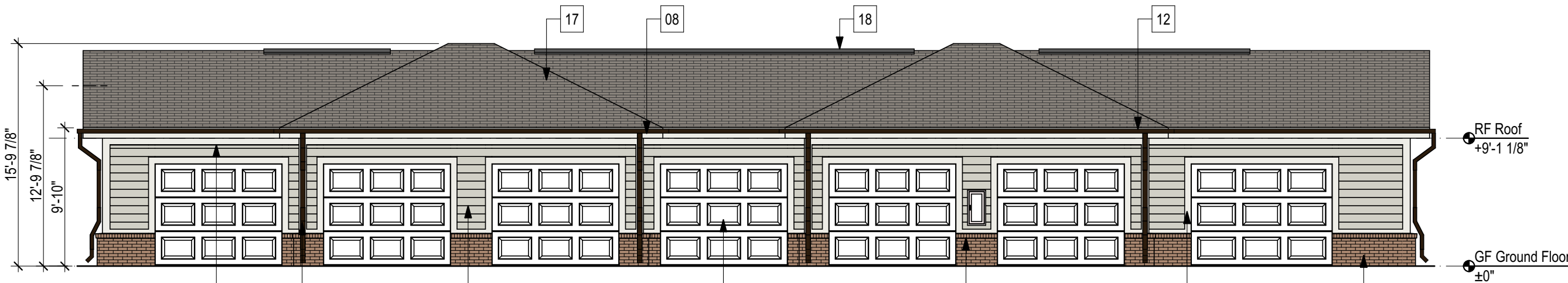
NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 26.3%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- OFFSETS IN BUILDING FACE AND ROOF

G6 RIGHT ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



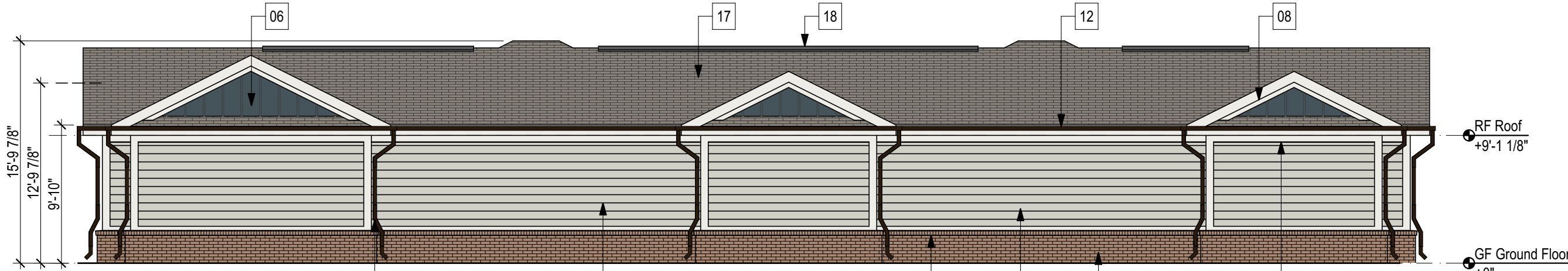
NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 25.8%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- OFFSETS IN BUILDING FACE AND ROOF

E6 LEFT ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 18.4%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- EAVES (1'-6" PROJECTION)
- OFFSETS IN BUILDING FACE AND ROOF
- WINDOW / DOOR TRIM (NOM. 4" WIDE)

C6 FRONT ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 25.8%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- OFFSETS IN BUILDING FACE AND ROOF

A6 REAR ELEVATION - GARAGES
SCALE: 1/8" = 1'-0"



STEELE GROUP
ARCHITECTS

STATUS: Conceptual
Not for Construction

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Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

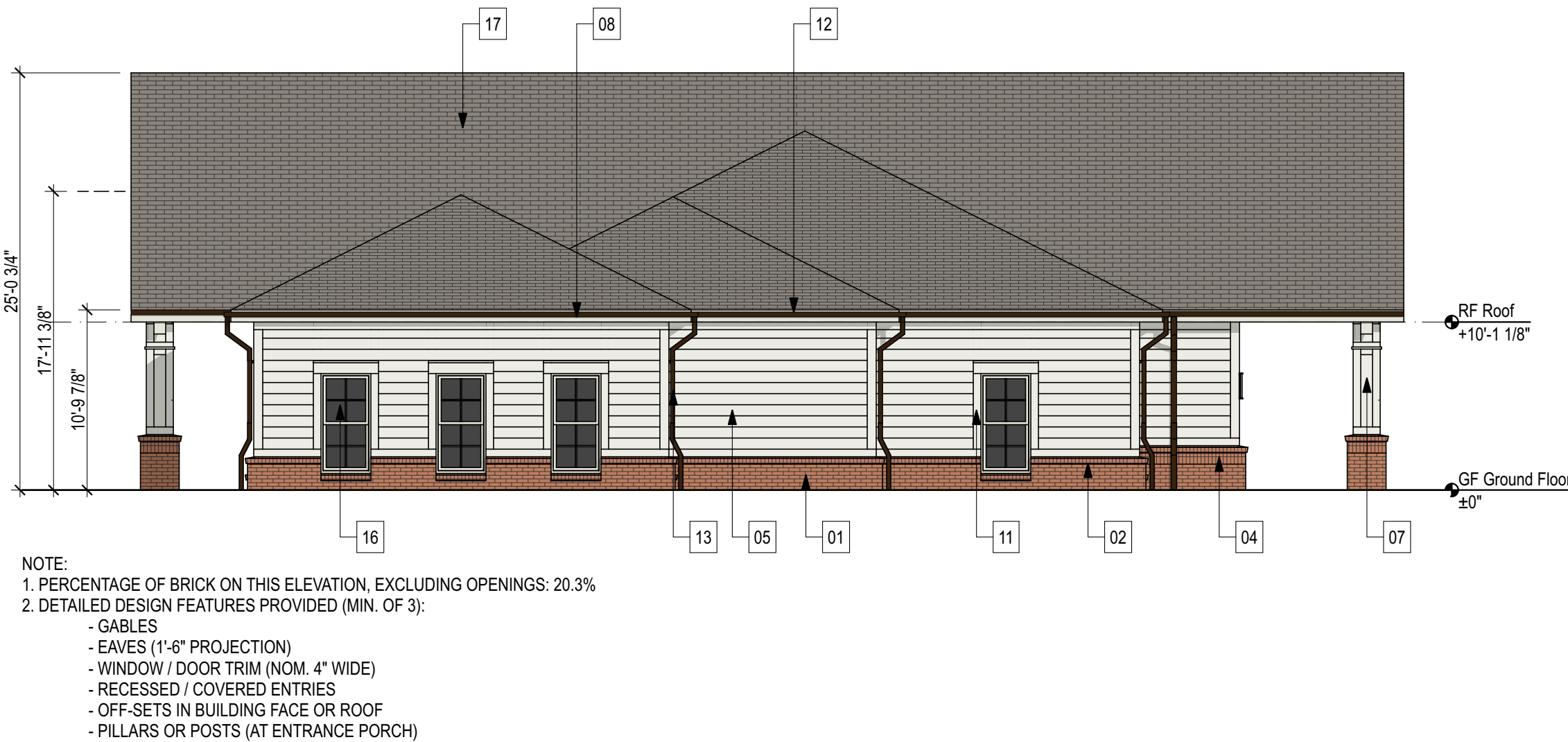
DATE:
2024-06-20
PROJECT NUMBER:
24 0130
SHEET TITLE:
EXTERIOR ELEVATIONS -
CLUBHOUSE

SHEET:

A-207

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
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16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES

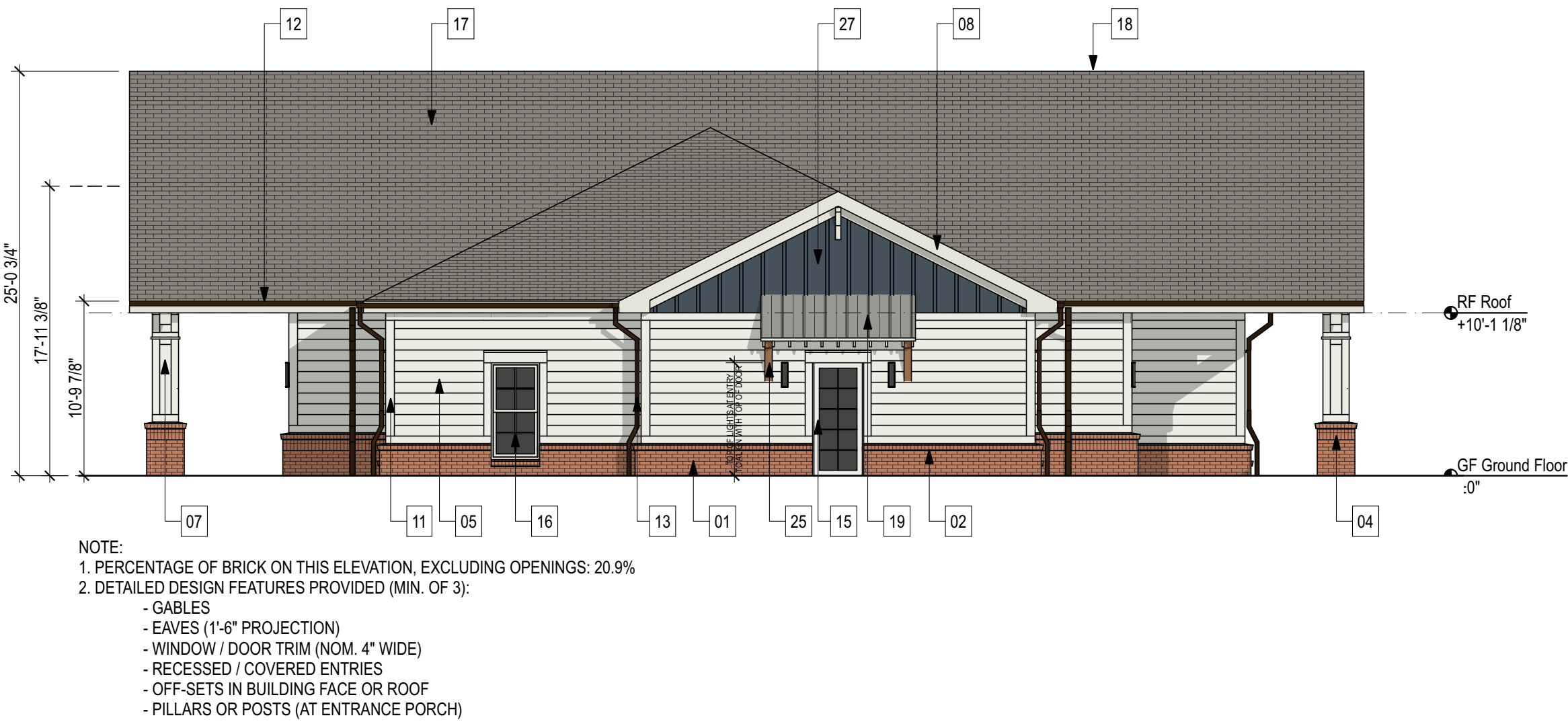
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
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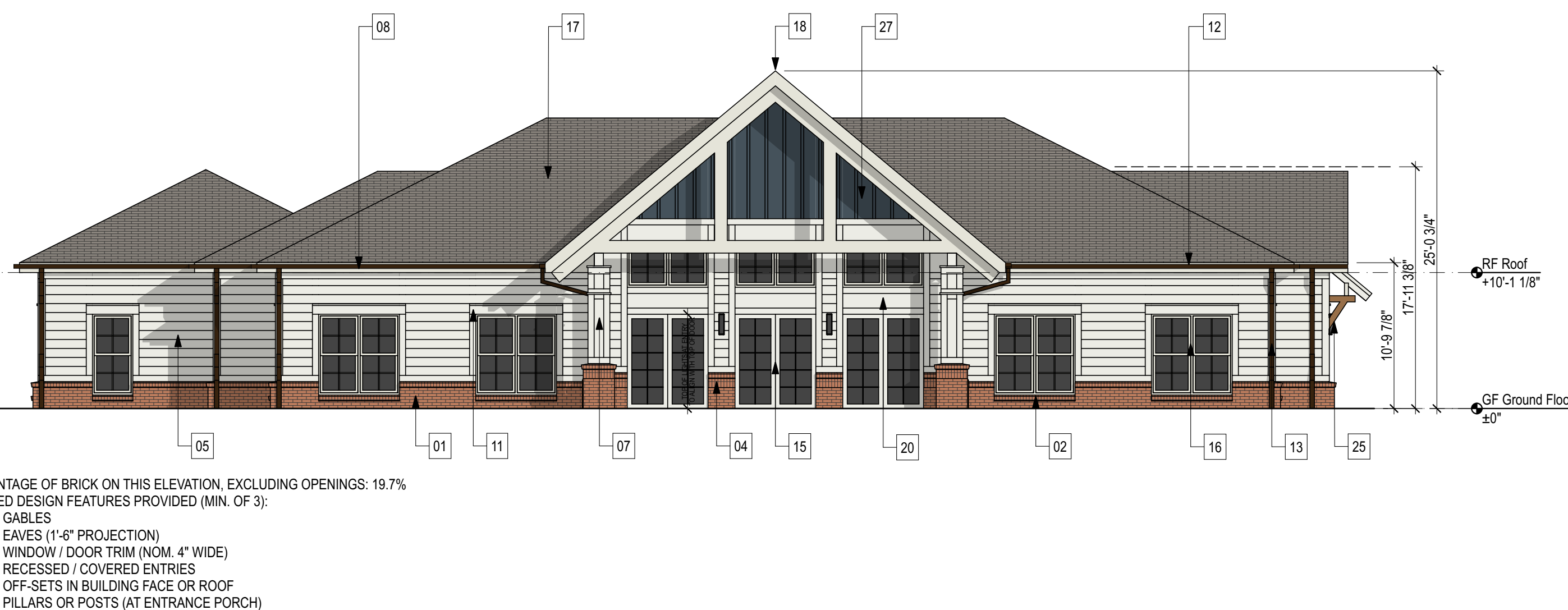
D1 CLUBHOUSE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



D5 CLUBHOUSE - REAR ELEVATION
SCALE: 1/8" = 1'-0"



A1 CLUBHOUSE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



A5 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
RONAN AT HENDERSONVILLE (P24-33-CZD)
NCM MEETING DATE: JUNE 19TH, 2024

PETITION REQUEST: Rezoning: Commercial Highway Mixed Use-Conditional Zoning District (CHMU-CZD)

APPLICANT/PETITIONER: Paul Aiesi, manager of Graycliff Capital Development, LLC [Applicant] & Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter [Owners]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 19th, 2024 at 2pm in the assembly room of the City Operations Building, 305 Williams Street. and via Zoom. The meeting lasted approximately 35 minutes.

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

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

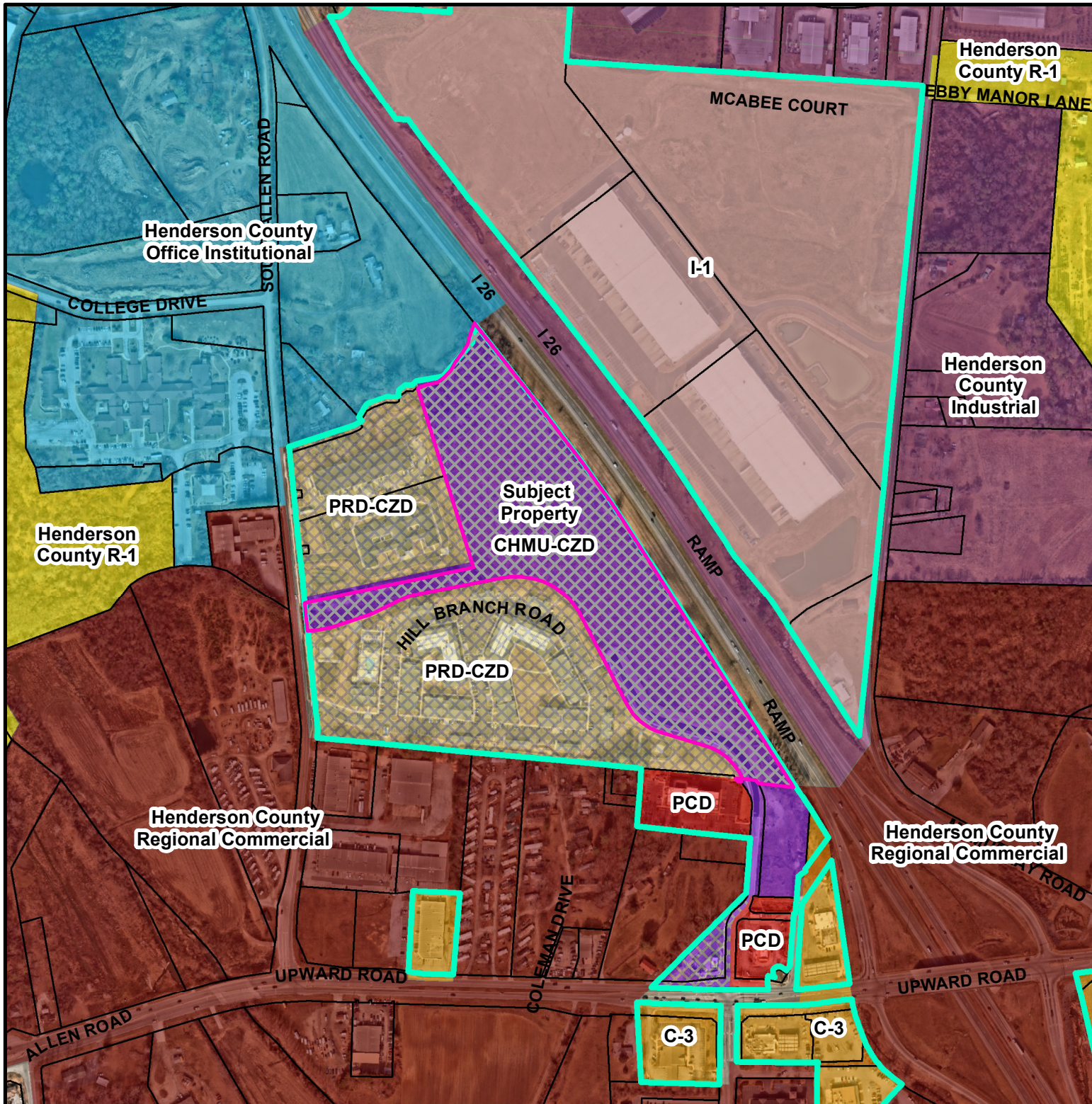
There were 2 pre-submitted public comments.

The development team presented their project proposal for the 192-unit multi-family development.

Concerns and questions from the public related to:

- The need to conserve as many trees as feasible.
- Whether the stormwater detention location would affect tree preservation.
- The absence of Phase 2 being discussed during the Phase I of the Waterleaf Development review.
- Potential installation of a sound wall by NCDOT or the developer.
- The affordability of the housing units.
- Potential requirement for a Traffic Impact Analysis for the development.
- The recommendation for conducting a wildlife study.
- Concerns regarding the loss of agricultural land.

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



Ronan at Hendersonville
P24-33-CZD
PIN: 9588-22-1126
Acreage: 17.13
Proposed Zoning

- Subject Property
 Hendersonville City Limits
- Hendersonville Zoning**
- CZD Conditional Zoning Districts
 - Planned Residential Development Conditional Zoning District
 - C-3 Highway Business
 - CHMU Commercial Highway Mixed Use
 - PCD Planned Commercial Development
 - I-1 Industrial
- Henderson County Zoning**
- RC - Regional Commercial
 - OI - Office Institutional District
 - I - Industrial
 - R-1 - Residential 1



Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A PARCEL POSSESSING PIN NUMBER: 9588-22-1126 BY CHANGING THE ZONING DESIGNATION FROM CHMU, COMMERCIAL HIGHWAY MIXED USE TO CHMU-CZD, COMMERCIAL HIGHWAY MIXED USE CONDITIONAL ZONING DISTRICT

IN RE: Parcel Number: 9588-22-1126
Address: 0 South Allen Road
Ronan at Hendersonville: (File # P24-33-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Paul Aiesi, Manager of Graycliff Capital Development, LLC, and property owners, Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, for the construction of a 192-unit multi-family development on approximately 17.13 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on May 8th, 2025; 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 June 5th, 2025, 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: 9588-22-1126, changing the zoning designation from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use 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 dated April 25th, 2025, 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. Residential dwellings, multi-family
 - ii. Accessory uses & structures
 - 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 5th day of June 2025.

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 Number: 9588-22-1126
Address: 0 South Allen Road
Ronan at Hendersonville: (File # P24-33-CZD)

Applicant/Developer: Paul Aiesi, manager of Graycliff Capital Development, LLC

Signature:_____

Printed Name:_____

Title: Manager

Date:_____

Property Owner: Robert O. Camenzind

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Peggy C. Cabe

Signature:_____

Printed Name:_____

Date:_____

Property Owner: John T Fleming

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Enno F. Camenzind

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Paula Camenzind Carter

Signature:_____

Printed Name:_____

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 (REQUESTED BY THIS SUBMITTAL 5/22)
 NCM Date: _____ Time: _____
- ☒ 3. Water and Sewer Availability Request (WITH PLAN SUBMITTAL)
- ☒ 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: _____ By: _____ Fee Received? Y/N

A. Applicant Contact Information

Paul Aiesi


* Printed Applicant Name

Graycliff Capital Development, LLC

Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Paul Aiesi  Digitally signed by Paul Aiesi
Date: 2025.04.25 12:42:50 -04'00'

Applicant Signature

Manager

Applicant Title (if applicable)

200 E Broad Street Suite #220

Address of Applicant

Greenville, SC 29601

City, State, and Zip Code

864-275-0784

Telephone

paiesi@graycliffcapital.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]



LIMITED LIABILITY COMPANY ANNUAL REPORT

Section 5, Item A.

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Graycliff Capital Development, LLC

SECRETARY OF STATE ID NUMBER: 2238937 STATE OF FORMATION: SC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2238937
CA202500703152
1/7/2025 03:46

SECTION A: REGISTERED AGENT'S INFORMATION

☐ Changes

1. NAME OF REGISTERED AGENT: Incorp Services, Inc.

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

176 Mine Lake Court, Suite 100 176 Mine Lake Court, Suite 100
Raleigh, NC 27615 Wake County Raleigh, NC 27615

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Commercial Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (302) 245-3994 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
200 East Broad St. Suite 220 200 East Broad St. Suite 220
Greenville, SC 29601 Greenville, SC 29601

6. Select one of the following if applicable. (Optional see instructions)

- ☐ The company is a veteran-owned small business
☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: <u>Paul Aiesi</u>	NAME: <u>Paul Aiesi</u>	NAME: <u>Paul Aiesi</u>
TITLE: <u>Manager</u>	TITLE: <u>Manager</u>	TITLE: <u>Manager</u>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>200 East Broad Street, Suite 220</u>	<u>200 East Broad Street, Suite 220</u>	<u>200 East Broad Street, Suite 220</u>
<u>Greenville, SC 29601</u>	<u>Greenville, SC 29601</u>	<u>Greenville, SC 29601</u>

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Paul Aiesi 1/7/2025
SIGNATURE DATE

Form must be signed by a Company Official listed under Section C of This form.

Paul Aiesi Manager
Print or Type Name of Company Official Print or Type Title of Company Official

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

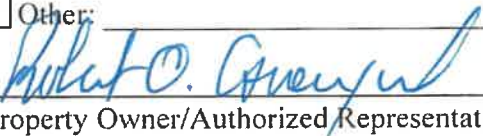
Robert O. Camenzind

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

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

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Property Owner/Authorized Representative Signature

Robert O. Camenzind

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

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

Telephone

hcamenzind@ramsey-pratt.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.

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

John T. Fleming

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

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

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: John T. Fleming, by AIF Robert O. Camenzind
Property Owner/Authorized Representative Signature

John T. Fleming, by AIF, Robert O. Camenzind

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

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

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

Enno F. Camenzind

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

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

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: Enno F. Camenzind, by AIF, Robert O. Camenzind
Property Owner/Authorized Representative Signature

Enno F. Camenzind, by AIF, Robert O. Camenzind

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

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

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

Peggy C. Cabe

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

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

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: Peggy C. Cabe, by AIF, Robert O. Camenzind
Property Owner/Authorized Representative Signature

Peggy C. Cabe, by AIF, Robert O. Camenzind

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

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

Telephone

hcamenzind@ramsey-pratt.com

Email

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

Paula Camenzind Carter

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

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

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: Paula Camenzind Carter, by AIF, Robert O. Camenzind
Property Owner/Authorized Representative Signature

Paula Camenzind Carter, by AIF, Robert O. Camenzind

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

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City, State, and Zip Code

828-329-2956

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Email

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RAMSEY, PRATT & CAMENZIND, P.A.

Prepared by: Hannah L. Camenzind

STATE OF NORTH CAROLINA,

COUNTY OF HENDERSON.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that WE, and each of us, namely, LYNDA HILL CAMENZIND, PEGGY C. CABE, PAULA CAMENZIND CARTER, and husband, CHARLES NORMAN CARTER, JOAN C. FLEMING, and husband, JOHN THOMAS FLEMING, ENNO F. CAMENZIND, and wife, BRENDA MERRILL CAMENZIND, have made, constituted, and appointed and by these presents do make, constitute and appoint ROBERT O. CAMENZIND as my true and lawful Attorney-in-Fact to do and perform the following acts for me, on my behalf and in my name to the same extent as if personally present and acting:

To execute all documents necessary in order to list for sale, sell and close the sale of property located in the Blue Ridge Township in Henderson County, North Carolina, being described in a deed from Robert O. Camenzind as Trustee of the Trust created under the Last Will and Testament of Ellison Smyth Hudgens, to Peggy C. Cabe, et al., and recorded in the office of the Register of Deeds for Henderson County in Book 3578, Page 329.

In connection therewith, to execute contracts for the sale of property and such deeds, easement agreements, bills of sale, affidavits, closing statements and other documents as my Attorney-in-Fact shall deem just and appropriate in order to complete the sale thereof.

And I do hereby ratify and confirm all things so done by my said Attorney-in-Fact within the scope of the authority herein given, as fully and to the same extent as if by my self personally done and performed, specifically ratifying and confirming any and all acts and things so done by my said Attorney-in-Fact within the terms of the authority herein given.

Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 16
day of April, 2021.

Lynda Hill Camenzind (SEAL)
LYNDA HILL CAMENZIND

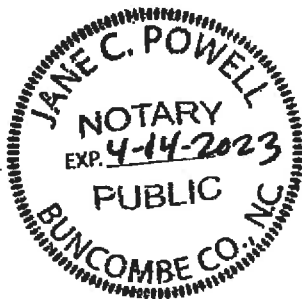
STATE OF NORTH CAROLINA,
COUNTY OF Transylvania.

I Jane C. Powell a Notary Public of said State and County, Buncombe do
hereby certify that LYNDA HILL CAMENZIND, personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 16th day of
April, 2021.

J - Powell
Notary Public

My Commission Expires: 4-14-2023.



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 9
day of April, 2021.

Peggy C. Cabe (SEAL)
PEGGY C. CABE

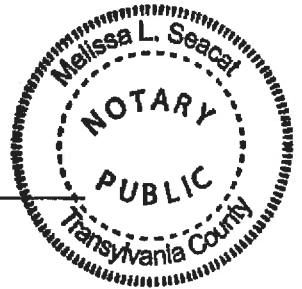
STATE OF NORTH CAROLINA,
COUNTY OF Transylvania

I Melissa L. Seacat a Notary Public of said State and County, do
hereby certify that PEGGY C. CABE, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this the 9 day of
April, 2021.

Melissa L. Seacat
Notary Public

My Commission Expires: 5-28-24.



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 9
day of April, 2021.

Paula Camenzind Carter (SEAL)
PAULA CAMENZIND CARTER

Charles Norman Carter (SEAL)
CHARLES NORMAN CARTER

STATE OF Delaware
COUNTY OF New Castle

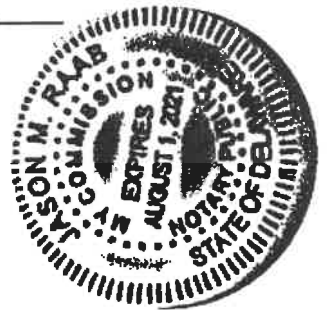
I Jason M. Raab a Notary Public of said State and County, do
hereby certify that PAULA CAMENZIND CARTER and husband, CHARLES
NORMAN CARTER, personally appeared before me this day and acknowledged the
due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 9 day of
April, 2021.

Jason M. Raab
Notary Public

My Commission Expires: 8-1-2021

Jason M. Raab
Notary Public
#20170601000016
Commission Expires 8/01/2021



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 9th
day of APRIL, 2021.

Joan C. Fleming (SEAL)
JOAN C. FLEMING

John Thomas Fleming (SEAL)
JOHN THOMAS FLEMING

STATE OF FLORIDA
COUNTY OF NASSAU.

I WENDEE ASHMORE, Notary Public of said State and County, do
hereby certify that JOAN C. FLEMING and husband, JOHN THOMAS FLEMING,
personally appeared before me this day and acknowledged the due execution of the
foregoing instrument.

WITNESS my hand and Notarial Seal, this the 9th day of
APRIL, 2021.

Wendee Ashmore
Notary Public

My Commission Expires: 06-23-21.



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the ____ day of April 9, 2021.



ENNO F. CAMENZIND

(SEAL)



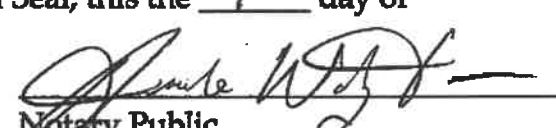
BRENDA MERRILL CAMENZIND

(SEAL)

STATE OF North Carolina,
COUNTY OF Wake.

I Andre Washington a Notary Public of said State and County, do hereby certify that ENNO F. CAMENZIND and wife, BRENDA MERRILL CAMENZIND, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 9th day of April, 2021.



Notary Public

My Commission Expires: 12/09/2024.



C. Property Information

Name of Project: Waterleaf at Flat Rock, Phase 2

PIN(s): 9588-22-1126

Address(es) / Location of Property: 0 S Allen Road

Type of Development: ☒ Residential ☐ Commercial ☐ Other

Current Zoning: CHMU

Total Acreage: +/- 17.1

Proposed Zoning: CHMU-CZD

Proposed Building Square Footage: +/- 300,000 square feet

Number of Dwelling Units: +/- 192 units

List of Requested Uses:

Apartment units, Clubhouse, Leasing, Fitness, Amenity areas, Garages

D. Proposed Development Conditions for the Site

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

17 acre site of +/- 192 apartment units within 8 apartment buildings, clubhouse with amenity areas, garage structures, +/-320 parking spaces.

