



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULAR MEETING
Operations Center|Assembly Room|305 Williams St.| Hendersonville NC 28792
Thursday, March 12, 2026 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of January 15, 2026
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Rezoning: Conditional Rezoning – Laurel Meadows LIHTC Project |C-3 to UR- CZD (26-14-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*
 - B. Rezoning: Conditional Zoning District – Osceola Lake Inn Redevelopment (25-102-CZD)
 - C. Rezoning: Conditional Zoning District – 109 Florence St (26-13-CZD) – *Hannah Slyce – Planner II*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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

**Minutes of the Planning Board
Regular Meeting
January 15, 2026**

Members Present: Jim Robertson, (Chair), Lauren Rippy, Donna Waters, Betsey Zafra, Bob Johnson, Mark Russell, David McKinley

Members Absent: Kyle Gilgis, Tamara Peacock (Vice-Chair), Laura Flores

Staff Present: Matthew Manley, Long Range Planning Manager, Lew Holloway, Community Development Director, Sam Hayes, Planner II, Hannah Slyce, Planner II

- I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.***
- II Approval of Agenda. *Ms. Waters moved to approve the agenda. The motion was seconded by Ms. Rippy and passed unanimously.***
- III Approval of Minutes for the meeting of December 11, 2025. *Mr. Johnson moved to approve the Planning Board minutes of the meeting of December 11, 2025. The motion was seconded by Ms. Zafra and passed unanimously.***
- IV Other Business**
- IV(A) Election of Chair and Vice-Chair. *Mr. Johnson made a motion to nominate Jim Robertson as Chair for another year and Tamara Peacock as Vice-Chair for another year. Ms. Waters seconded the motion which passed unanimously.***
- IV(B) Presentation Regarding General Obligation Bond for Transportation.**
- Brian Pahle, Deputy City Manager gave a presentation to the Planning Board on the City of Hendersonville GO Bond Transportation. No action by the Planning Board was taken.
- V Old Business**
- VI New Business**
- VI(A) Conditional Zoning District – 1207 Kanuga Road Rezoning (25-93-CZD) Mr. Manley gave the following background:**

Mr. Manley stated this a CZD application that came before you a month or so ago as a standard rezoning that included three other properties. Now this is the sole applicant and the sole property that will be considered for the rezoning and it is also a conditional rezoning rather than a standard rezoning. Previously under the standard rezoning they were asking for C-4 and if it had been approved, they would have been awarded all the rights that are available under C-4. In this case with the conditional rezoning, if it's approved, they would only be awarded the rights of what they are asking for and what they have shown on their site plan. This would be binding and that is how it is different from a standard rezoning.

Mr. Manley stated the applicant is Greg Grooms with Blue Pinnacle Homes. The site is .81 acres. It is currently zoned R-15. The proposed zoning would be C-4 CZD, Conditional Zoning District. The Future Land Use Designation is Family Neighborhood Living.

A Neighborhood Compatibility Meeting was held in early December and was very lightly attended. There was some discussion around flooding and potential stormwater issues. There were some general questions about what is being proposed. There were also some pre-submitted public comments that were favorable and some stated opposition.

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

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

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

City proposed conditions that have been agreed to were shown and discussed and are included in the staff report and presentation.

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

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

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

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

Mr. Manley stated if a motion for approval is made and to give guidance if the Future Land Use Designation is found to be inconsistent, there's an additional paragraph to the motion that gives guidance on what the property should be amended to in the Future Land Use Map so that it would be consistent.

Chair asked if there were any questions for staff.

Mr. Johnson stated on Kanuga Road, if you were to require sidewalks to be put in, there's no sidewalk to connect to. Are there other plans to do any sidewalks at any point on Kanuga? Mr. Manley stated there would be, as part of the currently unfunded project that was proposed for Kanuga Road, that was originally identified and scored highly enough to be funded by NCDOT in their spot process to develop the State Transportation Improvement Plan (STIP), which is the funded projects that will be constructed over a five to ten year period. After it was deemed to be funded in a worthy project, backlash from the community and the surrounding area resulted in that being defunded essentially. If and when a project is funded and constructed it would include sidewalks along Kanuga as part of the state's commitment to complete streets. They have a policy that requires that they provide those pedestrian, and in some cases, bicycle facilities as part of their funded projects. At some point in the future, and that's the DOT road, the city also can enter into an encroachment agreement with the Department of Transportation to construct sidewalks in their right-of-way, or to acquire right-of-way and install sidewalks. That's much more likely to happen on King Street, as Mr. Pahle highlighted, to fill the gaps in our most walkable areas. This would not be a near-term type of priority at this location given some of the other constraints. That is just him somewhat speculating. Also based on our pedestrian plan, where we've highlighted the projects and prioritized projects and State Street leading to this intersection was identified as a project, and a portion of that is a city project and then it transitions to NCDOT. So yes, there are plans for sidewalks to be built at this intersection. The reality is,

transportation projects are extremely expensive and there are finite amount of resources and there are wide ranging needs. Congestion projects get as much, if not more, of the funding than safety projects and that is taking that pool of resources and spreading it pretty thin.

