



CITY OF HENDERSONVILLE CURRENT PLANNING COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, February 09, 2023 – 2:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Rezoning: Conditional Zoning District – 1202 Greenville Highway (P22-111-CZD) – *Matthew Manley, AICP – Planning Manager*
 - B. Rezoning: Standard Rezoning – Signal Hill Rezoning (P23-06-RZO) – *Matthew Manley, AICP / Planning Manager*
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.



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager
MEETING DATE: February 9, 2023
AGENDA SECTION: New Business
DEPARTMENT: Community Development
TITLE OF ITEM: Rezoning: Conditional Zoning District – 1202 Greenville Highway (P22-111-CZD) – *Matthew Manley, AICP – Planning Manager*

SUGGESTED MOTION(S):

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| <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 (PIN: 9578-01-3440) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District), for the construction of 165 multi-family units based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated 1-31-2023,] and presented at this meeting and subject to the following:</p> <p>1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses</p> <p>Permitted Uses:</p> <p>1. Residential Dwellings, Multi-Family</p> <p><i>[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language. <u>Disregard #2 if not needed</u>]</i></p> <p>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</p> <p>1. Developer to address all outstanding staff comments.</p> <p>2. Due to the conditions on Greenville Highway exceeding NCDOT’s Annual Average Daily Traffic (AADT) threshold for consideration of turn lane installation, the developer shall install</p> | <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 (PIN: 9578-01-3440) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District), based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <p>The petition does not align with the City’s 2030 Comprehensive Plan’s Goals for the ‘Medium Intensity Neighborhood’ Future Land Uses Designation to provide density at a rate of 2 to 8 units per acre.</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> <p>1. The scale of the development is out of character with the surrounding single-family neighborhood.</p> <p>2. The extent of the proposed land disturbance would do excessive damage to urban forest land and natural drainage areas within the city limits.</p> <p>[DISCUSS & VOTE]</p> |
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| <p>a left-hand turn lane at one of the two proposed entrances.</p> <p>3. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the ‘High Intensity Neighborhood’ Future Land Uses Designation to provide high density housing and compatible infill development.</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 density is appropriate along a Major Thoroughfare2. The petition proposes to provide additional housing to offset local rental demand <p>[DISCUSS & VOTE]</p> | |
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SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Rezoning from David Gorman of Lock 7 Development, applicant, and Ann & Brooke Ferguson, property owner. The applicant is requesting to rezone the subject property (PIN 9578-01-3440) located at 1202 Greenville Highway from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use Conditional Zoning District) for the construction of 165 multi-family units on approximately 6.91 acres of forested land. This equates to a density of 24 units/acre.

The proposal includes the addition of 11- 3-story multi-family structures and a clubhouse with a pool totaling 273,113 Sq Ft of Gross Floor Area. The apartment buildings propose to be 45’ tall – with a condition exceeding the 42’ height limit by 3’. Additionally, the development proposes 214 parking spaces at a rate of 1.3 spaces / unit.

The Site Plan meets the minimum requirements for Common Space (10%) and Open Space (40%). Of the 507 trees (12” dbh+) surveyed on the site, the proposal intends to preserve 195 (38%) and remove 312 (62%). A blue line stream is present in the north corner of the site. Wetlands are also present along the northwest side of the subject property.

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| PROJECT/PETITIONER NUMBER: | P22-111-CZD |
| PETITIONER NAME: | David Gorman – Lock 7 Development [Applicant] Ann & Brooke Ferguson [Owner] |

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| ATTACHMENTS: | <ol style="list-style-type: none">1. Staff Report2. Neighborhood Compatibility Summary3. Tree Board Summary4. Proposed Site Plan / Elevations5. Wetland/Stream Delineation Map6. Proposed Zoning Map7. Draft Ordinance8. Application / Owner Signature Addendum |
|---------------------|--|

REZONING: CONDITIONAL REZONING – 1202 GREENVILLE HIGHWAY
APARTMENTS (P22-111-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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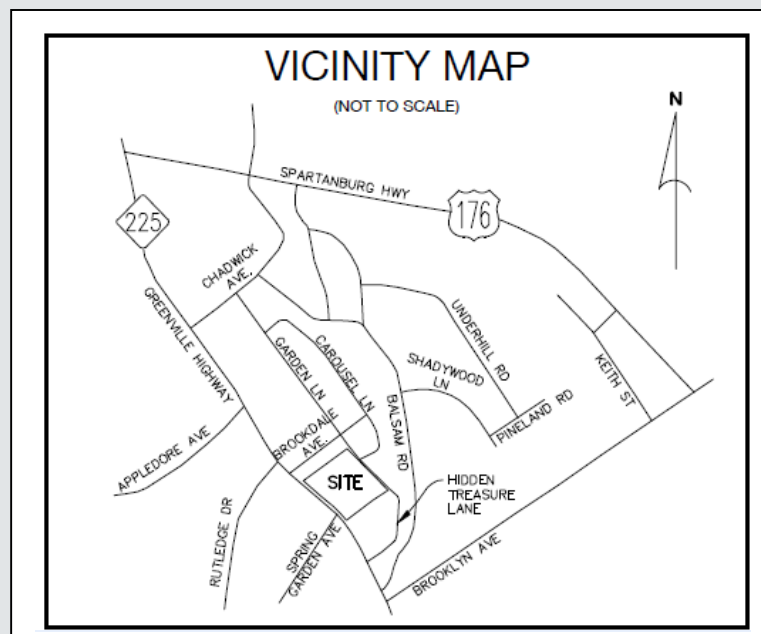
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PROJECT SUMMARY

- Project Name & Case #:
 - 1202 Greenville Highway Apartments
 - P22-111-CZD
- Applicant & Property Owner:
 - David Gorman – Lock 7 Development [Applicant]
 - Ann & Brooke Ferguson [Owner]
- Property Address:
 - 1202 Greenville Highway
- Project Acreage:
 - 6.91 Acres
- Parcel Identification (PIN):
 - 9578-01-3440
- Current Parcel Zoning:
 - GHMU
- Requested Zoning:
 - GHMU-CZD
- Requested Uses:
 - Residential, Multi-Family
- Future Land Use Designation:
 - High Intensity Neighborhood
 - Medium Intensity Neighborhood
- Neighborhood Compatibility Meeting:
 - December 14, 2022



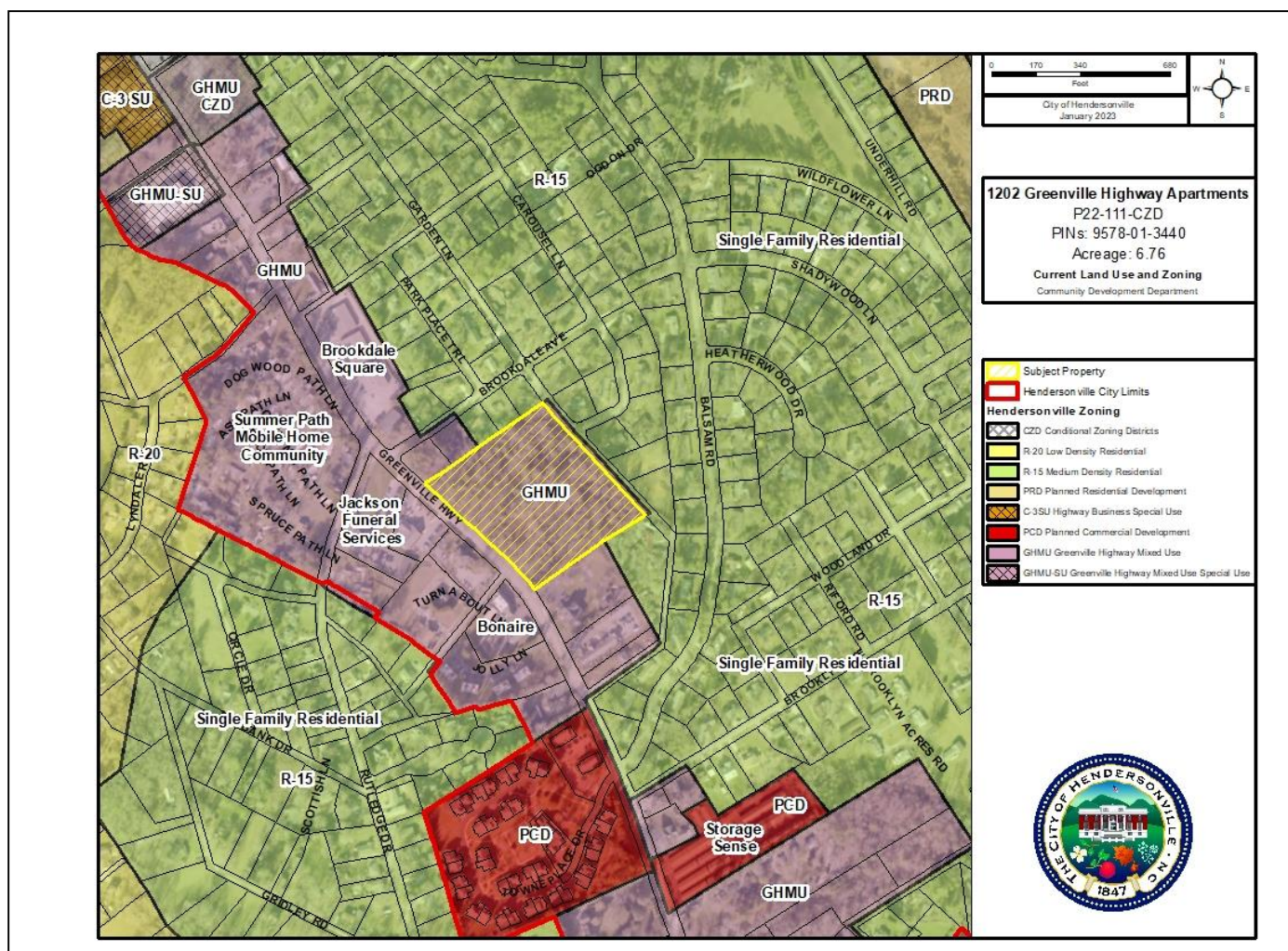
SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from David Gorman of Lock 7 Development, applicant, and Ann & Brooke Ferguson, property owner. The applicant is requesting to rezone the subject property (PIN 9578-01-3440) located at 1202 Greenville Highway from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use Conditional Zoning District) for the construction of 165 multi-family units on approximately 6.91 acres of forested land. This equates to a density of 24 units/acre.

The proposal includes the addition of 11- 3-story multi-family structures and a clubhouse with a pool totaling 273,113 Sq Ft of Gross Floor Area. The apartment buildings propose to be 45' tall – with a condition exceeding the 42' height limit by 3'. Additionally, the development proposes 214 parking spaces at a rate of 1.3 spaces / unit.

The Site Plan meets the minimum requirements for Common Space (10%) and Open Space (40%). Of the 507 trees (12" dbh+) surveyed on the site, the proposal intends to preserve 195 (38%) and remove 312 (62%). A blue line stream is present in the north corner of the site. Wetlands are also present along the northwest side of the subject property.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Greenville Highway Mixed Use (GHMU). The length of the western boundary fronts along Greenville Highway (Major Thoroughfare). Parcels fronting along this corridor are primarily Zoned GHMU. A mix of residential, retail, restaurant and professional services are present along this corridor along with varying levels of intensity. While there are a mix of uses, the corridor has a unique local character partially due to the lack of chain stores, with a few exceptions.

Parcels abutting the property to the north, east and southeast are zoned R-15. This is a low-density zoning that represents the Brookland/Brookdale neighborhood, a single-family neighborhood primarily constructed during the 1950s, 60s, & 70s with some homes built in the early 20th century.

The existing tree canopy, creek, wetlands and wet weather drainage areas on the site are the defining natural characteristics. The heavily wooded site also features a dilapidated single-family home that is proposed to be demolished.

SITE IMAGES



View of ¼ acre open area (foreground) between Greenville Highway and existing structure (background) from edge of tree line. Drainage area in center.



View along Greenville Highway facing northwest from current driveway point.

SITE IMAGES



View of "Wetland Area B" as noted on survey at property line with Linkous property.



View of "Wetland Area A" and unnamed creek in north corner of subject property

SITE IMAGES



Typical view of subject property



View of subject property from corner of Garden Ln and Carousel Ln

SITE IMAGES

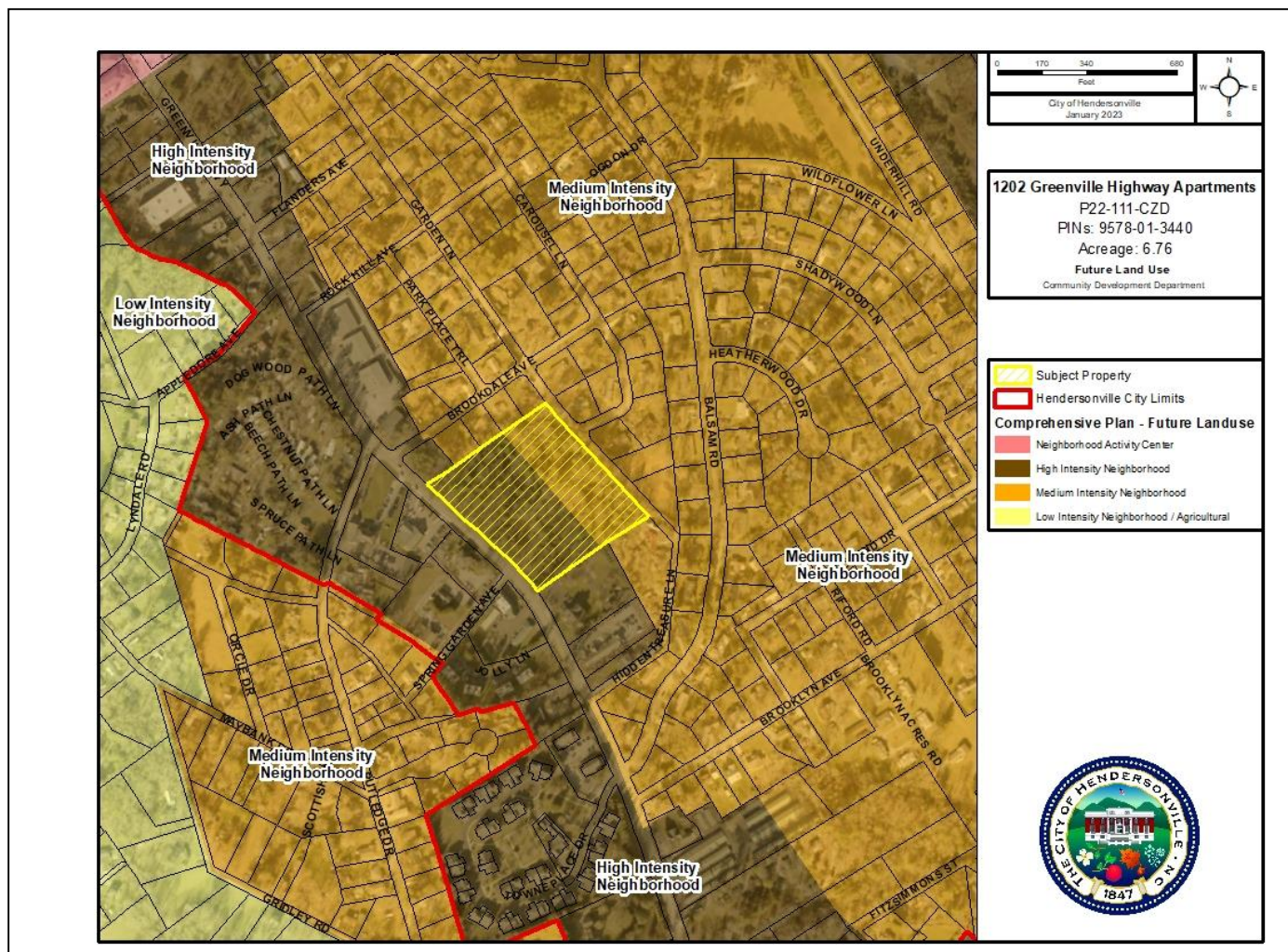


View of neighboring Hidden Treasures Mobile Home Park from southeast corner of subject property



Typical view of English ivy that has invaded certain portions of the property

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as both High Intensity Neighborhood and Medium Intensity Neighborhood in the 2030 Comprehensive Plan's Future Land Use map and fronts on a Major Thoroughfare. The two future land use designations for the subject property are also the dominant designations throughout the vicinity of the subject property. The High Intensity Neighborhood stretches along both sides of Greenville Highway. While the Medium Intensity Neighborhood designation is found primarily in the Brookland residential area, which is setback from and situated between Greenville Highway and Spartanburg Highway.