BK 4271 PG 332 - 334 (3)

This Document eRecorded:

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

DOC# 1001028434

03/26/2025 11:57:07 AM

Tax: \$120.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No. _____ Verified by Henderson County on the _____ day of _____, 2025

By: _____

Mail/Box to: HANNAH L. CAMENZIND, Ramsey, Pratt & Camenzind, P.A., 35 N Gaston Street, Brevard, NC 28712

This instrument was prepared by: HANNAH L. CAMENZIND (No title search performed by Preparer)

Brief description for the Index: _____

THIS DEED made this 26th day of March, 2025, by and between

GRANTOR	GRANTEE
<div>OM HOSPITALITY, LLC, a North Carolina Limited Liability Company, and</div> <div>UPWARD ROAD HOSPITALITY, LLC, a North Carolina Limited Liability Company</div> <div>PO Box 759 Fletcher, NC 28732</div>	<div>ROBERT O. CAMENZIND, PEGGY C. CABE; ENNO FRANK CAMENZIND, JR., PAULA CAMENZIND CARTER, JOHN THOMAS FLEMING</div> <div>5133 Boylston Highway Mills River, NC 28759</div>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of N/A, Blue Ridge Township, Henderson County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

OM HOSPITALITY LLC, a North Carolina Limited Liability Company

By: SATIS D. PATEL, Manager

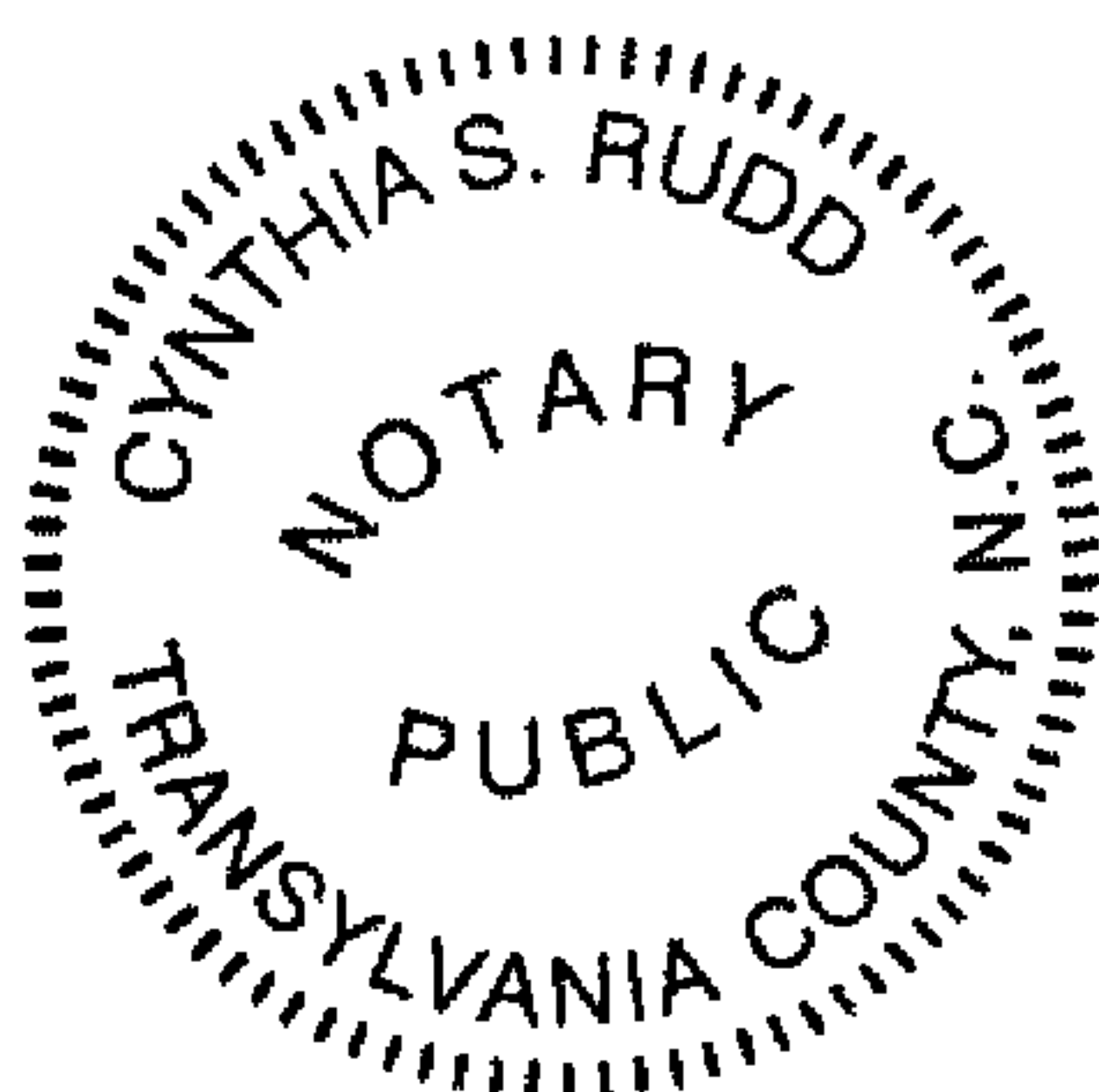
UPWARD ROAD HOSPITALITY, LLC, a North Carolina Limited Liability Company

By: SATIS D. PATEL, Manager

STATE OF North Carolina, COUNTY OF Transylvania.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: SATIS D. PATEL

WITNESS my hand and Notarial Seal, this the 21st day of March, 2025.



Cynthia S. Rudd
Signature of Notary Public

Cynthia S. Rudd
Printed or typed name of Notary Public

My commission expires: 6/23/25

EXHIBIT A

Being all Grantor's interest in Tract A containing 0.12 acre, more or less, as shown on a plat thereof recorded Plat File 2023, Slide 15101, Records of Plats for Henderson County.

Former Tract A also being described as follows:

BEGINNING at a ½" rebar standing in the western margin of the right-of-way of Interstate 26, said pin standing N. 40° 25' 20" E. 258.83 feet from an axle found in the margin of the right-of-way for Upward Crossing Drive Extension; thence, with the right-of-way of Interstate 26, a bearing and distance of S. 30° 30' 40" E. 33.41 feet to a 5/8" re bar; thence, with the property lines of the parcels identified as Lot 3 and Lot 4 shown on Plat Book 2014, Page 9408, N. 83° 56' 56" W. a distance of 206.46 feet to a point; thence, N. 33° 59' 59" W. 28.03 feet to a point in the property line of the 15.53 acre parcel shown on Plat Book 2021, Page 13636, now or formerly owned by Waterleaf at Flat Rock Apartments, LLC; thence, with the property line of such Waterleaf at Flat Rock Apartments, LLC property, S. 85° 27' 41" E. 36.27 feet to a 5/8" rebar; thence, with the property line of a 17.13 acre parcel shown on Plat Book 2021, Page 13636, now or formerly owned by Peggy Cabe, Enno Camenzind, Paula Carter, Robert Camenzind and Joan Fleming, the same bearing S. 85° 27' 41" E. 168.41 feet to the point and place of BEGINNING, containing 0.12 acres more or less.



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Long-Range Planning Manager **MEETING DATE:** May 8, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

<p><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PINs: 9579-56-1085) from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) to UR-CZD (Urban Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated <u>April 29, 2025</u>] and presented at this meeting and subject to the following:</p> <ol style="list-style-type: none">The development shall be consistent with the following permitted uses:<ol style="list-style-type: none">Residential Dwellings, Multi-Family<ol style="list-style-type: none">120 UnitsThe development shall be consistent with the site plan, including the list of applicable conditions contained therein. <p><i>[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.]</i></p> <p>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</p> <p>Proposed City-Initiated Conditions:</p> <ol style="list-style-type: none">	<p><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PINs: 9579-56-1085) from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) to UR-CZD (Urban Residential - Conditional Zoning District) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:</p> <p>The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Mixed Use Employment’.</p> <p>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:</p> <ol style="list-style-type: none">The proposed redevelopment is would have a negative impact on the transportation networkThe proposed development is incompatible with the surrounding land uses <p>[DISCUSS & VOTE]</p>
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<p>2. (3). The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:</p> <p>The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Mixed Use Employment’.</p> <p>3. (4). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none">1. The proposed redevelopment would reuse and restore an underutilized property located in close proximity to a major commercial corridor.2. The proposed conversion of the subject property would provide needed housing units3. The proposed renovation of the subject property would result in improved landscaping <p>[DISCUSS & VOTE]</p>	
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SUMMARY: The City of Hendersonville is in receipt of a Conditional Zoning District application from Jacob Glover of Pace Living, LLC for 201 Sugarloaf Rd (PIN 9579-56-1085) totaling 6.72 Acres located along an access road (SR 1734) at the bend in Sugarloaf Rd. The site also borders Interstate 26. The property is currently split zoned with C-3, Highway Business, and CHMU, Commercial Highway Mixed Use. The subject property is the current site of The Cascades (hotel). The petitioner is requesting that the parcel be rezoned to Urban Residential CZD and the use converted to allow for 120 apartment units. ‘Residential, Multi-family’ is not a permitted use in the C-3 zoning district. While it is permitted under CHMU, that zoning district has a maximum density of 12 units / acre. The proposed 120 units would result in a density of 18 units per acre and Urban Residential Conditional Zoning District has no density cap.

The development proposes to convert the two existing buildings on the site to 100 Studio units, 10 one-bedroom units, and 10 two-bedroom units. The existing parking on the site is also proposed to be maintained for the new use. Due to the site having existing buildings and parking lots, the developer is proposing a number of conditions granting relief from the design standards found in the Urban Residential Zoning District.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

PROJECT/PETITIONER NUMBER:	25-11-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Jacob Glover, Pace Living, LLC. (Applicant)• Hendersonville Hospitality, LLC. (Owner)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Gen H Consistency & Evaluation Worksheets3. Proposed Site Plan & Building Elevations4. Neighborhood Compatibility Summary5. Application6. Owner Signoff Letter7. Owner Sec of State LLC Record8. Application Addendum9. Developer Exhibit10. Draft Ordinance11. Proposed Zoning Map

STANDARD REZONING: PACE HENDERSONVILLE (25-11-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Number:
 - Pace Hendersonville
 - 25-11-CZD
- Applicant & Property Owner:
 - Pace Living, LLC | Jacob Glover (Applicant)
 - Hendersonville Hospitality, LLC (Owner)
- Property Address:
 - 201 Sugarloaf Rd
- Parcel Identification (PINS):
 - 9579-56-1085
- Project Acreage:
 - 6.72 Acres
- Current Parcel Zoning:
 - C-3 Highway Business /
 - CHMU Commercial Highway Mixed Use
- Current Land Use:
 - Lodging (Closed)
- Proposed Zoning:
 - Urban Residential CZD
- Proposed Land Use:
 - 120 Multi-Family Residential Units
- Future Land Use Designation:
 - Mixed Use Employment



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Conditional Zoning District application from Jacob Glover of Pace Living, LLC for 201 Sugarloaf Rd (PIN 9579-56-1085) totaling 6.72 Acres located along the access road at the bend in Sugarloaf Rd and also fronting Interstate 26. The property is currently split zoned with C-3, Highway Business, and CHMU, Commercial Highway Mixed Use. The subject property is the current site of The Cascades (hotel). The petitioner is requesting that the parcel be rezoned to Urban Residential CZD and the use converted to allow for 120 apartment units. ‘Residential, Multi-family’ is not a permitted use in the C-3 zoning district. While it is a permitted use under CHMU, that zoning district has a maximum density of 12 units / acre. The proposed 120 units would result in a density of 18 units per acre and Urban Residential Conditional Zoning District has no density cap.

The development proposes to convert the two existing buildings on the site to 100 Studio units, 10 one-bedroom units, and 10 two-bedroom units. The existing parking on the site is also proposed to be maintained for the new use. Due to the site having existing buildings and parking lots, the developer is proposing a number of conditions granting relief from the design standards found in the Urban Residential Zoning District.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

SITE IMAGES



View of corner of the site from Sugarloaf Rd



View of frontage of east parking lot and east face of main building and the north face of the annex building

SITE IMAGES



View of neighboring properties to the east from subject property



View of open space and existing vegetation at the rear of the subject property

SITE IMAGES

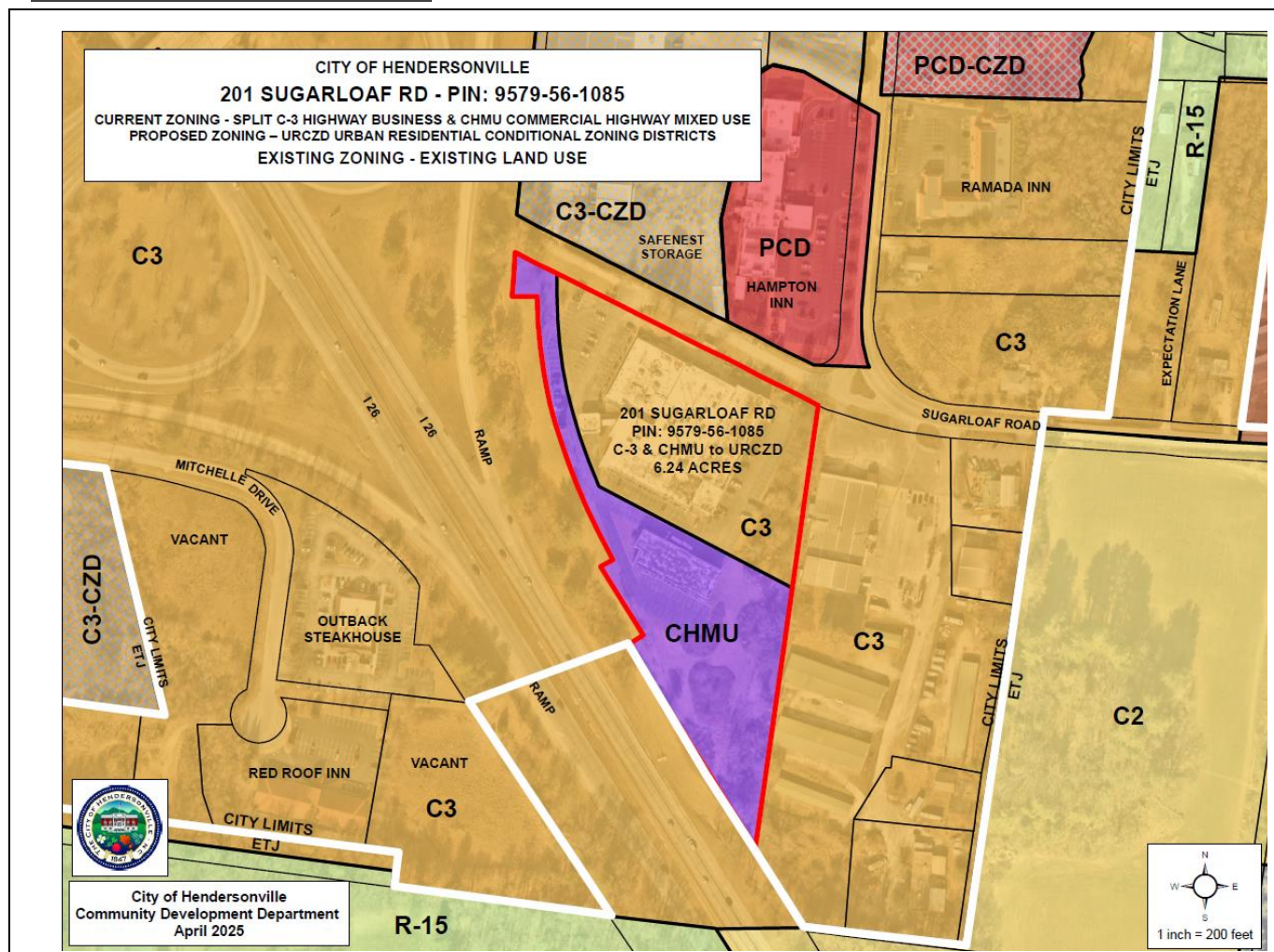


View of rear parking and rear of main building (right) and north face of annex building (left)



View of access to rear of annex building. I-26 in background.

EXISTING ZONING & LAND USE



Existing Land Use & Current Zoning Map

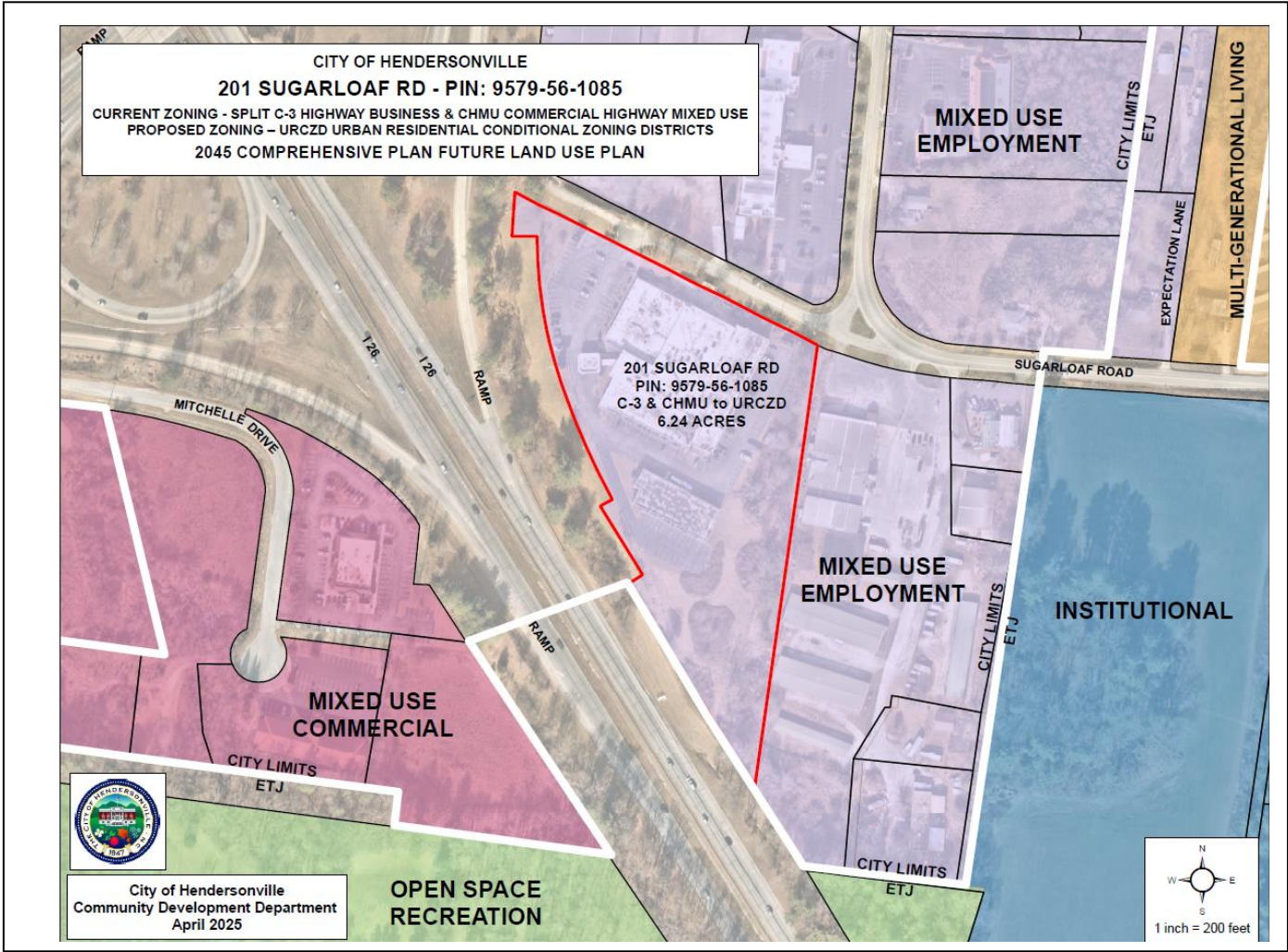
The subject property is located within the corporate limits of the city. The parcel is zoned C-3 and CHMU. The CHMU Zoning was put in place in 2021 to accommodate a planned conversion of the rear “annex” building to multi-family (multi-family is not permitted under C-3 zoning). The conversion to apartments did not occur, and the two separate parcels were later recombined into one parcel resulting in a split zoning.

This subject property has been the site of The Cascades Mountain Resort – though the business has recently faced numerous fire and building maintenance code violations. The subject property is just over 6.5 acres in size and contains two 2-story principal buildings and associated parking areas. A two acre portion of the site, to the east and south, is undeveloped open space.

The dominate zoning in the area is C-3 Highway Business. The other zoning district in the area is Planned Commercial Development (PCD-CZD). This zoning district is located on parcels to the north of the subject property.

The land uses in this area are typical for interstate-oriented commercial uses with hotel/motels being the most prominent use. Other commercial uses include restaurants, gas stations, and self-storage facilities.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Mixed Use Employment” in the Future Land Use & Conservation Map. The adjacent properties flanking in all directions are also designated Mixed Use - Employment. The Character Area description for MU-E is as follows:

Employment centers contain a mix of uses including office, light industrial, and institutional in buildings with multiple stories. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Highly walkable areas with clustered parking and minimized vehicular circulation, incorporation of some retail, recreational, and residential uses to create a live, work, and play environment is supported. Flexible open space is in the form of formal and informal parks and green spaces connected by trails and can be programmed for gatherings of various sizes and purposes are also integrated.

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Residential, multi-family
- Total Dwelling Units: 120
- Site: 6.72 Acres
- Density: 19.2 Units / Acre
- Buildings:
 - Total Footprint – 64,713 Sq Ft
 - Height - 25'
- Open Space: 116,838 Sq Ft or 40%
 - Common Open Space: 30,000 Sq Ft or 10.3%
 - Common Space: 3,831 Sq Ft or 1.3% - See comments below
- Transportation:
 - Access from S.R. 1734 at bend in Sugarloaf Rd. 1/4 mile from intersection with US64
 - The projected Average AM Peak Trips = 61 (Threshold for TIA = 100)
 - The projected Average PM Peak Trips = 48 (Threshold for TIA = 100)
 - The projected Daily Trips = 809 (Threshold for TIA = 1,000)
- Sidewalks:
 - 5' internal sidewalks & crosswalks are proposed
 - No external sidewalks – Fee-in-Lieu proposed
- 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:
 - Off-Street Parking
 - Required: 120 spaces (1 per unit for 1&2-bedroom units)
 - Provided: 181 spaces
 - On-Street Parking
 - Required but not provided
- Landscaping:
 - This development will be required to plant:
 - Street Trees (Sec. 5-25)
 - Common Space Plantings (5-25)
 - Vehicular Use Plantings (15-9)
 - Open Space Plantings (15-14)
 - A detailed Landscaping Plan will be provided at final site plan
- Building Design:
 - Two Existing Buildings constructed in 1966
 - Buildings were motels that were later enclosed with glass to create interior hallways.
 - Main Building – 2-Story 25'
 - Annex Building – 2.5-Story – 20'

- Floodplain: N/A
- Stream Buffer: N/A

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Preliminary Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for UR- with the following exceptions:
 - These outstanding items shall need to be resolved as part of the CZD process
 - See Developer Proposed Conditions
 - Provision of Common Space
 - These outstanding items shall be resolved at the time of Final Site Plan and/or Preliminary Plat.
 - Detailed Landscaping Plan – The existing landscaping on the site is non-conforming, as it predates the City’s current landscaping standards set forth in Article 15 and in Urban Residential Zoning District. A non-conforming site must come into compliance with landscaping standards in a few different circumstances. The most relevant for this project would be for “renovations with a total cost exceeding 50% of the assessed value of the building according to Henderson County tax records or an appraisal by a state licensed appraiser”. We can assume this project, as proposed, would exceed this threshold. However, given that we do not yet have confirmation of this type of information, the applicant has only provided basic information about the existing landscaping on the site, which is proposed to be preserved. A detailed Landscaping Plan will be required as part of the Final Site Plan submittal.

Proposed City-Initiated Conditions:

- I. None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consist of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City’s Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments / conditions below:

- I. None

DEVELOPER-PROPOSED CONDITIONS:

- 1) 5-25-5.8 Architectural Details - The developer requests a waiver for this section concerning architectural Details and the 35% reflectivity value requirement on the exterior walls for The following building elevations.

Building #1, main building

- east elevation
- south elevation

Building #2, rear residential only building (annex)

- north elevation
- south elevation
- east elevation
- west elevation

- 2) 5-25-5.9 Building Walls - The developer requests a waiver for this section concerning 'Long, Monotonous, uninterrupted walls' for the following building elevations.

- Building #1, main building
 - east elevation
 - south elevation
- Building #2, rear residential only building (annex)
 - north elevation
 - south elevation
 - east elevation
 - west elevation

- 3) 5-25-5.10 Building Entrances - The developer requests a waiver for this section concerning building Entrances for the following building:

- Building #2, rear residential only building

- 4) 5-25-5.12b Building Scale - The developer requests a waiver for this section concerning building scale for the following building elevations:

- Building #1, main building
 - east elevation
 - south elevation
 - west elevation
- Building #2, rear residential only building (annex)
 - north elevation
 - south elevation
 - east elevation
 - west elevation

- 5) 5-25-5.13 Internal Access and Connectivity - The developer requests a waiver for

this section. Current existing layout of the site does not comply.

- 6) 5-25-5.15 Pedestrian Zone and Sidewalks - The developer agrees to pay fee in lieu of the required 7'-0" sidewalk in accordance with section 6-12-3 and section 5-25-5.15 of the zoning code.
- 7) 5-25-5.17 Street Trees - The developer request a waiver for the street tree requirement. Existing trees, plants, shrubs, & hedges are existing on the access road. The Developer proposes adding additional large maturing trees to the north side of the property. Due to the amount of existing landscaping, drives, and rock formations, the developer is not able to achieve 1 canopy tree per every 40'-0".
- 8) 5-25-5.18 Landscape/Buffering Standards - The current development is not in compliance with the requirements of this section of the zoning ordinance, particularly with respect to the required tree plantings in parking lot areas. However, the developer intends to adhere to these landscaping and buffering standards to the fullest extent possible. To that end, a comprehensive landscape design prepared by a qualified landscape professional will eventually be submitted to the city for review and approval.
- 9) 5-25-5.20 Common Space Standards -The developer requests a waiver for this section concerning the required common space area. The total common space is less than the required 10% lot area. The total common space required minus the 30% allowed that can be located in an enclosed ground floor area is 20,492 sq. Ft. Total area of provide common space is 3831 sq. Ft., which is located on the east side of building #1 **condition justification included as exhibits to the application.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> <u>Land Supply Map</u> - The subject property is <u>not</u> located on the Land Supply Map. <u>Land Suitability</u> – The subject property was <u>not</u> evaluated in the Suitability Assessment. <u>Development Intensity</u> - The subject property is located in an area designated as “<u>Moderate</u>” for Development Intensity. <u>Focused Intensity Nodes</u> - The subject property is located between two Focused Intensity Nodes. <u>Focus Area</u> - The subject property is <u>not</u> located in or near one of the 5 Focus Areas.</p>
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Mixed Use Employment Character Area Description: Somewhat Consistent Zoning Crosswalk: Consistent</p>
2) COMPATIBILITY	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p><i>In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.</i></p>
	<p><u>EXISTING CONDITIONS</u> The subject property is zoned C-3 and CHMU. The site features two existing buildings that have been The Cascades Mountain Resort. They are proposed to be reused. Adjacent land uses to the north include lodging and self-storage. To the east, land uses include whole, storage and restaurant. The proposed multi-family use is compatible with the surrounding land uses.</p>
	<p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Inconsistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: N/A Welcoming & Inclusive Community: N/A Accessible & Available Community Uses and Services: N/A Resilient Community: N/A</p>
	<p><u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Inconsistent</p>

	Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Inconsistent Efficient & Accessible Infrastructure: Consistent
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment - The area continues to face a housing shortage. The City's recent Housing Needs Assessment found that 10,000 dwelling units are needed in Henderson County over the next 5 years and that new construction is not keeping pace with household growth (p.20-21). Additionally, there have been a number of recent code violations at the subject property.
4) Public Interest	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 - The proposed redevelopment would reimagine and reuse an underutilized property. Conversion of this property would provide needed housing and address ongoing code violations.
5) Public Facilities	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 The subject property will continue to be served by City of Hendersonville services. Sugarloaf Rd is NCDOT-maintained and designated as a Minor Thoroughfare "Needing Improvement". The site is just over ¼ mile (5-6 minute walk) from the intersection of Chimney Rock Rd (US64).
6) 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 - No impact on existing vegetation or pervious surfaces is proposed. The renovation of the existing building will trigger compliance with current landscaping standards.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition to be consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description.
- 2) Compatibility - Staff finds that the proposed use is compatible with the surrounding land uses and consistent with the Goals & Guiding Principles of the Comprehensive Plan.
- 3) Changed Conditions - Staff finds that the changed conditions relate to the documented need for additional housing units and recent issues related to code violations at the subject property.
- 4) Public Interest - Staff finds that it is in the public interest to provide additional housing units and for the property to be redeveloped.
- 5) Public Facilities - Staff finds that the proposed development would efficiently utilize existing services and infrastructure.
- 6) Effect on Natural Environment – Despite having a lack of landscaping details at this time, staff finds that there will ultimately be a net increase in vegetation under the proposed plan.

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

The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use Employment'.

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 proposed redevelopment would reuse and restore an underutilized property located in close proximity to a major commercial corridor.*
- *The proposed conversion of the subject property would provide needed housing units*
- *The proposed renovation of the subject property would result in improved landscaping*

DRAFT [Rational for Denial]

- *The proposed redevelopment is would have a negative impact on the transportation network*
- *The proposed development is incompatible with the surrounding land uses*

Pace Living (25-11-CZD)		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Mixed Use - Employment	
Character Area Description (Pg. 122-131)	Somewhat Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focused Intensity Node (Pg. 119)	Somewhat Consistent	
Focus Area Map (Pg. 134-159)	N/A	

Pace Living (25-11-CZD)		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
GOALS		
Vibrant Neighborhoods (Pg. 93)		
Promote lively neighborhoods that increase local safety.	Consistent	
Enable well-maintained homes, streets, and public spaces.	Consistent	
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent	
The design allows people to connect to nearby destinations, amenities, and services.		Inconsistent
Abundant Housing Choices (Pg. 93)		
Housing provided meets the need of current and future residents.	Consistent	
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent	
Housing condition/quality exceeds minimum standards citywide	Consistent	
Healthy and Accessible Natural Environment (Pg. 94)		
Recreational (active and passive) open spaces are incorporated into the development.	Consistent	
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent	
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent	
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent	
Authentic Community Character (Pg. 94)		
Downtown remains the heart of the community and the focal point of civic activity	N/A	
A development near a gateway sets the tone, presenting the image/brand of the community.	N/A	
Historic preservation is utilized to maintain the city's identity.	N/A	
City Centers and neighborhoods are preserved through quality development.	Consistent	
Safe Streets and Trails (Pg. 95)		
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.		Inconsistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.		Inconsistent
Design embraces the principles of walkable development.		Inconsistent
Reliable & Accessible Utility Services		

Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent	
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent	
Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	N/A	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	N/A	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	N/A	
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	N/A	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
N/A		
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	N/A	
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Small Infill Site].	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]		Inconsistent
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.	Consistent	
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.		Inconsistent
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE PROPERTY OF ARCHIE BOLDEN AND MAY NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT OF ARCHIE BOLDEN.