A question was asked concerning the blocking of the driveway and allowing for emergency access. Mr. Manley explained that the Fire Marshal would review the site plan and a more detailed site plan would have to be submitted as the final site plan.

Mr. Manley stated so they are basically required to construct or pay a fee in lieu for the linear frontage from property line to property line on both Kanuga and Drake Street per the ordinance. The developer is asking that they either build or pay a fee in lieu for this portion only and that they not be required to build or pay the fee for Kanuga. It would be up to them to make a case for why that allowance should be provided. Mr. Johnson stated so right now they just don't want to do it and they are asking us to waive it. Mr. Manley stated correct.

Discussion was made on the options for the sidewalk. Chair asked what the payment per linear foot was. Mr. Manley stated it is \$130.00 per linear foot. Mr. Manley stated the footage along Kanuga is 209 feet and along the north is 222 feet.

Chair asked if the C-4 application went to City Council. Mr. Manley stated it did not.

Discussion was made on the current zoning and why they chose to go with C-4 CZD as the zoning. It was stated the paint and body shop was a legal nonconforming use.

Chair asked how many units would be permitted on .81 acres under the current zoning. Mr. Manley stated there could be six units. Chair stated by right there could be six dwelling units on this property. Mr. Manley stated yes. Chair stated this is being proposed as four units with one office space. Mr. Manley stated correct.

There were no further questions for staff.

Chair asked if the applicant would like to address the Board.

Greg Grooms stated he is the owner operator of Blue Pinnacle Homes. He introduced himself and gave a quick background. He stated he would like to start by discussing the traffic pattern and that he drives this every day and is familiar with it. There are two main functions they are trying to achieve here. One is convert the current structure into an office. He has started his homebuilding company here in the area. They have been going for about four years now. They grew a lot the past year and it led him to hiring employees which had to get them out of his living room. They looked for something that was close by with good visibility and they purchased this property with the intent of converting it to an office. They bought it very overgrown, definitely had not been cared for and they have been working to clean it up since they bought it. Their intent is to bring the overall site to a level of beautification.

Mr. Grooms stated the second phase would be the condo additions. They would start by demoing the garage. The shed that runs along the property line would come out also. Realistically their intent is probably not to start this project, Phase II right away. The initial intent was to purchase the property for the sole reason of having an office. He stated the impervious is currently at 6% and then, of the overall site and with the improvements and the addition of the condo units, that new impervious would be at 29%, leaving a green space of still 71% on the site. He stated Mr. Manley mentioned that there's a 22% of tree canopy prior to the installation of the street trees, so that will dramatically increase with the addition of the street trees and the Type B buffer.

Mr. Grooms showed a number of photos to the Planning Board and explained the proposed project. He discussed the garage removal, the driveway, landscaping and buffering, parking, etc.

Chair asked if anyone had any questions for the applicant.

Mr. Russell asked if there is enough room for parking in front of those units in Phase II. Mr. Grooms stated he really thinks there will be. The more they angle the condos the more opportunity they will have there. His intent is to have a parking spot in front. They will have a single car garage unit and even in the HOA documents, he will have requirements that you can't have over two vehicles. You will have to utilize one of your garage parking spots as one of your parking spots and then one in the driveway.

Chair asked if the rock wall extends around the corner and goes up Drake Street. Mr. Grooms stated it does. Chair stated it seemed like he was asking for relief of the sidewalk on Kanuga because of the rock wall, but the rock wall goes up Drake Street too. Chair asked why he was asking for it on Kanuga but not on Drake. Mr. Grooms stated he doesn't think the rock wall is primarily the issue. It is a factor, but he thinks because it is a lower rock wall and it is not dealing with the ditch as much as Kanuga, they can still get a sidewalk in there. Drake is a more residential and traveled by foot area anyway. Walking on Kanuga is not recommended. Chair asked if the sidewalks continue up Drake Street. Mr. Grooms stated there is no sidewalk there. It would be a standalone sidewalk on this property.