Traveling north on Greenville Highway, the subject property is located a 3/4 mile distance (15 min walk) from the Activity Node at S. Main St/Church St at the southern edge of downtown. This area contains a mix of commercial uses including four supermarkets. The subject property is also located 1 mile from the Activity Node associated with Spartanburg Hwy at the intersections of Brooklyn Ave and Shepherd St (no pedestrian facilities to this node).

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

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

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| Future Land Use | REAR OF SITE: Goal LU-6 - Medium Intensity Neighborhood: Provide a transition between High and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods. |
| | Strategy LU-6.2 Primary Land Uses: <ul style="list-style-type: none"> • Single Family attached and detached [INCONSISTENT] • Open Space [CONSISTENT] |
| | Strategy LU-6.3 Secondary Land Uses: <ul style="list-style-type: none"> • Limited multi-family residential along roadways designated as Boulevards or Major Throughfares on the Future Land Use Map [CONSISTENT] |
| | Strategy LU-6.4 Development Guidelines: <ul style="list-style-type: none"> • 2 to 8 Units per gross acre [INCONSISTENT - 24 Units/Acre proposed] • At least 60% Open Space [INCONSISTENT - 40% Open Space proposed] • Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing) [CONSISTENT] • Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2. [CONSISTENT] |
| | FRONT OF SITE: Goal LU-7 - High Intensity Neighborhood: Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods |
| | Strategy LU-7.1. Locations: <ul style="list-style-type: none"> • Existing or planned high-density housing neighborhoods (greater than eight units per acre) [CONSISTENT] • Priority infill development areas where high-density development is desirable and/or expected, including: <ul style="list-style-type: none"> o Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers [CONSISTENT] o Neighborhoods near Downtown, excluding historic neighborhoods [CONSISTENT] |
| | Strategy LU-7.2. Primary recommended land uses: <ul style="list-style-type: none"> • Multi-family residential [CONSISTENT] |
| | Strategy LU-7.4. Development guidelines: <ul style="list-style-type: none"> • Eight or more units per gross acre [CONSISTENT] • Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT] • Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [CONSISTENT] • Encouragement of walkable neighborhood design, [CONSISTENT] |

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| Land Use & Development | <p>Growth Management (Map 8.3a): Designated as a “Priority Infill Area”(front of site near Greenville Hwy) and “Preservation & Enhancement Area” (rear of site off of Greenville Hwy)</p> <p><u>Priority Infill Area</u> - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]</p> <p><u>Preservation/Enhancement Areas</u> - Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies [INCONSISTENT]</p> |
| | <p>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. [CONSISTENT]</p> |
| | <p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</p> |
| | <p>Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a. [PARTIAL/SPLIT]</p> |
| | <p><u>Infill development:</u> Development that takes place within existing neighborhoods, making maximum use of the existing infrastructure instead of building on previously undeveloped land.</p> <p>-Centers for Disease Control and Prevention, Healthy Places Terminology</p> <p>Examples of opportunities for infill development include: • Scattered vacant lots</p> <p>• Underutilized commercial properties</p> |
| Population & Housing | <p>Strategy PH-1.1 – Promote Compatible infill development...</p> <p>Action PH-1.1.1 – Develop design guidelines for infill development...</p> <p>Action PH-1.1.2 – Implement zoning map and/or text amendments as needed in the Priority Infill Areas...Amendments will bring zoning standards in line with desired form and land uses.</p> <p>Action PH-1.5.6 – Promote installation of street trees through private redevelopment.</p> |
| | <p>Strategy PH-2.2 – Encourage provision of affordable housing units in new developments.</p> |
| | <p>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</p> <p>Action PH-3.2.1 - Encourage pedestrian-friendly design features in residential developments, such as ... rear parking lots and front entrances in multi-family developments.</p> |
| Natural & Environmental Resources | <p>Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</p> |
| | <p>Strategy NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.</p> |
| | <p>Strategy NR-1.3 Encourage restoration of natural habitat and drainage patterns in developed areas.</p> |
| | <p>Strategy NR-1.5 - Continuously assess development and preservation efforts within areas planned as Natural Resources/Agricultural on the Future Land Use Map (Map 8.3b in Chapter 8) based on their conservation value</p> |

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| | Goal NR-2. - Provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements |
| | Strategy NR-2.1. - Encourage clustered development that preserves open space while allowing a return on investment. |
| | Strategy NR-2.3. -Promote preservation of woodlands |
| | Strategy NR-2.4. - Promote the location and design of open space areas within developments so that they contribute to and link individual homes to the City's green infrastructure network. |
| | Strategy NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management |
| Cultural & Historic Resources | The subject property is less than 1/4 mile from a locally-designated historic landmark, the Brookland Charles Edmondston House at 299 Balsam Rd. The surrounding residential area appears to primarily be post-WWII conventional suburban development. |
| | No Goals, Strategies or Actions are directly applicable to this project. |
| Community Facilities | No Goals, Strategies or Actions are directly applicable to this project. |
| Water Resources | Strategy WR-2.1. Continue to fund and operate the City's stormwater management program. This program, as required through Phase II of the Federal Clean Water Act, includes the following elements: Action WR-2.1.5 Continue to require the control of post construction runoff through the City's stormwater regulations. |
| | Strategy WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff. |
| | Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management |
| Transportation & Circulation | Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses. |
| | Strategy TC-1.4. Encourage pedestrian connections between dead end streets and adjacent neighborhoods. |
| | Strategy TC-2.2. Preserve and expand the public greenway system as a core component of the bicycle and pedestrian transportation system |

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

| GENERAL REZONING STANDARDS | |
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| Compatibility | Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property – |
| | The subject property is currently vacant with a dilapidated single-family home and associated outbuildings. The site is heavily wooded and fronts on Greenville Highway (Major Thoroughfare). Greenville Highway presents a wide range of land uses with intensity increasing as you approach the intersection of Spartanburg Hwy. Despite the range of commercial uses, the corridor is primarily locally-owned businesses in 1-2 story structures. At the rear of the site is a well-established Post-WWII neighborhood defined by detached single-family homes. The density of the Brookland/Brookdale neighborhood is roughly 1.73 units/acre. |
| Changed Conditions | Whether and the extent to which there are changed conditions, trends or facts that require an amendment - |
| | There have been two new single-family homes constructed to the rear of the subject property on Garden Ln. Beyond that development, no significant changes have occurred in the vicinity of the subject property. The approval of the Greenville Hwy Apartments at the corner of Chadwick Ave would add an additional 80 units to the area if constructed. No Final Site Plan has been submitted for that project. |
| 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 - |
| | Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between <50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved <u>1,614</u> rental units - <u>711</u> of these are under construction. If this project is approved, Hendersonville's recently-approved rental units would total <u>1,779</u> . It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes above 120% AMI. An additional gap, beyond that reflected in the '1,650 to 2,008-unit gap', exist for those income levels greater than 120% AMI. |
| 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 by City water and sewer service. Greenville Hwy is designated as a Major Thoroughfare in the Comprehensive Transportation Plan and is maintained by NCDOT. The subject property will be serviced by the City Fire Dept and will also be served by the City of Hendersonville Police. |

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| Effect on Natural Environment | Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife - |
| | <p>Of the total 507 trees on the site with DBH of 12” or greater, 312 trees are proposed to be cleared/removed (62%). Of the 196 trees that are slated for preservation, 38 of them are being reflected for a total of 101 Tree Credits – potentially offsetting the planting of 101 new trees that are required per zoning code for this project. In total, the developer proposes to plant 19 trees of the 120 trees required by the City’s Zoning Ordinance. Clarification is still needed on this point.</p> <p>An ephemeral stream running through the center of the site is proposed to be piped. A creek that runs along the northern corner of the property is proposed to be buffered and remain undisturbed. There are two wetland areas on the site that should remained undisturbed with the exception of flood mitigation work that is proposed under Condition #6.</p> |

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the ‘High Intensity Neighborhood’ Future Land Uses Designation to provide high density housing and compatible infill development.

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:

DRAFT [Rationale for Approval]

- *The proposed density is appropriate along a Major Thoroughfare*
- *The petition proposes to provide additional housing to offset local rental demand.*

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

The petition does not align with the City’s 2030 Comprehensive Plan’s Goals for the ‘Medium Intensity Neighborhood’ Future Land Uses Designation to provide density at a rate of 2 to 8 units per acre.

We **[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 [Rational for Denial]

- *The scale of the development is out of character with the surrounding single-family neighborhood.*
- *The extent of the proposed land disturbance would do excessive damage to urban forest land and natural drainage areas within the city limits.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- The site plan accompanying this petition contains the following provisions:
 - 11 multi-family apartment buildings + clubhouse totaling 91,697 Sq Ft (footprint) and 273,113 Sq Ft (gross floor area) with a density of 24 Units / Acre.
 - Apartment Buildings:
 - Covers 2 Acres (30%) of Site
 - Proposed Height = 45' (Max Height 42')
 - Buildings vary in size and unit count
 - First floor garages
 - Clubhouse – 22' Tall building w/ mailroom
 - Other Amenities – Seating
 - Driveways and Parking:
 - Covers 1.42 Acres (21%) of Site
 - Parking Provided: 214 Spaces (1.3 spaces / unit)
 - Common Space = .69 Acres (10% of Site)
 - Open Space = 2.76 Acres (40% of Site)
 - Natural Features: Existing Trees, 30' Stream Buffer; 20' Transition Area; Delineated Wetlands
 - Disturbed Area = 5 Acres
 - Retaining Walls
 - Crosswalks, internal sidewalks, pedestrian connections to Greenville Hwy and Garden Ln
- Proposed Uses:
 - Residential, Multi-Family
- Developer Conditions:
 - Developer Proposed Concessions:
 - None
 - Developer Proposed Conditions:
 - Install 1 – 2" caliper tree for every 500 Sq Ft of Common Space (59 Proposed Trees in addition to the saved trees and associated credits) & Install 1 – 1.5" caliper tree and 5 – 1 Gal. shrubs for every 4,000 Sq Ft of Open Space (29 Additional Trees and 147 Shrubs). All plantings will be distributed throughout the project
 - Staff Comment: The Zoning Code requires that Common Space trees be a minimum of 3" in caliper. Developer has provided research study which demonstrates that larger caliper tree plantings may not be as successful or productive as smaller caliper plantings. Tree Board has not reviewed this proposed condition. In the past, Tree Board has upheld the planting of larger caliper trees.

- No Street Trees provided except for Greenville Highway. A mix of existing trees and 2 new trees will serve to satisfy street tree requirements for Greenville Highway.
 - Staff Comment: Entry Corridor standards require Street Trees along Greenville Highway every 50'. The standards allow for the use of existing trees when of sufficient size and in good health.
- No sidewalk will be constructed along Garden Lane or Hidden Treasures Lane rights-of-way.
 - Staff Comment: City standards require sidewalks be constructed along existing streets/public rights-of-way. Fee-in-lieu should be considered if sidewalk requirement is waived.
- Building Height of 45'
 - Staff Comment: Exceeds Max Height Standard for GHMU by 3' (42' Max)

OUTSTANDING ISSUES & PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Greenville Highway Mixed Use (5-22) & the Entry Corridor (5-18) with the following exceptions:

- Identify trees on tree survey and provide corresponding list [resolved].
- Illustrate 20' "transition zone" from stream buffer and shift building out of transition zone. [resolved].
- Update landscaping plan to show required plantings for Entry Corridor, Common Space & Mixed Use Developments and/or requested Tree Credits [resolved].
- Add sight triangles [resolved]
- Add dimensions of all buildings [resolved]
- Provide Elevations for all 4 sides of building [resolved]
- 50% of Vehicular Use Area Landscaping must be in islands [resolved]
- Planting Strip required [resolved]
- Provide 12'x40' Loading Zone [outstanding]
- Clarify if Tree Credits are being used. If not, landscaping plan to be updated to reflect location and species of required tree plantings [outstanding]

Proposed City-Initiated Conditions:

- None

CITY ENGINEER

Site Plan Comments:

- No easement needed for water. [resolved]
- Relocate stormwater outfall so not directed at manhole [resolved]
- Shift sewer line so not impacted by retaining wall [resolved]

- Driveway aprons to be 6" thick concrete [resolved]

Proposed City-Initiated Conditions:

- None

WATER / SEWER

Site Plan Comments:

- RPZ needs to be installed as close to meter as possible and above ground in a heated enclosure. [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- Relocate Fire Hydrant towards main drive aisle [resolved]
- Sprinkler system required in all buildings. Provide flow calculations for the system if RPZ is needed. Backflow/hotbox and FDC locations will need to be provided prior to site construction [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

STORMWATER ADMINISTRATOR

Site Plan Comments:

- Under current conditions there are existing residential flooding issues related to the function of a privately owned 24" stormwater pipe running along the northern border of the development site and;
- The development plan, as proposed, would increase the volume of water being discharged upstream of this pipe compared to current conditions and;
- The discharge of stormwater would be concentrated to a single discharge point
- Developer to submit all finalized permits for stream/wetland impact from the state or army corps before City grants approval of the Final Site Plan. [Outstanding]

Proposed City-Initiated Conditions:

- Developer to provide a plan to alleviate the flooding on the NE corner of the development site by: [Developer Agreed]
 - a) restoring the function of the existing 24" pipe
 - b) replacing the existing 24" pipe behind 106 Brookdale utilizing a temporary construction easement,
 - c) installing additional on-site drainage infrastructure adjacent to the existing 24" pipe to mitigate flooding, or
 - d) daylighting the existing piped section of the stream behind 106 Brookdale
- Design the post-construction stormwater management system to retain the 25-year 24-hour storm event. [Developer Agreed]

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- Separate stormwater system from water/sewer system [resolved]
- Show clean outs, service should be a minimum of 90 degrees from downstream [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- Ensure proposed waste collection is adequate to meet City Standards [resolved]

Proposed City-Initiated Conditions:

- None

NCDOT

Site Plan Comments:

- Driveway offset or aligned with opposing street intersection? [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

HENDERSON COUNTY SOIL & EROSION CONTROL

Site Plan Comments:

- SESC Approval will be needed since project will have greater than 1 acre of land disturbance. [resolve at final site plan]

Proposed Condition:

- None

TRANSPORTATION CONSULTANT

TIA Comments:

- An initial TIA was submitted on January 6, 2023.
- The TIA was deemed to be incomplete by the City's Transportation Consultant. This was due to a range of Technical Revisions that were enumerated in the review memo. A revised TIA is in process and will be reviewed prior to Planning Board.
- The expected Trip Generation for the proposed development is as follows:
 - 836 Daily Trips
 - 70 AM Peak Hour Trips

- 72 PM Peak Hour Trips
- The following intersections were included in the TIA:
 1. NC 225 at US 176/Fresh Market (signalized)
 2. NC 225 at White Street/Walgreens (signalized)
 3. NC 225 at Chadwick Avenue/Chadwick Square Court (signalized)
 4. NC 225 at Spring Garden Avenue/Access #1 (unsignalized)
 5. NC 225 at Brooklyn Avenue (unsignalized)
 6. US 176 at Chadwick Avenue (unsignalized)
 7. US 176 at Brooklyn Avenue (signalized)
 8. NC 225 at Access #2 (unsignalized)

Recommendations:

- Auxiliary turn lane warrants, intersection sight distance, and pedestrian/bicycle considerations were not addressed in the TIA. Justification for the exclusion of these key analysis elements should be provided within the report text.
- Access #2 should be aligned with the Hendersonville Family Dental driveway on the west side of NC 225/Greenville Highway.

Proposed Mitigation:

- TBD

Proposed Condition:

- Due to the conditions on Greenville Highway exceeding NCDOT’s Annual Average Daily Traffic (AADT) threshold for consideration of turn lane installation, the City recommends a left-hand turn lane be installed at one of the two proposed entrances.

TREE BOARD

Recommended Conditions:

- See Tree Board Summary
- Developer Agreed to Tree Board conditions in full and in part – details in summary.



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
1202 Greenville Highway Apartments (P22-111-CZD)
NCM Meeting Dates: December 14, 2022

PETITION REQUEST: Rezoning: Greenville Highway Mixed Use - Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: David Gorman, Lock 7 Development [Applicant]

Ann Ferguson & Brooke Ferguson [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 14, 2022 at 2pm in the Assembly Room at the City Operations Building at 305 S Williams St. and via Zoom. The meeting lasted approximately 1 hour and 50 minutes.