COVER SHEET

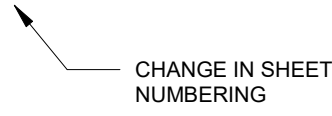
ISSUE DATE:

4/18/2025

A001

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A001	COVER SHEET	1	4/18/2025
A002	OVERALL SITE PLAN, MAPS, SCHEDULES	2	4/29/2025
A003	SITE - EXISTING LANDSCAPE LAYOUT	2	4/29/2025
A001	BUILDING #1 - EXTERIOR ELEVATIONS	1	4/18/2025
A002	BUILDING #2 - EXTERIOR ELEVATIONS	1	4/18/2025
A001	MAIN BUILDING PICTURE ELEVATIONS	1	4/18/2025
A002	REAR BUILDING PICTURE ELEVATIONS AND AERIAL VIEWS	1	4/18/2025
A003	AERIAL VIEWS	1	4/18/2025



CONDITIONS (DEVELOPER)

5-25-5.8 ARCHITECTURAL DETAILS
THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING ARCHITECTURAL DETAILS AND THE 30% REFLECTIVITY VALUE REQUIREMENT ON THE EXTERIOR WALLS FOR THE FOLLOWING BUILDING ELEVATIONS:

- BUILDING #1, MAIN BUILDING
- EAST ELEVATION
 - SOUTH ELEVATION
- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
 - SOUTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION

5-25-5.9 BUILDING WALLS

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING 'LONG, MONOTONOUS, UNINTERRUPTED WALLS' FOR THE FOLLOWING BUILDING ELEVATIONS:

- BUILDING #1, MAIN BUILDING
- EAST ELEVATION
 - SOUTH ELEVATION
- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
 - SOUTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION

5-25-5.10 BUILDING ENTRANCES

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING BUILDING ENTRANCES FOR THE FOLLOWING BUILDING:

- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING

5-25-5.12b BUILDING SCALE

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING BUILDING SCALE FOR THE FOLLOWING BUILDING ELEVATIONS:

- BUILDING #1, MAIN BUILDING
- EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
 - SOUTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION

5-25-5.13 INTERNAL ACCESS AND CONNECTIVITY

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION, CURRENT EXISTING LAYOUT OF THE SITE DOES NOT COMPLY.

5-25-5.15 PEDESTRIAN ZONE AND SIDEWALKS

THE DEVELOPER AGREES TO PAY FEE IN LIEU OF THE REQUIRED 7'-0" SIDEWALK IN ACCORDANCE WITH SECTION 6-12.3 AND SECTION 5-25-5.15 OF THE ZONING CODE.

GENERAL DEVELOPMENT NOTES

UTILITIES

THE DEVELOPMENT WILL USE EXISTING UTILITIES CONNECTED TO THE TWO BUILDINGS.

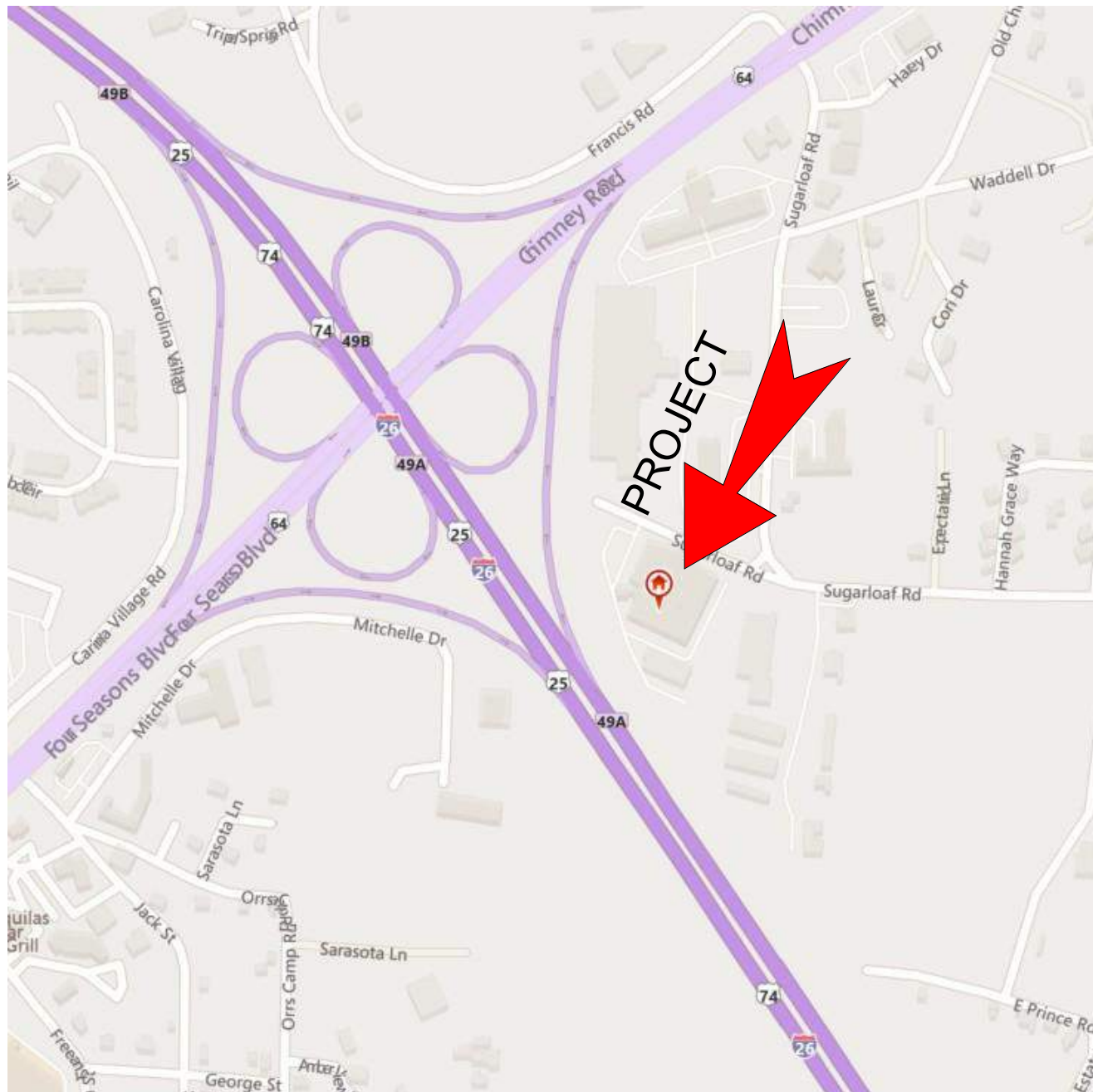
FIRE SAFETY

THE CURRENT MAIN BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM. BUILDING # 2, LOCATED AT THE REAR OF THE PROPERTY WILL BE EQUIPPED WITH A NEW FIRE SPRINKLER AND FIRE ALARM SYSTEM.

IT IS THE INTENTION OF THE DEVELOPER TO ADDRESS THE CONCERNS PREVIOUSLY RAISED AND BRING THE PROJECT INTO FULL COMPLIANCE WITH THE CURRENTLY ADOPTED FIRE CODES.

LANDSCAPE REQUIREMENTS

FOR THIS EXISTING PROJECT, IT IS THE INTENTION OF THE DEVELOPER TO COMPLY, WHERE POSSIBLE, WITH THE LATEST LANDSCAPE ORDINANCE SET BY THE CITY OF HENDERSONVILLE, NORTH CAROLINA.



1 VICINITY MAP
SCALE N.T.S.

CLIENT

NHD CAPITAL
3532 W PALMETTO ST, FLORENCE, SC , 29501
CONTACT: ROY ASSAF
(646) 287-4403
ROY@NHD CAPITAL.COM

ARCHITECT

ARCHIE BOLDEN
949 W MARINETTA ST NW, ATLANTA GA, 30318
+1 (404) 769-6828
design@archiebolden.com

SCOPE OF WORK

RENOVATION OF EXISTING HOTEL DEVELOPMENT.

DEVELOPMENT CURRENTLY CONSISTS OF A 2 STORY MAIN BUILDING WITH AMENITY AREAS AND 3 STORY RESIDENTIAL BUILDING.

ALL HOTEL UNITS TO BE CONVERTED INTO APARTMENT UNITS.
TOTAL APARTMENT UNITS PROPOSED - 120.
100 STUDIO APARTMENT UNITS
10 ONE BEDROOM APARTMENT UNITS
10 TWO BEDROOM APARTMENT UNITS

PROPOSED ZONING OF PROPERTY TO BE UR URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

Archie Bolden

0143 - PACE HENDERSONVILLE

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

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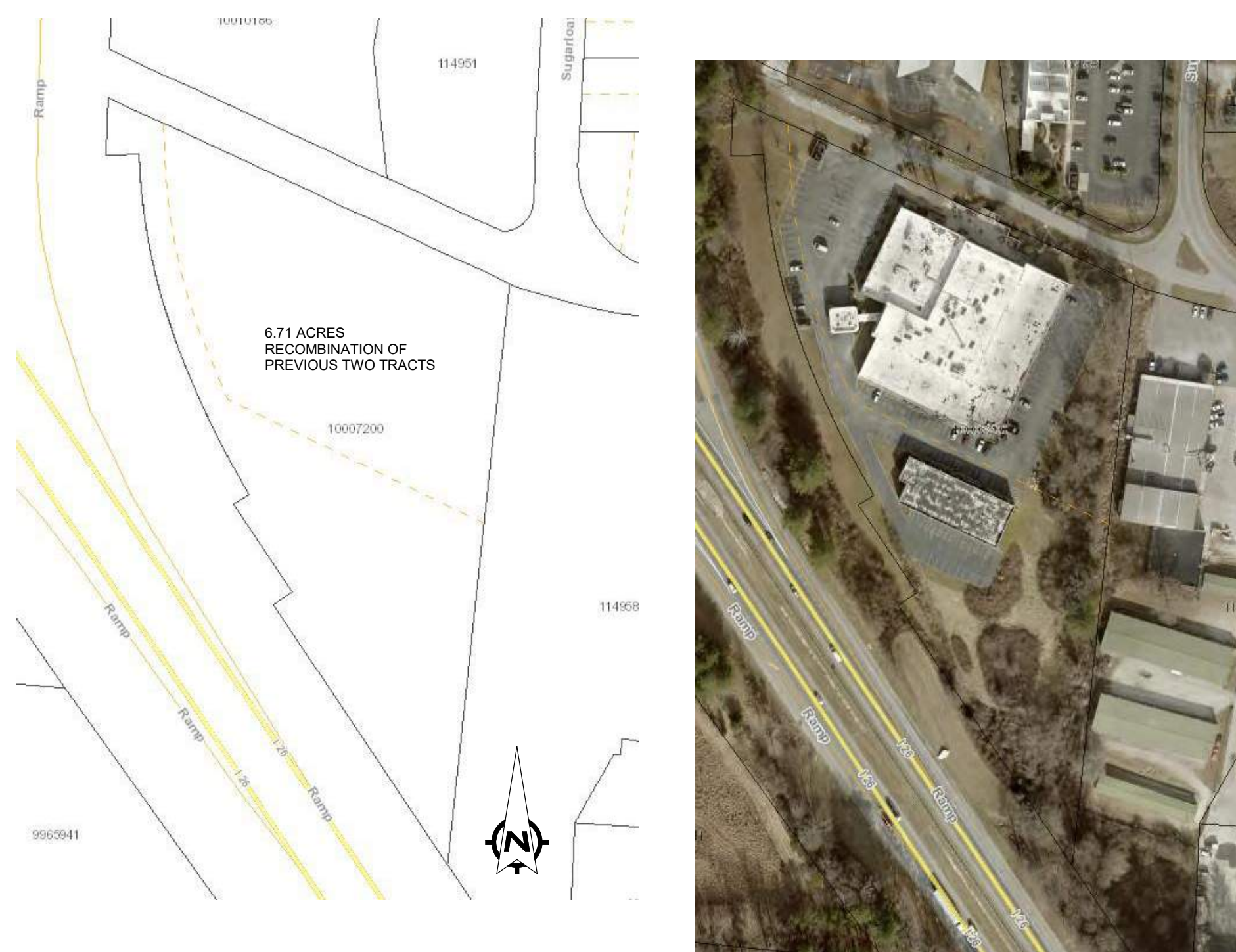
REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS
2	4/29/2025	RESPONSE TO CITY COMMENTS 2ND ROUND

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WRITTEN CONSENT OF ARCHIE BOLDEN.OVERALL SITE PLAN,
MAPS, SCHEDULES

ISSUE DATE:

4/29/2025

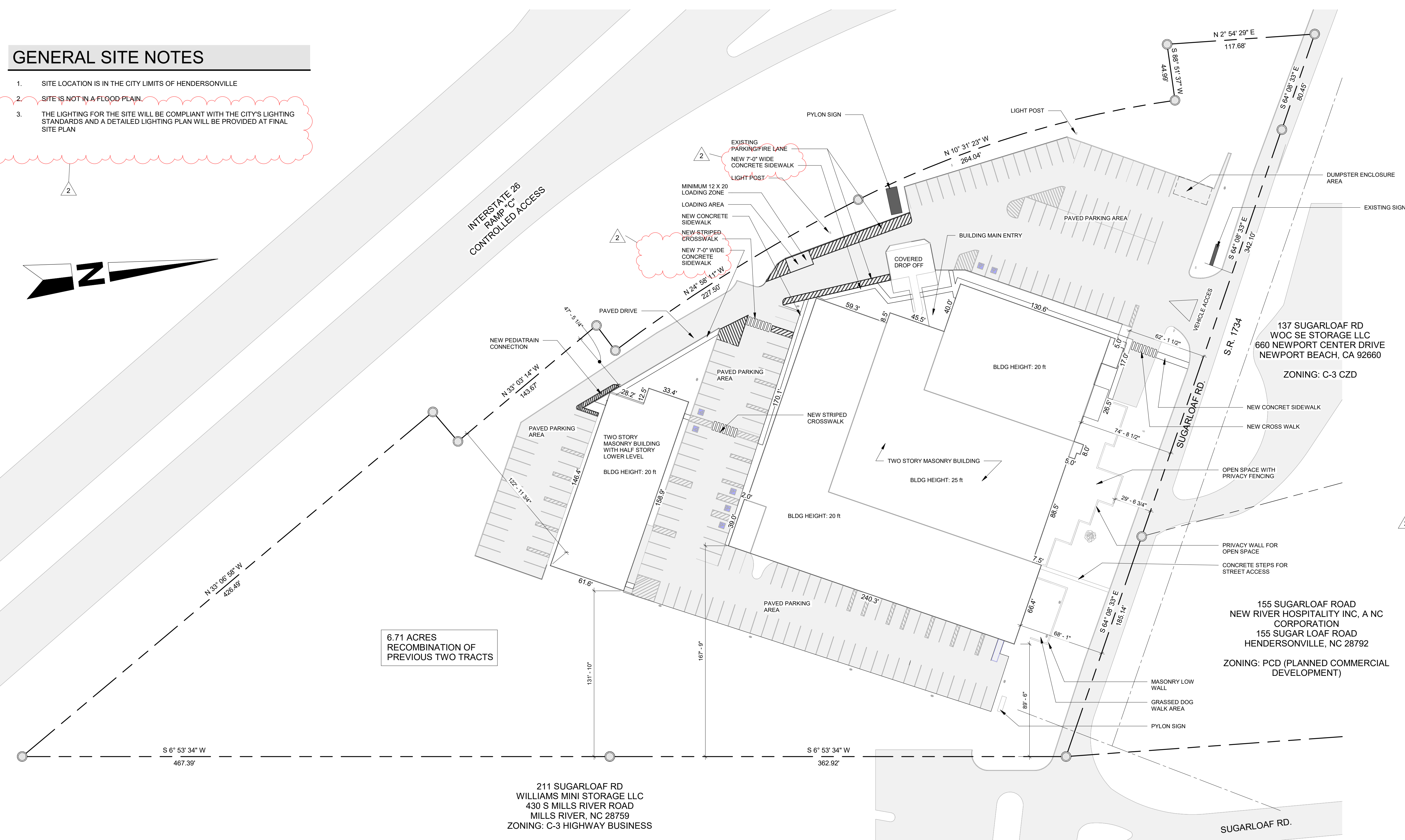
A002



2 GIS MAP OUTLINE AND AERIAL VIEW
SCALE 1" = 60'-0"

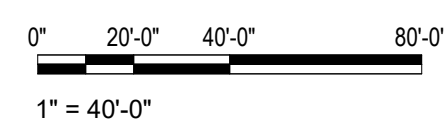
GENERAL SITE NOTES

- SITE LOCATION IS IN THE CITY LIMITS OF HENDERSONVILLE
- SITE IS NOT IN A FLOOD PLAIN
- THE LIGHTING FOR THE SITE WILL BE COMPLIANT WITH THE CITY'S LIGHTING STANDARDS AND A DETAILED LIGHTING PLAN WILL BE PROVIDED AT FINAL SITE PLAN



1 RENOVATED SITE PLAN

SCALE 1" = 40'-0"



I. DATE

APRIL 4TH, 2025

II. TITLE OF PROJECT

PACE HENDERSONVILLE

III. PROJECT DESIGNER AND PROPERTY OWNER

CLIENT INFORMATION

PACE LIVING
237 SOUTH DIXIE HWY, MIAMI, FL, 33133
CONTACT: ROY ASSAF
(646) 287-4403
roy@rtdcapital.com

PROJECT DESIGNER

ARCHIE BOLDEN
949 W MARIETTA ST NW, ATLANTA GA, 30318
+1 (404) 769-6828
design@archiebolden.com

IV. PROJECT AND ZONING INFORMATION

REID: 10007200
PIN: 9579561085
RECOMBINATION: 6.71 ACRES

ZONING: C-3 HIGHWAY BUSINESS & CHMU
(COMMERCIAL HIGHWAY MIXED USE)

PROPOSED ZONING: UR URBAN RESIDENTIAL CONDITIONAL
ZONING DISTRICT

V. PARKING REQUIREMENTS:

TOTAL EXISTING PARKING SPACES = 181

PER THE ZONING ORDINANCE FOR RESIDENTIAL, 1 PER EA. DWELLING = 120

TOTAL REQUIRED PARKING = 166

*THE EXISTING RESTAURANT SPACE WILL BE REMOVED AND REPLACED WITH A
SHARED AMENITY SPACE, TYPE OF SPACE TO BE DETERMINED AT A LATER DATE.

TOTAL NUMBER OF APARTMENT UNITS = 120

1 SPACE PER UNIT = 120 REQUIRED PARKING SPACES.

TOTAL AREA OF FUTURE AMENITY AND MEETING SPACE = 9,500 SQ. FT. 9500 / 600
= 16 PARKING SPACES.
TOTAL REQUIRED = 136

VI. PROJECT SQUARED FOOTAGE / ACREAGE & PERCENTAGE OF TOTAL SITE

LOT DESCRIPTION	LOT AREA	
	ACRES	AREA SQUARE FEET
TRACT 1	3.74	162,938.52
TRACT 2	2.98	129,810.58
TOTAL AREA:	6.72	292,749.10

SITE COVERAGE			
AREA DESCRIPTION	AREA	REQ'D %	PROVIDED %
BUILDING FOOTPRINTS	64,713 R ²	-	22.1%
COMMON SPACE	30,000 R ²	10.0%	10.3% MIN.
OPEN SPACE	116,836 R ²	30.0%	39.9%
STREETS & PARKING	77,321 R ²	26.4%	26.4%
TOTAL PROJECT AREA	292,703 R ²	-	100%

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

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SITE - EXISTING
LANDSCAPE LAYOUT

ISSUE DATE:

4/29/2025

A003

LANDSCAPE NOTES

5-25-5.17 STREET TREES

THE DEVELOPER WILL SEEK 'ALTERNATIVE COMPLIANCE' FOR THIS STREET TREE REQUIREMENT.

EXISTING TREES, PLANTS, SHRUBS, & HEDGES ARE EXISTING ON THE ACCESS ROAD. THE DEVELOPER PROPOSES ADDING ADDITIONAL LARGE MATURING TREES TO THE NORTH SIDE OF THE PROPERTY. DUE TO THE AMOUNT OF EXISTING LANDSCAPING, DRIVES, AND ROCK FORMATIONS, THE DEVELOPER IS NOT ABLE TO ACHIEVE 1 CANOPY TREE PER EVERY 40'-0".

5-25-5.18 LANDSCAPE/BUFFERING STANDARDS

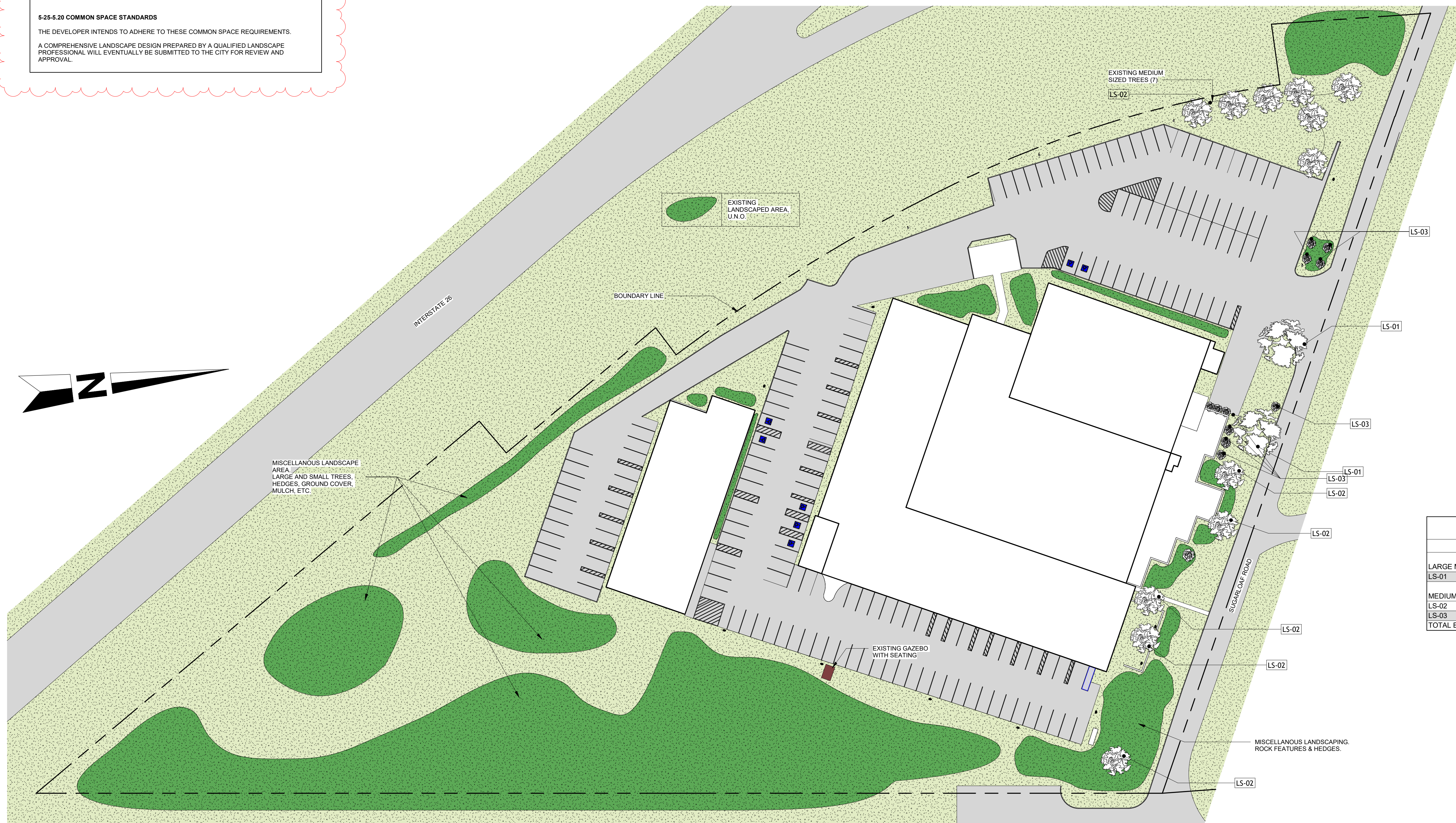
THE CURRENT DEVELOPMENT IS NOT IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION OF THE ZONING ORDINANCE, PARTICULARLY WITH RESPECT TO THE REQUIRED TREE PLANTINGS IN PARKING LOT AREAS.

HOWEVER, THE DEVELOPER INTENDS TO ADHERE TO THESE LANDSCAPING AND BUFFERING STANDARDS TO THE FULLEST EXTENT POSSIBLE. TO THAT END, A COMPREHENSIVE LANDSCAPE DESIGN PREPARED BY A QUALIFIED LANDSCAPE PROFESSIONAL WILL EVENTUALLY BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

5-25-5.20 COMMON SPACE STANDARDS

THE DEVELOPER INTENDS TO ADHERE TO THESE COMMON SPACE REQUIREMENTS.

A COMPREHENSIVE LANDSCAPE DESIGN PREPARED BY A QUALIFIED LANDSCAPE PROFESSIONAL WILL EVENTUALLY BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.



EXISTING TREE LEGEND

	Description	Count
LARGE MATURING TREE		
LS-01	LARGE MATURING TREE	2
MEDIUM MATURING TREE		
LS-02	MEDIUM MATURING TREE	12
LS-03	MEDIUM MATURING TREE	12
TOTAL EXISTING STREET TREES		26

1 EXISTING DIAGRAMMATIC LANDSCAPE LAYOUT
SCALE 1" = 40'-0"

SEAL AND SIGNATURE

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CONSTRUCTION

REV	DATE	DESCRIPTION
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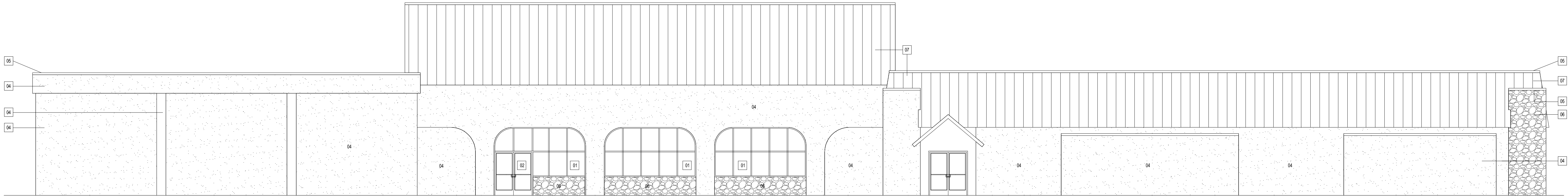
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BUILDING #1 - EXTERIOR
ELEVATIONS

ISSUE DATE:

4/18/2025

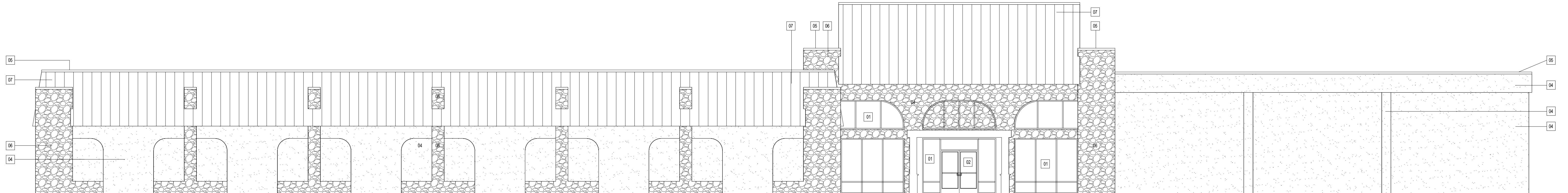
A201



1 BLDG 1 - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

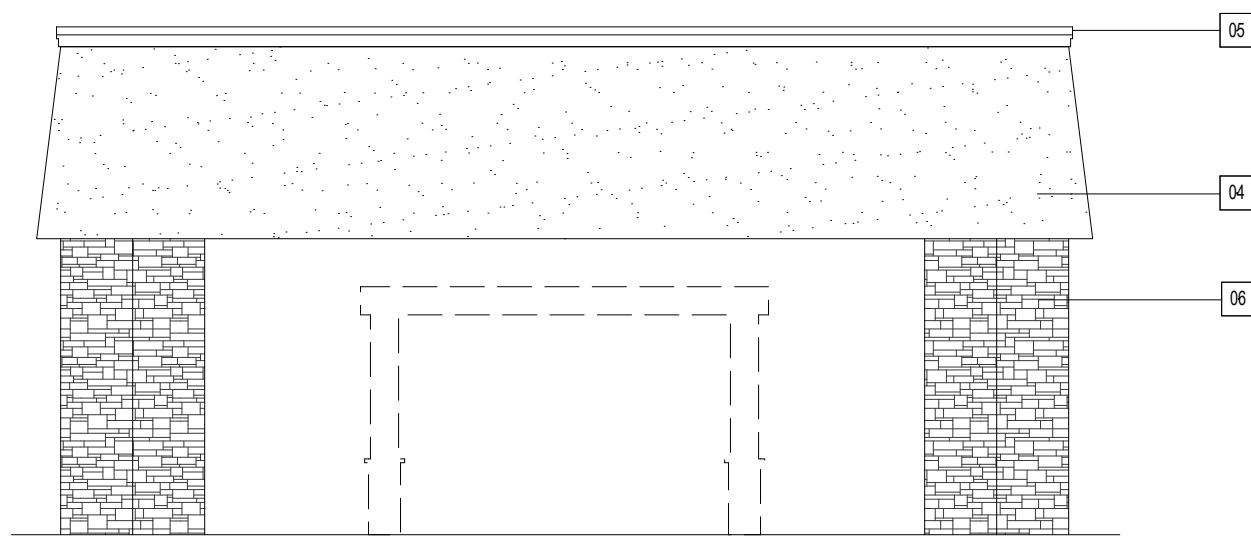
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



2 BLDG 1 - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

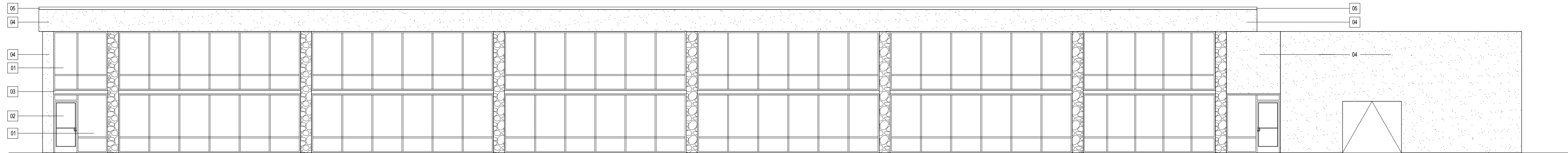
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



5 COVERED ENTRY
SCALE 1/8" = 1'-0"

EXISTING EXTERIOR FINISHES

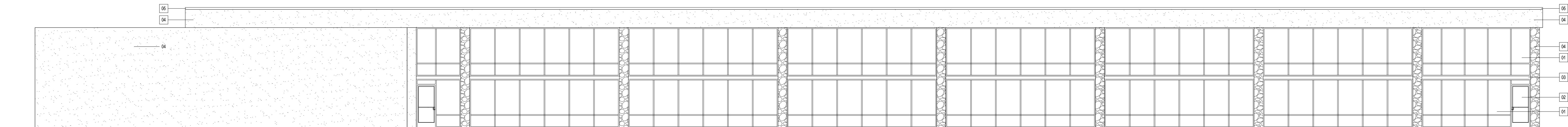
KEY	DESCRIPTION	COLOR
01	ALUMINUM STOREFRONT WINDOW SYSTEM.	BRONZE
02	ALUMINUM STOREFRONT ENTRY DOOR.	BRONZE
03	PAINTED CONCRETE SLAB EDGE.	WHITE
04	STUCCO FINISH.	TAN
05	PARAPET COPING.	TAN
06	STONE VENEER	WHITE
07	STANDING SEAM METAL ROOFING	BRONZE