Mr. Johnson asked if he would consider not doing that sidewalk in lieu of. Mr. Grooms stated he would definitely consider it from a builder's standpoint and cost evaluation. Mr. Johnson stated it is going to take you to no end.

Lew Holloway, Community Development Director explained the sidewalk fee in lieu process.

Discussion was made on the back of the condos and having a deck or patio. Mr. Grooms stated he has not designed the condos yet. He stated it would depend on what is feasible. The stream buffer requirement was discussed concerning the deck. Mr. Grooms stated it would be slab on grade and he discussed the impacts from flooding.

Chair opened public comment.

T.D. King, 116 Carriage Walk Lane stated he wanted to talk as a grandfather. He comes up and down Kanuga Road at least four times every single day of the week. Many times, it is a lot of days more than that. He is a grandfather and so he has school duty in terms of getting his grandkids to school in the morning and bringing them home in the evening. The situation in this general area that we are talking about has gotten out of hand as far as the traffic is concerned. He is actually experiencing getting kids late to school because of the traffic jam that occurs right across from Johnson Farm in this very neighborhood. He thinks it would be very short-sighted to put a double entryway feeding into Kanuga Road, right where one left-hand turn backs up traffic. He is totally opposed to making this traffic situation worse and this will make it worse. His second point is he is opposed to the addition of these four additional units. He thinks these four units would be totally out of character with everything up and down Kanuga. He is firmly opposed for a couple of reasons that haven't been discussed.

Ken Fitch, 1046 Patton Street stated the Neighborhood Compatibility meeting for this project was productive and is reflected in this new site plan. The good things. This is an adaptive reuse of a historic building. Also, the preservation of the magnolia and the oak trees is a very positive feature of the site plan and of the conditions that have been proposed. The removal of the ivy is called for and a positive action. The trees that are going to be added are a benefit. The trees that are on Kanuga Road is an asset to the plan and some of our advocates for the trees have been very impressed with that aspect of the plan. The traffic is a major concern. There are many issues about that and the neighbors know more about the

specifics than he does. We do not have any details about the designs for Phase II, what the buildings will look like and that may or may not be an asset or a concern. The parking issue that's been discussed, he thinks it is essential that there be a parking area in that driveway so that there are at least two parking spaces per unit. Stormwater hasn't been discussed, where and how it will go. The other issue is the location of the floodplain. There has been much concern about flooding and what will happen in the future. He discussed the request to remove the transition zone. What is the purpose of the transition zone and what would happen in that zone? How would the proposed deck effect that area? Would there be issues with erosion? Would there be plantings in that area? There was a possibility that they could pipe the stream. What happens at both ends of the pipe when you have flooding events? If you eliminate the streambank in that area, what happens to the water that is in that area? He was concerned about the sidewalks and taking out the wall. He asked about the connection to water and sewer lines and if this would affect the magnolia tree. He discussed open space and that being an inconsistent element. He discussed the character area. The neighborhood character is more residential.

Chair closed public comment.

Mr. Johnson asked where do we stand on this request to not do, leave the fee in lieu of on Kanuga. Chair stated that is a developer requested condition. This is a conditional zoning so the Board could approve it with a different condition and make that recommendation to City Council. The developer could either agree to it or not agree to it right now, but we could send a recommendation to City Council with a different condition.

Chair asked if there could be a condition that the developer pay the fee-in-lieu for both Drake and Kanuga at a different rate. Mr. Holloway stated he would not recommend doing that as your Community Development Director. He doesn't know whether or not that would be legal. He also noted that we establish through the adoption of our budget ordinance, the fee schedule annually and that is based on what the costs are to develop sidewalks. Whether or not you can do that, he would have to ask the city attorney to determine that but from a straightforward perspective he would not recommend that. Mr. Holloway stated the condition could be that you recommend the city work with the developer to construct sidewalks elsewhere.

Discussion was made on the wall and the ditch. Discussion was also made on the destination of the sidewalk and it going nowhere.

Discussion was made on stormwater and making a condition concerning the driveway being pervious or something other than asphalt. Discussion was made on open space.

The traffic issue was discussed.

Mr. Russell left at 5:47 pm.

The character of the neighborhood was discussed. Mr. Manley discussed the Family Neighborhood Living designation.

Mr. Holloway discussed staff's assessment and recommendations. He also discussed the consistency statement and the underlying zoning.

Chair discussed the Board's options for recommendation.