There were 34 members of the public in attendance in-person while some local residents attended virtually. The representative of the applicant, Eric Mioduski was present with other members of their development team available via Zoom.

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

There were 15 pre-submitted comments which were provided to the developer in advance of the meeting.

The development team was allowed to present their project proposal for the proposed apartment development.

Concerns and questions from the public related to:

- Loss of forest land / wildlife habitat
- Concern of drainage and increased flooding issues / importance of stormwater storage on this site
- Incompatibility of proposed density - adjacent to R-15 Zoning (single-family neighborhood)
- Scale is out of character with Greenville Hwy (historic road)
- Increased traffic congestion
- Worsening cut-through traffic
- Existing low water pressure
- More studies needed

A full recording of the Neighborhood Compatibility Meeting is available and pre-submitted public comments are available by request.



TREE BOARD RECOMMENDATION

1202 Greenville Highway (P22-111-CZD)

Meeting Date: January 17, 2023

PETITION REQUEST: Rezoning: GHMU - Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: David Gorman, Lock 7 Inc. [Applicant]
Ann & Brooke Ferguson, Inc [Owners]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at a regular meeting on Tuesday January 17, 2023. The following Tree Board members were present: Mary Davis, Mac Brackett, Becca Doll, and Joe Peiso.

SUMMARY

The subject property is a heavily wooded site. Of the total 507 trees on the site (with dbh of 12" or greater), 312 trees are proposed to be removed (62%). At the time of the Tree Board meeting, the developer's landscaping plan was lacking a minimum of 90 required tree plantings. There was also significant concern from the Tree Board members that the tree survey information submitted by the applicant lacked sufficient detail to effectively evaluate the impact of the proposed development on the existing tree canopy. Staff has agreed to bring the revised Site Plan/Landscaping Plan back to the Tree Board prior to this item proceeding to City Council.

Also of note to the Tree Board was the presence of drainage basins and wetlands on the site.

PUBLIC COMMENT

Four members of the public spoke to the Tree Board in opposition to the development. Those speaking included: Lynne Williams, David Thomas, Joe Stancarishels, and Heather Starr. Their concerns related to the following: lack of information submitted by applicant, amount of tree loss proposed, lack of complete/accurate landscaping plan, concerns related to buffering light from the site and the need for stronger ordinances/protection of tree canopy.

MOTION

1. All areas outside of the limits of disturbance shall be maintained in as natural a vegetative state as possible with the following exceptions: control of invasive plant species and planting native vegetation to enhance wildlife habitat and/or improving the tree canopy. No turf grasses shall be planted in this area.[Developer Agreed]

2. If the final site plan varies in a way that reduces the number of trees intended for preservation (as noted on submitted plans of 01/06/23) by more than 10%, then it shall trigger a major modification and require a new CZD process, including that it be reviewed by the Tree Board again before proceeding to City Council. [Developer Agreed and added the following language:

“Arborist to have final review of existing trees to determine those that are in good health; trees that are not in good health can be removed for safety without counting against final preservation count.”]

3. All preserved trees shall be protected from grading and construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits. [Developer agreed in part, providing this alternative language as a condition: “All preserved trees shall be protected from grading and construction activities as directed by certified arborist; all saved and removed trees will be at the final recommendation of the arborist.”

4. Invasive trees, shrubs and ground cover shall be removed, particularly English Ivy, throughout the site, especially in the areas where trees are preserved. Care shall be taken to not substantively disturb the root systems of preserved trees. Invasive trees and shrubs can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication “Controlling English Ivy in Urban Landscapes” [Developer Agreed]

5. A 40 foot no disturbance zone shall be maintained around the delineated wetland found on the site. [Developer Agreed to 20’ no disturbance zone with exception of sewer connection and stormwater release]

The Tree Board’s recommendations, above, are based on the following guiding city code documents: Municipal Code, Chapter 46, Article IV, Division I, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-2, Strategy 2.3) and the City Council’s adoption (Feb., 2021) of Core Values and Beliefs as guiding principles as they apply to the prioritization of existing tree canopy.

BOARD ACTION

Motion/Second: Davis / Peiso Yeas: All Nays: None Recused: None

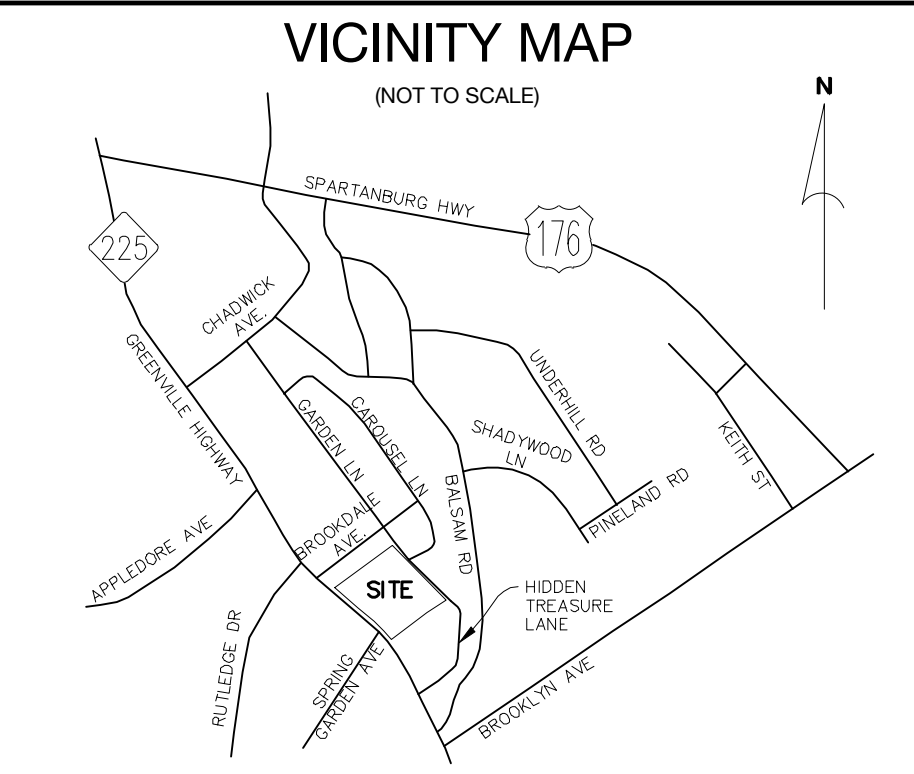
Full Minutes of the Tree Board Meeting are available upon request

1202 GREENVILLE HWY

HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:
LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

| INDEX OF SHEETS | | |
|-----------------|---------------------------------------|------|
| SHEET NO | TITLE | REV. |
| C000 | COVER | 1 |
| C001 | SURVEY | |
| C101 | EXISTING CONDITIONS & DEMOLITION PLAN | 1 |
| C102 | EXISTING TREE CREDITS PLAN | 1 |
| C201 | SITE PLAN | 1 |
| C601 | UTILITY PLAN | 1 |
| L101 | LANDSCAPE & RESOURCE PLAN | 1 |
| | ELEVATIONS | |



Know what's below.
Call before you dig.

DEVELOPMENT DATA

| | |
|------------------|---|
| OWNER/DEVELOPER: | LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001 |
| CONTACT: | DAVID GORMAN (202) 922-6540 |
| CIVIL ENGINEER: | CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 |
| CONTACT: | WARREN SUGO, P.E. (828) 252-5388 |

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NOBELS LICENSE #: C-2184

| 1 | 01/05/2023 | CZD SUBMITTAL | MAD |
|-----|------------|--------------------------|-----|
| 2 | 01/25/2023 | REVISED PER CHH COMMENTS | MAD |
| | | | |
| | | | |
| | | | |
| NO. | DATE | DESCRIPTION | BY |

FOR REVIEW ONLY



COVER FOR:
1202 GREENVILLE HWY
LOOK 7 DEVELOPMENT — HENDERSONVILLE, NORTH CAROLINA

| | |
|------------------|-------|
| DRAWN BY: | AMP |
| CDC PROJECT NO.: | 12241 |
| XXX PERMIT NO. | xxx |

SHEET

C000

| TREE ID # | DBH (IN) | SPECIES | REMAINING (Y/N) | CREDITS | PLANTING CATEGORY |
|-----------|----------|-----------|-----------------|---------|-------------------|
| 1 | 20 | OAK | Y | 4 | |
| 2 | 18 | OAK | Y | 3 | |
| 3 | 20 | OAK | Y | 4 | ST |
| 4 | 12 | SOURWOOD | Y | 2 | |
| 5 | 18 | OAK | Y | 3 | |
| 6 | 19 | PINE | Y | 4 | |
| 7 | 16 | PINE | Y | 3 | |
| 8 | 22 | OAK | Y | 4 | |
| 9 | 19 | OAK | Y | 4 | |
| 10 | 18 | OAK | Y | 3 | |
| 11 | 15 | PINE | Y | 3 | |
| 12 | 23 | PINE | Y | 4 | |
| 13 | 20 | OAK | Y | 4 | ST |
| 14 | 25 | PINE | Y | 5 | |
| 15 | 14 | POPLAR | Y | 3 | |
| 16 | 12 | PINE | Y | 2 | |
| 17 | 24 | OAK | Y | 4 | |
| 18 | 15 | OAK | Y | 3 | |
| 19 | 12 | OAK | Y | 2 | |
| 20 | 14 | OAK | Y | 3 | |
| 21 | 12 | OAK | Y | 2 | |
| 22 | 13 | PINE | Y | 3 | |
| 23 | 12 | PINE | Y | 2 | ST |
| 24 | 12 | PINE | N | | |
| 25 | 26 | OAK | N | | |
| 26 | 16 | OAK | Y | 3 | |
| 27 | 12 | PINE | Y | 2 | |
| 28 | 24 | POPLAR | Y | 4 | |
| 29 | 12 | MAPLE | N | | |
| 30 | 26 | PINE | N | | |
| 31 | 12 | PINE | N | | |
| 32 | 22 | OAK | N | | |
| 33 | 14 | OAK | N | | |
| 34 | 12 | OAK | N | | |
| 35 | 22 | POPLAR | N | | |
| 36 | 20 | POPLAR | N | | |
| 37 | 20 | OAK | Y | 4 | |
| 38 | 24 | PINE | Y | 4 | |
| 39 | 14 | POPLAR | Y | 3 | |
| 40 | 12 | OAK | Y | 2 | ST |
| 41 | 14 | OAK | N | | |
| 42 | 20 | OAK | Y | 4 | |
| 43 | 40 | OAK | Y | 5 | |
| 44 | 28 | PINE | Y | 5 | |
| 45 | 14 | OAK | N | | |
| 46 | 28 | POPLAR | N | | |
| 47 | 14 | PINE | Y | 3 | ST |
| 48 | 26 | OAK | N | | |
| 49 | 40 | POPLAR | N | | |
| 50 | 15 | LOCUST | N | | |
| 51 | 35 | PINE | Y | 5 | |
| 52 | 17 | CHERRY | N | | |
| 53 | 20 | CHERRY | N | | |
| 54 | 12 | CHERRY | N | | |
| 55 | 16 | POPLAR | N | | |
| 56 | 13 | POPLAR | Y | 3 | ST |
| 57 | 15 | HICKORY | Y | 3 | |
| 58 | 21 | OAK | Y | 4 | |
| 59 | 15 | OAK | Y | 3 | |
| 60 | 13 | CHERRY | Y | 3 | ST |
| 61 | 12 | LOCUST | N | | |
| 62 | 12 | BLACK GUM | Y | 2 | |
| 63 | 36 | OAK | Y | 5 | ST |
| 64 | 26 | OAK | N | | |
| 65 | 13 | HEMLOCK | N | | |
| 66 | 32 | OAK | N | | |
| 67 | 15 | POPLAR | N | | |
| 68 | 15 | PINE | N | | |
| 69 | 31 | POPLAR | N | | |
| 70 | 15 | MAPLE | N | | |
| 71 | 28 | OAK | N | | |
| 72 | 15 | HEMLOCK | N | | |
| 73 | 15 | HEMLOCK | N | | |
| 74 | 14 | HEMLOCK | N | | |
| 75 | 23 | OAK | N | | |
| 76 | 20 | OAK | N | | |
| 77 | 16 | PINE | N | | |
| 78 | 21 | PINE | N | | |
| 79 | 14 | POPLAR | Y | 3 | |
| 80 | 12 | PINE | Y | 2 | |
| 81 | 20 | OAK | Y | 4 | |
| 82 | 29 | OAK | Y | 5 | |
| 83 | 12 | OAK | Y | 2 | ST |
| 84 | 22 | OAK | Y | 4 | |
| 85 | 20 | PINE | Y | 4 | |
| 86 | 18 | PINE | Y | 3 | |
| 87 | 14 | PINE | Y | 3 | |
| 88 | 13 | SOURWOOD | Y | 3 | |
| 89 | 14 | OAK | Y | 3 | |
| 90 | 16 | PINE | Y | 3 | |
| 91 | 22 | PINE | Y | 4 | |
| 92 | 14 | POPLAR | Y | 3 | |
| 93 | 22 | PINE | Y | 4 | |
| 94 | 15 | PINE | Y | 3 | |
| 95 | 22 | PINE | Y | 4 | |
| 96 | 18 | PINE | Y | 3 | |
| 97 | 17 | POPLAR | Y | 3 | |
| 98 | 17 | PINE | Y | 3 | |
| 99 | 13 | SOURWOOD | Y | 3 | |
| 100 | 16 | POPLAR | Y | 3 | |

| TREE ID # | DBH (IN) | SPECIES | REMAINING (Y/N) | CREDITS | PLANTING CATEGORY |
|-----------|----------|-----------|-----------------|---------|-------------------|
| 101 | 16 | OAK | Y | 3 | |
| 102 | 14 | PINE | Y | 3 | |
| 103 | 18 | OAK | Y | 3 | OS |
| 104 | 16 | OAK | Y | 3 | |
| 105 | 17 | OAK | Y | 3 | OS |
| 106 | 16 | POPLAR | Y | 3 | |
| 107 | 32 | OAK | Y | 5 | |
| 108 | 15 | PINE | Y | 3 | |
| 109 | 15 | OAK | Y | 3 | |
| 110 | 16 | OAK | Y | 3 | |
| 111 | 18 | OAK | Y | 3 | |
| 112 | 22 | PINE | N | | |
| 113 | 20 | PINE | N | | |
| 114 | 28 | PINE | N | | |
| 115 | 27 | PINE | N | | |
| 116 | 17 | PINE | N | | |
| 117 | 12 | POPLAR | N | | |
| 118 | 20 | PINE | N | | |
| 119 | 12 | SOURWOOD | N | | |
| 120 | 16 | PINE | N | | |
| 121 | 36 | PINE | N | | |
| 122 | 18 | PINE | N | | |
| 123 | 18 | PINE | N | | |
| 124 | 16 | SOURWOOD | N | | |
| 125 | 18 | PINE | N | | |
| 126 | 28 | OAK | N | | |
| 127 | 14 | PINE | N | | |
| 128 | 14 | POPLAR | N | | |
| 129 | 12 | SOURWOOD | N | | |
| 130 | 14 | PINE | N | | |
| 131 | 25 | PINE | N | | |
| 132 | 33 | PINE | N | | |
| 133 | 24 | PINE | N | | |
| 134 | 18 | POPLAR | N | | |
| 135 | 16 | OAK | N | | |
| 136 | 13 | OAK | N | | |
| 137 | 16 | OAK | N | | |
| 138 | 15 | OAK | N | | |
| 139 | 18 | POPLAR | N | | |
| 140 | 17 | POPLAR | N | | |
| 141 | 14 | OAK | N | | |
| 142 | 12 | OAK | N | | |
| 143 | 15 | OAK | N | | |
| 144 | 13 | SOURWOOD | N | | |
| 145 | 16 | OAK | N | | |
| 146 | 28 | OAK | N | | |
| 147 | 15 | OAK | N | | |
| 148 | 30 | OAK | N | | |
| 149 | 15 | OAK | N | | |
| 150 | 36 | PINE | N | | |
| 151 | 21 | POPLAR | N | | |
| 152 | 25 | OAK | N | | |
| 153 | 32 | PINE | N | | |
| 154 | 12 | POPLAR | N | | |
| 155 | 18 | POPLAR | N | | |
| 156 | 36 | PINE | N | | |
| 157 | 16 | MAPLE | N | | |
| 158 | 15 | POPLAR | Y | 3 | |
| 159 | 12 | MAPLE | Y | 2 | |
| 160 | 16 | PINE | N | | |
| 161 | 22 | OAK | N | | |
| 162 | 24 | OAK | N | | |
| 163 | 18 | PINE | N | | |
| 164 | 12 | PINE | N | | |
| 165 | 24 | OAK | N | | |
| 166 | 28 | OAK | N | | |
| 167 | 32 | POPLAR | N | | |
| 168 | 14 | PINE | N | | |
| 169 | 12 | PINE | N | | |
| 170 | 16 | PINE | N | | |
| 171 | 27 | OAK | N | | |
| 172 | 13 | OAK | N | | |
| 173 | 18 | OAK | N | | |
| 174 | 19 | OAK | N | | |
| 175 | 16 | OAK | N | | |
| 176 | 36 | OAK | N | | |
| 177 | 18 | POPLAR | N | | |
| 178 | 32 | POPLAR | N | | |
| 179 | 29 | BLACK GUM | N | | |
| 180 | 15 | OAK | N | | |
| 181 | 19 | OAK | N | | |
| 182 | 12 | PINE | N | | |
| 183 | 16 | PINE | N | | |
| 184 | 24 | OAK | N | | |
| 185 | 16 | OAK | N | | |
| 186 | 19 | OAK | N | | |
| 187 | 20 | OAK | N | | |
| 188 | 14 | OAK | N | | |
| 189 | 18 | POPLAR | N | | |
| 190 | 24 | OAK | N | | |
| 191 | 22 | POPLAR | Y | 4 | |
| 192 | 18 | OAK | N | | |
| 193 | 18 | PINE | N | | |
| 194 | 12 | POPLAR | Y | 2 | |
| 195 | 18 | OAK | Y | 3 | |
| 196 | 12 | SOURWOOD | Y | 2 | OS |
| 197 | 26 | POPLAR | Y | 5 | |
| 198 | 12 | SOURWOOD | Y | 2 | |
| 199 | 22 | MAPLE | Y | 4 | |
| 200 | 16 | OAK | Y | 3 | |