3 BLDG 1 - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



4 BLDG 1 - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE

SEAL AND SIGNATURE

NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

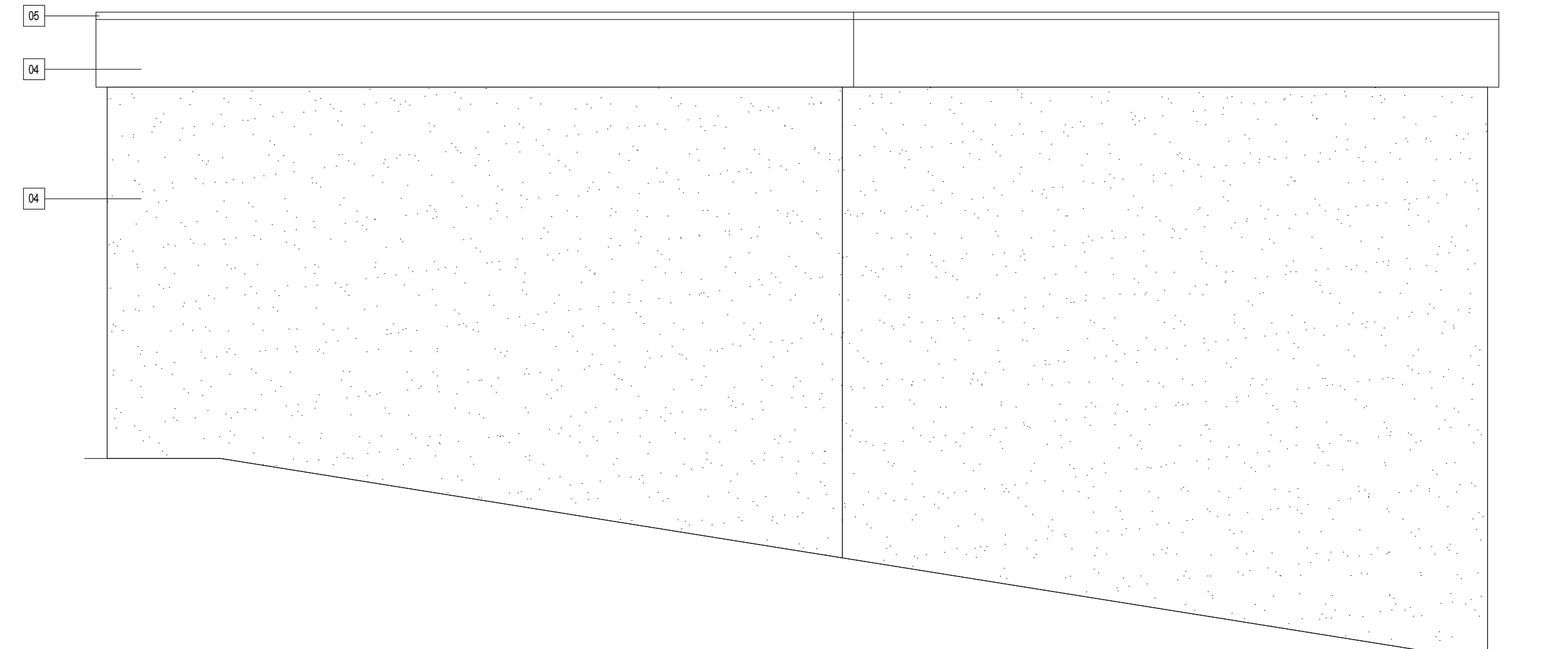
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BUILDING #2 - EXTERIOR
ELEVATIONS

ISSUE DATE:

4/18/2025

A202

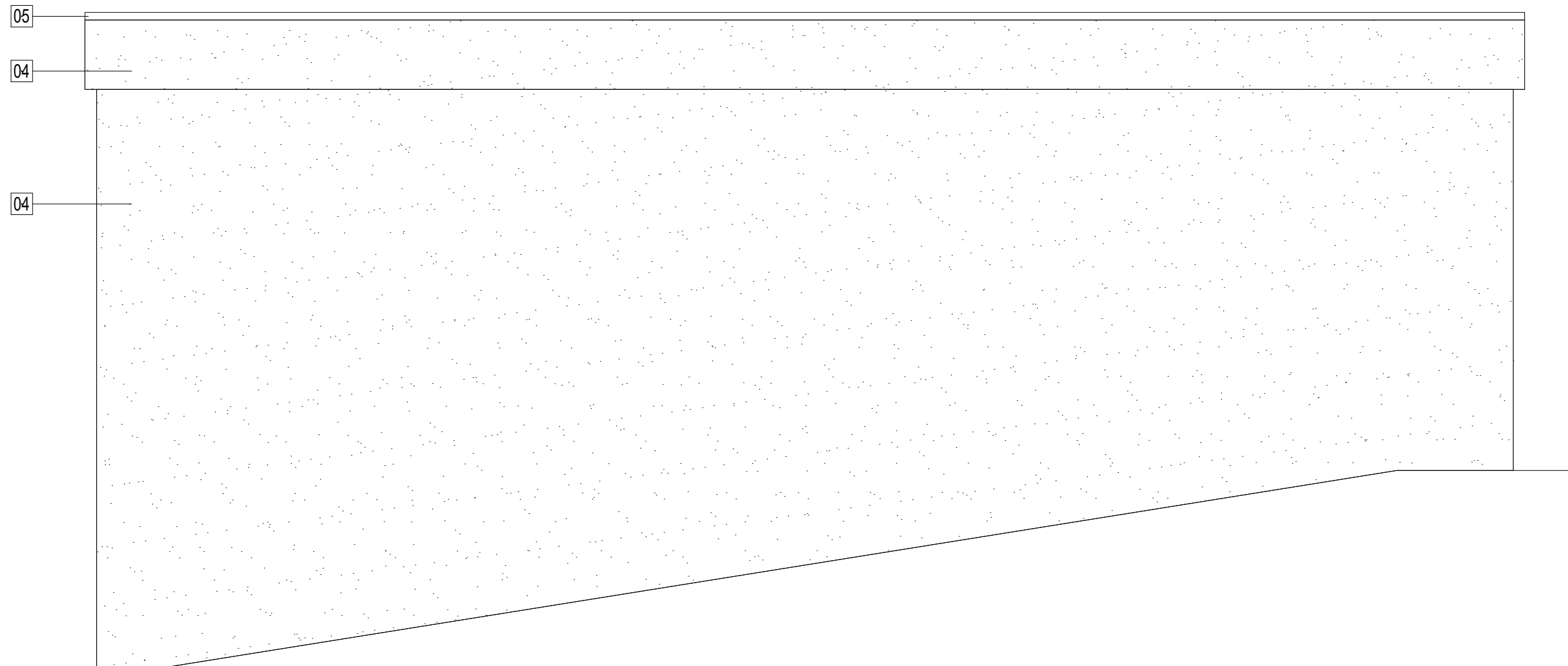


1 BLDG 2 - EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE

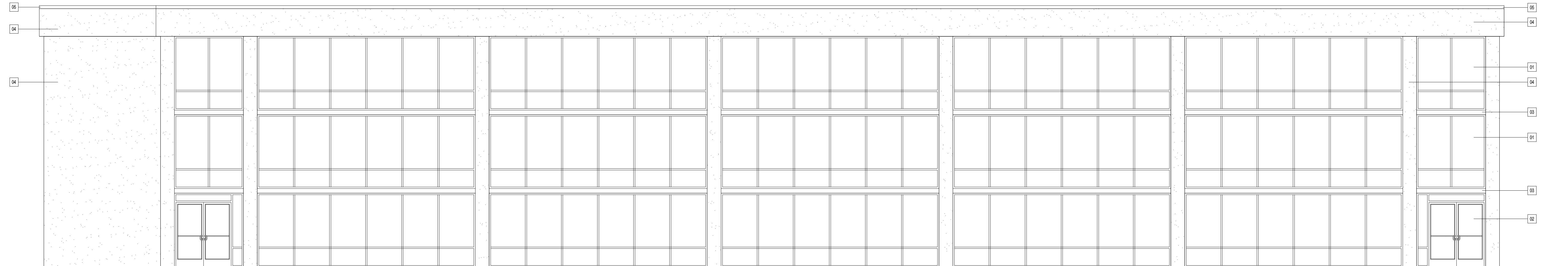
EXISTING EXTERIOR FINISHES		
KEY	DESCRIPTION	COLOR
01	ALUMINUM STOREFRONT WINDOW SYSTEM.	BRONZE
02	ALUMINUM STOREFRONT ENTRY DOOR.	BRONZE
03	PAINTED CONCRETE SLAB EDGE.	WHITE
04	STUCCO FINISH.	TAN
05	PARAPET COPING.	TAN
06	STONE VENEER	WHITE
07	STANDING SEAM METAL ROOFING	BRONZE



2 BLDG 2 - EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

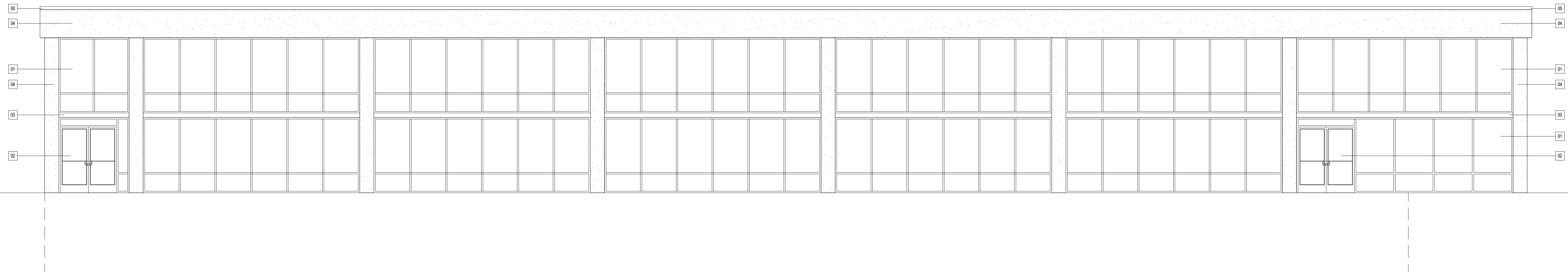
5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.12b BUILDING SCALE



3 BLDG 2 - EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.10 BUILDING ENTRANCES
5-25-5.12b BUILDING SCALE



4 BLDG 2 - EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS
5-25-5.9 BUILDING WALLS
5-25-5.10 BUILDING ENTRANCES
5-25-5.12b BUILDING SCALE



1 MAIN BUILDING_WEST ELEVATION
SCALE N.T.S.



2 MAIN BUILDING_WEST COVERED ENTRY
SCALE N.T.S.



3 MAIN BUILDING_WEST COVERED WALK
SCALE N.T.S.



4 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



5 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



6 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



7 MAIN BUILDING_EAST VIEW
SCALE N.T.S.



8 MAIN BUILDING_NORTH VIEW
SCALE N.T.S.

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME: PACE LIVING

SEAL AND SIGNATURE

NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE PROPERTY OF ARCHIE BOLDEN AND MAY
NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE
WRITTEN CONSENT OF ARCHIE BOLDEN.

MAIN BUILDING PICTURE
ELEVATIONS

ISSUE DATE:

4/18/2025

A301



1 REAR BUILDING_ NORTH VIEW

SCALE N.T.S.



3 REAR BUILDING_ NORTH VIEW

SCALE N.T.S.



5 REAR BUILDING_ SOUTH VIEW

SCALE N.T.S.

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME: PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE PROPERTY OF ARCHIE BOLDEN AND MAY NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT OF ARCHIE BOLDEN.

REAR BUILDING PICTURE ELEVATIONS AND AERIAL VIEWS

ISSUE DATE:

4/18/2025

A302

PACE HENDERSONVILLE
PROJECT NUMBER: 0143
201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA
CLIENT NAME: PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE PROPERTY OF ARCHIE BOLDEN AND MAY NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT OF ARCHIE BOLDEN.

AERIAL VIEWS

ISSUE DATE:

4/18/2025

A303



2 AERIAL VIEW_NORTH SIDE
SCALE N.T.S.



6 AERIAL VIEW_EAST SIDE
SCALE N.T.S.



3 AERIAL VIEW_SOUTH SIDE
SCALE N.T.S.



1 AERIAL VIEW_OVERALL
SCALE N.T.S.



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

PACE HENDESONVILLE (25-11-CZD)

NCM MEETING DATE: March 7, 2025

PETITION REQUEST: Rezoning: Pace Hendersonville (UR-CZD)

APPLICANT/PETITIONER: Pace Living, LLC (Jacob Glover)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on March 7th, 2025, at 2pm in the Meeting Room of City Hall at 160 6th Ave E and via Zoom. The meeting lasted approximately 50 minutes.

There were 2 members of the general public in attendance in-person and 2 attended virtually. The City was represented with 2 members of Planning staff. The applicant was present and gave some opening explanations of the project following staff's formal introduction and brief overview of the request.

There were no pre-submitted comments. Those attendance brought up a range of opinions and views. Some comments reflected a positive take on the impact of the development.

Other Questions and Concerns from the public related to:

Questions:

- Safety & Security Measures
- Improvement to transportation infrastructure / access
- Sustainable building practices
- Site drainage
- Preservation of existing vegetation
- Provision of a community garden
- Affordable housing
- Safe pedestrian access
- Amenities, public vs private
- Provision of a TIA
- Property Management

Full minutes from the Neighborhood Compatibility Meeting are available for review by request.





For use by Principal Authority
Cloudpermit application number US-NC30720-P-2025-20
PIN 9579561085
Application submitted to Hendersonville, NC, North Carolina

Description of Subject Property
Address 201 SUGARLOAF RD
Municipality Hendersonville, NC, North Carolina
PIN 9579561085

Purpose of Application
Application type Conditional Rezoning

Applicant		
Last name Glover	First name Jacob	Corporation or partnership Pace Living LLC
Street address 425 Fury's Ferry Road	Unit number	Lot / Con.
Municipality Augusta	State Georgia	ZIP code 30907
Other phone	Mobile phone +1 7623333096	
Fax	Email eastcoastconsulting@eastcoastconsults.com	

Property owner			
Last name HENDERSONVILLE HOSPITALITY LLC		First name	Corporation or partners Section 5, Item B.
Street address 201 SUGARLOAF RD HENDERSONVILLE NC 28792		Unit number	Lot / Con.
Municipality	State		ZIP code
Other phone		Mobile phone	
Fax		Email	

Declaration and Signatures
<p>Applicant</p> <p>I, Jacob Glover (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p> Digitally signed on 02/21/2025, 12:22:48 PM EST by Jacob Glover.</p> <p>Property owner</p> <p>I, HENDERSONVILLE HOSPITALITY LLC (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p> Digitally signed on 02/21/2025, 12:36:42 PM EST by Jacob Glover with an authorization letter from HENDERSONVILLE HOSPITALITY LLC.</p>

Required Information		
<table border="1"> <tr> <td>Scheduled Neighborhood Compatibility Meeting - NCM Date 03/07/2025</td> <td>NCM Time 2:00 PM</td> </tr> </table> <p>Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting</p>	Scheduled Neighborhood Compatibility Meeting - NCM Date 03/07/2025	NCM Time 2:00 PM
Scheduled Neighborhood Compatibility Meeting - NCM Date 03/07/2025	NCM Time 2:00 PM	

Information										
<table border="1"> <tr> <td>Type of Development: Commercial</td> <td>Current Zoning CHMU & C3</td> <td>Total Acreage 6</td> <td>Proposed Zoning: Urban Residential</td> <td>Proposed Building Square Footage: 62977.0 sq.ft.</td> </tr> <tr> <td colspan="4">Number of Dwelling Units: 120</td> <td>List of Requested Uses: Multi-Family</td> </tr> </table>	Type of Development: Commercial	Current Zoning CHMU & C3	Total Acreage 6	Proposed Zoning: Urban Residential	Proposed Building Square Footage: 62977.0 sq.ft.	Number of Dwelling Units: 120				List of Requested Uses: Multi-Family
Type of Development: Commercial	Current Zoning CHMU & C3	Total Acreage 6	Proposed Zoning: Urban Residential	Proposed Building Square Footage: 62977.0 sq.ft.						
Number of Dwelling Units: 120				List of Requested Uses: Multi-Family						

Rezoning Application Signoff Letter
201 Sugarloaf Road Hendersonville North Carolina

Hendersonville Hospitality LLC

02/21/2025

To Whom It May Concern,

We, Hendersonville Hospitality LLC, hereby authorize Pace Living LLC, East Coast Consulting Services LLC, and Jacob Glover to submit a rezoning request for the property located at: 201 Sugarloaf Road, Hendersonville, North Carolina 28792
PIN: 9579561085

All aforementioned parties have our full approval to pursue the rezoning of this property in accordance with applicable regulations and procedures.

Sincerely,
Jasmine Budhwani
Owner
Hendersonville Hospitality LLC

Jasmine Budhwani

dotloop verified
02/21/25 12:35 PM EST
IBPA-WVP1-SXHU-6EUN



LIMITED LIABILITY COMPANY ANNUAL REPORT

Section 5, Item B.

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Hendersonville Hospitality LLC

SECRETARY OF STATE ID NUMBER: 2139380

STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2139380
CA202507608841
3/18/2025 12:02

SECTION A: REGISTERED AGENT'S INFORMATION

☐ Changes

1. NAME OF REGISTERED AGENT: Jasmine Budhwani

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

201 Sugarloaf Road

201 Sugarloaf Road

Hendersonville, NC 28792 Henderson County

Hendersonville, NC 28792

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Hospitality

2. PRINCIPAL OFFICE PHONE NUMBER: (404) 786-0191

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

201 Sugarloaf Road

201 Sugarloaf Road

Hendersonville, NC 28792

Hendersonville, NC 28792

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Jasmine Budhwani

NAME: _____

NAME: _____

TITLE: Member

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

4133 Admiral Way

Atlanta, GA 30341

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Jasmine Budhwani

3/18/2025

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Jasmine Budhwani

Member

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

Rezoning Application Information

201 Sugarloaf Road Hendersonville North Carolina

We are proposing the rezoning of the existing hotel, currently designated as **CHMU and C-3**, to **Urban Residential** to accommodate a **multifamily redevelopment project**. The current **150-unit hotel** will be **converted into 120 multifamily residential units**, offering a modern and sustainable housing solution.

This redevelopment will feature a variety of **amenity spaces designed to enhance residents' quality of life**, including but not limited to:

- **Pool & Jacuzzi**
- **Fitness Center**
- **Business Center**
- **Theatre**
- **Fire Pit Areas**
- **Dog Park**
- **Game Room**
- **Zen Room**
- **Reading & Lounge Area**

This project aligns with the city's vision for sustainable growth and improved housing options while integrating seamlessly into the surrounding community.

The property is situated in a **commercial area with a mix of residential uses**, making the proposed **multifamily redevelopment highly compatible with the existing land use patterns**. The transition from a **150-unit hotel to 120 multifamily units** aligns with the area's character, maintaining a balance between residential and commercial activities.

Additionally, the redevelopment is **not expected to trigger a traffic impact analysis**, indicating that it will not significantly alter traffic patterns or place undue strain on existing infrastructure. This suggests that the project will integrate seamlessly into the neighborhood without negatively affecting surrounding properties or daily traffic flow.

By repurposing an existing structure rather than introducing new large-scale development, the project **minimizes disruption while enhancing housing availability**, supporting both the **economic vitality and residential needs** of the community.

This **redemption project will not require any amendments to the existing zoning map or boundary lines**. The proposed rezoning to **Urban Residential** is consistent with the current land use framework and does not necessitate any modifications to the city's zoning map. The property boundaries will remain unchanged, ensuring a seamless transition within the existing planning and development structure.

The **rezoning petition is in the public interest** as it directly addresses critical community needs while aligning with Hendersonville's long-term planning goals. Key benefits include:

- **Increased Housing Availability:** With Hendersonville experiencing **unprecedented growth** and housing supply constraints, this project will help meet the demand for **affordable and high-quality residential units**.
- **Efficient Land Use:** The redevelopment **repurposes an existing structure**, minimizing environmental impact and avoiding unnecessary land disturbance or tree removal.
- **Sustainability & Smart Growth:** By utilizing existing infrastructure (electrical, sewer, and water systems), the project **reduces the strain on city resources** while promoting sustainable development practices.
- **Community Enhancement:** The inclusion of **amenity spaces** such as a pool, fitness center, business center, theatre, and green spaces fosters a **high quality of life** for residents and enhances the overall community appeal.
- **Traffic & Infrastructure Compatibility:** Since the project is not expected to trigger a traffic impact analysis, it will **integrate smoothly into the surrounding area** without negatively affecting transportation networks.

Overall, this redevelopment provides a **modern, sustainable, and community-focused solution** that supports **economic growth, housing accessibility, and neighborhood stability**, making it a valuable investment in Hendersonville's future.

The proposed redevelopment will utilize the **existing public infrastructure**, ensuring that **adequate public facilities** are available to support the project without placing additional strain on city resources. Key considerations include:

- **Water & Sewer Capacity:** The existing hotel is already connected to **proper water and sewer lines**, which will continue to serve the new residential units without requiring major upgrades or extensions.
- **Electric & Utility Services:** The site has established **electrical infrastructure**, ensuring seamless service for the proposed 120 multifamily units.
- **Traffic & Transportation:** Since the redevelopment does not trigger a **Traffic Impact Analysis (TIA)**, the project is not expected to **negatively impact roadways or transportation networks**.
- **Emergency Services & Public Safety:** The site remains within the service area of **police, fire, and emergency response teams**, ensuring that public safety standards are maintained.

Given that **no major infrastructure modifications are needed**, this project is well-supported by existing public facilities, allowing for a **smooth transition from hotel use to residential living without burdening municipal resources**.

The **rezoning petition will have minimal impact on the natural environment**, as the project **repurposes an existing structure** rather than introducing new large-scale development. Key environmental considerations include:

- **No Tree Removal or Land Disturbance:** Unlike new construction projects, this redevelopment **does not require land clearing, grading, or tree removal**, preserving the **existing natural landscape and tree canopy**.
- **Sustainable Land Use:** By **utilizing existing infrastructure**, the project minimizes environmental disruption and **reduces the demand for new resource-intensive construction**.

- **Stormwater & Drainage Management:** Since the footprint of the existing structure remains unchanged, **stormwater runoff patterns will not be significantly altered**, preventing negative effects on nearby water systems.
- **Energy Efficiency & Resource Conservation:** Repurposing an existing building is a **sustainable development practice**, as it reduces **construction waste, energy consumption, and material use** compared to demolishing and rebuilding.
- **Landscape Enhancements:** The project includes **landscape upgrades and modifications**, incorporating **native vegetation** and green spaces that contribute to **biodiversity, air quality, and urban cooling**.

Overall, the redevelopment **supports environmental sustainability** by **minimizing ecological disruption, preserving natural resources, and integrating green enhancements**, making it a responsible and environmentally conscious housing solution.

Here are some additional points that may strengthen the petition and provide a more comprehensive overview of the project's benefits:

1. Alignment with Hendersonville's Comprehensive Plan

- The redevelopment aligns with the city's goals for **sustainable growth, affordable housing, and mixed-use development**.
- Supports the initiative of creating a **walkable, connected, and vibrant community** with diverse housing options.

2. Economic & Community Benefits

- **Boosts local economy** by attracting new residents who will contribute to **local businesses, restaurants, and services**.
- **Encourages workforce retention** by providing **affordable and accessible housing** for professionals, families, and essential workers.
- **Enhances property values** in the surrounding area by transforming an aging hotel into a **modern, high-quality residential community**.

3. Compatibility with Surrounding Development

- The property is located in a **commercially zoned area with existing residential uses**, ensuring **seamless integration into the neighborhood**.
- The **proximity to nearby homes (1,000 feet in each direction)** further supports the transition to multifamily residential use.

4. Transportation & Accessibility

- The project is in **close proximity to major roadways**, providing **convenient access for residents** without causing congestion.
- **Existing parking infrastructure** supports the development, ensuring adequate space for residents and visitors.
- **Pedestrian and bicycle-friendly features** (such as walkways and bike racks) will encourage alternative modes of transportation.

5. Sustainability & Environmental Responsibility

- **Adaptive reuse** of the existing structure reduces construction waste and **minimizes carbon footprint**.
- The **landscape enhancement plan** will include **native vegetation and green spaces** to promote urban sustainability.
- **Energy-efficient upgrades** (such as LED lighting, water-saving fixtures, and improved insulation) may be incorporated to **reduce resource consumption**.

6. Minimal Impact on Public Services & Infrastructure

- **Existing utility connections (water, sewer, electricity)** will be utilized, preventing excessive demand on municipal services.
- No significant increase in **traffic, emergency response needs, or public safety concerns** is anticipated.
- **Stormwater management remains unchanged**, ensuring compliance with environmental regulations.

Thanks,

Pace Living LLC



Transforming Cascade Resort Into A Vibrant Residential Hub

Contemporary Living Solutions



Property Summary

Section 5, Item B.

UNITS

120

PROPOSED UNIT MIX

100 Studios
10 One bedrooms
10 Two Bedrooms

BUILDINGS

2

ADDRESS

201 Sugarloaf Rd,
Hendersonville, NC
28792

VINTAGE

1967

LOT SIZE

6.24 Acres

Affordable & Attractive Living Spaces

Section 5, Item B.



CONTEMPORARY LIVING

We are revitalizing the vintage Cascade hotel rooms and transforming them into vibrant, contemporary studio apartments with kitchenette, designed to provide tenants with a comfortable, modern living experience that feels like home.



AFFORDABLE LIVING, UNCOMPROMISED COMFORT

Our goal is to maintain housing costs at no more than 30% of a household's income, ensuring our living spaces remain affordable and accessible to a diverse community, without placing a financial strain on residents.



SHOW UP - START LIVING

We take pride in offering communities where tenants enjoy the convenience of a single bill—just their rent. All utilities, including internet, are managed by us, simplifying their lives by eliminating the hassle of multiple bills and paperwork.

**AT PACE LIVING, WE'RE PASSIONATE ABOUT BREATHING NEW LIFE INTO CITY SPACES—
TRANSFORMING AGING HOTELS INTO VIBRANT, THRIVING APARTMENT COMMUNITIES.**

Amenities that Inspire

Section 5, Item B.



CLUBHOUSE

We will transform the hotel lobby into a modern, stylish clubhouse, offering residents a sophisticated and inviting space to socialize, host events, or unwind in comfort.



INDOOR POOL

An indoor pool is a rare and exceptional amenity in apartment living. We will modernize the space with stylish lounge seating and a curated culinary gathering area, creating a unique and inviting experience for residents.



FITNESS CENTER

We will transform the meeting room to a state-of-the-art fitness center is equipped with the latest exercise equipment, allowing our tenants to maintain a healthy lifestyle.

Amenities that Inspire

Section 5, Item B.



GAME ROOM

We will transform the restaurant space into a vibrant and engaging game room, serving as an entertainment hub with pool tables, video games, and a variety of activities designed for residents of all ages.



HOT TUB

This property provides a genuine resort-like experience, featuring a soothing hot tub that offers a serene retreat for relaxation and rejuvenation after a long day, making it the perfect setting for long-term living.



COWORKING SPACE

We will convert the first banquet space into a state-of-the-art co-working area, designed to provide a focused and productive environment for residents working from home or studying, seamlessly blending comfort and efficiency.

Amenities that Inspire

Section 5, Item B.



OUTDOOR FIRE PIT

We will revitalize the existing outdoor fire pit area, creating a cozy and inviting space where residents can gather, roast marshmallows, and unwind in a relaxing evening ambiance.



MOVIE THEATER

We will transform the second banquet space into an exclusive private movie theater for residents, offering a diverse selection of on-demand films. This unique amenity will enhance the community experience, providing an exceptional entertainment space that residents will truly enjoy.



DOG PARK

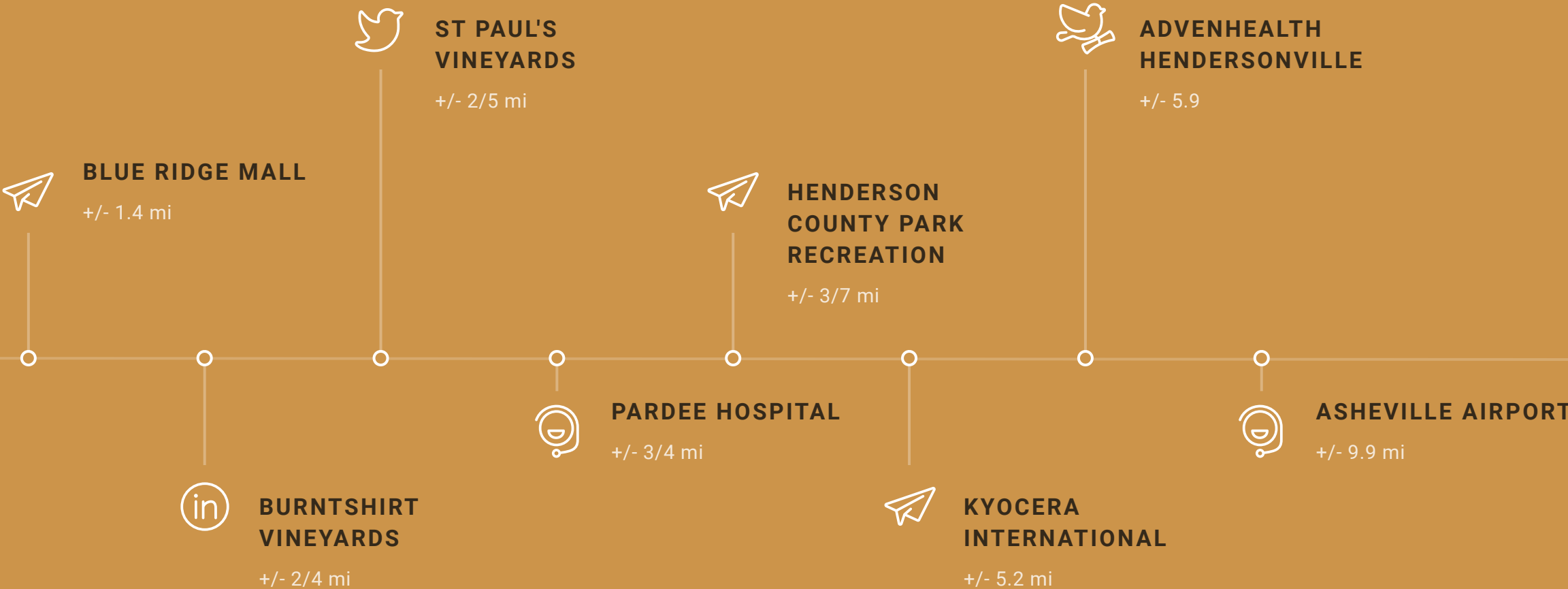
We will create an on-site dog park that offers a dedicated space for our four-legged residents to play and socialize, while providing pet owners with the opportunity to connect and build community.

Architectural Vision

Section 5, Item B.



Demand Drivers



LEADERSHIP

Section 5, Item B.



JACOB GLOVER

Pace Living



ROY ASSAF

Pace Living



SHAI SCHLUSSELBERG

Pace Living



Dream Team in Action

Section 5, Item B.

LEAD ARCHITECT

With 40 years of expertise and 30+ successful hotel conversions, Gene Goldstein of Bramic Design Group is redefining transformation.