Ms. Waters moved Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN 9568-61-2215) from R-15, Medium Density Residential Zoning District to C-4 CZD,

Neighborhood Commercial Conditional Zoning District for the renovation and reuse of an existing structure for a professional office and construction of four townhomes based on the preliminary site plan and list of conditions (dated 12-31-25) submitted by and agreed to by the applicant and presented at this meeting and subject to the following: 1. The development shall be consistent with the site plan including the list of applicable conditions contained therein and the following permitted uses: one professional office building and four residential dwellings. 2. Permitted uses and applicable conditions presented on the site plan shall be amended to include: 1. Those presented by staff. 3. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from staff analysis and the public hearing and because: The petition for C-4 CZD zoning is consistent with the Future Land Use and Conservation Map Designation of Family Neighborhood Living because of the small scale commercial use and the fact that it is going in an existing residential structure and would maintain that existing character. And the residential units would fall into the current zoning. 4. We find this petition to be reasonable and in the public interest based on the information from staff analysis, public hearing and because: 1. The proposed zoning is compatible with surrounding residential and nonresidential land uses. 2. The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic. 3. The proposed zoning allows for nodal development with nonresidential uses confined by the floodplains and located along minor arterial roadway. 4. Surrounding low density residential uses primarily front and gain access from local streets. An amendment was made to remove the condition about the sidewalks. Mr. Johnson seconded the motion which passed unanimously.

VI(B) Zoning Text Amendment – C-2 Dimensional Standards (25-92-ZTA). Mr. Manley gave the following background:

Mr. Manley stated prior to the downzoning law, the city had the ability to rezone property as it saw fit. Now that has become a lot more complicated and we have had to pivot and kind of find other ways to try to achieve the city's vision. One of those ways has been to modify existing zoning districts rather than come in and rezone them and change the zoning district from one zoning district to another. Instead we are leaving the zoning district as it is but changing all the standards in it in a way that does not meet the definition of downzoning.

A map of the C-2, Secondary Business district was shown and discussed and is included in the staff report and presentation. Mr. Manley discussed and pointed out some of the key areas.

The Future Land Use Map was shown and discussed and is included in the staff report and presentation.

The proposed amendment was shown and discussed and is included in the staff report and presentation.

The Downtown Master Plan was shown and discussed and is included in the staff report and presentation.

General rezoning standards for comprehensive plan consistency were shown and discussed and are included in the staff report and presentation.

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

A draft comprehensive plan consistency statement was shown and is included in the staff report and presentation.

A draft reasonableness statement for approval and denial was shown and is included in the staff report and presentation.

Chair asked if there was any questions for staff.

Mr. Johnson asked if we are thumbing our nose at the state and doing this. Mr. Holloway stated no and explained the reason behind making this change.

Discussion was made on downzoning and nonconformities.

There were no further questions for staff.

Chair opened public comment.

Ken Fitch, 1046 Patton Street had concerns about townhomes being permissible in this district and there might be some issues in areas with that. He discussed concerns with the 7th Avenue District.

Chair closed public comment.

Discussion was made on multi-family in C-2. Minor PRD was also discussed.

Mr. Johnson moved the Planning Board recommend City Council adopt an ordinance amending the official zoning code of the City of Hendersonville Article V Zoning District Classification Section 5-7 C-2 Secondary Business Zoning District based on the following: 1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from staff analysis and because: The proposed amendments align with the Gen H Comprehensive Plan Future Land Use and Conservation Map and Downtown Master Plan. 2. Furthermore we find this petition to be reasonable and in the public interest based on the information from staff analysis, public hearing and because: 1. The proposed amendment allows for greater utilization of private property. 2. The proposed amendment creates an opportunity to accommodate infill development. 3. The proposed amendment allows for walkable, urban development. Ms. Rippy seconded the motion which passed unanimously.

Mr. Holloway introduced Hannah Slyce as the new Planner for the City of Hendersonville.

VII Adjournment – The meeting was adjourned at 6:18 pm.

Jim Robertson, Chair



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley

MEETING DATE: March 12, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Rezoning – Laurel Meadows LIHTC Project |C-3 to UR-CZD (26-14-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District for the development of a 77-unit, low-income housing tax credit multi-family project based on the preliminary site plan and list of conditions [dated 2/23/26] submitted by and agreed to by the applicant and presented at this meeting and subject to the following:

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

- 1. 77 Unit – Multi-Family Residential

#2 is for amendments to uses or conditions discussed and agreed upon in the public meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed – continue motion below with .3(2) using numbering in parenthesis:

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

- 1. ...