| TREE ID # | DBH (IN) | SPECIES | REMAINING (Y/N) | CREDITS | PLANTING CATEGORY |
|-----------|----------|----------|-----------------|---------|-------------------|
| 201 | 16 | POPLAR | Y | 3 | |
| 202 | 20 | OAK | N | | |
| 203 | 26 | OAK | N | | |
| 204 | 27 | POPLAR | N | | |
| 205 | 14 | MAPLE | N | | |
| 206 | 36 | OAK | N | | |
| 207 | 12 | OAK | N | | |
| 208 | 38 | POPLAR | N | | |
| 209 | 20 | POPLAR | N | | |
| 210 | 19 | PINE | N | | |
| 211 | 27 | OAK | N | | |
| 212 | 12 | SOURWOOD | N | | |
| 213 | 14 | PINE | N | | |
| 214 | 26 | OAK | N | | |
| 215 | 13 | POPLAR | N | | |
| 216 | 18 | PINE | N | | |
| 217 | 14 | OAK | N | | |
| 218 | 30 | OAK | N | | |
| 219 | 0.00 | OAK | N | | |
| 220 | 22 | POPLAR | N | | |
| 221 | 24 | PINE | N | | |
| 222 | 20 | OAK | N | | |
| 223 | 25 | MAPLE | N | | |
| 224 | 12 | OAK | N | | |
| 225 | 12 | OAK | N | | |
| 226 | 14 | OAK | N | | |
| 227 | 12 | OAK | N | | |
| 228 | 25 | PINE | N | | |
| 229 | 16 | OAK | N | | |
| 230 | 13 | OAK | N | | |
| 231 | 16 | OAK | N | | |
| 232 | 23 | POPLAR | N | | |
| 233 | 15 | HEMLOCK | N | | |
| 234 | 13 | PINE | N | | |
| 235 | 20 | OAK | N | | |
| 236 | 16 | OAK | N | | |
| 237 | 12 | POPLAR | N | | |
| 238 | 15 | HEMLOCK | N | | |
| 239 | 15 | POPLAR | N | | |
| 240 | 26 | POPLAR | N | | |
| 241 | 22 | PINE | N | | |
| 242 | 22 | OAK | N | | |
| 243 | 20 | MAPLE | N | | |
| 244 | 30 | OAK | N | | |
| 245 | 12 | POPLAR | N | | |
| 246 | 23 | POPLAR | N | | |
| 247 | 13 | OAK | N | | |
| 248 | 16 | HICKORY | N | | |
| 249 | 24 | OAK | N | | |
| 250 | 27 | OAK | N | | |
| 251 | 20 | OAK | N | | |
| 252 | 31 | OAK | N | | |
| 253 | 17 | OAK | N | | |
| 254 | 15 | HICKORY | N | | |
| 255 | 14 | PINE | N | | |
| 256 | 25 | HEMLOCK | N | | |
| 257 | 48 | OAK | N | | |
| 258 | 16 | PINE | N | | |
| 259 | 18 | OAK | N | | |
| 260 | 15 | OAK | N | | |
| 261 | 24 | OAK | N | | |
| 262 | 22 | PINE | N | | |
| 263 | 23 | OAK | Y | 4 | |
| 264 | 18 | OAK | Y | 3 | |
| 265 | 16 | POPLAR | Y | 3 | |
| 266 | 22 | PINE | Y | 4 | |
| 267 | 12 | HEMLOCK | Y | 2 | |
| 268 | 16 | OAK | Y | 3 | |
| 269 | 13 | PINE | Y | 3 | |
| 270 | 12 | POPLAR | Y | 2 | |
| 271 | 24 | MAPLE | Y | 4 | |
| 272 | 13 | SOURWOOD | Y | 3 | |
| 273 | 16 | POPLAR | N | | |
| 274 | 28 | OAK | Y | 5 | |
| 275 | 21 | PINE | Y | 4 | |
| 276 | 12 | SOURWOOD | Y | 2 | |
| 277 | 15 | POPLAR | Y | 3 | OS |
| 278 | 15 | OAK | N | | |
| 279 | 19 | PINE | Y | 4 | |
| 280 | 28 | OAK | Y | 5 | PS |
| 281 | 20 | PINE | Y | 4 | |
| 282 | 12 | SOURWOOD | N | | |
| 283 | 16 | OAK | N | | |
| 284 | 16 | SOURWOOD | N | | |
| 285 | 22 | PINE | N | | |
| 286 | 14 | SOURWOOD | N | | |
| 287 | 15 | PINE | N | | |
| 288 | 21 | HEMLOCK | N | | |
| 289 | 20 | OAK | N | | |
| 290 | 35 | OAK | N | | |
| 291 | 22 | OAK | N | | |
| 292 | 13 | PINE | N | | |
| 293 | 30 | OAK | N | | |
| 294 | 14 | PINE | N | | |
| 295 | 14 | PINE | N | | |
| 296 | 42 | OAK | N | | |
| 297 | 17 | PINE | N | | |
| 298 | 15 | PINE | N | | |
| 299 | 12 | SOURWOOD | N | | |
| 300 | 20 | POPLAR | N | | |

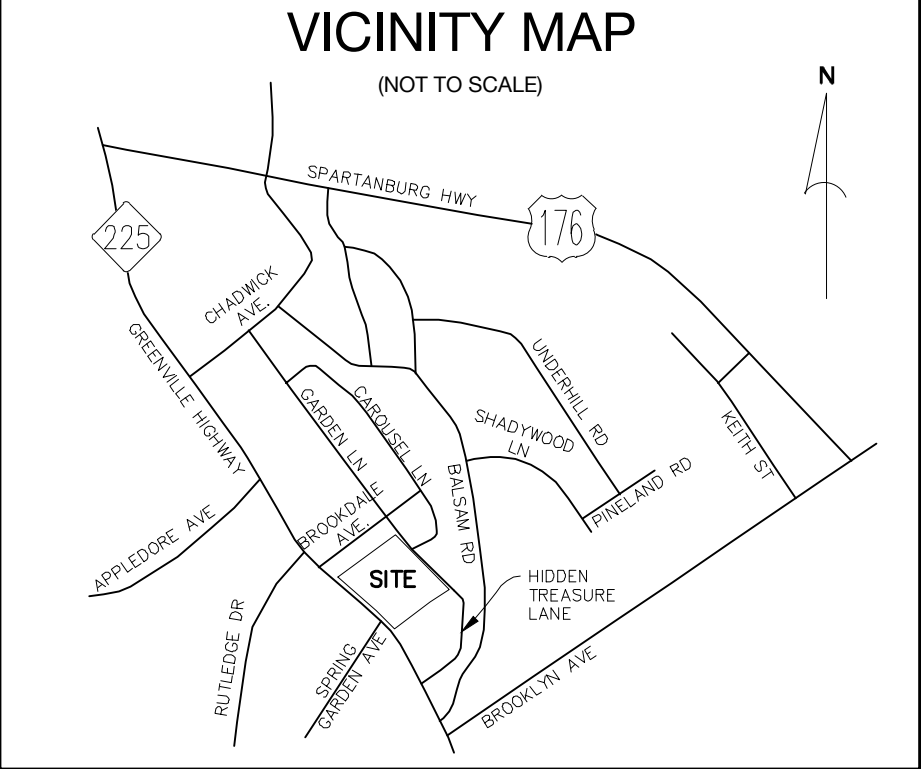
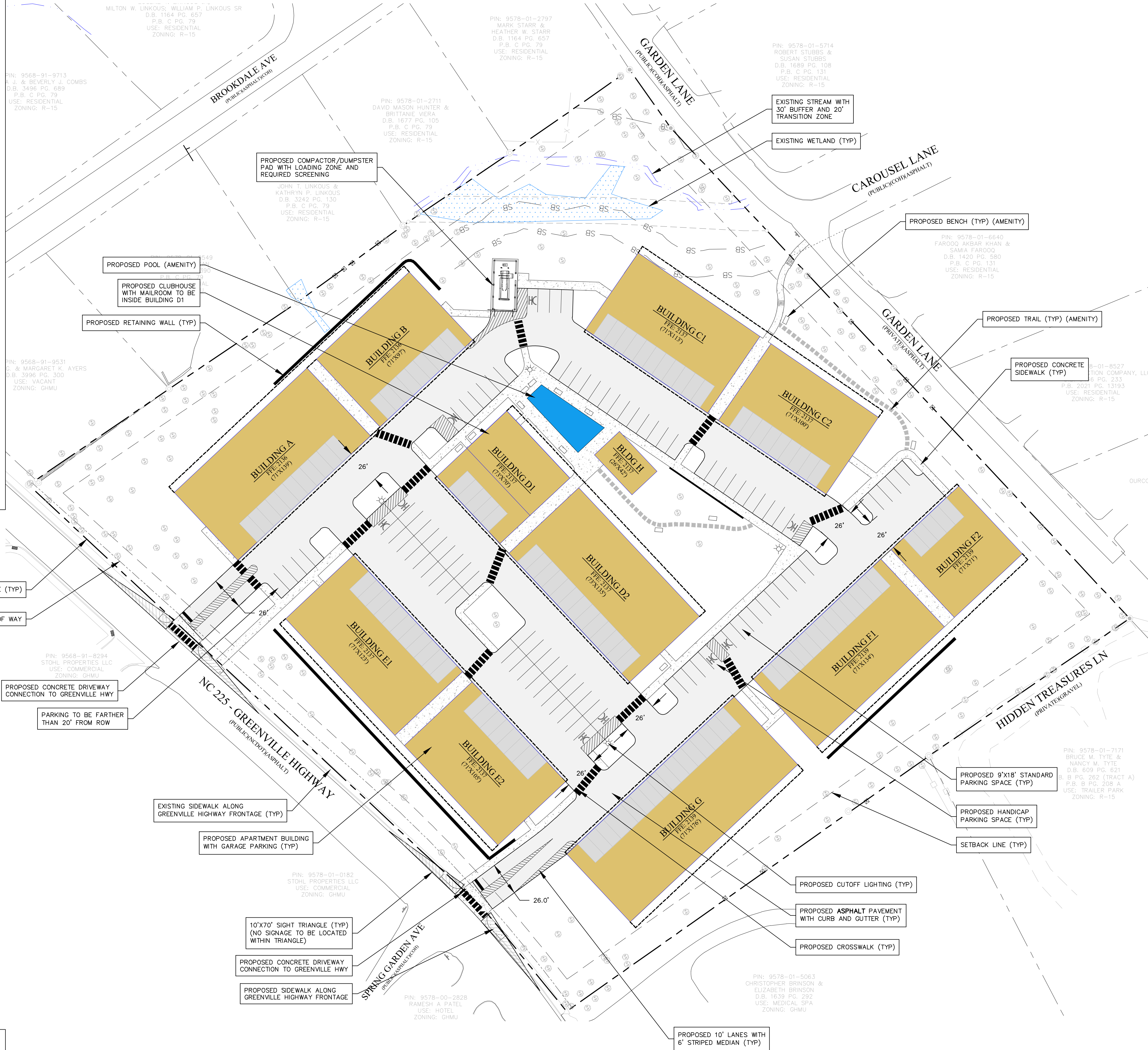
| TREE ID # | DBH (IN) | SPECIES | REMAINING (Y/N) | CREDITS | PLANTING CATEGORY |
|-----------|----------|----------|-----------------|---------|-------------------|
| 301 | 16 | PINE | N | | |
| 302 | 13 | SOURWOOD | N | | |
| 303 | 18 | PINE | N | | |
| 304 | 17 | PINE | N | | |
| 305 | 14 | POPLAR | N | | |
| 306 | 12 | SOURWOOD | N | | |
| 307 | 27 | PINE | N | | |
| 308 | 12 | OAK | N | | |
| 309 | 14 | SOURWOOD | N | | |
| 310 | 21 | PINE | N | | |
| 311 | 38 | PINE | N | | |
| 312 | 17 | PINE | N | | |
| 313 | 36 | PINE | N | | |
| 314 | 16 | POPLAR | N | | |
| 315 | 17 | PINE | N | | |
| 316 | 15 | OAK | N | | |
| 317 | 20 | HICKORY | N | | |
| 318 | 12 | POPLAR | N | | |
| 319 | 16 | POPLAR | N | | |
| 320 | 12 | OAK | N | | |
| 321 | 28 | PINE | N | | |
| 322 | 26 | HEMLOCK | N | | |
| 323 | 18 | PINE | N | | |
| 324 | 25 | OAK | N | | |
| 325 | 15 | HEMLOCK | N | | |
| 326 | 20 | PINE | N | | |
| 327 | 12 | SOURWOOD | N | | |
| 328 | 12 | SOURWOOD | N | | |
| 329 | 28 | PINE | Y | 5 | COS |
| 330 | 24 | PINE | N | | |
| 331 | 30 | PINE | Y | 5 | COS |
| 332 | 34 | OAK | Y | 5 | COS |
| 333 | 33 | OAK | N | | |
| 334 | 33 | OAK | N | | |
| 335 | 24 | OAK | N | | |
| 336 | 30 | POPLAR | N | | |
| 337 | 12 | SOURWOOD | N | | |
| 338 | 27 | POPLAR | N | | |
| 339 | 17 | OAK | N | | |
| 340 | 16 | OAK | N | | |
| 341 | 15 | OAK | N | | |
| 342 | 25 | OAK | N | | |
| 343 | 34 | POPLAR | N | | |
| 344 | 18 | OAK | N | | |
| 345 | 22 | OAK | N | | |
| 346 | 12 | HICKORY | N | | |
| 347 | 24 | POPLAR | N | | |
| 348 | 13 | OAK | N | | |
| 349 | 28 | PINE | N | | |
| 350 | 17 | OAK | N | | |
| 351 | 17 | PINE | N | | |
| 352 | 17 | PINE | N | | |
| 353 | 12 | SOURWOOD | N | | |
| 354 | 18 | PINE | N | | |
| 355 | 15 | OAK | N | | |
| 356 | 15 | OAK | N | | |
| 357 | 21 | POPLAR | N | | |
| 358 | 22 | POPLAR | N | | |
| 359 | 18 | PINE | N | | |
| 360 | 18 | PINE | Y | 3 | |
| 361 | 13 | SOURWOOD | Y | 3 | |
| 362 | 26 | PINE | Y | 5 | |
| 363 | 19 | POPLAR | Y | 4 | |
| 364 | 18 | OAK | N | | |
| 365 | 31 | POPLAR | Y | 5 | |
| 366 | 22 | POPLAR | Y | 4 | |
| 367 | 33 | POPLAR | Y | 5 | |
| 368 | 27 | POPLAR | Y | 5 | |
| 369 | 12 | PINE | Y | 2 | |
| 370 | 17 | OAK | Y | 3 | |
| 371 | 21 | OAK | Y | 4 | |
| 372 | 19 | PINE | Y | 4 | |
| 373 | 16 | POPLAR | Y | 3 | |
| 374 | 16 | OAK | Y | 3 | OS |
| 375 | 26 | POPLAR | Y | 5 | |
| 376 | 19 | OAK | N | | |
| 377 | 15 | SOURWOOD | Y | 3 | |
| 378 | 21 | OAK | Y | 4 | |
| 379 | 15 | OAK | N | | |
| 380 | 30 | POPLAR | N | | |
| 381 | 13 | PINE | Y | 3 | |
| 382 | 15 | MAPLE | N | | |
| 383 | 28 | PINE | N | | |
| 384 | 26 | OAK | N | | |
| 385 | 13 | PINE | N | | |
| 386 | 30 | PINE | N | | |
| 387 | 15 | OAK | N | | |
| 388 | 12 | SOURWOOD | N | | |
| 389 | 14 | PINE | N | | |
| 390 | 36 | OAK | N | | |
| 391 | 15 | OAK | N | | |
| 392 | 12 | POPLAR | N | | |
| 393 | 16 | OAK | N | | |
| 394 | 20 | PINE | N | | |
| 395 | 16 | PINE | N | | |
| 396 | 28 | PINE | N | | |
| 397 | 24 | OAK | N | | |
| 398 | 14 | SOURWOOD | N | | |
| 399 | 12 | OAK | N | | |
| 400 | 22 | MAPLE | N | | |