GENERAL CONTRACTOR

For two decades, Chris Rhom of Rhom Paint and Construction has led a full-service construction company known for transforming multifamily properties with unwavering quality, trust, and integrity.

PROPERTY MANAGEMENT

Over its 50+ years of professional property management experience, NHE has a proven track record of marketing and leasing multifamily developments with past achievements including 90% occupancy rates within the first 90 days of lease-up.

DESIGN STUDIO

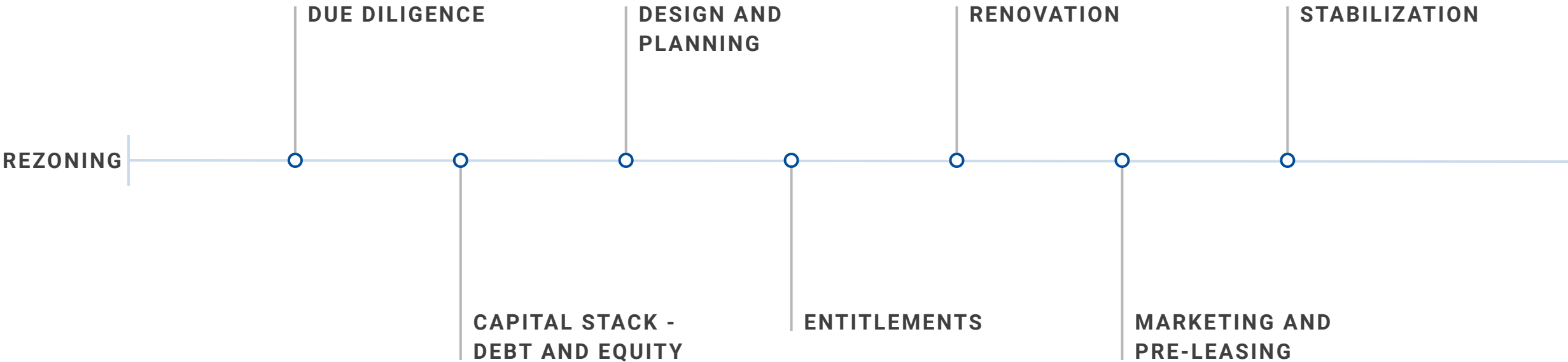
Archie Bolden, a globally renowned design firm from Australia, specializes in crafting modern atmospheres that elevate every space. Serving elite clients from Manhattan to the Hamptons and Miami, they are now proud members of the Pace Living community.

Pace Living HTA Portfolio

Section 5, Item B.

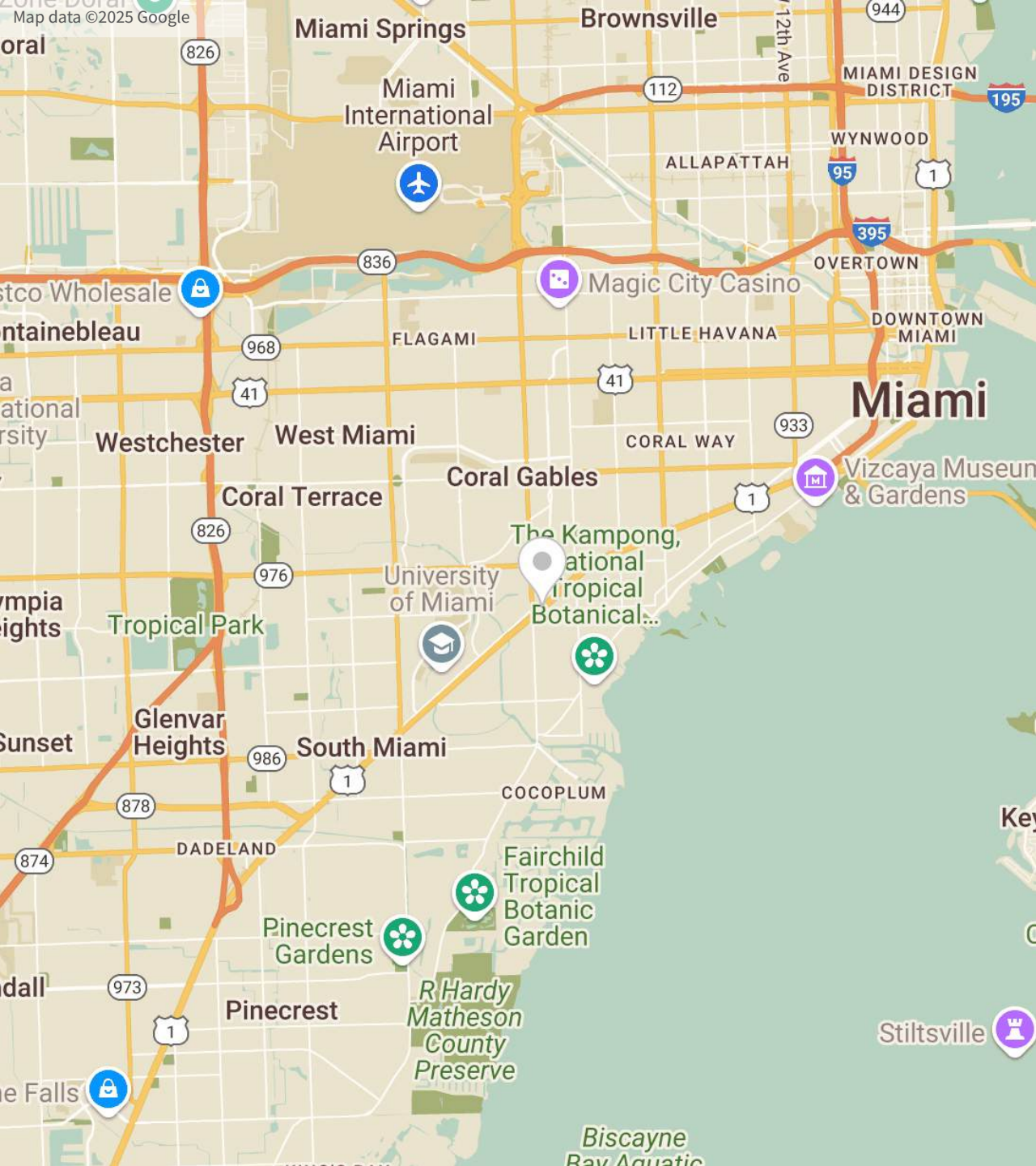
Pace 210	150 Units	Augusta, GA
Pace Village	119 Units	Myrtle Beach, SC
Pace Commons	108 Units	Opelika, AL
Pace Cove	110 Units	Florence, SC
The Forest by Pace	150 Units	Aiken, SC
Pace Corners	75 Units	Augusta, GA
Pace Florence	92 Units	Florence SC
Pace Landing	130 Units	Charleston, SC

Conversion Timeline



Disclaimer

This presentation is for informational purposes only, is subject to change, does not constitute investment advice or a recommendation, is not an advertisement, and is not intended for public use or distribution. This presentation does not constitute an offer to sell nor the solicitation of an offer to buy interests in Pace Living, LLC or any of its subsidiaries or affiliate companies. Such an offer or solicitation may only be made by means of a delivery of a confidential subscription agreement, operating agreement, or other appropriate disclosure which contains descriptions of the material terms relating to such investment and only in those jurisdictions where permitted by applicable law. An investment in Pace Living, LLC is speculative and involves a high degree of risk. An investment in Pace Living, LLC should be considered only by persons who can afford to sustain a loss of their entire investment or to hold their interests indefinitely without the possibility of resale. There is no secondary market for the interests and non should be relied upon to develop. The fees and expenses charged in connection with this investment may be higher than the fees and expenses of other investment alternatives and may reduce profits, if any. Performance levels may be reduced by management fees and/or carried interest. Past performance of Pace Living, LLC or any of its managers, employees, or affiliates is not indicative of future returns. Neither Pace Living, LLC nor its managers, employees, or affiliates warrant the accuracy, adequacy, or completeness of the information herein and expressly disclaims liability of liability for any loss or damage rising out of the use or misuse or reliance on the information provided herein, including without limitation any loss of profit or any other damage direct or consequential. This presentation contains certain summary projected financial information relating to real estate investment opportunities. The information is based on a variety of estimates and assumptions, which, though considered reasonable by Pace Living, LLC are inherently subject to significant business, economic, regulatory and competitive uncertainties and contingencies, many of which are beyond the control of Pace Living, LLC and subject to change. Under no circumstances should such information be constructed as a representation or prediction that the real estate or any investment therein will achieve or is likely to achieve any particular results.



Contact Us

237 South Dixie Hwy, Miami, FL 33133

📞 762.333.3096

📧 jacob@pace-living.com

🌐 www.pace-living.com

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR 201 SUGARLOAF RD (PARCEL POSSESSING PIN NUMBER: 9579-56-1085) BY CHANGING THE ZONING DESIGNATION FROM C-3 (HIGHWAY BUSINESS ZONING DISTRICT) & CHMU (COMMERCIAL HIGHWAY MIXED USE) TO UR (URBAN RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9579-56-1085
 Address: 201 Sugarloaf Rd
 Brooklyn Townhomes: (File # 25-11-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant Jacob Glover of Pace Living, LLC and Hendersonville Hospitality, LLC., for the conversion of a hotel to 120 multi-family apartment units; and

WHEREAS, the Planning Board took up this application at its regular meeting on May 8, 2025; voting 0-0 to 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 June 5, 2025, 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 Numbers: 9579-56-1085, changing the zoning designation from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) To UR (Urban Residential - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated April 29, 2025, 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. Residential, Multi-Family - 12 Units
 - ii. Accessory Uses & Amenities
 - 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 5th day of June 2025.

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: 9579-56-1085
 Address: 201 Sugarloaf Rd
 Brooklyn Townhomes: (File # 25-11-CZD)

Property Owner: Jasmine Budhwani

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Applicant/Developer: Jacob Glover

Signature:_____

Printed Name:_____

Title: _____

Date:_____

CITY OF HENDERSONVILLE

201 SUGARLOAF RD - PIN: 9579-56-1085

CURRENT ZONING: SPLIT C-3 HIGHWAY BUSINESS & CHMU COMMERCIAL HIGHWAY MIXED USE

PROPOSED ZONING: UR-CZD URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICTS

PROPOSED ZONING

Section 5, Item B.

PCD-CZD

CITY LIMITS
ETJ

R-15

EXPECTATION LANE

RAMADA INN

PCD

HAMPTON
INN

C3-CZD

SAFENEST
STORAGE

C3

C3

PROPOSED ZONING
C-3/CHMU to UR-CZD
201 SUGARLOAF RD
PIN: 9579-56-1085

UR-CZD

SUGARLOAF ROAD

C3

C2

CITY LIMITS
ETJ

RAMP

VACANT

C3

RED ROOF INN

CITY LIMITS
ETJ

OUTBACK
STEAKHOUSE

VACANT

MITCHELLE DRIVE

I 26

I 26

RAMP

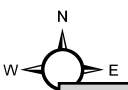
C3-CZD

CITY LIMITS
ETJ



City of Hendersonville
Community Development Department
April 2025

R-15



139

1 inch = 200 feet



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** May 8, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – 135 Sugarloaf Rd | P24-43-RZO – *Matthew Manley, AICP / Long-Range Planning Manager*

SUGGESTED MOTION(S):

<p>For Recommending Approval:</p> <p>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: 9579-57-4046) from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use, based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:</p> <p style="padding-left: 40px;">The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Mixed-Use – Employment’.</p> <p>2. 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:</p> <ol style="list-style-type: none">CHMU Zoning would allow for expanded economic use of the subject propertyCHMU Zoning would allow for a range of by-right commercial and residential development / redevelopment opportunities.CHMU Zoning would ensure a higher quality development compared to minimum requirements of alternative zoning districts <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>For Recommending Denial:</p> <p>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 property (PIN: 9579-57-4046) from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use, based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:</p> <p style="padding-left: 40px;">The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Mixed-Use – Employment’.</p> <p>2. Furthermore, 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:</p> <ol style="list-style-type: none">CHMU Zoning is too permissive of a zoning districtCHMU Zoning and multi-family residential uses are incompatible at this location <p style="text-align: center;">[DISCUSS & VOTE]</p>
--	--

SUMMARY: The City of Hendersonville is in receipt of a Zoning Map Amendment application from Daniel Renckens of WOC SE Storage, LLC (owners) for 135 Sugarloaf Rd (PIN: 9579-57-4046) totaling 1.96 Acres located near Chimney Rock Rd (US64) and I-26. The property is currently zoned C-3 CZD, Highway Business Conditional Zoning District. The petitioner is requesting that the property be rezoned to base zoning of CHMU, Commercial Highway Mixed Use.

Use of the subject property is limited to the site plan that was approved when the current C-3 CZD zoning was adopted in November 2021. The CZD allowed for the conversion of the World of Clothing building into SafeNest storage. However, the CZD did not call for any development or specific use of the portion of the property that is the subject of the current rezoning petition. At the time of the CZD, the current subject parcel was part of a single tract which included the World of Clothing building. As such, it was included in the rezoning. Now as an outparcel, the property owners are looking to rezone it back to a base district.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	P24-43-RZO
PETITIONER NAME:	o Daniel Renckens of WOC SE Storage, LLC [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Comprehensive Plan Consistency & Criteria Evaluation Worksheet 3. Draft Ordinance 4. Proposed Zoning Map 5. Application

STANDARD REZONING: 135 SUGARLOAF RD - (P24-43-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

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SITE IMAGES..... 4

EXISTING ZONING & LAND USE 5

FUTURE LAND USE 6

REZONING STANDARDS (ARTICLE 11-4) 7

REZONING STANDARDS ANALYSIS & CONDITIONS 9

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 10



PROJECT SUMMARY

- Project Name & Case #:
 - 135 Sugarloaf Rd (former WoC outparcel)
 - P24-43-RZO
- Applicant & Property Owner:
 - Daniel Renckens of WOC SE Storage, LLC
- Property Address:
 - 135 Sugarloaf Rd
- Project Acreage:
 - 1.96 Acres
- Parcel Identification (PINS):
 - 9579-57-4046
- Current Parcel Zoning:
 - C-3 CZD, Highway Business Conditional Zoning District
- Proposed Zoning District:
 - CHMU, Commercial Highway Mixed Use
- Future Land Use Designation:
 - Mixed Use - Employment



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment application from Daniel Renckens of WOC SE Storage, LLC (owners) for 135 Sugarloaf Rd (PIN: 9579-57-4046) totaling 1.96 Acres located near Chimney Rock Rd (US64) and I-26. The property is currently zoned C-3 CZD, Highway Business Conditional Zoning District. The petitioner is requesting that the property be rezoned to base zoning of CHMU, Commercial Highway Mixed Use.

Use of the subject property is limited to the site plan that was approved when the current C-3 CZD zoning was adopted in November 2021. The CZD allowed for the conversion of the World of Clothing building into SafeNest storage. However, the CZD did not call for any development or specific use of the portion of the property that is the subject of the current rezoning petition. At the time of the CZD, the current subject parcel was part of a single tract which included the World of Clothing building. As such, it was included in the rezoning. Now as an outparcel, the property owners are looking to rezone it back to a base district. If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

SITE IMAGES



*View of subject property from northern boundary facing south.
Home 2 Suites and Ramada are visible on the left.*



View of subject property from southern boundary facing north

SITE IMAGES

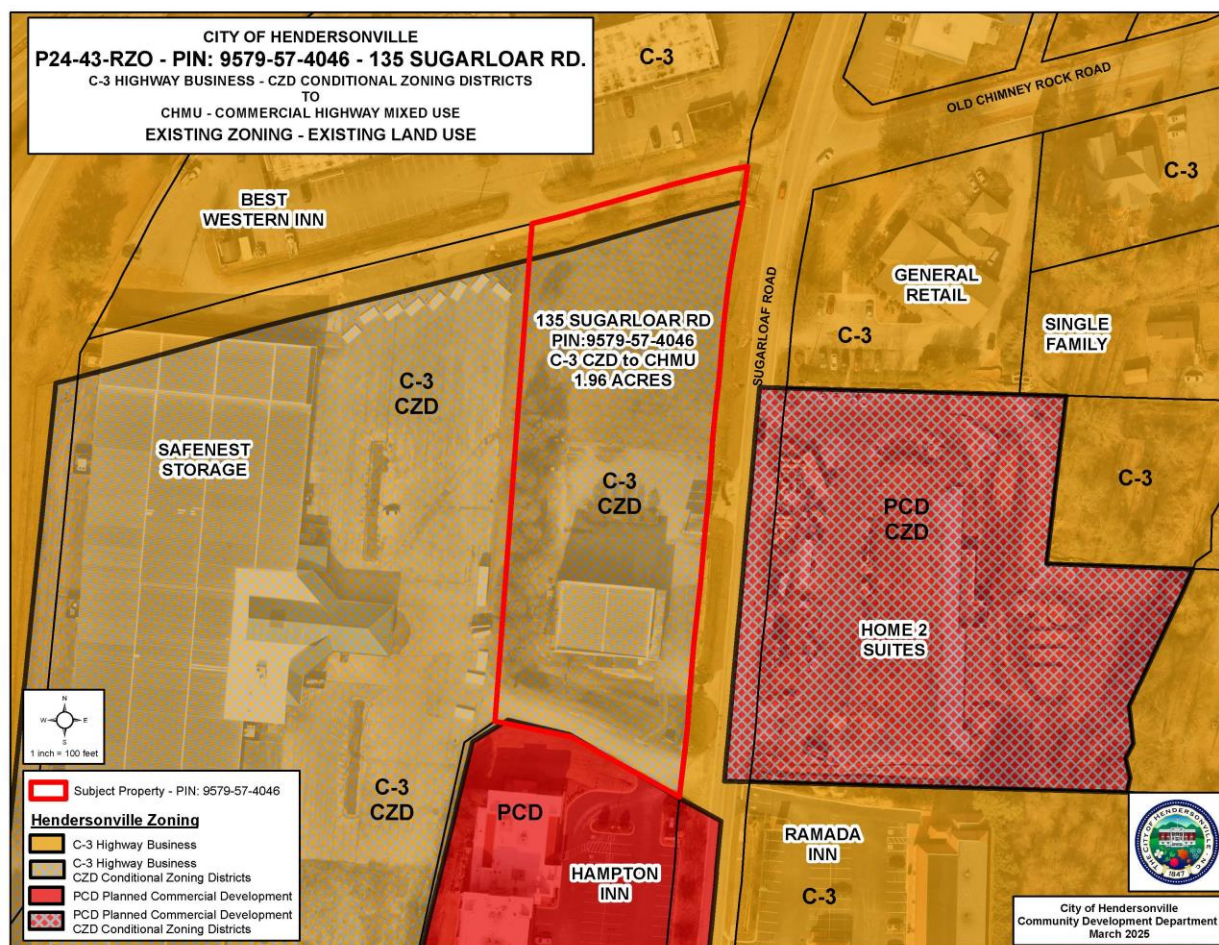


*View of subject property from southeastern corner facing northeast.
Best Western is in the background.*



*View of subject property from northeastern corner facing southwest.
SafeNest RV storage is in the background.*

EXISTING ZONING & LAND USE



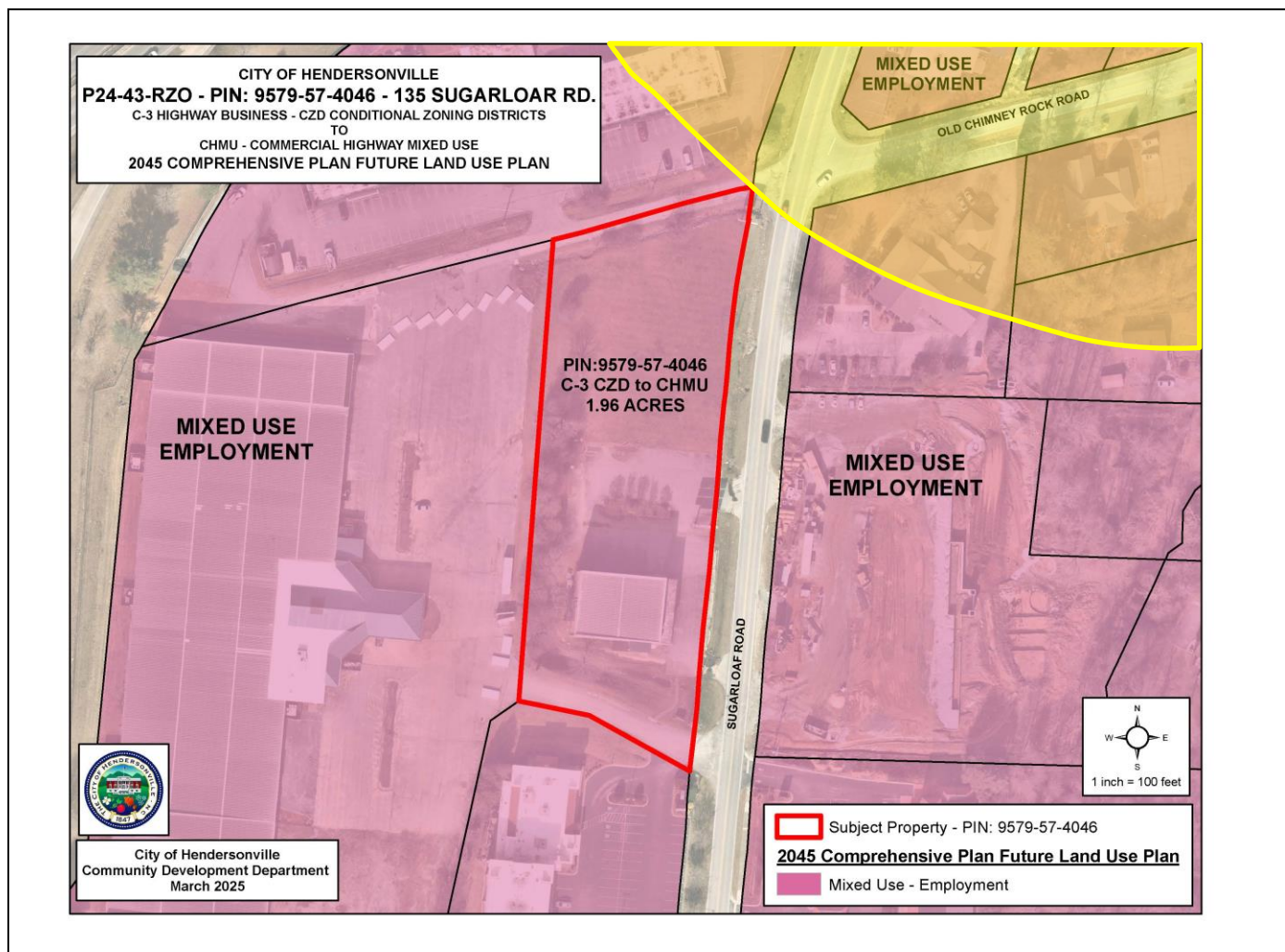
Existing Zoning & Current Land Use Map

The subject property is located within the corporate limits of the city. This site was previously tied to the former World of Clothing building which was rezoned to C-3 CZD and repurposed to self-storage. The subject property is just under 2 acres in total size and contains one 3-story principal building and its associated parking area. The remaining .86 acres of the site is a vacant grass lawn.

The dominate zoning in the area is C-3 Highway Business. There are two other zoning districts in the area: 1) Planned Commercial Development (PCD-CZD), which is presently adjacent to the subject property to the south and directly across Sugarloaf Rd, and 2) Commercial Highway Mixed Use (CHMU), which is located just south of the subject property on The Cascades parcel (off the map).

The land uses in this area are typical for interstate-oriented commercial uses with hotel/motels being the most prominent use. Other commercial uses include restaurants, gas stations, and self-storage facilities.

FUTURE LAND USE



Future Land Use & Conservation Map

The City's Gen H 2045 Comprehensive Plan designates the subject property as "Mixed Use Employment" in the Future Land Use & Conservation Map. The adjacent properties flanking in all directions are also designated Mixed Use - Employment. The Character Area description for MU-E is as follows:

Employment centers contain a mix of uses including office, light industrial, and institutional in buildings with multiple stories. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Highly walkable areas with clustered parking and minimized vehicular circulation, incorporation of some retail, recreational, and residential uses to create a live, work, and play environment is supported. Flexible open space in the form of formal and informal parks and green spaces connected by trails and can be programmed for gatherings of various sizes and purposes are also integrated.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u></p> <ul style="list-style-type: none"> The subject property is <u>not</u> located on a vacant or underutilized property in the <u>Land Supply Map</u> and therefore is <u>not</u> ranked for <u>Suitability</u> for Residential, Commercial and Industrial uses. The subject property is located in an area designated as “Moderate” for <u>Development Intensity</u>. The subject property is <u>not</u> located in one the <u>5 Focus Areas</u>. The subject property is located on the fringe of the <u>Focused Intensity Node</u> centered at Howard Gap + Chimney Rock Rd and near the <u>Focused Intensity Node</u> centered at Four Seasons Blvd + Coolridge St.
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u></p> <p>Character Area Designation: Mixed Use - Employment</p> <p>Character Area Description: Consistent</p> <p>Zoning Crosswalk: Consistent</p> <p>Focus Area Map: N/A</p>
2) COMPATIBILITY	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p><i>In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall “Goals” and overarching “Guiding Principles” found in Chapter IV of the Gen H Plan.</i></p>
	<p><u>EXISTING CONDITIONS</u></p> <p>The subject property is a 1.95 acre parcel; .86 acres of which are undeveloped. It is located in close proximity to the interchange of US64 + I-26. The surrounding properties are primarily lodging businesses with some restaurants, gas stations, and self-storage uses also present. While not visible from I-26, this is a visible location which helps to define the character of the city.</p>
	<p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV)</p> <p>Vibrant Neighborhoods: Consistent</p> <p>Abundant Housing Choices: Consistent</p> <p>Healthy and Accessible Natural Environment: Consistent</p> <p>Authentic Community Character: Consistent</p> <p>Safe Streets and Trails: Consistent</p> <p>Reliable & Accessible Utility Services: Consistent</p> <p>Satisfying Work Opportunities: Consistent</p> <p>Welcoming & Inclusive Community: Consistent</p> <p>Accessible/Available Community Uses & Services: Consistent</p> <p>Resilient Community: N/A</p>
	<p><u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV)</p> <p>Mix of Uses: Consistent</p> <p>Compact Development: Consistent</p>

	<p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Consistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p> <p>DESIGN GUIDELINES ASSESSMENT – N/A</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The subject property was rezoned in 2021 from C-3 to C-3 CZD. The subject property was subdivided to serve as a separate outparcel (lot 2) from the parent parcel (former World of Clothing building). Additional development has occurred in proximity to the subject property. These developments include AAA Storage and Home 2 Suites on Sugarloaf Rd and Universal at Lakewood, Cottages at Mastermind, and Lakewood Apartments north of Chimney Rock Rd on Francis Rd/Lakewood Dr.</p>
4) Public Interest	<p>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 -</p> <p>Under the current CZD, nothing can be developed on this site. The options for changing the zoning are between C-3, Highway Business and the proposed CHMU Zoning District. While CHMU is a permissive zoning district, it is distinguished from the surrounding C-3 zoning due to the fact that it permits Multi-Family uses and has building and site design standards. These mix of uses and design standards can provide a superior development compared to what is permissible under C-3 zoning.</p>
5) Public Facilities	<p>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</p> <p>The property is served by City services and is located on an NCDOT road.</p>
6) Effect on Natural Environment	<p>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>

	There is no immediate development proposed on the subject properties. There are no existing trees nor environmentally-sensitive areas within the area proposed for rezoning.
--	--

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition to be Consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Crosswalk.
- 2) Compatibility – Staff finds that proposed CHMU zoning is compatible with surrounding land uses and with the City’s desired vision for this area.
- 3) Changed Conditions - Staff finds that the changed conditions relate to increased commercial activity along the Sugarloaf Rd corridor and the rezoning of the subject property from C-3 to C-3 CZD.
- 4) Public Interest - Staff finds that CHMU is the preferred zoning district as it would provide options for a mix of land uses while requiring design standards.
- 5) Public Facilities - Staff finds that the rezoning would not have a direct impact on the provision of public facilities.
- 6) Effect on Natural Environment – Staff finds no direct impact on the natural environment.

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

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed-Use - Employment'.

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]

- *CHMU Zoning would allow for expanded economic use of the subject property*
- *CHMU Zoning would allow for a range of by-right commercial and residential development / redevelopment opportunities.*
- *CHMU Zoning would ensure a higher quality development compared to the minimum requirements of alternative zoning districts*

DRAFT [Rational for Denial]

- *CHMU Zoning is too permissive of a zoning district*
- *CHMU Zoning and multi-family residential uses are incompatible at this location*

135 Sugarloaf Rd C-3 CZD to CHMU P24-43-RZO		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Mixed Use Employment	
Character Area Description (Pg. 122-131)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	N/A	

135 Sugarloaf Rd C-3 CZD to CHMU | P24-43-RZO

Chapter 4 - The Vision for the Future	Consistent	Inconsistent
GOALS		
<u>Vibrant Neighborhoods (Pg. 93)</u>		
Promote lively neighborhoods that increase local safety.	Consistent	
Enable well-maintained homes, streets, and public spaces.	Consistent	
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent	
The design allows people to connect to nearby destinations, amenities, and services.	Consistent	
<u>Abundant Housing Choices (Pg. 93)</u>		
Housing provided meets the need of current and future residents.	Consistent	
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent	
Housing condition/quality exceeds minimum standards citywide	Consistent	
<u>Healthy and Accessible Natural Environment (Pg. 94)</u>		
Recreational (active and passive) open spaces are incorporated into the development.	Consistent	
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent	
Development is compact (infill/redevelopment) to minimize the ecological footprint.	N/A	N/A
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	N/A	N/A
<u>Authentic Community Character (Pg. 94)</u>		
Downtown remains the heart of the community and the focal point of civic activity	N/A	N/A
A development near a gateway sets the tone, presenting the image/brand of the community.	N/A	N/A
Historic preservation is utilized to maintain the city's identity.	N/A	N/A
City Centers and neighborhoods are preserved through quality development.	Consistent	
<u>Safe Streets and Trails (Pg. 95)</u>		
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Consistent	
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent	
Design embraces the principles of walkable development.	Consistent	
<u>Reliable & Accessible Utility Services</u>		
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent	

A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent	
Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	Consistent	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent	
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	Consistent	
Resilient Community		
N/A		
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	Consistent	
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Small Infill Site].	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.	Consistent	
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR CERTAIN PARCELS (POSSESSING PIN NUMBER 9579-57-4046) BY CHANGING THE ZONING DESIGNATION FROM C-3 CZD, HIGHWAY BUSINESS CONDITIONAL ZONING DISTRICT TO CHMU, COMMERCIAL HIGHWAY MIXED USE

IN RE: Parcel Numbers: 9579-57-4046
135 Sugarloaf Rd) | File # P24-43-RZO

WHEREAS, the Planning Board took up this application at its regular meeting on April 10th, 2025; voting to to recommend City Council **adopt** 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 May 1st, 2025, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City’s comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on May 1st, 2025,

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 Numbers: 9579-57-4046, by changing the zoning designation from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 1st day of May 2025.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE
P24-43-RZO - PIN: 9579-57-4046 - 135 SUGARLOAR RD.
C-3 HIGHWAY BUSINESS - CZD CONDITIONAL ZONING DISTRICTS
TO
CHMU - COMMERCIAL HIGHWAY MIXED USE
PROPOSED ZONING

Section 5, Item C.

C-3

OLD CHIMNEY ROCK RD

C-3

C-3

C-3
CZD

PROPOSED ZONING:
135 SUGARLOAR RD
PIN: 9579-57-4046
C-3 CZD to CHMU
1.96 ACRES

SUGARLOAF ROAD

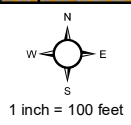
C-3

PCD
CZD

C-3
CZD





PCD

C-3



 Subject Property - PIN: 9579-57-4046

Hendersonville Zoning

-  C-3 Highway Business
-  C-3 Highway Business CZD Conditional Zoning Districts
-  PCD Planned Commercial Development
-  PCD Planned Commercial Development CZD Conditional Zoning Districts





CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
100 N. King Street, Hendersonville, NC 28792
Phone (828) 697-3010|Fax (828) 698-6185
www.hendersonvillenc.gov

Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance

The following are the **required** submittals for a complete application for a Zoning Map Amendment. 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 Application Form
- ☒ 2. Completed Signature Page (completed Owner’s Affidavit if different from applicant)
- ☒ 3. Application Fee

A. Property Information

Date: 1/9/25
PIN(s): 9579574046
Address(es) / Location of Property: 135 Sugarloaf Rd
C-3 CZD
Current Zoning: _____
Proposed Zoning: CHMU

B. Adjacent Parcel Numbers and Uses

PIN: 9579561836	Use: Self-Storage
PIN: 9579562593	Use: Hotel
PIN: 9579572348	Use: Hotel
PIN: 9579576148	Use: Cafe/Gift Shop/Wine Bar
PIN: 9579567956	Use: Hotel

Office Use:
Date Received: _____ By: _____ Fee Received? Y/N

C. Applicant Contact Information

Daniel Renckens

* Printed Applicant Name

WOC SE Storage, LLC

Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Daniel Renckens

Digitally signed by Daniel Renckens
DN: C=US, E=djrenckens@gmail.com, CN=Daniel Renckens
Date: 2024.06.26 08:16:47-04'00'

Applicant Signature

VP of Development

Applicant Title (if applicable)

919 Berryhill Rd #100

Address of Applicant

Charlotte, NC 28208

City, State, and Zip Code

704-654-7538

Telephone

drenckens@canvasscap.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.

D. Property Owner Contact Information (If different from Applicant)

* Printed Property Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Daniel Renckens

Digitally signed by Daniel Renckens
DN: C=US, E=djrenckens@gmail.com, CN=Daniel Renckens
Date: 2024.06.26 12:51:49-04'00'

Property Owner Signature

Authorized signatory

Property Owner Title (if applicable)

Address of Property Owner

City, State, and Zip Code

Telephone

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.

D. Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

The 2030 plan shows this parcel as Regional Activity Center so CHMU is consistent.

- b) Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

The proposed commercial zoning is compatible with the surrounding commercial uses.

- c) Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

This request is to remove the CZD component of the zoning since the conditional plans shows no redevelopment of the subject property. Instead of reverting back to the November 2021 zoning of C-3, staff suggested pursuing a CHMU zoning which imposes additional architectural and dimensional requirements above the C-3 district.

- d) Public Interest.** 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. (Also, see NCGS 160D-601 (d) Down-Zoning)

There is an abandoned 3-story office building on the property. By removing the CZD component of the zoning, this property would be able to be redeveloped per the standards set forth in the Zoning Ordinance.

- e) Public Facilities.** 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. (Also, see NCGS 160D-601 (d) Down-Zoning)

Public water and sewer, and fire and police protection serve the subject property.

- f) 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.

There are no known jurisdictional waters onsite and any redevelopment would meet the stormwater management requirements set forth in the City ordinances.



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** May 8, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Reforms for Housing – PRD Changes (25-01-ZTA)
– *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

<p><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts & Article V. Zoning District Classifications, as presented by staff, based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.</p> <p>2. We [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:</p> <ol style="list-style-type: none"> 1. The proposed amendment creates an opportunity to address the need for additional, dispersed, “attainable” infill housing. 2. The proposed amendment allows for property owners to better utilize their property and earn additional revenue 3. The proposed amendment will incentive the construction of smaller, more affordable dwellings (“starter homes”). <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts & Article V. Zoning District Classifications, as presented by staff, based on the following::</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.</p> <p>2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The proposed amendment is incompatible with existing residential districts 2. The proposed amendment will create traffic congestion 3. The proposed amendment will result in substantial loss of privacy <p style="text-align: center;">[DISCUSS & VOTE]</p>
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***SUMMARY:** The City of Hendersonville has initiated an amendment to the City’s Zoning Ordinance to make changes that would allow for the greater utilization of land for housing and improved clarity.*

The proposed changes represent an overhaul of the Planned Residential Development Zoning District. Many of these changes have been presented to the Planning Board on multiple occasions. However, we continue to tweak the proposed changes to PRD.

PROJECT/PETITIONER NUMBER:	25-01-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<div>1. Staff Report</div> <div>2. Comprehensive Plan Consistency & Criteria Evaluation</div> <div>3. Draft Ordinance</div>

ZONING TEXT AMENDMENT: ZONING REFORMS FOR HOUSING (25-01-ZTA)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY



- Project Name & Case #:
 - Zoning Reforms for Housing
 - 25-01-ZTA
- Applicant:
 - City of Hendersonville
- Articles Amended:
 - Zoning Ordinance
 - Article IV
 - Article V
 - Article VI
 - Article VIII
 - Article XII
 - Article XVI
- Zoning Districts Impacted:
 - R-40/R-20/R-15/R-10/R-6
 - C-2/C-3/C-4
 - MIC
 - PRD
- Future Land Use Designations:
 - Rural Residential
 - Family Neighborhood Living
 - Multi-Generational Living

Summary

The City of Hendersonville has initiated an amendment to the City’s Zoning Ordinance to make changes that would allow for the greater utilization of land for housing and improved clarity.

The proposed changes address a range of issues that will relax standards, create additional flexibility and establish new opportunities for needed infill housing. These proposed changes include: reductions in dimensional standards (minimum lot widths, setbacks, and minimum lot size for two-family dwellings) across the city’s base residential and commercial zoning districts, scaling setbacks for corner lots, providing clarity with new and revised definitions, and incorporation of new permitted uses.

The more impactful revisions include those to the Planned Residential Development (PRD) Conditional Zoning District which are designed to tailor PRD to single-family / two-family/three-family / four-family developments as opposed to large apartment developments. These changes also translate to greater flexibility for minor PRDs. Additionally, there is a proposal to allow units that are under 1,200 Sq FT to count as .5 units in density calculations. This change aims to create more affordable housing options by removing disincentivizes that restrict the construction of smaller sized units. Lastly, changes in the size allowances for ADUs will allow for slightly larger units in some cases.

AMENDMENT OVERVIEW - AMMENDMENT ANALYSIS

Introduction - For the purposes of this staff report, references to “Affordable Housing” are made in regards to the larger crisis of the lack of housing stock that is available at a cost totaling 30% of a Household Income or less and specifically for those making 120% of the Area Median Income (AMI) or less. References to “attainable housing” are made in regards to market rate solutions for the provision of dwelling units that may be made available to those that do not income qualify for subsidized housing but are still in need of housing at lower price points than the median home price in the area.

In response to the affordable housing crisis in Hendersonville and across Western North Carolina, and indeed across many portions of our country, elected officials, planners and developers have been attempting to innovate and reform Zoning codes to allow for increased housing supply. In theory, increased housing supply will offset demand and lead to price stabilization or even reductions in housing costs. The proposed text amendments put forth by staff are intended to do just that and specifically create opportunities for “naturally-occurring affordable housing”.

The following sections of the amendment are broken into components so that simpler changes can be on a different track than more complex changes should there be a need to spend more time refining the complex proposals.

Category 1 - Complete

Dimensional Standards

Corner Lots

Definitions

Permitted Uses

Category 2

Planned Residential Development Standards - PRD is proposed to be modified with a series of simplifications and adjustments that would allow for greater flexibility while incentivizing smaller, attainable units. The first change is the removal of Multi-Family Residential from the Planned Residential Development (PRD) – Despite how it may appear, this change is not to target a reduction in density in PRD but rather to streamline the options available for different types of residential developments in the City. With this change, PRD would become a tool for single-family and small-scale multi-family development while Urban Residential would become the City’s primary multi-family Conditional Zoning District (while also allowing a mix of housing types). Like PRD, Urban Residential is not a geographically specific district (i.e. Greenville Highway Mixed Use Zoning District) and can be applied in various locations with the approval of a CZD. Other changes to PRD uses include the addition of Accessory Dwelling Units (ADUs), Tri-plexes, Quad-plexes and some neighborhood-scale commercial uses. These additions are intended to allow PRD to reflect the Multi-Generational Living character area description from the Gen H Comprehensive Plan.

With these proposed changes in place, the “Density Bonus” section is proposed to be removed as well. This leaves the base density at 10 units/acre and does not allow a bonus up to 18 units/acre. Keep in mind that units 1,200 Sq Ft or less are proposed to be counted as ½ unit.

PRD revisions also include adjusting the requirements for Max. Footprint and Open Space. With a shift away from multi-family and the elimination of the density bonus, the 60% Open Space requirement was set to become the principal regulation dictating land use within a PRD development. Staff is suggesting a more balanced approach which would increase the footprint allowance and reduce the open space allowance while reserving the additional space for vehicular uses areas. This allows the permitted uses (1-4 family units max), the density allotment (10 u/a max) and incentives for units with smaller footprints (>1200 SF = .5 unit) to be coupled with other standards, such as Tree Canopy preservation and landscape plantings, to drive the distribution of land use within a development. If the

standard were to stay at 60% Open Space, then staff believes the proposed density would need to be increased.

To further simplify the PRD section, the setback standards were converted to a table form. The most significant change to setbacks was to eliminate the 30' setback from all perimeter property lines. This allows for greater flexibility – especially when used in conjunction with the Minor Planned Residential Development.

The other significant changes to PRD include:

- 1) Providing reference to the Gen H Future Land Use Character Areas to guide density./
- 2) Ensuring that the language around vehicular circulation aligns with the standards in other portions of the zoning code and with the Gen H Comprehensive Plan – reflecting goals related to walkability, bikeability and interconnectivity.
- 3) Eliminating the Building Height Bonus since multi-family uses were removed,
- 4) Removing sections with duplicative standards for parking and buffer requirements since these standards are found in Chapters 6 and 15 respectively,
- 5) Adjusting the density standards for Minor PRDs. These adjustments were based on taking the minimum lot size for each zoning district (square feet) and converting it to a units/acre (ex. R-40 | 40,000 Sq Ft per unit = 1 unit/acre) and then add 1 to come up with the standard for each district (ex. R-40 | 1 unit/acre + 1 = 2 units/acre Minor PRD Density). Furthermore, the density allotment would be doubled for units that are 1,200 Sq Ft or less.

LEGISLATIVE COMMITTEE + PLANNING BOARD RECOMMENDATION

The proposed amendment was reviewed by the Legislative Committee at their meeting on January 21st. The Legislative Committee provided feedback to Planning Staff which resulted in various clarifications. Some considerations of material modifications were discussed but in general the proposal was supported as presented.

The Planning Board unanimously voted to recommend approval of these Text Amendments as they were originally presented at the March 25th Special Called Meeting.

PROPOSED TEXT REVISIONS

The following revisions to the zoning code are presented for your consideration.

C-4 | 5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

Planned residential developments (minor), subject to the requirements of article VII, below

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

This zoning district classification is designed to accommodate planned residential developments with a rezoning to a Planned Residential Development Conditional Zoning District in accordance with article VII herein. Such rezoning to a Planned Residential Conditional Zoning District is required as a prerequisite to any use or development in the PRD Zoning District Classification, and no use shall be permitted except pursuant to such permit. The rezoning shall insure that the proposed use or development is consistent with the requirements of this section and may further specify the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request. In granting the rezoning for a planned residential district, city council may impose such additional reasonable and appropriate safeguards upon such approval as it may deem necessary in order that the purpose and intent of this chapter are served, public welfare secured and substantial justice done.

5-14-1. Application.

The reclassification of property to PRD Planned Residential Development Conditional Zoning District shall constitute an amendment of the official zoning map which may be initiated only by all of the owner(s) of a legal interest in the affected property. Such amendment shall be initiated by means of an application for rezoning to a PRD Planned Residential Development Conditional Zoning District. No permit shall be issued for any development within a PRD Planned Residential Development Conditional Zoning District except in accordance with an approved rezoning.

5-14-2. Permissible uses subject to rezoning to a Planned Residential Development Conditional Zoning District.

A building or land shall be used only for those purposes specified in the rezoning for the project which may include one or more of the following:

Accessory structures

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Adult care centers registered with the NC Department of Health and Human Services (DHSS)

Adult care homes

Camps

Child care centers subject to supplementary standards contained in section 16-4, below

Child care homes

Congregate care facilities, subject to supplementary standards contained in section 16-4, below

Customary accessory uses

~~Golf courses~~

~~Golf driving ranges and par three golf courses~~

Home occupations

Neighborhood-oriented Personal services consistent with the purposes of this classification, such as barber and beauty shops, medical and dental labs and clinics, opticians and optical services and prosthetics & orthopedics

Neighborhood-oriented Retail stores consistent with the purposes of this classification, such as gift shops, florist shops and pharmacies

Nursing homes, subject to supplementary standards contained in section 16-4, below

Offices located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which they are to be located

Parks

~~Planned residential developments (major)~~

Progressive care facilities, subject to supplementary standards contained in section 16-4, below

Public utility facilities, subject to supplementary standards contained in section 16-4, below

Religious institutions

~~Residential dwellings, multi-family~~

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Neighborhood-oriented Restaurants, consistent with the purposes of this classification (no drive-thrus)

Rest homes, subject to supplementary standards contained in section 16-4, below

Schools, primary, elementary and secondary

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Telecommunications towers, subject to supplementary standards contained in section 16-4, below

5-14-3. Site requirements.

Planned residential development conditional zoning districts shall have the following site and density requirements:

- a) ~~The total land area of the district shall be at least three acres; and~~ Sites shall be located in one of the following Future Land Use designations as illustrated in the City's most recently adopted Comprehensive Plan: Rural Residential, Family Neighborhood Living, Multi-Generational Living.
- b) ~~Access to the planned residential development shall be by means of a boulevard or thoroughfare (major or minor) designated as such in the comprehensive transportation plan. Alternatively, access may be provided by means of streets other than major or minor thoroughfares when it is clearly demonstrated that the planned residential development will not result in a significant increase in traffic on any such street.~~ Density authorized for a Planned residential development conditional zoning district shall not exceed the following based on the Future Land Use designation of the site:
 - i. Rural Residential = 2 units per acre
 - ii. Family Neighborhood Living = 6 units per acre
 - iii. Multi-Generational Living = 10 units per acre

5-14-4. Density.

~~The density for a planned residential development shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including without limitation, water, wastewater, solid waste, stormwater, roads and parks to serve the development. Unless a planned residential development qualifies for a density bonus as provided in subsection 5-14-6, below, the density authorized for the district shall not exceed ten units per acre.~~

5-14-5. Density bonus.

~~A density bonus over and above the maximum density specified in subsection 5-14-4, above, may be approved by city council only upon determining that the proposed planned residential development~~

~~complies with the general considerations listed in subsection 5-14-5 provisions and standards of this Article as well as the following additional considerations:~~

- ~~a) The property on which the development is proposed to be situated shall be located in close proximity to within 350 feet of a boulevard or thoroughfare designated as such in the comprehensive transportation plan;~~
- ~~b) Vehicular access for such development shall be limited to one or more boulevards or thoroughfares designated as such in the comprehensive transportation plan;~~
- ~~c) The carrying capacity of the roadway shall be adequate to handle increased traffic associated with the development without reducing the level of service grade of such roadway;~~
- ~~d) The development is proposed to be located within reasonable walking distance of places of employment and/or shopping facilities and shall provide pedestrian amenities in order to foster pedestrian access to such facilities;~~
- ~~e) The development shall provide common open space sufficient for the needs of its residents, which shall not be less than the greater of the common open space required by subsection 6-16-2, below, or one percent of the land area of the development for each dwelling unit per acre proposed.~~

~~Any density authorized by city council pursuant to this section shall not exceed 18 dwelling units per acre.~~

5-14-64. Development standards.

Unless noted otherwise, the following development standards shall apply to all planned residential developments, whether major or minor. In addition, planned residential developments shall meet all applicable standards contained in article VI, below

5-14-64.1. Open space and footprint requirements. Planned residential developments shall have a maximum footprint of ~~20~~ 40 percent of the site and shall have, as a minimum, ~~60~~ 40 percent of the site as open space. In addition, planned residential developments shall meet the common open space requirements of section 6-16.

5-14-64.2. Dimensional Standards Setbacks. ~~All dwellings and their accessory structures shall be set back not less than 40 feet from the nearest right-of-way line for any street or railroad adjoining the site; provided, however, such setback may be reduced to ten feet when parking is situated to the side or rear of the lot and screened from view from public rights-of-way. Furthermore, such buildings and structures shall be set back not less than 30 feet from any exterior property line which is not a right-of-way.~~

~~The planning board or c~~ City council, ~~as the case may be, shall~~ may require reservations of rights-of-way, as well as increased setbacks, for roads identified in the comprehensive transportation plan, including existing roads to be widened as well as corridors of new roads.

~~All dwellings and their accessory structures shall be located at least ten feet from the edge of the paving for any street or drive and at least five feet from the edge of the paving for any area devoted principally to parking. Carports shall be situated at least ten feet from the edge of the paving for any street or drive and may be physically connected to the principal structure which they serve. In addition, dwellings and accessory structures abutting a street intended to serve more than 32 dwelling units or intended to be dedicated as a public street must be set back a minimum of 35 feet from the center line of such street. The approved setback lines shall be shown on the plan of development and on any recorded subdivision plat.~~

~~In addition to the foregoing setback requirements, minimum spacing between buildings shall be provided as per the NC State Building Code Volume V Fire Prevention.~~

<u>Minimum lot area in square feet:</u>	<u>0</u>
<u>Minimum lot width at building line in feet:</u>	<u>None</u>
<u>Minimum yard requirements for Principal Structures in feet measured from edge of paving:</u>	<u>Front: 40, reduced to 10 when parking is situated to the side or rear of the lot and screened from view from public right of way, provided, however, that any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet from the right-of-way.</u>
	<u>Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way</u>
	<u>Rear: 20</u>
<u>Maximum height in feet:</u>	35
<u>Minimum yard requirements for Accessory Structure in feet:</u>	<u>Front: Located to side or rear of principal structure</u>
	<u>Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way</u>
	<u>Rear: 0</u>

5-14-~~64~~.3 Subdivision of planned residential developments. Planned residential development projects may be subdivided provided that arrangements for such subdivision are made at the time of the planned residential development application.

Zero lot lines may be permitted on one or more lot lines of each lot ~~in accordance with these standards:~~

- ~~a) — Any wall constructed on the lot line shall be a solid, windowless wall. If there is an offset of the wall from the lot line, the offset must be at least six feet.~~
- ~~b) — A five foot maintenance easement and a maximum eave encroachment of 32 inches within the maintenance easement shall be established in the deed restrictions and covenants of the adjoining lot. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.~~

5-14-~~64~~.4. Circulation and access. Internal streets, drives and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Connectivity is a goal of the internal street system and external connections to areas outside and adjacent to the Planned Residential Development Conditional Zoning development shall be established where possible.

- i. The site shall be traversed by a network of internal streets built according to city standards. Internal streets should seek to avoid cul-de-sacs and dead-end roads and other features that hamper connectivity. However, roads may terminate at a monumental structure or green space. In such cases a sidewalk or other connection shall be provided to ensure the goals of connectivity.
- ii. Internal streets shall have sidewalks and street trees.
- iii. If a bus line serves, or is expected to serve, the district, a bus shelter is required. Larger projects may require more shelters as determined by traffic impact analysis.
- iv. Alleys providing access to the rear of lots are encouraged. Public alleys shall meet the specifications of relevant City standards. Where individual lots have frontage on another city street, private drives may be used as alleys, in which case they may be constructed within common space at the rear of lots or, in conjunction with the use of cross-access easements, they may be constructed within a series of rear setbacks. One-way alleys shall be a minimum of 8' wide. Two-directional alleys shall be a minimum of 16' wide

~~Streets shall not be designed to encourage outside traffic to traverse the planned residential development on local streets.~~

Sidewalks shall be required along streets adjacent to the planned residential development. Sidewalks shall form a logical, safe, and convenient system for pedestrian access to all dwelling units and appropriate project facilities and shall be required along such streets, drives and parking areas within the planned residential development as is necessary to accomplish this. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.

Streets intended to serve more than 32 dwelling units as well as those intended to be dedicated as public streets shall meet the design and construction standards of the NCDOT. All other streets and drives need not comply with NCDOT's pavement width and road right-of-way standards, but they shall comply with its pavement structure requirements. All dead-end streets and drives shall terminate in a cul-de-sac or other adequate means of reversing vehicular direction. It shall be the responsibility of the developer to submit to the director of public works core samples taken by a licensed testing firm demonstrating that completed streets or drives meet such pavement structure requirements.

Internal streets with minimum setbacks measuring less than 35 feet from center line shall be private streets and are not acceptable for dedication to, or maintenance by, the city. Developments containing such private internal streets with setbacks measuring less than 35 feet from center line shall have the following disclaimer in large type placed in a prominent position on the following applicable documents for the development including the site plan, the plat, the restrictive covenants, the condominium documents, and any contracts used in the sale of properties:

"Some or all of the streets and/or drives in this development do not meet minimum right-of-way requirements for the City of Hendersonville. You are notified that these are proposed as private streets and that the City of Hendersonville will not accept them for maintenance."

5-14-6.5 Building height. A building may exceed 35 feet in height only upon the granting of a height limitation exemption by the city council. Upon application, the council may grant a height limitation exemption upon finding that:

- a) — Such building will not block sunlight from adjacent property between the hours of 10:00 a.m. and 2:00 p.m. from the months of October 1st to May 1st.
- b) — Such building is adequately designed and served from the standpoint of safety, and the city fire chief certifies that the fire safety equipment to be installed is adequately designed and that the building is reasonably well located in relation to the fire stations and equipment so as to offer adequate protection to life and property. In no case shall the building exceed 50 feet in height.
- c) — The side and rear yards for any structure in excess of 35 feet in height shall be increased by one foot for each one foot in height in excess of 35 feet.

5-14-6.6 Buffering, screening and landscaping. The applicant shall propose and plant, construct and make satisfactory arrangements for the preservation of a buffer and/or setbacks adequate to protect adjoining properties from the impacts of the proposed development. Parking and service areas and dumpsters shall be screened from view by adjacent single-family residences. Existing vegetation shall be preserved whenever possible. In addition, the developer shall provide an appropriate landscaping plan within the project.

5-14-6.7 Off-street parking. Off-street parking requirements for planned residential developments shall be as follows:

A minimum of one space per residential unit containing one or two bedrooms. A minimum of one and one-half spaces per residential unit containing three or more bedrooms. Enclosed garages and carports count towards meeting the parking requirement. All parking spaces shall be located within 75 feet of the residential unit they serve.

5-14-6.8.5. Maintenance of common facilities. The developer, project owner, or a properly established homeowners association shall provide for the continuing maintenance of common open space, recreational facilities, sidewalks, parking, private streets and other privately owned but common facilities serving the project.

5-14-~~7~~5. Minor planned residential developments.

An applicant may elect to have a development processed as a minor planned residential development so long as the proposed development, including all phases, is greater than 2 dwelling units but does not exceed 50 dwelling units. Minor planned residential developments may consist of any residential uses permitted under Sec. 5-14-2, regardless of the underlying zoning district. and so long as no accessory No commercial development may be part of a minor planned residential development. is requested for the project. A minor planned residential development may be located in one or more of the following zoning district classifications: R-40, R-20, R-15, R-10, R-6, MIC, RCT, C-2, C-3, I-1.

5-14-~~7~~5.1 Density.

The maximum number of dwelling units which may be constructed in a minor planned residential development shall be 50 or a number computed on the basis of the following table, whichever is less.

Use District	Dwelling Units Per Acre
R-40	1.0 <u>2.0</u>
R-20	2.5 <u>3.0</u>
R-15	3.75 <u>4.0</u>
R-10	5.5
R-6	8.5
MIC	5.5 <u>8.5</u>
RCT	5.5 <u>8.5</u>
<u>C-4</u>	<u>8.5</u>
C-2	8.5 <u>10.0</u>
C-3	8.5 <u>10.0</u>
I-1	8.5

5-14-~~7~~5.2 Development standards for minor planned residential developments. Except as otherwise noted herein, minor planned residential developments shall be governed by the development standards for planned residential developments contained in subsection 5-14-6, above.

Unlike major planned residential developments, there is no ~~minimum~~ site requirement for a minor planned residential development to be located in a specific Future Land Use designation, nor is there a requirement that access be by means of a designated thoroughfare.

5-14-~~7~~5.3 Procedures for reviewing. Unlike other planned developments which undergo rezoning to a conditional zoning district, minor planned residential developments undergo site plan review pursuant to section 7-3.

PCD | 5-15-2. - Permissible uses.

~~Residential dwellings, Multi-Family~~

~~**5-15-4.6. Density.** The density for a residential development planned as part of a PCD Planned Commercial Development Conditional Zoning district shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including, without limitation, water, wastewater, solid waste, stormwater, roads and parks, to serve the development. A planned commercial development may qualify for a density bonus in the manner specified in subsection 5-14-5, above. Otherwise, the density authorized for the district shall not exceed ten units per acre.~~

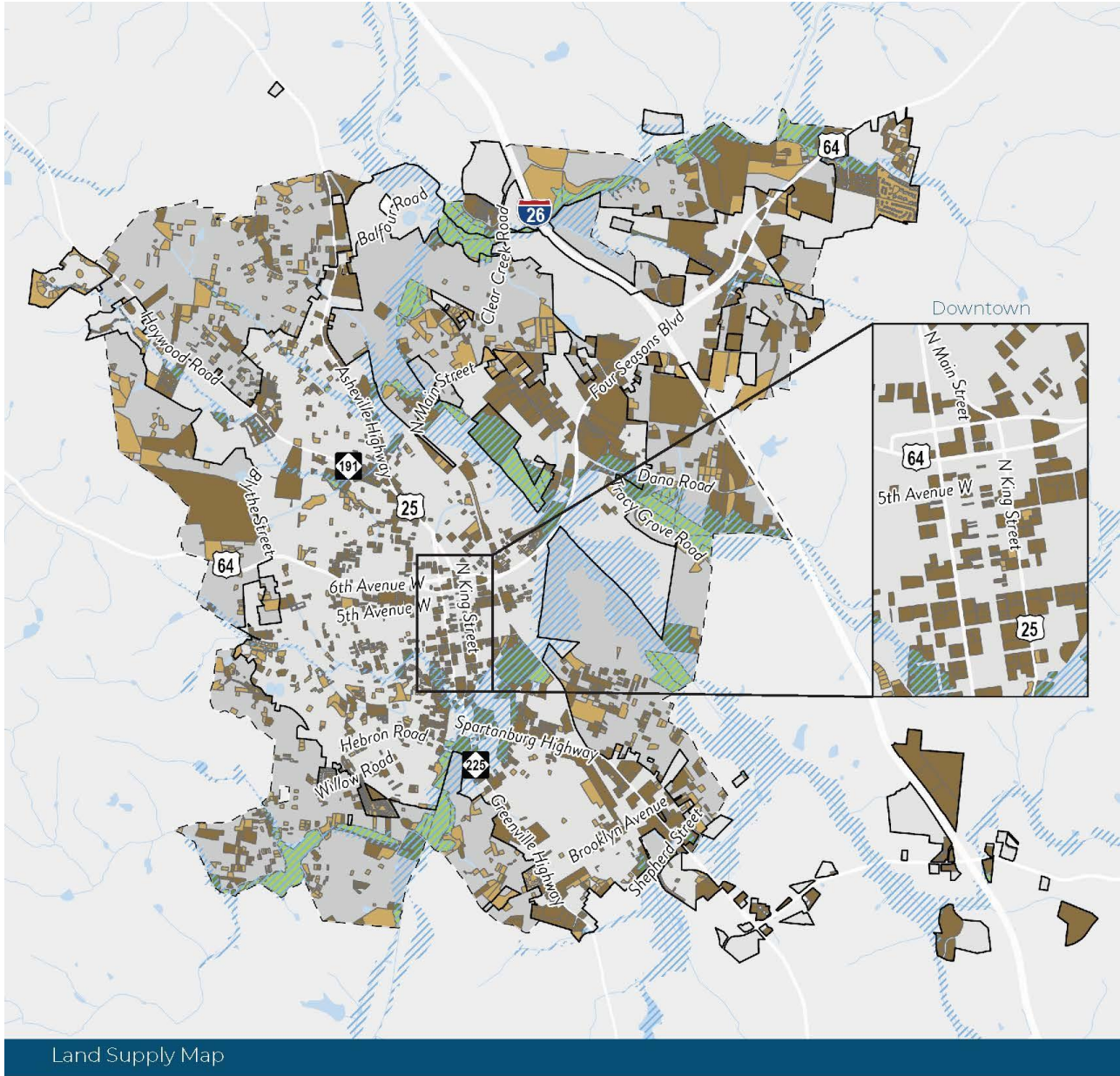
PID | 5-21-2 - Permissible uses.

~~Residential dwellings, multi-family~~

Sec. 4-5. Classification of uses.