1202 GREENVILLE CONDITIONS

- ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE MAINTAINED IN AS NATURAL A NEGATIVE STATE AS POSSIBLE WITH THE FOLLOWING EXCEPTIONS: CONTROL OF INVASIVE PLANT SPECIES AND PLANTING NATIVE VEGETATION TO ENHANCE WILDLIFE HABITAT AND/OR IMPROVING THE TREE CANOPY. NO TURF GRASSES SHALL BE PLANTED IN THIS AREA.
- IF THE FINAL SITE PLAN VARIES IN A WAY THAT REDUCES THE NUMBER OF TREES INTENDED FOR PRESERVATION (AS NOTED ON SUBMITTED PLANS OF 01/06/23) BY MORE THAN 10%, THEN IT SHALL TRIGGER A MAJOR MODIFICATION AND REQUIRE A NEW CZD PROCESS, INCLUDING THAT IT BE REVIEWED BY THE TREE BOARD AGAIN BEFORE PROCEEDING TO CITY COUNCIL. ARBORIST TO HAVE FINAL REVIEW OF EXISTING TREES TO DETERMINE THOSE THAT ARE IN GOOD HEALTH; TREE THAT ARE NOT IN GOOD HEALTH CAN BE REMOVED FOR SAFETY WITHOUT COUNTING AGAINST FINAL PRESERVATION COUNT.
- ALL PRESERVED TREES SHALL BE PROTECTED FROM GRADING AND CONSTRUCTION ACTIVITIES AS DIRECTED BY CERTIFIED ARBORIST; ALL SAVED AND REMOVED TREES WILL BE AT THE FINAL RECOMMENDATION OF THE ARBORIST.
- INVASIVE TREES, SHRUBS AND GROUND COVER SHALL BE REMOVED, PARTICULARLY ENGLISH IVY, THROUGHOUT THE SITE, ESPECIALLY IN THE AREAS WHERE TREES ARE PRESERVED. CARE SHALL BE TAKEN TO NOT SUBSTANTIALLY DISTURB THE ROOT SYSTEMS OF PRESERVED TREES. INVASIVE TREES AND SHRUBS CAN BE CUT OFF AT GROUND LEVEL AND THE STUMP TREATED TO KILL THE ROOTS. CONTROL OF ENGLISH IVY SHALL BE CONFINED TO THE RECOMMENDATIONS FOUND IN THE NORTH CAROLINA EXTENSION PUBLICATION "CONTROLLING ENGLISH IVY IN URBAN LANDSCAPES".
- A 20 FOOT NO DISTURBANCE ZONE SHALL BE MAINTAINED AROUND THE NORTHERN DELINEATED WETLAND EXCEPT FOR THE CONNECTION TO SEWER AND RELEASE OF STORMWATER.
- THE DEVELOPER PROVIDES A PLAN TO ALLEVIATE THE FLOODING ON THE NW CORNER OF THE DEVELOPMENT SITE BY COMPLETING ONE OF THE FOLLOWING ACTIONS AND ASSUMES OFF SITE NEIGHBOR(S) WILL PERMIT ENCROACHMENT AND WORK OUTSIDE PROJECT PARCEL:
A) RESTORING THE FUNCTION OF THE EXISTING 24" PIPE.
B) REPLACING THE EXISTING 24" PIPE BEHIND 106 BROOKDALE UTILIZING A TEMPORARY CONSTRUCTION EASEMENT.
C) INSTALLING ADDITIONAL ON-SITE DRAINAGE INFRASTRUCTURE ADJACENT TO THE EXISTING 24" PIPE TO MITIGATE FLOODING, OR
D) DAYLIGHTING THE EXISTING PIPED SECTION OF THE STREAM BEHIND 106 BROOKDALE.
- DESIGN THE POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM TO RETAIN THE 25-YEAR 24-HOUR STORM EVENT FOR ANY FLOW GOING TO THE NORTHERN WETLAND/STREAM AREA. ALL OTHER STORMWATER WATER DESIGN TO MEET UDO.
- INSTALL 1 (2") CALIPER TREE FOR EVERY 500 SF OF COMMON SPACE (+/- 59 PROPOSED TREE IN ADDITION TO THE SAVED TREES AND ASSOCIATED CREDITS) & INSTALL 1 (1.5") CALIPER TREE AND 5 SHRUBS (1 GALLON) FOR EVERY 4000 SF OF OPEN SPACE (+/-29 ADDITIONAL TREES AND +/-147 SHRUBS. ALL THESE PLANTINGS WILL BE DISTRIBUTED THROUGHOUT THE PROJECT.
- STREET TREES REQUIRED FOR THE ENTRY CORRIDOR OVERLAY ALONG GREENVILLE HIGHWAY WILL BE PROVIDED WITH A MIX OF EXISTING TREES AND PROPOSED TREES PER SECTION 5-18-4.8. THESE TREES WILL BE WITHIN 35' OF THE NC DOT ROW OR AT LEAST 10' FROM EXISTING GAS OR OTHER UNDERGROUND UTILITIES. NO STREET TREES TO BE PROVIDED ON OTHER STREET FRONTAGES.
- EXISTING FRONTAGE SIDEWALK ALONG GREENVILLE HIGHWAY TO REMAIN. ANY PLACE WHERE THIS SIDEWALK NEEDS TO BE REPLACED WILL BE CONSTRUCTED TO MEET CITY STANDARDS. NO SIDEWALK IS TO BE CONSTRUCTED ALONG GARDEN LANE OR HIDDEN TREASURES LANE FRONTAGE.
- HEIGHT OF BUILDINGS TO NOT EXCEED 45' TALL (PER HEIGHT AS DEFINED IN SECTION 12-1)

AREA BREAKDOWN CHART

| | | |
|---|-----------|------|
| I. TOTAL PROJECT AREA: | 300992 SF | 100% |
| II. PROPOSED LOT AREA: | N/A | |
| III. SITE COVERAGE - BUILDING: | 91697 SF | 30% |
| IV. SITE COVERAGE - OPEN SPACE: | 120300 SF | 40% |
| V. SITE COVERAGE - STREETS AND PARKING: | 62025 SF | 21% |
| VI. SITE COVERAGE - OTHER FACILITIES: | 3100 SF | 1% |
| VII. SITE COVERAGE - COMMON OPEN SPACE: | 30020 SF | 10% |



DEVELOPMENT DATA

| | |
|------------------|--|
| OWNER/DEVELOPER: | HAWTHORNE RESIDENTIAL PARTNERS 806 GREEN VALLEY RD, SUITE 311 GREENSBORO, NC 27408 |
| CONTACT: | PHILIP RAYMOND (336) 275-9511 |
| CIVIL ENGINEER: | CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 |
| CONTACT: | WARREN SUGG, P.E. (828) 252-5388 |
| SURVEYOR: | ED HOLMES & ASSOCIATES 200 RIDGEFIELD COURT, SUITE 208 ASHEVILLE, NC 28806 |
| CONTACT: | PHILLIP B. WHITE, P.L.S. (828) 225-6562 |
| ARCHITECT: | CORCORAN OTA 5871 GLENRIDGE DRIVE NE, SUITE 200 ATLANTA, GA 30328 |
| CONTACT: | XXXXX, A.I.A. (404) 324-4218 |

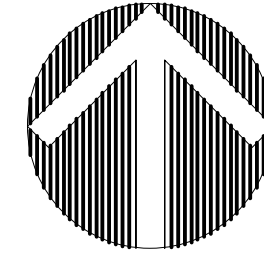
PROJECT DATA

| | |
|------------------|--|
| PIN: | 9578-01-3440 |
| ADDRESS: | 1202 GREENVILLE HWY |
| DEED BOOK/PAGE: | 1085/711 |
| PROJECT ACREAGE: | 6.91 ACRES |
| CURRENT ZONING: | GHMU (GREENVILLE HIGHWAY MIXED USE) |
| PROPOSED ZONING: | (WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.) GHMU CZD |
| SETBACKS: | |
| FRONT: | 10' (EC OVERLAY) |
| SIDES: | 20' |
| REAR: | 20' |
| DISTURBED AREA: | 5.0 AC |
| IMPERVIOUS AREA: | PRE: 0.35 ACRES (03%) POST: 3.61 ACRES (51%) |
| PERVIOUS AREA: | 6.56 ACRES (97%) 3.40 ACRES (49%) |

ZONING DATA

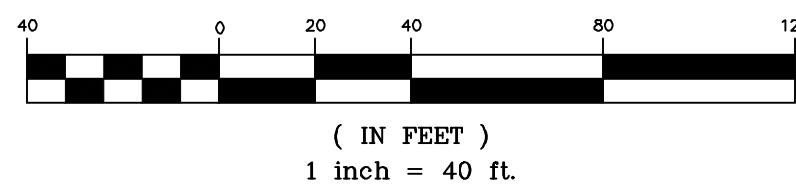
| | |
|--------------------------|------------------------------|
| PARKING CALCULATIONS: | |
| VEHICULAR: | |
| REQUIRED SPACES: | (1 SPACE/UNIT) - 165 UNITS |
| SPACES PROVIDED: | 214 (1.3:1 RATIO) |
| HANDICAPPED SPACES: | |
| SPACES REQUIRED: | 7 |
| SPACES PROVIDED: | 7 |
| BUILDING DATA: | |
| BUILDING | DESCRIPTION HEIGHT GFA |
| A | 3 STORIES 45' 29,833± SF |
| B | 3 STORIES 45' 20,865± SF |
| C1 | 3 STORIES 45' 24,246± SF |
| C2 | 3 STORIES 45' 21,391± SF |
| D1 | 3 STORIES 45' 15,547± SF |
| D2 | 3 STORIES 45' 29,815± SF |
| E1 | 3 STORIES 45' 26,243± SF |
| E2 | 3 STORIES 45' 22,430± SF |
| F1 | 3 STORIES 45' 28,710± SF |
| F2 | 3 STORIES 45' 15,254± SF |
| G | 3 STORIES 45' 37,679± SF |
| H | 1 STORY 22' 1,100± SF |
| DENSITY CALCULATIONS: | |
| ALLOWED: | NO MAXIMUM DENSITY |
| PROJECT UNITS: | 165 UNITS (23.9 U/A) |
| OPEN SPACE CALCULATIONS: | |
| REQUIRED: 2.76 AC (40%) | PROVIDED: 2.76 AC (SEE L101) |
| COMMON OPEN SPACE: | |
| REQUIRED: 0.69 AC (10%) | PROVIDED: 0.69 AC (SEE L101) |

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



SITE PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

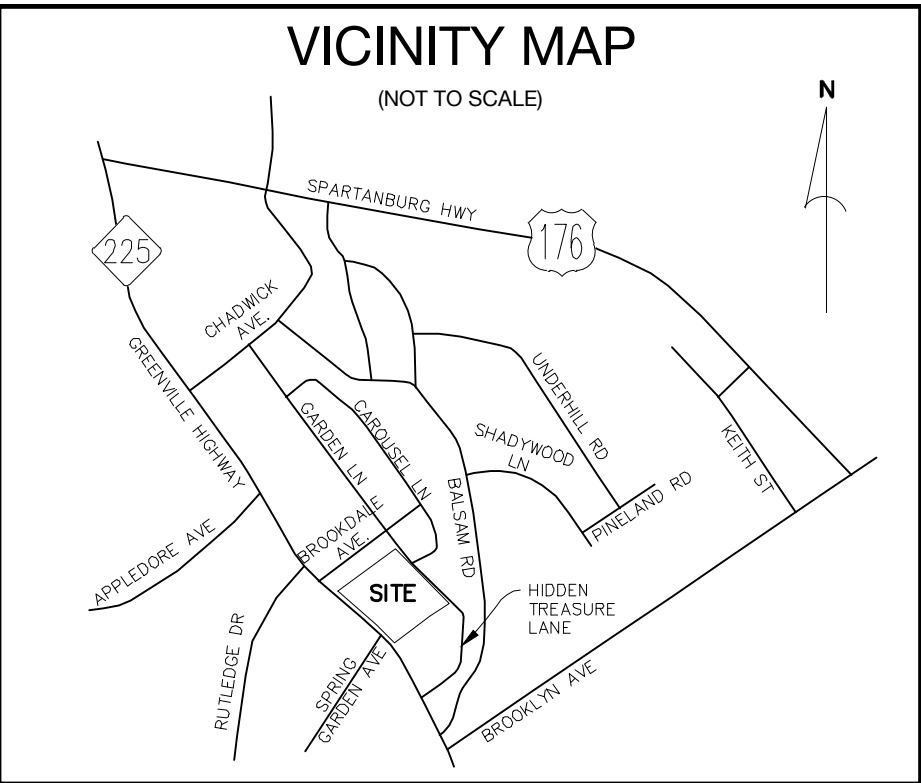
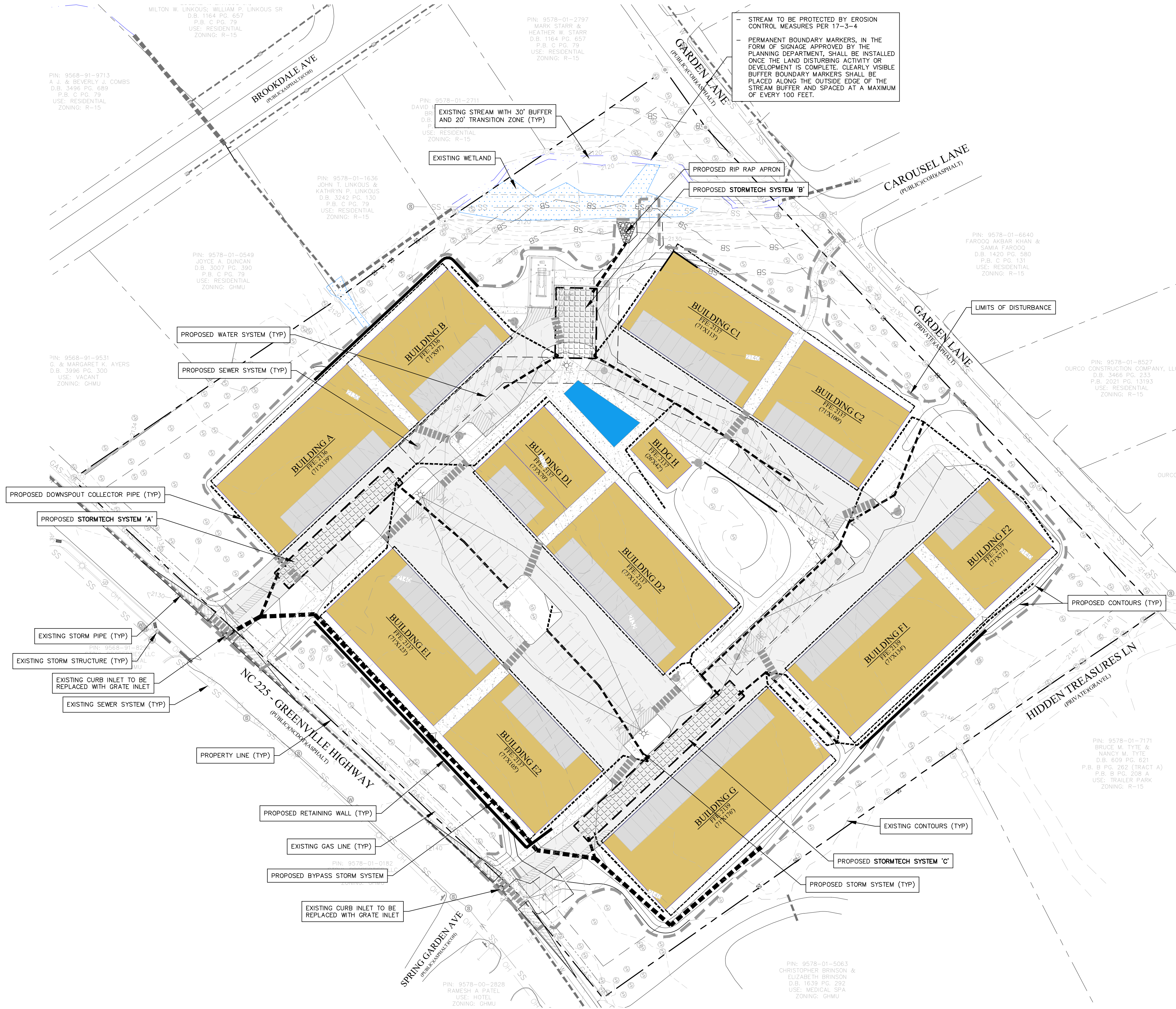
HAWTHORNE AT BENT CREEK

SITE PLAN FOR:

DRAWN BY: SDB
CDC PROJECT NO.: 12167
XXX PERMIT NO. xxx

SHEET

C201



| DEVELOPMENT DATA | |
|------------------|--|
| OWNER/DEVELOPER: | LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001 DAVID GORMAN (202) 922-6540 |
| CONTACT: | |
| CIVIL ENGINEER: | CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388 |
| CONTACT: | |
| SURVEYOR: | ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA R. HODGES, P.L.S. (828) 225-6562 |
| CONTACT: | |
| ARCHITECT: | NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605 TED VAN DYK, A.I.A. (919) 831-1308 |
| CONTACT: | |

| PROJECT DATA | |
|------------------|--|
| PIN: | 9578-01-3440 |
| ADDRESS: | 1202 GREENVILLE HWY 1085/711 |
| DEED BOOK/PAGE: | 6.91 ACRES |
| PROJECT ACREAGE: | GHMU (GREENVILLE HIGHWAY MIXED USE) |
| CURRENT ZONING: | (WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.) |
| PROPOSED ZONING: | GHMU C2D |
| SETBACKS: | |
| FRONT: | 10' (EC OVERLAY) |
| SIDES: | 20' |
| REAR: | 20' |
| DISTURBED AREA: | 5.0 AC |
| IMPERVIOUS AREA: | PRE: 0.35 ACRES (03%) POST: 3.51 ACRES (51%) |
| PERVIOUS AREA: | 6.56 ACRES (97%) 3.40 ACRES (49%) |

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES: (1 SPACE/UNIT) - 165 UNITS

SPACES PROVIDED: 214 (1.3:1 RATIO)

HANDICAPPED SPACES:

SPACES REQUIRED: 7

SPACES PROVIDED: 7

BUILDING DATA:

| BUILDING | DESCRIPTION | HEIGHT | GFA |
|----------|-------------|--------|------------|
| A | 3 STORIES | 45' | 29,833± SF |
| B | 3 STORIES | 45' | 20,865± SF |
| C1 | 3 STORIES | 45' | 24,246± SF |
| C2 | 3 STORIES | 45' | 21,391± SF |
| D1 | 3 STORIES | 45' | 15,547± SF |
| D2 | 3 STORIES | 45' | 29,815± SF |
| E1 | 3 STORIES | 45' | 26,243± SF |
| E2 | 3 STORIES | 45' | 22,430± SF |
| F1 | 3 STORIES | 45' | 28,710± SF |
| F2 | 3 STORIES | 45' | 15,254± SF |
| G | 3 STORIES | 45' | 37,679± SF |
| H | 1 STORY | 22' | 1,100± SF |

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY

PROJECT UNITS: 165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%)

PROVIDED: 2.76 AC (SEE L101)

COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%)

PROVIDED: 0.69 AC (SEE L101)

Know what's below.
Call before you dig.

NORTH

GRADING & STORM DRAINAGE
PLAN
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Section 5, Item A.

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

52 WALNUT STREET - SUITE
WAYNESVILLE, NC 28774
PHONE (828) 252-5388
FAX (828) 252-5388

Civil Design
Concepts, PA

CDC

NCBLS LICENSE # C-2184

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FOR
CONSTRUCTION

GRADING & STORM DRAINAGE PLAN FOR:

1202 GREENVILLE HWY

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

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

AMP
12241
xxx

SHEET

C301

32

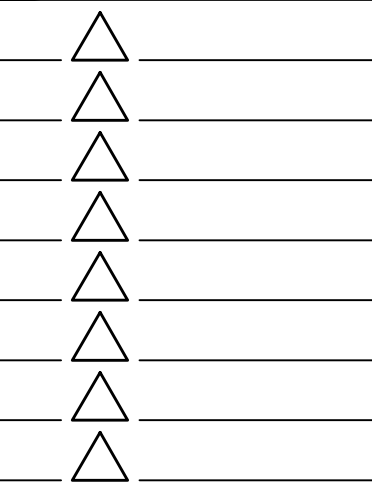


1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

25 JANUARY 2023

NOT FOR
CONSTRUCTION

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Greenville Highway
Apartments
1202 Greenville Highway
Hendersonville, NC

BUILDING SCHEMATIC

DESIGNER : TDV
DRAWN : RTW/ SK
CHECKED : TDV
SCALE : AS SHOWN
JOB NUMBER : 8255
SHEET TITLE
Exterior Elevations

SHEET NUMBER
A201

ELEVATIONS ARE
PRELIMINARY & FOR
REFERENCE/ ZONING
PURPOSES ONLY
ELEVATIONS TO FOLLOW
DEVELOPMENT
STANDARDS.

Finish Schedule:

Exterior Materials

| | |
|-------|--|
| W-1 | TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL |
| W-2 | TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL |
| BRK-1 | TYPE: BRICK MANUFACTURER: TBD COLOR: TBD LOCATION: - NOTE: - |
| T-1 | TYPE: WOOD OR SYNTHETIC TRIM LOCATION: TBD COLOR: TBD LOCATION: - NOTE: - |
| T-2 | TYPE: WOOD OR SYNTHETIC TRIM 4" MIN. LOCATION: TBD COLOR: TBD LOCATION: - NOTE: - |
| T-3 | TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL |
| M-1 | TYPE: METAL RAIL COLOR: TBD LOCATION: - NOTE: - |
| M-2 | TYPE: METAL WINDOW MULLION LOCATION: TBD NOTE: TO MATCH STOREFRONT SYSTEM |
| C-1 | TYPE: WOOD OR SYNTHETIC COLUMN MANUFACTURER: TBD COLOR: TBD LOCATION: - NOTE: - |
| ST-1 | TYPE: NATURAL OR SYNTHETIC STONE MANUFACTURER: TBD COLOR: TBD LOCATION: FOUNDATION NOTE: - |

Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
- ALL STOREFRONT MULLIONS TO BE KYNAR FINISH, COLOR T.B.D. U.N.O.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
- A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
- PATCH/REPAIR ALL DAMAGED TRIM/DEAILING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.
-

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



2 Exterior Elevation
201 SCALE: 1/8"=1'-0"

Northwest

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



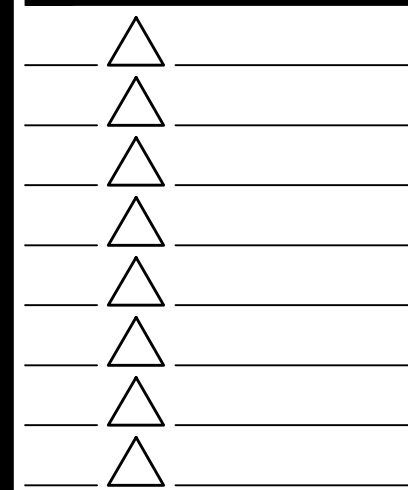
1 Exterior Elevation
201 SCALE: 1/8"=1'-0"

Southwest

25 JANUARY 2023

NOT FOR
CONSTRUCTION

- PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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Greenville Highway
Apartments
1202 Greenville Highway
Hendersonville, NC

BUILDING SCHEMATIC

DESIGNER : TDV
DRAWN : RTW/ SK
CHECKED : TVD
SCALE : AS SHOWN
JOB NUMBER : 8255
SHEET TITLE
Exterior Elevations

SHEET NUMBER
A202

ELEVATIONS ARE
PRELIMINARY & FOR
REFERENCE/ ZONING
PURPOSES ONLY
ELEVATIONS TO FOLLOW
DEVELOPMENT
STANDARDS.

Finish Schedule:

Exterior Materials

| | |
|-------|--|
| W-1 | TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL |
| W-2 | TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL |
| BRK-1 | TYPE: BRICK MANUFACTURER: TBD COLOR: TBD LOCATION: - NOTE: - |
| T-1 | TYPE: WOOD OR SYNTHETIC TRIM LOCATION: - COLOR: TBD LOCATION: - NOTE: - |
| T-2 | TYPE: WOOD OR SYNTHETIC TRIM 4" MIN. LOCATION: - COLOR: TBD LOCATION: - NOTE: - |
| T-3 | TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL |
| M-1 | TYPE: METAL RAIL COLOR: TBD LOCATION: - NOTE: - |
| M-2 | TYPE: METAL WINDOW MULLION LOCATION: - NOTE: TO MATCH STOREFRONT SYSTEM |
| C-1 | TYPE: WOOD OR SYNTHETIC COLUMN MANUFACTURER: TBD COLOR: TBD LOCATION: - NOTE: - |
| ST-1 | TYPE: NATURAL OR SYNTHETIC STONE MANUFACTURER: TBD COLOR: TBD LOCATION: FOUNDATION NOTE: - |

Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
- ALL STOREFRONT MULLIONS TO BE KYNAR FINISH, COLOR T.B.D. U.N.O.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
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- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
- PATCH/REPAIR ALL DAMAGED TRIM/DEAILING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.
-

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

2 Exterior Elevation
202 SCALE: 1/8"=1'-0"

Southeast

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

1 Exterior Elevation
202 SCALE: 1/8"=1'-0"

Northwest

1202 Greenville Hwy (+/- 6.7 Ac)

Section 5, Item A.

Jurisdictional wetlands and waters identified on this map have been located within sub-meter accuracy utilizing a Trimble mapping grade Global Positioning System (GPS) and the subsequent differential correction of that data. GPS points may demonstrate uncorrectable errors due to topography, vegetative cover, and/or multipath signal error.

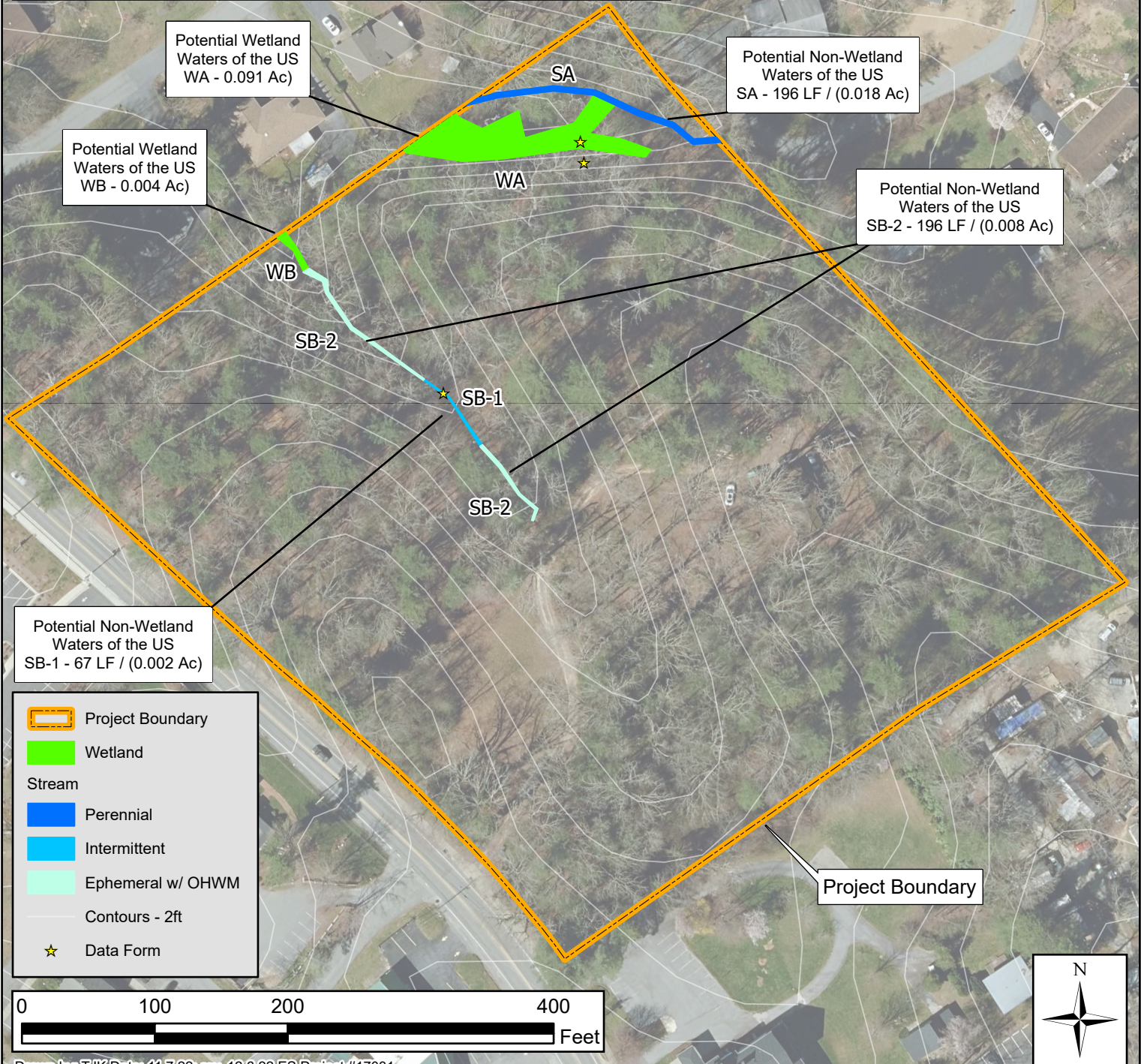
Note: The illustrated wetland and stream locations are approximate. These areas have been flagged in the field; however, they have not been surveyed. Although ClearWater Environmental Consultants, Inc. (ClearWater) is confident in our assessment, the US Army Corps of Engineers (Corps) is the only agency that can make final decisions regarding jurisdictional wetland and waters of the US delineations. Therefore, all preliminary determinations are subject to change until written verification is obtained. ClearWater strongly recommends that written verification be obtained from the Corps prior to closing on the property, beginning any site work, or making any legal reliance on this determination.

This map was prepared by ClearWater using the best information available to ClearWater at the time of production. This map is for informational purposes only and should not be used to determine precise boundaries, roadways, property boundary lines, nor legal descriptions. This map shall not be construed to be an official survey of any data depicted.