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	MIC	C-4	PCDCZD	I-1	PIDCZD	URCZD
Accessory dwelling units	SS	SS	SS	SS	SS	<u>SS</u>	SS	SS	-	SS	-	-
Adaptive reuse	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	-	-	-	-	<u>L</u>	-	-
Golf courses	-	-	-	-	-	P	-	-	P	P	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	P	-	-	P	P	-	-
Planned residential development (minor)	SS	SS	SS	SS	SS	-	SS	<u>P</u>	-	SS	-	-
Planned residential development (major)	-	-	-	-	-	P	-	-	-	-	-	-
Residential dwellings, single-family	P	P	P	P	P	P	P	P	P	P	P	<u>L</u>
Residential dwellings, multi-family	-	-	-	-	-	P	-	P	P	-	P	P
Residential dwellings, two-family	-	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>	P	-
<u>Residential dwellings, three-family</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>=</u>	<u>P</u>	<u>=</u>	<u>P</u>	<u>=</u>	<u>=</u>
<u>Residential dwellings, four-family</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>=</u>	<u>P</u>	<u>=</u>	<u>P</u>	<u>=</u>	<u>=</u>
<u>Residential dwellings, small-scale multi-family</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
Personal services	-	-	-	-	-	<u>L</u>	SS	P	P	P	-	L
Retail stores	-	-	-	-	-	<u>L</u>	SS	SS	P	P	-	L
Restaurants	-	-	-	-	-	<u>L</u>	SU	SU	P	P	-	L

GEN H COMPREHENSIVE PLAN -LAND SUPPLY MAP



Land Supply by Category

- Underdeveloped
- Undeveloped
- Constrained, underdeveloped
- Constrained, undeveloped

- 100 Year Floodplain and Floodway
- Hendersonville City Limits
- Hendersonville ETJ

Source: City of Hendersonville, Henderson County, NCDOT

GEN H COMPREHENSIVE PLAN -CHARACTER AREA PERCENTAGES

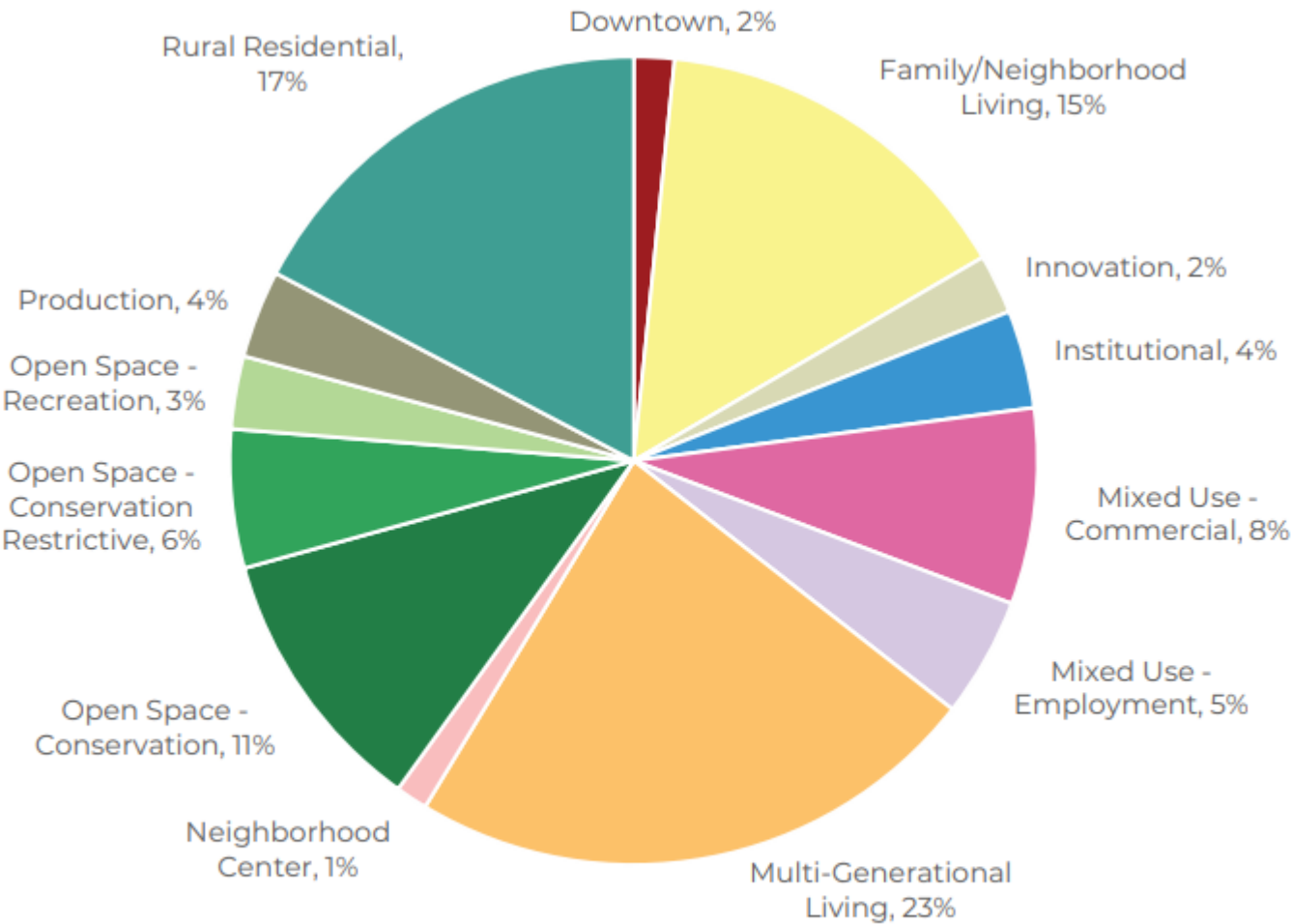


Figure 4.13.1 - Character Area percentages (rounded to whole percent) for study area. ROW is not included acreage percentages.

AMENDMENT STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> Supply: The Land Supply Map shows an abundance of “Underdeveloped” land in the City’s zoning jurisdiction. Suitability: Land Suitability Maps show that a majority of the land supply is ‘most suitable’ for Residential development. Intensity: The proposal aligns with the development pattern of Option 2 in Figure 4.9 – Alternative Growth Map</p>
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designations: Rural Residential, Family Neighborhood Living, Multi-Generational Living Character Area Descriptions: Somewhat Consistent Zoning Crosswalk: N/A Focus Area Map: N/A</p>
2) COMPATIBILITY	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p><i>In addition to a general analysis, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating the zoning text amendment’s compatibility. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.</i></p>
	<p><u>EXISTING CONDITIONS</u> According to the UNC School of Government Development Finance Initiative study performed for the City of Hendersonville Strategic Housing Committee, they found that “to meet current and future housing demand, Henderson County needs an estimated 10,000 new housing units within the next five years. At least 2,000 of these units are needed in Hendersonville for low-to-moderate income households.” In addition to the efforts of the Strategic Housing Committee, better utilization of land has been an ongoing goal for the City according to the last two 20-year Comprehensive Plans. The objective behind this effort is to reduce growth pressures from development sprawling into forest and farmland and to create more walkable/bikeable compact communities which reduce automobile traffic and improve quality of life. However, efforts to support infill development have been limited by existing zoning district standards. In addition to minimum lot sizes, minimum lot widths and setbacks also contribute to restricting better utilization of land and/or creation of new lots on underutilized properties. Additionally, an undersupply of smaller sized ‘starter homes’ has also been an issue. Current zoning standards requiring larger lots and high development cost (roads, sidewalks, utilities, etc.) combine with market forces to incentivize the construction of larger-scaled units. For density-based regulations, there is no difference between a 3,000 Sq Ft unit and a 1,000 Sq Ft unit. Both count as 1 unit in the</p>

	<p>allotted units per acre. To incentivize more attainable units and combat the lack of nuance in the density standards, this amendment aims to acknowledge the differences between small units and large units and treat them accordingly.</p> <p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV)</p> <p>Vibrant Neighborhoods: Consistent</p> <p>Abundant Housing Choices: Consistent</p> <p>Healthy and Accessible Natural Environment: Somewhat Consistent</p> <p>Authentic Community Character: Consistent</p> <p>Safe Streets and Trails: Consistent</p> <p>Reliable & Accessible Utility Services: Consistent</p> <p>Satisfying Work Opportunities: Consistent</p> <p>Welcoming & Inclusive Community: Consistent</p> <p>Accessible & Available Community Uses and Services: N/A</p> <p>Resilient Community: Consistent</p> <p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV)</p> <p>Mix of Uses: Consistent</p> <p>Compact Development: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Inconsistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The primary changed condition relates to the persistent lack of housing availability in Hendersonville and throughout the region. In particular, starter homes / “attainable housing” / naturally-occurring affordable housing supply are lacking and needed to accommodate the city’s workforce and next generation of city residents.</p>
4) Public Interest	<p>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 -</p> <p>The proposed amendment would allow for a compatible infill development with a mix of housing types and increased density of market-rate attainable housing. This would allow for property owners to become “micro developers” and better utilize their property. The potential change to development patterns also lends itself to creating more walkable neighborhoods across the City.</p>
5) Public Facilities	<p>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</p>

	The proposed text amendment would allow for greater utilization of existing infrastructure without the need for utility expansion and increased cost of maintenance.
6) 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 -
	There is no immediate development proposed. However, there is the potential for some loss of trees where new units are placed on existing undeveloped land. However, due to reduced setbacks, there will be flexibility in where structures are located – lending itself to more options in placement to avoid mature canopy trees.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

1. Comprehensive Plan Consistency - Staff finds the proposed text amendment to be consistent with the Gen H Comprehensive Plan Character Area Descriptions – in particular the Multi-Generational Living Character Area which accounts for the greatest percentage of land area in the city.
2. Compatibility - The proposed text amendment is not incompatible with the existing development pattern in the city. The reduced scale of the dwellings permitted by the proposed allowance ensures that existing homes will not be out-scaled.
3. Changed Conditions - The text amendment is a response to the need for additional “attainable housing” in the city.
4. Public Interest – Increased housing stock and expanded utilization of existing land provides benefits to those in need of housing and property owners who can see a greater return on investment with their property.
5. Public Facilities - Allows for greater utilization of existing infrastructure
6. Effect on Natural Environment – Potential for some mature tree loss on existing lots, but flexibility in siting new structures would allow for canopy preservation while also increasing housing stock.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

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 proposed amendment creates an opportunity to address the need for additional, dispersed, “attainable” infill housing.*
- *The proposed amendment allows for property owners to better utilize their property and earn additional revenue*
- *The proposed amendment will incentive the construction of smaller, more affordable dwellings (“starter homes”).*

DRAFT [Rational for Denial]

- *The proposed amendment is incompatible with existing residential districts*
- *The proposed amendment will create traffic congestion*
- *The proposed amendment will result in substantial loss of privacy*

Zoning Reforms for Housing 2025-01-ZTA		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	RR/FNL / MGL	
Character Area Description (Pg. 122-131)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	Consistent	

Zoning Reforms for Housing 2025-01-ZTA		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
GOALS		
<u>Vibrant Neighborhoods (Pg. 93)</u>		
Promote lively neighborhoods that increase local safety.	Consistent	
Enable well-maintained homes, streets, and public spaces.	Consistent	
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent	
The design allows people to connect to nearby destinations, amenities, and services.	Consistent	
<u>Abundant Housing Choices (Pg. 93)</u>		
Housing provided meets the need of current and future residents.	Consistent	
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent	
Housing condition/quality exceeds minimum standards citywide	Consistent	
<u>Healthy and Accessible Natural Environment (Pg. 94)</u>		
Recreational (active and passive) open spaces are incorporated into the development.		Inconsistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	N/A	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent	
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent	
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent	
<u>Authentic Community Character (Pg. 94)</u>		
Downtown remains the heart of the community and the focal point of civic activity	Consistent	
A development near a gateway sets the tone, presenting the image/brand of the community.	N/A	
Historic preservation is utilized to maintain the city's identity.	Consistent	
City Centers and neighborhoods are preserved through quality development.	Consistent	
<u>Safe Streets and Trails (Pg. 95)</u>		
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	N/A	
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent	
Design embraces the principles of walkable development.	Consistent	
<u>Reliable & Accessible Utility Services</u>		
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent	

Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	Consistent	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent	
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
Adaptation to a changing world (e.g., economic, technological, social, environmental, etc.) is a priority of City leaders.	Consistent	
A fiscally sound government ensures the City's ability to function efficiently and remain competitive, particularly in the face of unexpected challenges.	Consistent	
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	Consistent	
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Small Infill Site].	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.		Inconsistent
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE V. – ZONING DISTRICT CLASSIFICATIONS, ARTICLE VI. GENERAL PROVISIONS AND ARTICLE XII. DEFINITION OF TERMS

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on March 13, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the City of Hendersonville Zoning Ordinance, and

WHEREAS, City Council took up this application at its regular meeting on May 1, 2025, and

WHEREAS, City Council has found that this zoning text amendment is consistent with the City’s comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on May 1, 2025,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Article VI. General Provisions and Article XII. Definition of Terms

ZONING ORDINANCE

C-4 | 5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

Planned residential developments (minor), subject to the requirements of article VII, below

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

This zoning district classification is designed to accommodate planned residential developments with a rezoning to a Planned Residential Development Conditional Zoning District in accordance with article VII herein. Such rezoning to a Planned Residential Conditional Zoning District is required as a prerequisite to any use or development in the PRD Zoning District Classification, and no use shall be permitted except pursuant to such permit. The rezoning shall insure that the proposed use or development is consistent with the requirements of this section and may further specify the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request. In granting the rezoning for a planned residential district, city council may impose such additional reasonable and appropriate safeguards upon such approval as it may deem necessary in order that the purpose and intent of this chapter are served, public welfare secured and substantial justice done.

5-14-1. Application.

The reclassification of property to PRD Planned Residential Development Conditional Zoning District shall constitute an amendment of the official zoning map which may be initiated only by all of the owner(s) of a legal interest in the affected property. Such amendment shall be initiated by means of an application for rezoning to a PRD Planned Residential Development Conditional Zoning District. No permit shall be issued for any development within a PRD Planned Residential Development Conditional Zoning District except in accordance with an approved rezoning.

5-14-2. Permissible uses subject to rezoning to a Planned Residential Development Conditional Zoning District.

A building or land shall be used only for those purposes specified in the rezoning for the project which may include one or more of the following:

Accessory structures

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Adult care centers registered with the NC Department of Health and Human Services (DHSS)

Adult care homes

Camps

Child care centers subject to supplementary standards contained in section 16-4, below

Child care homes

Congregate care facilities, subject to supplementary standards contained in section 16-4, below

Customary accessory uses

~~Golf courses~~

~~Golf driving ranges and par three golf courses~~

Home occupations

Neighborhood-oriented Personal services consistent with the purposes of this classification, such as barber and beauty shops, medical and dental labs and clinics, opticians and optical services and prosthetics & orthopedics

Neighborhood-oriented Retail stores consistent with the purposes of this classification, such as gift shops, florist shops and pharmacies

Nursing homes, subject to supplementary standards contained in section 16-4, below

Offices located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which they are to be located

Parks

~~Planned residential developments (major)~~

Progressive care facilities, subject to supplementary standards contained in section 16-4, below

Public utility facilities, subject to supplementary standards contained in section 16-4, below

Religious institutions

~~Residential dwellings, multi-family~~

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Neighborhood-oriented Restaurants, consistent with the purposes of this classification (no drive-thrus)

Rest homes, subject to supplementary standards contained in section 16-4, below

Schools, primary, elementary and secondary

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Telecommunications towers, subject to supplementary standards contained in section 16-4, below

5-14-3. Site requirements.

Planned residential development conditional zoning districts shall have the following site and density requirements:

- a) ~~The total land area of the district shall be at least three acres; and~~ Sites shall be located in one of the following Future Land Use designations as illustrated in the City's most recently adopted Comprehensive Plan: Rural Residential, Family Neighborhood Living, Multi-Generational Living.

- b) ~~Access to the planned residential development shall be by means of a boulevard or thoroughfare (major or minor) designated as such in the comprehensive transportation plan. Alternatively, access may be provided by means of streets other than major or minor thoroughfares when it is clearly demonstrated that the planned residential development will not result in a significant increase in traffic on any such street.~~ Density authorized for a Planned residential development conditional zoning district shall not exceed the following based on the Future Land Use designation of the site:

- i. Rural Residential = 2 units per acre
- ii. Family Neighborhood Living = 6 units per acre
- iii. Multi-Generational Living = 10 units per acre

~~5-14-4. Density.~~

~~The density for a planned residential development shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including without limitation, water, wastewater, solid waste, stormwater, roads and parks to serve the development. Unless a planned residential development qualifies for a density bonus as provided in subsection 5-14-6, below, the density authorized for the district shall not exceed ten units per acre.~~

~~5-14-5. Density bonus.~~

~~A density bonus over and above the maximum density specified in subsection 5-14-4, above, may be approved by city council only upon determining that the proposed planned residential development complies with the general considerations listed in subsection 5-14-5 provisions and standards of this Article as well as the following additional considerations:~~

- ~~a) The property on which the development is proposed to be situated shall be located in close proximity to within 350 feet of a boulevard or thoroughfare designated as such in the comprehensive transportation plan;~~
- ~~b) Vehicular access for such development shall be limited to one or more boulevards or thoroughfares designated as such in the comprehensive transportation plan;~~
- ~~c) The carrying capacity of the roadway shall be adequate to handle increased traffic associated with the development without reducing the level of service grade of such roadway;~~
- ~~d) The development is proposed to be located within reasonable walking distance of places of employment and/or shopping facilities and shall provide pedestrian amenities in order to foster pedestrian access to such facilities;~~
- ~~e) The development shall provide common open space sufficient for the needs of its residents, which shall not be less than the greater of the common open space required by subsection 6-16-2, below, or one percent of the land area of the development for each dwelling unit per acre proposed.~~

~~Any density authorized by city council pursuant to this section shall not exceed 18 dwelling units per acre.~~

~~5-14-64. Development standards.~~

Unless noted otherwise, the following development standards shall apply to all planned residential developments, whether major or minor. In addition, planned residential developments shall meet all applicable standards contained in article VI, below

~~5-14-64.1. Open space and footprint requirements.~~ Planned residential developments shall have a maximum footprint of ~~20~~ 40 percent of the site and shall have, as a minimum, ~~60~~ 40 percent of the site as open space. In addition, planned residential developments shall meet the common open space requirements of section 6-16.

~~5-14-64.2. Dimensional Standards Setbacks.~~ All dwellings and their accessory structures shall be set back not less than ~~40~~ feet from the nearest right-of-way line for any street or railroad adjoining the site; provided, however, such setback may be reduced to ten feet when parking is situated to the side or rear of the lot and screened from view from public rights-of-way. Furthermore, such buildings and structures shall be set back not less than 30 feet from any exterior property line which is not a right-of-way.

~~The planning board or e~~ City council, ~~as the case may be, shall~~ may require reservations of rights-of-way, as well as increased setbacks, for roads identified in the comprehensive transportation plan, including existing roads to be widened as well as corridors of new roads.

~~All dwellings and their accessory structures shall be located at least ten feet from the edge of the paving for any street or drive and at least five feet from the edge of the paving for any area devoted principally to parking. Carports shall be situated at least ten feet from the edge of the paving for any street or drive and may be physically connected to the principal structure which they serve. In addition, dwellings and accessory structures abutting a street intended to serve more than 32 dwelling units or intended to be dedicated as a public street must be set back a minimum of 35 feet from the center line of such street. The approved setback lines shall be shown on the plan of development and on any recorded subdivision plat.~~

~~In addition to the foregoing setback requirements, minimum spacing between buildings shall be provided as per the NC State Building Code Volume V Fire Prevention.~~

<u>Minimum lot area in square feet:</u>	<u>0</u>
<u>Minimum lot width at building line in feet:</u>	<u>None</u>
<u>Minimum yard requirements for Principal Structures in feet measured from edge of paving:</u>	<u>Front: 40, reduced to 10 when parking is situated to the side or rear of the lot and screened from view from public right of way, provided, however, that any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet from the right-of-way.</u>
	<u>Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way</u>
	<u>Rear: 20</u>
<u>Maximum height in feet:</u>	35
<u>Minimum yard requirements for Accessory Structure in feet:</u>	<u>Front: Located to side or rear of principal structure</u>
	<u>Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way</u>
	<u>Rear: 0</u>

5-14-~~64~~.3 Subdivision of planned residential developments. Planned residential development projects may be subdivided provided that arrangements for such subdivision are made at the time of the planned residential development application.

Zero lot lines may be permitted on one or more lot lines of each lot ~~in accordance with these standards:~~

- ~~a) Any wall constructed on the lot line shall be a solid, windowless wall. If there is an offset of the wall from the lot line, the offset must be at least six feet.~~
- ~~b) A five-foot maintenance easement and a maximum eave encroachment of 32 inches within the maintenance easement shall be established in the deed restrictions and covenants of the adjoining lot. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.~~

5-14-~~64~~.4. Circulation and access. Internal streets, drives and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Connectivity is a goal of the internal street system and external connections to areas outside and adjacent to the Planned Residential Development Conditional Zoning development shall be established where possible.

- i. The site shall be traversed by a network of internal streets built according to city standards. Internal streets should seek to avoid cul-de-sacs and dead-end roads and other features that hamper connectivity. However, roads may terminate at a monumental structure or green space. In such cases a sidewalk or other connection shall be provided to ensure the goals of connectivity.
- ii. Internal streets shall have sidewalks and street trees.
- iii. If a bus line serves, or is expected to serve, the district, a bus shelter is required. Larger projects may require more shelters as determined by traffic impact analysis.
- iv. Alleys providing access to the rear of lots are encouraged. Public alleys shall meet the specifications of relevant City standards. Where individual lots have frontage on another city street, private drives may be used as alleys, in which case they may be constructed within common space at the rear of lots or, in conjunction with the use of cross-access easements, they may be constructed within a series of rear setbacks. One-way alleys shall be a minimum of 8' wide. Two-directional alleys shall be a minimum of 16' wide

~~Streets shall not be designed to encourage outside traffic to traverse the planned residential development on local streets.~~

~~Sidewalks shall be required along streets adjacent to the planned residential development. Sidewalks shall form a logical, safe, and convenient system for pedestrian access to all dwelling units and appropriate project facilities and shall be required along such streets, drives and parking areas within the planned residential development as is necessary to accomplish this. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.~~

~~Streets intended to serve more than 32 dwelling units as well as those intended to be dedicated as public streets shall meet the design and construction standards of the NCDOT. All other streets and drives need not comply with NCDOT's pavement width and road right of way standards, but they shall comply with its pavement structure requirements. All dead-end streets and drives shall terminate in a cul-de-sac or other adequate means of reversing vehicular direction. It shall be the responsibility of the developer to submit to the director of public works core samples taken by a licensed testing firm demonstrating that completed streets or drives meet such pavement structure requirements.~~

~~Internal streets with minimum setbacks measuring less than 35 feet from center line shall be private streets and are not acceptable for dedication to, or maintenance by, the city. Developments containing such private internal streets with setbacks measuring less than 35 feet from center line shall have the following disclaimer in large type placed in a prominent position on the following applicable documents for the development including the site plan, the plat, the restrictive covenants, the condominium documents, and any contracts used in the sale of properties.~~

~~"Some or all of the streets and/or drives in this development do not meet minimum right of way requirements for the City of Hendersonville. You are notified that these are proposed as private streets and that the City of Hendersonville will not accept them for maintenance."~~

~~**5-14-6.5 Building height.** A building may exceed 35 feet in height only upon the granting of a height limitation exemption by the city council. Upon application, the council may grant a height limitation exemption upon finding that:~~

- a) ~~Such building will not block sunlight from adjacent property between the hours of 10:00 a.m. and 2:00 p.m. from the months of October 1st to May 1st.~~
- b) ~~Such building is adequately designed and served from the standpoint of safety, and the city fire chief certifies that the fire safety equipment to be installed is adequately designed and that the building is reasonably well located in relation to the fire stations and equipment so as to offer adequate protection to life and property. In no case shall the building exceed 50 feet in height.~~
- c) ~~The side and rear yards for any structure in excess of 35 feet in height shall be increased by one foot for each one foot in height in excess of 35 feet.~~

~~**5-14-6.6 Buffering, screening and landscaping.** The applicant shall propose and plant, construct and make satisfactory arrangements for the preservation of a buffer and/or setbacks adequate to protect adjoining properties from the impacts of the proposed development. Parking and service areas and dumpsters shall be screened from view by adjacent single-family residences. Existing vegetation shall be preserved whenever possible. In addition, the developer shall provide an appropriate landscaping plan within the project.~~

~~**5-14-6.7 Off-street parking.** Off-street parking requirements for planned residential developments shall be as follows:~~

~~A minimum of one space per residential unit containing one or two bedrooms. A minimum of one and one half spaces per residential unit containing three or more bedrooms. Enclosed garages and carports count towards meeting the parking requirement. All parking spaces shall be located within 75 feet of the residential unit they serve.~~

5-14-~~64.85~~. Maintenance of common facilities. The developer, project owner, or a properly established homeowners association shall provide for the continuing maintenance of common open space, recreational facilities, sidewalks, parking, private streets and other privately owned but common facilities serving the project.

5-14-~~75~~. Minor planned residential developments.

An applicant may elect to have a development processed as a minor planned residential development so long as the proposed development, including all phases, is greater than 2 dwelling units but does not exceed 50 dwelling units. Minor planned residential developments may consist of any residential uses permitted under Sec. 5-14-2, regardless of the underlying zoning district. and so long as no ~~accessory~~ No commercial development may be part of a minor planned residential development. is requested for the project. A minor planned residential development may be located in one or more of the following zoning district classifications: R-40, R-20, R-15, R-10, R-6, MIC, RCT, C-2, C-3, I-1.

5-14-~~75~~.1 Density.

The maximum number of dwelling units which may be constructed in a minor planned residential development shall be 50 or a number computed on the basis of the following table, whichever is less.

Use District	Dwelling Units Per Acre
R-40	1.0 <u>2.0</u>
R-20	2.5 <u>3.0</u>
R-15	3.75 <u>4.0</u>
R-10	5.5
R-6	8.5
MIC	5.5 <u>8.5</u>
RCT	5.5 <u>8.5</u>
<u>C-4</u>	<u>8.5</u>
C-2	8.5 <u>10.0</u>
C-3	8.5 <u>10.0</u>
I-1	8.5

5-14-~~75~~.2 Development standards for minor planned residential developments. Except as otherwise noted herein, minor planned residential developments shall be governed by the development standards for planned residential developments contained in subsection 5-14-6, above.

Unlike major planned residential developments, there is no ~~minimum~~ site requirement for a minor planned residential development to be located in a specific Future Land Use designation, nor is there a requirement that access be by means of a designated thoroughfare.

5-14-~~75~~.3 Procedures for reviewing. Unlike other planned developments which undergo rezoning to a conditional zoning district, minor planned residential developments undergo site plan review pursuant to section 7-3.

~~**5-15-4.6. Density.** The density for a residential development planned as part of a PCD Planned Commercial Development Conditional Zoning district shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including, without limitation, water, wastewater, solid waste, stormwater, roads and parks, to serve the development. A planned commercial development may qualify for a density bonus in the manner specified in subsection [5-14-5](#), above. Otherwise, the density authorized for the district shall not exceed ten units per acre.~~

PID | 5-21-2 - Permissible uses.

~~Residential dwellings, multi-family~~

Sec. 4-5. Classification of uses

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	MIC	C-4	PCDCZD	I-1	PIDCZD	URCZD
Accessory dwelling units	SS	SS	SS	SS	SS	<u>SS</u>	SS	SS	-	SS	-	-
Adaptive reuse	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	-	-	-	-	<u>L</u>	-	-
Golf courses	-	-	-	-	-	P	-	-	P	P	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	P	-	-	P	P	-	-
Planned residential development (minor)	SS	SS	SS	SS	SS	-	SS	-	-	SS	-	-
Planned residential development (major)	-	-	-	-	-	P	-	<u>P</u>	-	-	-	-
Residential dwellings, single-family	P	P	P	P	P	P	P	P	P	P	P	<u>L</u>
Residential dwellings, multi-family	-	-	-	-	-	P	-	P	P	-	P	P
Residential dwellings, two-family	-	P	P	P	P	P	P	<u>P</u>	P	<u>P</u>	P	-
<u>Residential dwellings, three-family</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Residential dwellings, four-family</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>-</u>
<u>Residential dwellings, small-scale multi-family</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Personal services	-	-	-	-	-	<u>L</u>	SS	P	P	P	-	L
Retail stores	-	-	-	-	-	<u>L</u>	SS	SS	P	P	-	L
Restaurants	-	-	-	-	-	<u>L</u>	SU	SU	P	P	-	L

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June, 2025.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Lew Holloway MEETING DATE: May 8th, 2028
AGENDA SECTION: New Business DEPARTMENT: Community Development
TITLE OF ITEM: Zoning Text Amendment: Tree Canopy Preservation & Enhancement Clarifying Edits (25-15-ZTA)

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VII, Section 7-3-4 and Article XV to clarify requirements for the provision and protection of trees:</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan goal for Healthy & Accessible Natural Environment.</p> <p>2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed text amendment adds clarity to a previously adopted ordinance.2. The proposed text amendment aligns with the intent of the previously adopted ordinance. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VII, Section 7-3-4 and Article XV to clarify requirements for the provision and protection of trees::</p> <p>1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The proposed amendments aligns with the Gen H Comprehensive Plan goal for Healthy & Accessible Natural Environment.</p> <p>2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed text amendment does not align with the intent of the previously adopted ordinance. <p style="text-align: center;">[DISCUSS & VOTE]</p>

SUMMARY: The City of Hendersonville is initiating a zoning text amendment to clarify aspects of Article 15 as it relates to the recently adopted tree canopy preservation ordinance. The original ordinance amendment was initiated at the request of the City of Hendersonville Tree Board and guided by an Ad Hoc Tree Ordinance Committee. That committee met for approximately 1 year before a final ordinance was passed by City Council in May of 2024.

After being in place for 1 year, Planning staff have identified points of clarification that need to be made to the ordinance to eliminate confusion or potential application of the ordinance that is out of context with the original intent of the ordinance. No substantive changes to the ordinance are proposed.

These propose changes were presented to both the Legislative Committee and the Tree Board for the feedback. The Legislative Committee and Tree Board concurred with the changes that were presented at those meetings. Members of the Tree Board also suggested additional substantive changes to the ordinance that have not been included in the draft provided in this packet.

PROJECT/PETITIONER NUMBER:	25-15-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<div>1. Staff Report</div> <div>2. Draft Ordinance Changes</div>

ARTICLE VII – DEVELOPMENT REVIEW

Sec. 7-3-4. Review of final site plans.

Sec. 7-3-4.3 Contents of final site plan. A site plan showing the following shall accompany an application for site plan approval:

~~m) — A landscape plan showing wood line before site preparation with typical species and average diameter of trees indicated and showing areas to be screened, fenced, walled and/ or landscaped, including required buffers, existing and proposed, with details of fences or walls and plant locations, sizes and species;~~

m) — A landscaping plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped.

~~w) — A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped.~~

~~x)w)~~ Proposed limits of land disturbing activity.

ARTICLE XV. BUFFERING, SCREENING AND LANDSCAPING

Sec. 15-1. Purpose and intent.

The City of Hendersonville has an abundant and diverse tree and vegetative cover that contributes to the aesthetic value of the city and provides numerous ecological and economic benefits. The landscaping, buffering and screening standards set forth below require landscaping in certain circumstances and locations in order to:

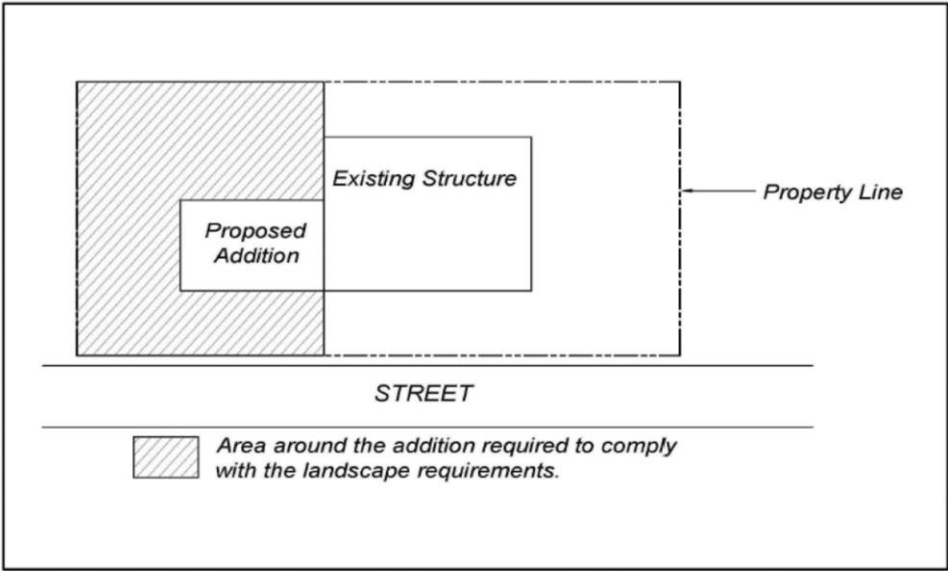
- a) Encourage the preservation of existing trees and vegetation and replenish removed vegetation;
- b) Improve the visual quality of the City of Hendersonville and minimize potential negative impacts of development such as noise, dust, glare of lights, parking lots, traffic, heat, overcrowding, and odor;
- c) Provide environmental benefits such as climate modification, decreased energy consumption, reduced stormwater runoff, decreased erosion, improved water and air quality, and protection of wildlife habitat;
- d) Provide a transition between dissimilar land uses to protect abutting properties from potential negative impacts of neighboring development and preserve the character and value of a property and provide a sense of privacy;
- e) Improve standards for quantity, location, size, spacing, protection, and maintenance of plants and other screening materials to assure a high level of quality in the appearance of Hendersonville while allowing flexibility to promote well designed and creative landscape plantings;

- f) Require the maintenance of landscaping installed to meet the requirements of these standards to ensure that the landscaping continues to thrive and enhance the visual quality of the City of Hendersonville.