Source Data: Parcel Boundary - Henderson Co. GIS Parcels; Contours & Aerial Imagery - NC OneMap

Potentially Jurisdictional Waters of the US

| Stream | | | Wetland | |
|-------------------|-------------|--------------------|--------------|--------------|
| | Linear Feet | Acres (Stream bed) | | Acres |
| SA | 196 | 0.018 | WA | 0.091 |
| SB-1 (INT) | 67 | 0.002 | WB | 0.004 |
| SB-2 (EMP) | 196 | 0.008 | | |
| Total | 459 | 0.028 | Total | 0.095 |

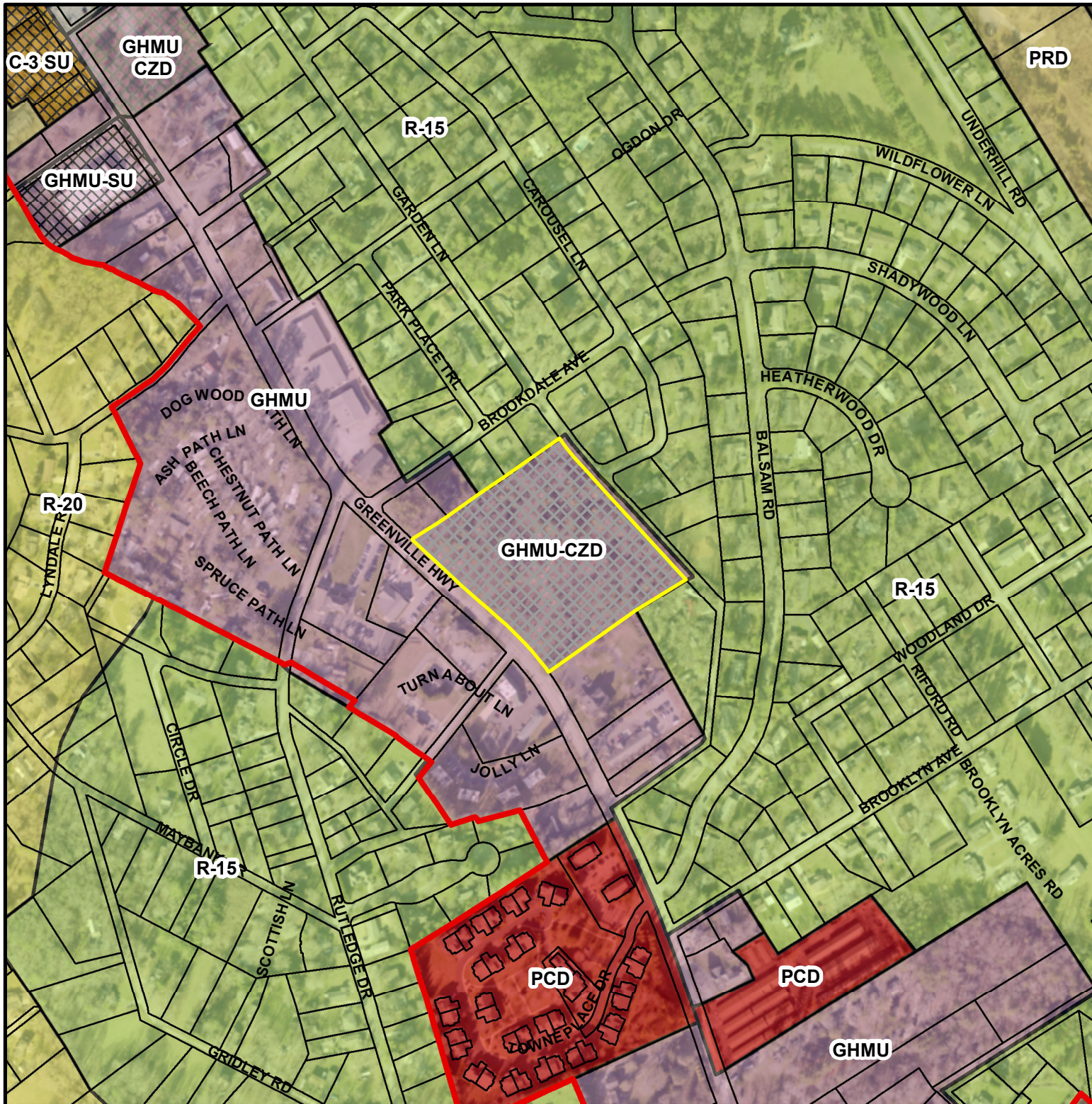


Drawn by: TJK Date: 11.7.22; rev. 12.6.22 ES Project #17031

Henderson County,
North Carolina

ClearWater
An EnviroScience Company
145 7th Ave West, Suite B
Hendersonville, North Carolina 28792

Wetland and Stream Map
Delineated Oct. 24, 2021
Figure 5



1202 Greenville Highway Apartments
P22-111-CZD
PINs: 9578-01-3440
Acreage: 6.76
Proposed Zoning
Community Development Department

- Subject Property
 Hendersonville City Limits
Hendersonville Zoning
 CZD Conditional Zoning Districts
 R-20 Low Density Residential
 R-15 Medium Density Residential
 PRD Planned Residential Development
 C-3SU Highway Business Special Use
 PCD Planned Commercial Development
 GHMU Greenville Highway Mixed Use
 GHMU-SU Greenville Highway Mixed Use Special Use



Ordinance #O-2__

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770 BY CHANGING THE ZONING DESIGNATION FROM I-1, INDUSTRIAL TO UR-CZD, URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770
 Addresses: No Address Assigned
 Lakewood Apartments: (File # P22-54-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Travis Fowler of First Victory, and property owners, Marilyn Barnwell & Robert Hogan of Group Ventures, Inc., for the construction of 322 multi-family units on approximately 60.56 acres near the intersection of Francis Rd and Lakewood Rd, and

WHEREAS, the Planning Board took up this application at its regular meeting on January 12, 2023; 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 February 2, 2023, 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: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770, changing the zoning designation from I-1, Industrial to UR-CZD, 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 _____, 2022, 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

- c. Additional conditions that shall be satisfied prior to final site plan approval include:

- 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 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 by the City Council of the City of Hendersonville, North Carolina on this 2nd day of February, 2023.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, 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: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770
Addresses: No Address Assigned
Lakewood Apartments: (File # P22-54-CZD)

Applicant/Developer: Travis Fowler, First Victory Property Owner: Marilyn Barnwell, Group Ventures, Inc.

Signature:_____ Signature:_____

Printed Name:_____ Printed Name:_____

Title: _____ Title:_____

Date:_____ Date:_____

Property Owner: Robert Hogan, Group Ventures Inc.

Signature:_____

Printed Name:_____

Title:_____

Date:_____



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

- ☐ 1. Scheduled Pre-Application meeting with Planning Staff
 - 1a. Completed Neighborhood Compatibility Meeting – Contact Staff & Review CZD Checklist for additional information
- ☐ 2. Water and Sewer Availability Request
- ☐ 3. Completed Application Form
- ☐ 4. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 5. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☐ 6. Detailed explanation of any Proposed Development Description
- ☐ 7. Application Fee

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

David Gorman

* Printed Applicant Name

Lock 7 Development

Printed Company Name (if applicable)

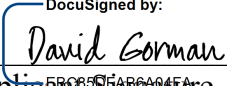
☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: _____

DocuSigned by:

Applicant Signature

Principal

Applicant Title (if applicable)

2201 Wisconsin Ave NW

Address of Applicant

Washington, DC 20007

City, State, and Zip Code

202-922-6540

Telephone

david@lock7.com

Email

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

[Application Continued on Next Page]

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

Ann Ferguson

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other:

Ann Ferguson

dotloop verified
11/29/22 9:42 PM EST
9R0X-EDG5-ZHKX-ES5I

Property Owner Signature

Property Owner Title (if applicable)

1202 Greenville Hwy, Hendersonville, NC 28792

City, State, and Zip Code

336-926-2909

Telephone

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.

Note: Additional Owner Signature pages attached.

C. Property Information

Name of Project: 1202 Greenville Hwy

PIN(s): 9578-01-3440

Address(es) / Location of Property: 1202 Greenville Hwy

Type of Development: ☒ Residential ☐ Commercial ☐ Other

Current Zoning: GHMU

Total Acreage: +/- 6.76 ac

Proposed Zoning: GHMU-CZD

Proposed Building Square Footage: +/- 140,000 sf

Number of Dwelling Units: +/- 185

List of Requested Uses: _____

D. Proposed Development Conditions for the Site

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

Multifamily Development with onsite management and onsite amenities

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

Ann Ferguson and Brooke Ferguson

*Printed Owner Name

Printed Company Name (if applicable)

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other:

Ann Ferguson

dotloop verified
11/29/22 9:42 PM EST
9R0X-EDG5-ZHKX-ESSI

Property Owner Signature

Brooke Ferguson

dotloop verified
12/01/22 2:08 PM EST
LOPN-65GL-AESO-MESQ

Property Owner Title (if applicable)

1202 Greenville Hwy, Hendersonville, NC 28792

City, State, and Zip Code

336-926-2909

Telephone

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.

Note: Additional Owner Signature pages attached.



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley MEETING DATE: February 9, 2023

AGENDA SECTION: New Business DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – Signal Hill Rezoning (P23-06-RZO) –
Matthew Manley, AICP / 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 properties (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117) from R-20 (Low Density Residential) to R-15 (Medium Density Residential) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses. <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 zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.2. The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.3. The petition would potentially provide additional housing that would utilize existing infrastructure. | <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: 9578-41-9518) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses. <p>2. We [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:</p> <ol style="list-style-type: none">1. The proposed zoning district is incompatible with the surrounding area because it would have a smaller minimum lot size.2. The petition to increase residential density is out of character with the surrounding land uses. <p>[DISCUSS & VOTE]</p> |
|---|--|

| | |
|---|--|
| <div>4. The petition creates the opportunity for compatible infill development.</div> <div>[DISCUSS & VOTE]</div> | |
|---|--|

SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from James Koffman and Travis Fowler of First Victory, Inc, applicant. The applicant is requesting to rezone the subject property (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; and 9579-06-8117) totaling 13.01 acres located at Signal Hill Rd and Lafolette St/Amazing Grace Ln, from R-20, Low Density Residential to R-15, Medium Density Residential.*

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the R-15 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: | P23-06-RZO |
| PETITIONER NAME: | <div><div>1. James Koffman/Travis Fowler, First Victory, Inc [Applicant]</div><div>2. Barbara L. White/Living Trust [Owner]</div></div> |
| ATTACHMENTS: | <div><div>1. Staff Report</div><div>2. Zoning District Comparison</div><div>3. Draft Ordinance</div><div>4. Proposed Zoning Map</div><div>5. Application</div></div> |

STANDARD REZONING: SIGNAL HILL RD (P23-06-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

EXISTING ZONING & LAND USE 3

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SITE IMAGES 5

SITE IMAGES..... 6

FUTURE LAND USE 7

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE II-4) 8

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE II-4) 10

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 11



- Project Name & Case #:
 - Signal Hill Rezoning
 - P23-06-RZO
- Applicant & Property Owner:
 - James Koffman/Travis Fowler, First Victory, Inc [Applicant]
 - Barbara L. White/Living Trust [Owner]
- Property Address:
 - Lafolette St, Amazing Grace Lane, Signal Hill Rd.
- Parcel Identification (PIN):
 - 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117
- Project Acreage:
 - 13.01 Acres
- Current Parcel Zoning:
 - R-20 Low Density Residential
- Requested Zoning:
 - R-15 Medium Density Residential
- Future Land Use Designation:
 - High Intensity Neighborhood
 - Medium Intensity Neighborhood

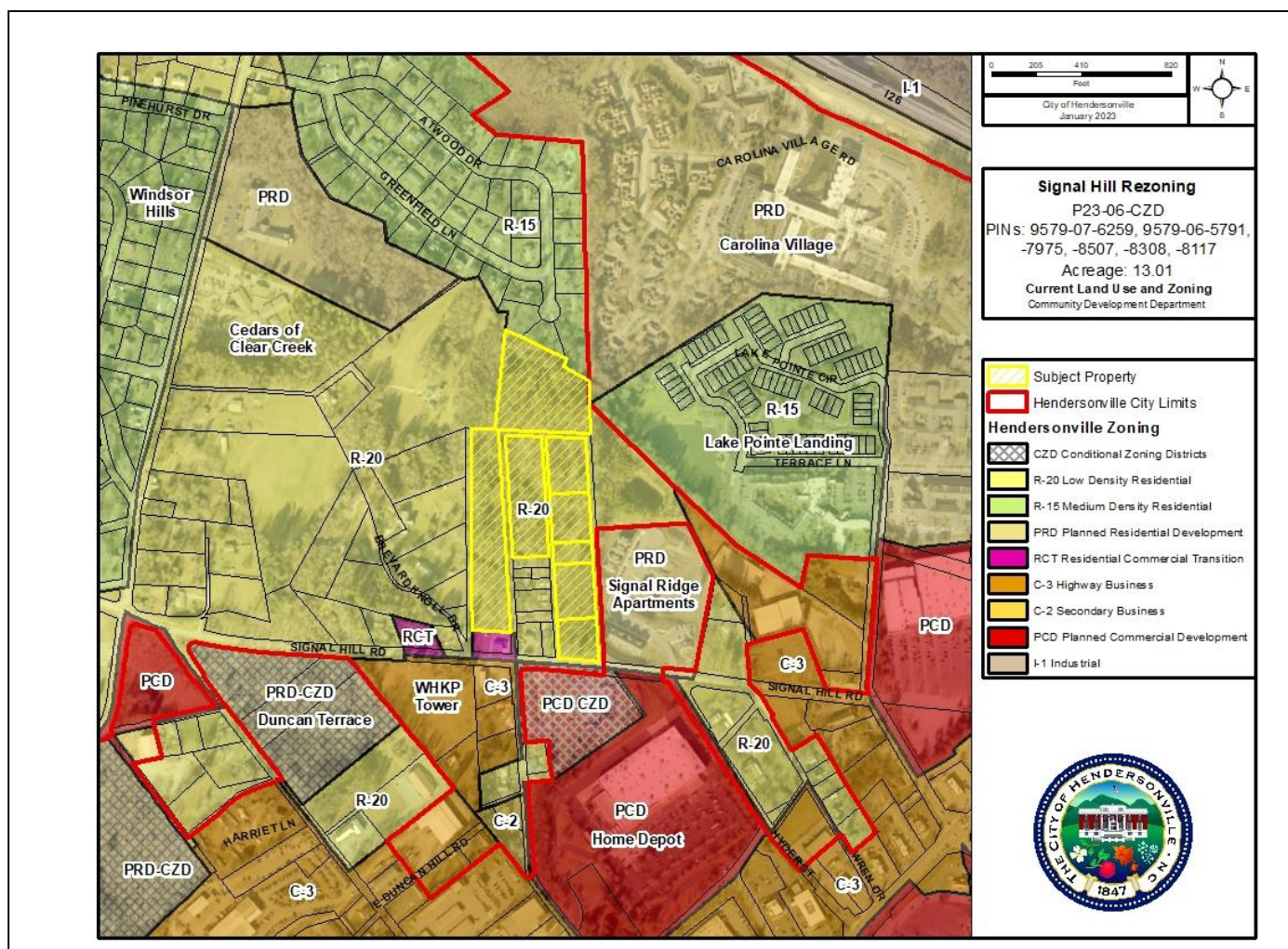


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from James Koffman and Travis Fowler of First Victory, Inc, applicant. The applicant is requesting to rezone the subject property (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; and 9579-06-8117) totaling 13.01 acres located at Signal Hill Rd and Lafolette St/Amazing Grace Ln, from R-20, Low Density Residential to R-15, Medium Density Residential.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the R-15 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.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The area around the subject property contains a wide range of uses from agriculture and low density residential to multi-family apartments to big box retailers. The Subject parcel is zoned R-20. As are the adjacent parcels to the west that are located north of Signal Hill and east of Clear Creek Rd. Further west of the subject property, at the corner of Signal Hill Rd and Duncan Hill Rd, are the parcels approved for the Duncan Terrace multi-family project. Once constructed, this PRD project will provide 25% of the units to those with incomes at 80-% of the Area Median Income or less. A final site plan has not been approved for this project.

The parcel abutting the subject property to the east is Signal Ridge Apartments. This multi-family, low-income housing tax credit (LIHTC) development is zoned PRD and contains 60 units.

Across Signal Hill Rd from the subject property are commercial zoning districts including C-3 and PCD. These districts include uses such as Signal Hill Storage Mini-warehousing, RV dealer, a radio tower and Home Depot.