Sec. 15-2. Landscaping, buffering and screening required.

Landscaping, buffering and screening shall be required for developments within the planning jurisdiction of the City of Hendersonville, including its extraterritorial jurisdiction, as set forth herein.

- a) Unless exempted pursuant to section 15-4(c)(10) below, the following developments must bring the entire site into full compliance with the requirements of this article:
 - 1) Any new public or private development, with the exception of single or two-family homes on lots that were created by a method excluded from subdivision authority pursuant to G.S. 160D-802(1)—(5);
 - 2) A change of use to a higher impact. For purposes of this section, the following list ranks differing uses from lowest to highest impact: residential, mobile home park, institutional and cultural, commercial, industrial;
 - 3) Renovations with a total cost exceeding 50 percent of the assessed value of the building according to Henderson County tax records or an appraisal by a state licensed appraiser;
 - 4) Expansions exceeding 50 percent of the pre-expansion floor area or paved surface;
 - 5) Existing unpaved parking lots which are paved over.
- b) Expansions or additions that are less than 50 percent of the pre-expansion floor area and/or pavement surface must meet the landscaping requirements only in the area around the addition which is parallel to any edge of the expansion area and extending to the property line or street pavement edge.



(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-3. Alternative compliance.

The landscape requirements are intended to set minimum standards for quality development and environmental protection and are not intended to be arbitrary or inhibit creative solutions. Site conditions or other reasons may justify the need to request an alternate method of compliance with the landscape requirements. The reviewing authority, as specified in article VII, above, may alter the requirements of this section as long as existing or added landscape features of the development site comply with the intent of this article. Requests for alternative compliance shall be accepted if one or more of the following conditions are met:

- a) Topography, geologic features, drainage channels or streams, existing natural vegetation, overhead or underground utilities, or other conditions make it unreasonable or meaningless to plant a buffer or meet other landscape requirements;
- b) Space limitations, unusually shaped lots, unique relationships to other properties, and/or prevailing practices in the surrounding neighborhood (such as use of a specific type of vegetation) may justify alternative compliance when changing the use type of an existing building in an established mature neighborhood or when developing in an historic district; or
- c) An alternative compliance proposal is equal or better than normal compliance in its ability to fulfill the intent of this article and exhibits superior design quality.

Sec. 15-4. Existing vegetation.

- a) **Preservation of existing vegetation.** Preserving trees can improve the aesthetic quality of the site and improve property values, provide environmental benefits, mitigate the impacts of development on the community, and help minimize opposition to a proposed development. It is recommended that groups of trees be preserved, as well as individual trees. Existing preserved trees and shrubs may be credited towards ~~required buffer trees, street trees, and parking lot trees,~~ tree and shrub planting requirements in Sections 15-5 through 15-11 of this Article in accordance with paragraph b), below.

- b) **Credits and other incentives to preserve vegetation.** Preserved trees may be credited at the following rate:

2—12 inch DBH (diameter at breast height) tree = 1 tree

13—18 inch DBH tree = 2 trees

19—24 inch DBH tree = 3 trees

25+ inch DBH tree = 4 trees

In order to receive credit, preserved vegetation must be in good health and condition, and must not be listed as an invasive plant on the recommended species list. Preserved trees utilized for Tree Credits must meet the requirements and standards established by sections 15-5 through 15-11 to replace the planting requirement established therein. For example, a preserved tree that is credited to replace a required street tree planting per section 15-9 must meet the standards established by section 15-9 (spacing, size at maturity, placement, planting strip, etc.). Tree credits shall not be used to meet any New Tree Canopy Installation requirements established under section 15-4 c) Tree Canopy Preservation. Trees designated to be preserved and utilized for Tree Credits must be indicated on the site plan and on landscape and grading plans. Protective barriers, if utilized in accordance with paragraph d), below, must also be shown on the landscape and grading plans. A preserved tree shall be replaced with the total number of trees which were credited to the existing tree if the preserved tree dies within ten years of completion of the project.

- c) **Tree canopy preservation.** All developments required to comply with this article pursuant to section 15-2 herein shall preserve existing tree canopy in compliance with this section, with the exception of development of sites ~~with existing tree canopy of less than 30,000 square feet,~~ meeting the criteria

established under section 15-4 c) 1) below. ~~shall preserve existing tree canopy in compliance with this section.~~

1) **Tree canopy preservation exemptions.** The following development sites shall be exempt from the tree canopy preservation requirements of this section 15-4(c):

- a. The development site has less than or equal to 30,000 square feet of existing tree canopy;
- b. Less than one acre of the site will be disturbed; or
- c. The site is less than one acre in area.

~~1)2)~~ **Tree canopy coverage map:** The tree canopy coverage map is hereby adopted. The tree canopy coverage map is based on the existing tree canopy data as established by the city's tree canopy cover assessment. The tree canopy coverage map shall be rendered digitally and maintained via GIS or similar software. The tree canopy coverage map shall be updated at least every five years to reflect the city's most recent tree canopy cover assessment.

~~2)3)~~ **Existing tree canopy:** Any reference in this chapter to existing tree canopy shall refer to the most recent tree canopy coverage map created by the City of Hendersonville.

~~3)4)~~ **Methodology:** Developers must comply with the requirements of sections 7-3-3.2(n) and 7-3-4.3(w) by one of the following methods:

- a. Using the tree canopy data shown on the tree canopy coverage map (reference definition of tree canopy in section 12-2);
- b. For any development site for which the tree canopy coverage map does not provide data, the developer shall submit a plan, showing the dripline of the existing tree canopy, and such plan shall be prepared by a land surveyor, civil engineer, landscape architect licensed by the State of North Carolina or arborist certified by the International Society of Arboriculture; or
- c. A developer may submit a plan showing the existing tree canopy as of the date of the most recent tree canopy coverage map, such plan prepared and sealed by a land surveyor, civil engineer, landscape architect licensed by the State of North Carolina or arborist certified by the International Society of Arboriculture.

~~4)5)~~ **Preservation requirements.**

- a. **Tier one requirement:** Twenty percent of the existing tree canopy on the site shall be preserved. The specific tree canopy preserved shall be at the discretion of the developer. Tier one canopy is not eligible for fee-in-lieu without a variance issued by the board of adjustment.
- b. **Tier two requirement:** In addition to the tier one requirement, existing tree canopy on the site shall be preserved, and new tree canopy shall be installed, in accordance with one of the options in the table below:

Tier Two Tree Canopy Requirement			
Select One:	Percentage of Tier Two Tree Canopy Preserved (in addition to Tier One Canopy) ¹	Percentage of New Tree Canopy Installation Required ^{2&3}	Percentage of Total Tier Two Canopy Required
Option 1	10%	0%	10%
Option 2	5%	7%	12%
Option 3	0%	15%	15%

- ¹ Percentages of tier two tree canopy preserved refer to the total existing tree canopy on a site before calculation of the tier one requirement and are in addition to the tier one requirement.
- ² Percentages of New tree canopy installation refer to the total existing tree canopy on a site and shall be installed in accordance with the credit for new tree canopy installation table below.
- ³ New tree canopy installation may be achieved through the installation of other tree plantings required by this article (ex. A large maturing street tree required per Section 15-9 shall provide 872 sq. ft. of credit towards Tier II new canopy installation as may be required Section 15-4).

Credit for New Tree Canopy Installation	
Size of Tree*	Tree Canopy Credit
Large maturing	872 sq. ft.
Medium maturing	350 sq. ft.
Small maturing	144 sq. ft.
*As designated in the recommended species list	

The developer may request to pay a fee-in-lieu of the tier two canopy preservation requirements pursuant to this section.

- c. In calculating the percentage preserved, only trees that are fixtures on the site shall be counted towards existing tree canopy preserved.
- d. Specimen trees preserved shall receive 1.5 times their actual canopy coverage in the calculation of preserved tree canopy if such tree is protected during construction in accordance with the standards contained in section 15-4(d) below. Actual canopy coverage shall be determined to be equivalent to the critical root zone and calculated based on the protection standards established under section 15-4 (d) 1)
- e. As an example, a five-acre development site with two-acres, or 87,120 sq. ft., of existing tree canopy would be required to preserve existing tree canopy as shown in the table below:

Example of Tree Canopy Preservation Requirement				
Select One:	Tier One Tree Canopy Preservation Requirement	Tier Two Tree Canopy Preserved (in addition to Tier One Canopy)	Tier Two New Tree Canopy Installation Required	Total Tree Canopy Requirement
Option 1	17,424 sq. ft. (20%)	8,712 sq. ft. (10%)	0 sq. ft. (0%)	26,136 sq. ft. (30 %)
Option 2	17,424 sq. ft. (20%)	4,356 sq. ft. (5%)	6,098 sq. ft. (7%)	27,878 sq. ft. (32%)
Option 3	17,424 sq. ft. (20%)	0 sq. ft. (0%)	13,068 sq. ft. (15%)	30,492 sq. ft. (35%)

~~5)6)~~ **Protection of trees during construction:** All trees required to be preserved by this section shall be protected during construction in accordance with the standards contained in section 15-4(d) below.

6)7) Credit for existing vegetation: All trees preserved pursuant to this section may be credited towards the requirements of ~~this article~~ sections 15-5 through 15-11, below, in accordance with the provisions of section 15-4(b) above.

7)8) Fee in lieu. Where specifically provided, community development director shall, in lieu of preserving trees pursuant to this section, allow the developer to pay a fee-in-lieu of tree preservation to the city's tree fund. The fee-in-lieu shall be established in the city's fee schedule.

The fee-in-lieu shall be based on the average cost of tree canopy replacement per square foot, and shall be calculated using a weighted average of large, medium, and small maturing trees as shown below:

Calculation of Fee-in-Lieu of Tree Canopy Preservation			
Size of Tree	Average Tree Canopy	Trees per Acre	Weight Factor
Large maturing	872 sq. ft.	49.943	0.105
Medium maturing	350 sq. ft.	124.305	0.261
Small maturing	144 sq. ft.	301.507	0.634
Weighted average:			228.84 sq. ft. per tree

As an example, assume the city's cost to plan and establish a tree is \$350.00. Three hundred fifty dollars divided by 228.84 square feet equals \$1.53 per square foot of tree canopy. Now assume the tier two requirement for tree canopy preservation is 8,712 square feet. The fee-in-lieu of tree canopy preservation would be 8,712 square feet multiplied by \$1.53 for a total fee-in-lieu of \$13,329.36.

8)9) Delay of development approval. In addition to any other method of enforcement or remedy available, the city may refuse to issue a development approval for a period of three years following the removal of all or substantially all of the trees that are required to be protected under this article.

9)10) Civil penalties. Civil penalties for violation of this subsection, including but not limited to removal of tree canopy required to be preserved and failure to protect trees during construction, shall be assessed on a per tree basis.

d) **Protection of existing trees during construction.** The regulations contained in this paragraph shall apply in those circumstances when a developer has either: (1) elected to protect trees during construction in order to receive credit under section 15-2(b), or (2) been required to preserve canopy under section 15-2(c).

1) No grading or other land-disturbing activity can occur on a site with existing trees which are designated to be preserved in order to meet landscaping requirements until protective barriers are installed by the developer and approved by the community development director or a designee appointed by the community development director. Trees designated for preservation which are counted toward the landscape requirements must be protected by barriers, while trees designated for preservation which do not count toward the landscape requirements are encouraged to be protected by barriers. The diameter of the preserved trees and the location of protective barriers must be shown on landscape and grading plans with the dimension between the tree trunk and barrier indicated.

Barricades shall be placed around the critical root zone of preserved trees that are within 50 feet of any grading or construction activity. The critical root zone is a circle extending around the tree with a one-foot radius for every one inch of tree diameter. For example, a ten-inch diameter tree would have a barricade surrounding it, erected ten feet away from the trunk. All protective barriers must be maintained throughout the building construction process.

Protective barriers shall consist of either:

- A) A fence which is at least three feet high and constructed in a post and rail configuration, using two-by-four posts and one-by-four rails; or
 - B) A fence with two-by-four posts placed no farther than ten feet apart covered with a four-foot orange polyethylene laminar safety fencing.
- 2) All contractors must be made aware of the areas designated for protection. No disturbance can occur within the tree protection areas including the following:
- A) Grading;
 - B) Filling, unless an aeration system, certified by a registered landscape architect, certified arborist, or North Carolina Agricultural Extension Specialist, is installed to protect the tree from suffocation;
 - C) Parking;
 - D) Storage of debris or materials, including topsoil;
 - E) Disposal of hazardous wastes or concrete washout; and
 - F) Attaching of nails, ropes, cables, signs, or fencing to any tree designated for preservation.
- If any area within the critical root zone will be disturbed for any reason, a registered landscape architect, certified arborist, or North Carolina Agricultural Extension Specialist must recommend measures to minimize any potential impact and certify that the activity will not damage the tree under normal circumstances.
- 3) The developer should coordinate with utility companies early in the design process to resolve potential conflicts about the placement of utilities and landscape requirements. Utilities must either be placed outside of the tree protection area or, with planning department approval, tunneled at least two feet directly below the tree roots, to minimize root damage.
- 4) If silt fencing is required to control sedimentation, the fencing must be placed along the uphill edge of a tree protection zone in order to prevent sediment from accumulating in the critical root zone area.
- e) **Trees in public rights-of-way.** Trees located in any public right-of-way cannot be pruned or removed without a permit from the public works department in accordance with the City of Hendersonville Tree Ordinance.
- (Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-5. General standards.

The following general standards shall apply to all landscaping requirements in this article.

- a) Unless otherwise specified, the exact placement of required plants and structures shall be the decision of the developer. The type of plants used shall be limited to those on the [Approved Landscape Plant List](#) ~~recommended species list~~. No plants listed as an invasive plant in the ~~recommended species list~~ [Approved Species Plant List](#) may be used to meet the requirements of this ordinance. Required landscaping shall be designed in such a manner as to impart its aesthetic character when viewed from any area accessible to the public or from adjacent properties.
- b) **Plant material.** Plant materials used for installation shall conform to the standards established by the American Association of Nurserymen in the "American Standard for Nursery Stock," for each type (i.e., canopy tree, shrub, etc.) with minimum size as appropriate for the minimum caliper size designated in paragraph a), above. Grass sod, when made a part of a buffer, must be healthy, clean and reasonably free of weeds, noxious pests or diseases.

- c) **Installation.** All landscaping/screening shall be installed in a sound, workmanlike manner and according to accepted good planting procedures with the quantity and quality of plant materials as described. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements.
- d) **Maintenance.** The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible for the maintenance of all buffer and landscaping. Buffers and landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from refuse and debris. Dead vegetation and landscaping material shall be promptly replaced with healthy, living plantings. Evergreen hedges shall be trimmed annually or as needed to provide a full visual screen and, in any event, shall not be allowed to exceed eight feet in height without written approval of the zoning administrator.
- e) **Walls and fences.** Any walls used for screening or as part of a buffer shall be constructed in a durable fashion of brick, stone, or other masonry materials. When concrete block is utilized, it shall be finished with stucco on both sides. Wood posts and planks or metal or other materials specifically designed as fencing materials may be approved by the zoning administrator for use in a Type C Buffer. Other materials may also be considered through the alternative buffer and screening process described in section 15-3. No more than ten percent of the surface of a fence or wall shall be left open and the finished side of the fence or wall shall face the abutting property. A chain link fence may not be used to satisfy the requirements of this article.
- f) **Overhead utilities.** Landscaping plans, including plant spacing and species selection shall be such that landscaping required under this article does not conflict with overhead utilities.
- g) **Species diversity.** When the total number of trees required under the provisions of this article equals 20 or more, then no single tree species shall comprise more than 25 percent of the trees planted on the development site.
- h) **Native species.** For each development site, at least 75 percent of the trees required to be planted under the provisions of this article shall be native species as listed on the recommended species list.

(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-6. Bufferyards.

Certain land uses may create an adverse impact when developed adjacent to other less intensive land uses. A bufferyard is a permanent unit of land together with plantings and structure(s), if any, which is designed to ameliorate such adverse impacts. Bufferyards, as required in this section, shall be depicted on any site plans reviewed under this ordinance and shall be depicted and described on drawings submitted for the purpose of zoning compliance review. Unless deferred pursuant to a letter of compliance issued under section 15-8~~12~~, below, buffers shall be emplaced and approved prior to issuance of any certificate of occupancy for the development.

- a) **Location of buffers.** Buffers shall be located on lot or parcel boundary lines. Buffers shall not be located on any portion of an existing public or private street or right-of-way, whether opened or unopened.
- b) **Determination of buffer requirements.** To determine a buffer required between two adjacent parcels or between a parcel and a street, the following procedure shall be followed:
 - 1) Identify the proposed land use;
 - 2) Identify the use or, if vacant, the zoning district classification, of land adjacent to the proposed use;

- 3) Determine the buffer required on each boundary (or segment thereof) of the subject parcel by referring to the following Table of Buffer Requirements. This specifies the buffer required between proposed land uses and existing adjacent land uses or zoning districts.

TABLE OF BUFFER REQUIREMENTS

Proposed Land Use	Existing Land Use/Zoning District ¹					
	Residential ²	Residential, Multi-family ³	Mobile Home Park ⁴	Institutional & Cultural ⁵	Commercial ⁶	Industrial ⁷
Residential	X	X	X	X	X	X
Residential, multi-family	8-foot A	X	X	X	X	X
Mobile home park	10-foot B	10-foot B	X	8-foot A	10-foot B	X
Institutional & cultural	10-foot B	10-foot B	8-foot A	X	X	X
Commercial	10-foot B	10-foot B	10-foot B	8-foot A	X	X
Industrial	25-foot C	25-foot C	25-foot C	15-foot B	15-foot B	X

Notes for Table of Buffer Requirements:

- 1 Buffering is required if adjacent parcel of land is used or zoned for the category noted regardless whether adjacent parcel is located in the city, the city's extraterritorial jurisdiction (ETJ), or the planning jurisdiction of another governmental entity. Existing adjacent land use takes precedence over zoning district. Buffer requirement for the district will be used if adjacent land is vacant.
- 2 Includes the following use districts: R-40, R-20, R-15, R-10, R-6, RCT, PRD.
- 3 Includes only those sites developed as multi-family.
- 4 Includes the PMH district or an existing mobile/manufactured home park.
- 5 This category includes religious, recreational, child care and educational uses and the following use districts: MIC and PID.
- 6 Includes the following use districts: C-1, C-2, C-3, C-4, PCD, CMU, GHMU, HMU, UV, UR and CHMU.
- 7 Includes the following use districts: I-1, PMD.

c) Buffer specifications.

- 1) The following schedule sets forth the specifications of each of the buffers included in the Table of Buffer Requirements. Unless noted differently, the column entitled planting requirements refers to number of individual plants required per 100 linear feet of the buffer. The column entitled size requirements refers to the minimum size of individual plants at the time of planting. Unless otherwise noted, dimensions refer to height.

Type of Buffer	Planting Requirements per 100 Linear Feet	Size Requirements
A	3 broadleaf canopy trees 20 15 evergreen shrubs (4-foot centers) 25 20 flowering shrubs	5—6 feet 18—24 inches 12—18 inches

B	4 broadleaf canopy tree 25 20 evergreen shrubs (4-foot centers) 33 26 flowering shrubs	1½—1¾ inch caliper 18—24 inches 18—24 inches
C	4 broadleaf canopy tree 10 understory trees 33 26 flowering shrubs Berm Fence or wall on top of berm	1¾—2 inch caliper 5—6 feet 18—24 inches 6 feet 8 feet
X	No buffer required	Not applicable

- 2) For type A and B buffers, the developer may, at their option, substitute a masonry wall for the evergreen shrubs. A wooden fence may be incorporated into a buffer but shall not be allowed to substitute for evergreen shrubs.
- d) **Use of buffer.** If approved by the planning department, a buffer may be used for passive recreation; however, no plant material may be removed and such use shall not be a nuisance.
- e) **Buffers part of required yards.** Where front, side and rear yards are required by this ordinance, buffers may be established within such required yards.
- f) **Buffer requirements when a street separates incompatible uses.** If a street with right-of-way of less than 30 feet lies between two land uses which would require a bufferyard between them, a buffer shall be required along the affected side or rear property lines of the developing use. No bufferyard is required along the front property line.
- g) **Bufferyards in the Central Business District.** In order to preserve and promote existing development patterns within the C-1, Central Business District, the bufferyard requirements of article XV shall not apply within the Central Business District.
- h) **Special provisions regarding residential dwellings in nonresidential zoning designations.** Residential uses developed after January 8, 1998 and situated in areas zoned C-2, C-3, C-4 or I-1 shall receive special treatment with regard to these buffering, screening and landscaping regulations. They shall be treated as if they were commercial uses, if located in a commercial designation, or industrial uses, if located in an industrial designation, for the purpose of determining what buffering requirements will be imposed on adjacent uses which develop subsequent to such residential uses.

(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-~~13~~ 7. Common open space landscaping.

In addition to all other landscaping required by this zoning ordinance, each development parcel required to provide Common Open Space pursuant to section 6-16 shall contain a minimum of one tree and five shrubs for every 1,200 square feet of Common Open Space on such development parcel. A minimum of 50 percent of the trees shall be ~~canopy~~ large maturing trees.

~~At least 70 percent of the street trees planted shall be large-maturing trees (>50 feet in height). The remaining trees shall be medium-maturing trees (25—50 feet in height).~~

No landscaped area shall be constructed with more than ten percent of the total area of gravel, stone, concrete, asphalt, or other similar material, excepting necessary walks.

(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-~~14~~ 8. Open space landscaping.

In addition to all other landscaping required by this zoning ordinance, each development parcel required to provide Open Space shall contain a minimum of one tree and five shrubs for every 4,000 square feet of ~~common~~ Open Space which is not assigned for tree canopy preservation on such development parcel.

A minimum of 50 percent of the trees shall be ~~canopy trees~~ large maturing trees.

~~At least 70 percent of the street trees planted shall be large-maturing trees (>50 feet in height). The remaining trees shall be medium maturing trees (25—50 feet in height).~~

No landscaped area shall be constructed with more than ten percent of the total area of gravel, stone, concrete, asphalt, or other similar material, excepting necessary walks.

(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-~~15~~ 9. Street trees.

Street trees shall be required at the rate of one tree for every 35 linear feet of property abutting a street. Trees do not need to be spaced evenly. They may be clustered with a minimum spacing of 15 feet and a maximum spacing of 75 feet.

At least 70 percent of the street trees planted shall be large-maturing trees (>50 feet in height). The remaining street trees shall be medium maturing trees (25—50 feet in height).

Where overhead utility lines are present, streets trees shall be planted at the rate of one small-maturing tree (<25 feet in height) for every 25 linear feet of property abutting a street. Nothing herein shall be construed to prohibit a deviation from the mature height requirements or planting distance from the street right-of-way to accommodate existing overhead utility lines.

Street trees shall be placed in a planting strip on private property and not within the street right-of-way. No street tree can be planted farther than 35 feet from the edge of the right-of-way to count as a street tree. The width of the planting strip may vary, but the minimum width cannot be less than seven feet and the average width shall be at least ten feet. The planting area must be covered with living material, including ground cover and/or shrubs, except for mulched areas directly around trees and shrubs, so that no soil is exposed. When a sidewalk is proposed to be constructed on a development site and right-of-way configuration requires that it be constructed on the developer's property, the width of the planting strip may be reduced to an average of seven feet.

Street trees shall not be required on a property line abutting a street when the minimum setback provided is less than ten feet. By way of example, if the minimum setback required for a development is less than ten feet from a property line abutting a street, but the setback provided is ten feet or more, street trees are required.

During the development review process, the approving authority for the city may permit minor deviations in the placement of trees in order to avoid conflict with utility structures and utility lines.

(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-10. Screening.

These screening requirements shall apply to any development or use other than single-family or two-family residences. A buffer as specified in this article may be used to meet the requirements of this section. Where practicable, the following uses must be screened from abutting property and from public view from a public right-of-way or a parking lot:

- a) Dumpsters or trash handling areas;

- b) Utility structures associated with a building;
- c) Loading docks or spaces;
- d) Outdoor storage of materials, stock and equipment, which shall not include the display of goods for sale; and
- e) Any other uses for which screening is required under this ordinance.

As far as practicable, any screening used to comply with the provisions of this section shall consist of a planting area which is at least five feet wide. This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this article. If only a wall or fence is used, then the area devoted to the screen need only be wide enough to accommodate the wall or fence and allow for its maintenance. Where practicable, screening shall be designed and maintained in such a manner as to conceal the use from view from the street, from vehicular use areas, and from adjoining properties.

Sec. 15-11. Landscaping for vehicular use areas.

Trees and shrubs are required in and around vehicular use areas with more than six spaces to provide attractive views from roads and adjacent properties, provide shade to reduce the heat generated by impervious surfaces, reduce glare from vehicular use areas, and to help filter exhaust from vehicles.

- a) **Perimeter and interior plantings.** Vehicular use areas must be planted with at least one tree and two shrubs for every 3,000 square feet of vehicular use area, which includes parking spaces, aisles, driveways, and loading areas. Trees shall be evenly distributed throughout the vehicular use area. At least 75 percent of the required parking lot trees must be broadleaf canopy trees. Trees and shrubs must be planted within 20 feet of the vehicular use area to count as parking lot landscaping; provided, however, all street trees required by other provisions of this zoning ordinance shall count as parking lot landscaping.

When a parking lot contains 20 or more parking spaces, 50 percent of the trees and shrubs required by paragraph a), above, must be planted in islands or medians located within the parking lot. Tree islands shall be evenly distributed throughout the parking lot in order to provide an even tree canopy throughout the lot. At a minimum, such tree islands shall consist of an area at least equal in size to two parking places side-by-side (360 324 square feet). Parking bays shall be broken up with landscaped islands or medians to avoid long monotonous rows of parking. Planting trees in groups is encouraged to increase the total amount of planting area for roots to grow.

- b) **Planting strips.** When a vehicular use area lot is located within 100 feet of an abutting property and no bufferyard is required, a planting strip which is a minimum of five feet wide shall be planted between the vehicular use area and the abutting property, except along approved driveway openings which run perpendicular to the planting strip. One large evergreen or deciduous tree and five evergreen or deciduous shrubs shall be planted for every 40 linear feet of property line that parallels the vehicular use area. Fifty percent of these trees and shrubs may be counted toward the parking lot trees and shrubs required in paragraph a), above, if the planting strip is located within 20 feet of the vehicular use area. Adjacent businesses on separate lots which share parking or driveways shall be exempt from this requirement provided that the required planting strip would interfere with the reasonable use of the shared parking or driveway. Vehicular use areas located behind buildings and screened from view from public rights-of-way shall be exempt from this requirement.
- c) **Buffering from street.** Vehicular use areas greater than 4,000 square feet any portion of which is located within 50 feet of the right-of-way of a street must be buffered from the street. The buffer shall be at least three feet high at maturity and can consist of plant material alone, or berms, fences, walls, or grade changed combined with plant material. A vegetative buffer shall consist of at least one evergreen or deciduous shrub planted for every five linear feet of buffer required. If a fence or wall is

used, it must be constructed of wood, brick, stone or other masonry and be architecturally compatible with the proposed structure. Seventy-five percent of the fence or wall must be opaque with any spaces evenly distributed. The finished side of the fence or wall shall face the street. At least one shrub shall be planted on the street side for each eight linear feet of fence or wall. Berms and grade changes must be completely covered with vegetation. All shrubs planted can count toward the parking lot landscaping requirements.

- d) **Structured parking facilities.** Structured parking facilities, or parking decks, shall be excused from the parking lot landscaping requirements contained in this section but shall comply with the provisions of this paragraph. In the event that any openings for ventilation, service, or emergency access are located at the first floor level in the building facade, then they shall be an integral part of the overall building design. These openings as well as pedestrian and vehicular entrances shall be designed to minimize visibility of parked cars. The remainder of street level frontage shall be either commercial space or an architecturally articulated facade designed to minimize the visibility of parked cars. All levels of a structured parking facility shall be designed and screened in such a way as to minimize visibility of parked cars. In no instance will rails or cabling alone be sufficient to meet this screening requirement.

The design elements of this paragraph shall only apply to building facades which are visible from a public right-of-way.

- e) **Automobile sales facilities.** Automobile sales facilities, due to the fact that inventory is typically stored and displayed for sale on vehicular use areas, require separate analysis with regard to the parking lot landscaping requirements in this section. Automobile sales facilities are, accordingly, exempted from the need to comply with interior parking lot landscaping requirements for that portion of an automobile sales facility utilized exclusively for the display of goods for sale. Automobile sales facilities are required to comply with the perimeter and planting strip requirements of this section; provided, however, such facilities shall be permitted one display area, which shall not be required to be screened, for each 100 feet of roadway frontage. Each display area shall extend no more than 50 feet in length.

- f) **Effect on other regulations.** Areas devoted to meeting the landscaping requirements of this section may count toward the common open space requirements contained in section 6-16, above. Where site characteristics and development considerations make it prudent and feasible, landscaping proposed to meet the requirements of this section may also contribute toward meeting the buffering and screening requirements contained in this article.

- g) **Small lots.** Small lots, defined as lots with less than 100 feet of frontage on a roadway or with less than 100 feet of depth, may have site constraints which make strict compliance with the regulations contained in this section a hardship. In such cases, the approving authority for the city may approve deviations from such regulations so long as the plans of development are consistent with the goals and objectives stated herein.

(Ord. No. O-24-08, § 3, 4-4-24)

Sec. 15-12. Letter of compliance.

It is recognized that land development occurs continuously and that vegetation used in buffers should be planted at certain times of the year to ensure the best chance of survival. In order to ensure compliance with this article and to reduce the potential expense of replacing buffering, landscaping or screening materials which were installed in an untimely or improper fashion, a letter of compliance must be filed with the zoning administrator at the time of zoning compliance review. A letter of compliance will allow the issuance of a conditional certificate of occupancy. This letter will acknowledge that the applicant for a certificate of zoning compliance is aware of any buffer, landscaping or screening requirements which may apply to their property and that the applicant will comply with those requirements by a specific date, generally to be within the next planting season, but in no case

more than one year after the completion of construction of that portion of the project or building for which the certificate was issued. In no event shall a final certificate of occupancy be issued prior to emplacement and approval of the required buffer, landscaping or screening. Failure to comply with the provisions of this section within the time noted in the letter of compliance will be a violation of the zoning ordinance.