SITE IMAGES



View along Signal Hill Rd facing east



View of Signal Hill Rd facing west

SITE IMAGES



View of Lafolette St (private drive)



View of Amazing Grace Ln (private drive)

SITE IMAGES

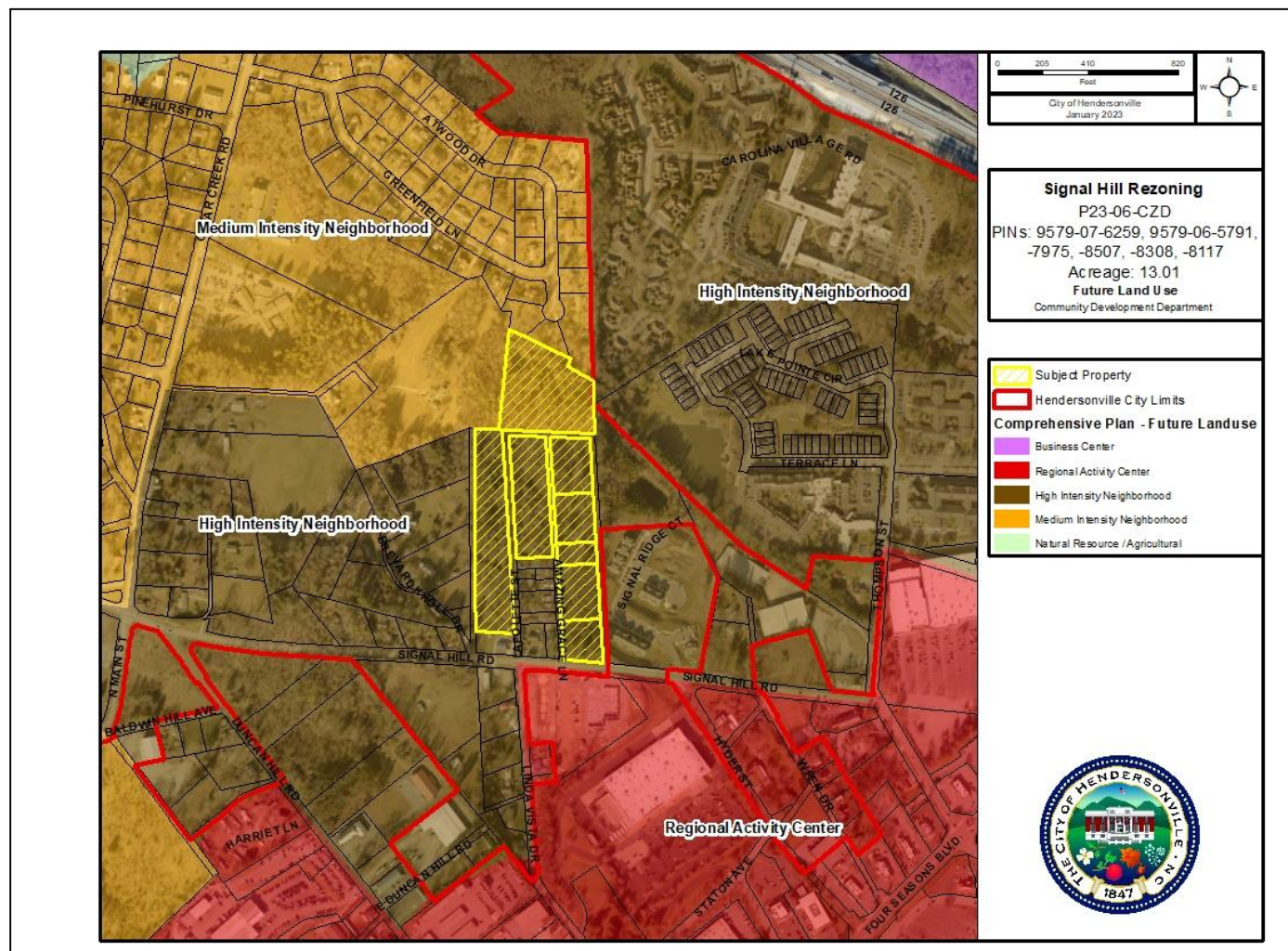


Typical view of existing conditions



View of Signal Ridge Apts from Amazing Grace Ln.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates most of the subject property as High Intensity Neighborhood. This designation is prevalent for most of the parcels fronting Signal Hill Rd as well as for parcels to the east and northeast of the subject property.

The subject property parcel located furthest from Signal Hill Rd is designated as Medium Intensity Neighborhood. Land further to the west/northwest of the subject property is also designated as Medium Intensity Neighborhood.

Properties to the south of Signal Hill Rd are designated as Regional Activity Center - as are most of the properties in the vicinity of US 64/Four Seasons Boulevard. The subject property is less than ½ mile walk to the Activity Node centered around the intersection of Thompson St & US 64/Four Seasons Blvd.

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

COMPREHENSIVE PLAN CONSISTENCY

| | |
|-----------------|---|
| Future Land Use | REAR OF SITE: Goal LU-6 - Medium Intensity Neighborhood: Provide a transition between High and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods. |
| | Strategy LU-6.2 Primary Land Uses: <ul style="list-style-type: none"> • Single Family attached and detached [CONSISTENT] • Open Space [CONSISTENT] |
| | Strategy LU-6.3 Secondary Land Uses: <ul style="list-style-type: none"> • Limited multi-family residential along roadways designated as Boulevards or Major Throughfares on the Future Land Use Map [CONSISTENT] |
| | Strategy LU-6.4 Development Guidelines: <ul style="list-style-type: none"> • 2 to 8 Units per gross acre [CONSISTENT ~ R-15 = 3 units per acre] • At least 60% Open Space [LIMITED] • Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT] |
| | FRONT OF SITE: Goal LU-7 - High Intensity Neighborhood: Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods |
| | Strategy LU-7.1. Locations: <ul style="list-style-type: none"> • Existing or planned high-density housing neighborhoods (greater than eight units per acre) • Priority infill development areas where high-density development is desirable and/or expected, including: • Neighborhoods near Downtown, excluding historic neighborhoods |
| | Strategy LU-7.2. Primary recommended land uses: <ul style="list-style-type: none"> • Multi-family residential [CONSISTENT] |
| | Strategy LU-7.4. Development guidelines: <ul style="list-style-type: none"> • Eight or more units per gross acre [INCONSISTENT ~ R-15 = 3 units per acre] • Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT] • Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT] |

| | |
|--|---|
| Land Use & Development | <p><i>Growth Management (Map 8.3a): Designated as a “Priority Infill Area”(front of site near Signal Hill Rd) and “Preservation & Enhancement Area” (rear of site)</i></p> <p><i><u>Priority Infill Area</u> - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]</i></p> <p><i><u>Preservation/Enhancement Areas</u> - Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies [CONSISTENT]</i></p> |
| | <p><i>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</i></p> |
| Population & Housing | <p><i>Strategy PH-1.1 – Promote Compatible infill development...</i></p> |
| | <p><i>Goal PH-2 – Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.</i></p> <p><i>Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</i></p> |
| Natural & Environmental Resources | <p><i>Goal NR-1 - Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</i></p> <p><i>Strategy NR 1.2- Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat</i></p> <p><i>Strategy NR 1.3- Encourage restoration of natural habitat and drainage patterns in developed areas.</i></p> |
| | <p><i>Strategy NR-2.1. Encourage clustered development that preserves open space while allowing a return on investment.</i></p> |
| Cultural & Historic Resources | <p><i>No Goals, Strategies, or Actions are directly applicable to this project.</i></p> |
| Community Facilities | <p><i>No Goals, Strategies, or Actions are directly applicable to this project.</i></p> |
| Water Resources | <p><i>Strategy 2.2-Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.</i></p> |
| Transportation & Circulation | <p><i>A “Potential Minor Thoroughfare” is designated on Map 7.3a at the rear of the subject property. Signal Hill Rd is designated as a Local Street according to the map.</i></p> |

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

| GENERAL REZONING STANDARDS | |
|--------------------------------------|--|
| Compatibility | The area around the subject property contains a wide range of uses from agriculture and low density residential to multi-family apartments to big box retailers. The Subject parcel is zoned R-20. As are the adjacent parcels to the west that are located north of Signal Hill and east of Clear Creek Rd. The parcel abutting the subject property to the east is Signal Ridge Apartments a 60-unit, low income housing development. Across Signal Hill Rd are a range of commercial zoning districts and commercial land uses. |
| Changed Conditions | West of the subject property, at the corner of Signal Hill Rd and Duncan Hill Rd, is the location of the approved Duncan Terrace multi-family project. Once constructed, this PRD project will provide 25% of the units to those with incomes at 80-% of the Area Median Income or less. A final site plan has not been approved for this project. |
| Public Interest | The rezoning will allow for residential infill development on currently vacant land adjacent to the City limits. Potentially providing additional housing while utilizing existing infrastructure. |
| Public Facilities | A Water / Sewer Availability Request has not been received for this project. The site will be served by a NCDOT maintained street, which is classified as a “local street” in the comprehensive plan. |
| Effect on Natural Environment | The property is vacant and features some trees, however most vegetation would be described as invasive and scrubby with primarily pine trees remaining. A small portion of a blue line stream is shown on the property west of Lafolette St. |

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

The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

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:

DRAFT [Rationale for Approval]

- *The proposed zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.*
- *The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.*
- *The petition would potentially provide additional housing that would utilize existing infrastructure.*
- *The petition creates the opportunity for compatible infill development.*

DRAFT [Rational for Denial]

- *The proposed zoning district is incompatible with the surrounding area because it would have a smaller minimum lot size.*
- *The petition to increase residential density is out of character with the surrounding land uses.*

| R-20 Low Density Residential | R-15 Medium Density Residential |
|---|--|
| Same in both districts | Same in both districts |
| <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Accessory dwelling units, subject to supplementary standards contained in section 16-4, below • Accessory structures • Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling • Camps • Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling • Home occupations • Parks • Planned residential developments (minor), subject to the requirements of article VII, below • Religious institutions containing no more than 50,000 square feet of gross floor area • Residential dwellings, single-family • Residential dwellings, two-family • Signs, subject to the provisions of article XIII • Telecommunications antennas, subject to supplementary standards contained in section 16-4, below. <p>Special Uses:</p> <ul style="list-style-type: none"> • Bed and breakfast facilities • Cemeteries • Public utility facilities • Schools, primary & secondary, containing no more than 50,000 square feet of gross floor area | <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Accessory dwelling units, subject to Supplementary Standards contained in Section 16-4, below • Accessory structures • Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling • Camps • Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling • Home occupations • Parks • Planned residential developments (minor), subject to the requirements of Article VII, below • Religious institutions containing no more than 50,000 square feet of gross floor area • Residential dwellings, single-family • Residential dwellings, two-family • Signs, subject to the provisions of Article XIII • Telecommunications antennas, subject to Special Use requirements contained in Section 16-4, below. <p>Special Uses:</p> <ul style="list-style-type: none"> • Bed and breakfast facilities • Cemeteries • Public utility facilities • Schools, primary & secondary, containing no more than 50,000 square feet of gross floor area |

| <div>R-20 Low Density Residential</div> <div>Same in both districts</div> | <div>R-15 Medium Density Residential</div> <div>Same in both districts</div> |
|---|---|
| <div>Dimensional Requirements:</div> <div>Minimum Lot Area in Square Feet: 20,000</div> <div>Lot Area per Dwelling Unit in Square Feet: 20,000; 10,000 (for one additional dwelling unit)</div> <div>Minimum Lot Width at Building Line in Feet: 100</div> <div>Minimum Yard Requirements in Feet:</div> <div>Principal Structure:</div> <div>Front: 35</div> <div>Side: 15</div> <div>Rear: 20</div> <div>Accessory Structures:</div> <div>Front: 35</div> <div>Side: 10</div> <div>Rear: 10</div> <div>Maximum Height in Feet: 35</div> | <div>Dimensional Requirements:</div> <div>Minimum Lot Area in Square Feet: 15,000</div> <div>Lot Area per Dwelling Unit in Square Feet: 15,000; 7,500 (for one additional dwelling unit)</div> <div>Minimum Lot Width at Building Line in Feet: 85</div> <div>Minimum Yard Requirements in Feet:</div> <div>Principal Structure:</div> <div>Front: 30</div> <div>Side: 10</div> <div>Rear: 15</div> <div>Accessory Structures:</div> <div>Front: 30</div> <div>Side: 5</div> <div>Rear: 5</div> <div>Maximum Height in Feet: 35</div> |

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBERS: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117 BY CHANGING THE ZONING DESIGNATION FROM R-20 (LOW DENSITY RESIDENTIAL) TO R-15 (MEDIUM DENSITY RESIDENTIAL)

IN RE: Parcel Numbers: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117
(File # P23-06-RZO)

WHEREAS, the City is in receipt of a Zoning Map Amendment application from James Koffman & Travis Fowler of First Victory, Inc [Applicant] and Barbara L. White/Living Trust [Owner].

WHEREAS, the Planning Board took up this application at its regular meeting on February 9th, 2023; voting _____ 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 March 2nd, 2023, 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 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117 from R-20 Low Density Residential to R-15 Medium Density Residential.
2. Any development of the parcels 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 second day of March 2023.

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

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



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: 01/05/2023

PIN(s): 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; 9579-06-8117

Address(es) / Location of Property: Frontage on Lafayette Street, Amazing Grace Lane, and Signal Hill Road

Current Zoning: R-20

Proposed Zoning: R-15

B. Adjacent Parcel Numbers and Uses

See attached document for all adjacent PINs and uses

| | |
|------------|------------|
| PIN: _____ | Use: _____ |
| PIN: _____ | Use: _____ |
| PIN: _____ | Use: _____ |
| PIN: _____ | Use: _____ |
| PIN: _____ | Use: _____ |

Office Use: _____

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

C. Applicant Contact InformationTravis Fowler *by James Koffman (authorized)*

* Printed Applicant Name

First Victory, Inc.

Printed Company Name (if applicable)



Corporation



Limited Liability Company



Trust



Partnership



Other: _____

Applicant Signature

Applicant Title (if applicable)

542 S. Caldwell Street

Address of Applicant

Brevard, NC 28712

City, State, and Zip Code

(828) 577-4201

Telephone

travis@firstvictory.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)

Barbara L. White; Barbara L. White Trustee; Barbara L. White Living Trust

* Printed Property Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Property Owner Title (if applicable)

3215 Colonial Drive

Address of Property Owner

Aiken, SC 29801

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 comprehensive plan notes the parcels as high-intensity neighborhood, the proposed amendment maintains medium density residential. However, the amendment is consistent with high-intensity neighborhood as they both call for residential and R-15 medium density still provides a transition that high-intensity neighborhood intends.

- 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 property is currently zoned R-20 and requesting to be rezoned R-15. The proposed rezoning maintains medium density residential zoning, thus compatible with the surrounding low density residential zoned properties and is a great transition zoning.

- 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)

The proposed amendment is requesting to maintain a reasonable density residential area and move from R-20 to R-15.

- 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)

The proposed amendment will maintain medium density residential development thus being compatible and beneficial to the surrounding neighborhood without compromising public interest, public health, safety, or general welfare.

- 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)

The subject parcels have access to public services, including public water and sewer. The parcels are also served by fire and police protection as part of the Mountain Home Fire District per county GIS.

- 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.

The proposed amendment is to rezone the subject parcels and maintain medium density residential, therefore any proposed development would have minimal impact on the natural environment. The proposed amendment is in keeping with the City of Hendersonville's Comprehensive Plan that identifies this area as a high intensity neighborhood, but as previously mentioned, such a development would pose a greater threat to the natural environment and additional impacts on surrounding community.

B. Adjacent Parcel Numbers and Uses

| | |
|--------------------------|---------------------------------------|
| Pin: <u>9579-06-4126</u> | Use: <u>Commercial</u> |
| Pin: <u>9579-06-3217</u> | Use: <u>Vacant</u> |
| Pin: <u>9579-06-3404</u> | Use: <u>Vacant</u> |
| Pin: <u>9579-06-1562</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-1764</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-1936</u> | Use: <u>Vacant</u> |
| Pin: <u>9579-07-1337</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-07-6740</u> | Use: <u>Vacant</u> |
| Pin: <u>9579-07-7529</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-07-8653</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-18-3554</u> | Use: <u>Multi-Family Residential</u> |
| Pin: <u>9579-16-5868</u> | Use: <u>Multi-Family Residential</u> |
| Pin: <u>9579-16-0862</u> | Use: <u>Vacant</u> |
| Pin: <u>9579-16-1378</u> | Use: <u>Multi-Family Residential</u> |
| Pin: <u>9579-06-6502</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-5467</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-6457</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-6412</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-6315</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-6383</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-6107</u> | Use: <u>Single-Family Residential</u> |
| Pin: <u>9579-06-6187</u> | Use: <u>Single-Family Residential</u> |