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

The petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of ‘Mixed Use – Commercial’, Additionally, the

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District based on the following:

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

The petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of ‘Mixed Use – Commercial’, Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.

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

- 1. The proposed development is incompatible with the surrounding land uses
- 2. The proposed development would further degrade existing traffic safety and congestion concerns in the surrounding area

<p>petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.</p> <p>4.(3.) We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The proposed development is compatible with surrounding residential & non-residential land uses 2. The proposed development allows for a mix of uses within a ‘focused intensity node’ 3. The proposed development serves to address the City’s need for additional subsidized affordable housing. 4. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<ol style="list-style-type: none"> 3. The proposed development places residents too far from recreational opportunities <p style="text-align: center;">[DISCUSS & VOTE]</p>
--	---

SUMMARY: *The City of Hendersonville in receipt of a Conditional Zoning District petition from Woda Cooper Companies, Inc. (applicant). The applicant is requesting to rezone the subject property (PINs 9579-45-0556 and 9579-45-2846 from C-3, Highway Business to UR-CZD (Urban Residential - Conditional Zoning District) for the development of 77 multi-family units. The subject property is approximately 3.32 acres. The parcels are located on Michelle Dr on a cul de sac which borders the I-26 east on-ramp near Four Seasons Blvd (US-64).*

The applicant is applying for Federal Low Income Housing Tax Credits (LIHTC) through the North Carolina Housing Finance Agency.

The Future Land Use Character Area designation of the property is Mixed Use-Commercial and it is located within a Focused Intensity Node (centered around Four Season Blvd).

As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.

PROJECT/PETITIONER NUMBER:	26-14-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Nicholas Pak & Tommy Lowmon, Woda Cooper Companies [Applicant] • Urmish Patel, Samit Hospitality [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Gen H Comp Plan Consistency & Evaluation 3. NCM Summary 4. Preliminary Site Plan 5. Supplemental Tree Assessment 6. Supplemental Traffic Generation Memo 7. Proposed Zoning Map 8. Draft Ordinance 9. Application

STANDARD REZONING:
LAUREL MEADOWS | C-3 to UR-CZD
(26-14-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
STAFF REPORT

PROJECT SUMMARY 2

EXISTING ZONING & LAND USE 3

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

SITE IMAGES..... 7

FUTURE LAND USE 8

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS 9

DEVELOPER-PROPOSED CONDITIONS: 11

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS: 12

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) 14

REZONING STANDARDS ANALYSIS & SUMMARY 16

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 17



PROJECT SUMMARY

- Project Name & Case #:
 - 26-14-CZD

- Applicant & Property Owner:
 - Nicholas Pak & Tommy Lowmon, Woda Cooper Companies [Applicant]
 - Urmish Patel, Samit Hospitality [Owner]

- Property Address:
 - 238 Mitchell Dr

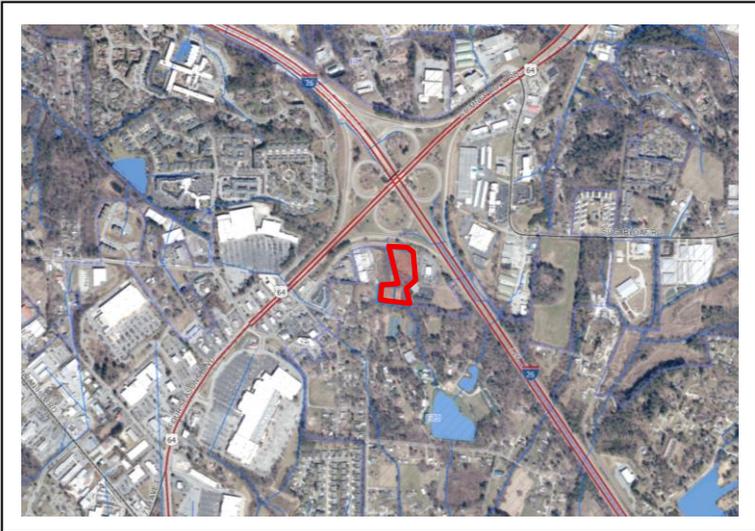
- Project Acreage:
 - 3.32 Acres

- Parcel Identification (PIN):
 - 9579-45-0556 and 9579-45-2846

- Current Parcel Zoning:
 - C-3 Highway Business

- Requested Zoning:
 - UR-CZD Urban Residential Conditional Zoning District

- Future Land Use Designation:
 - Mixed Use-Commercial



SITE VICINITY MAP

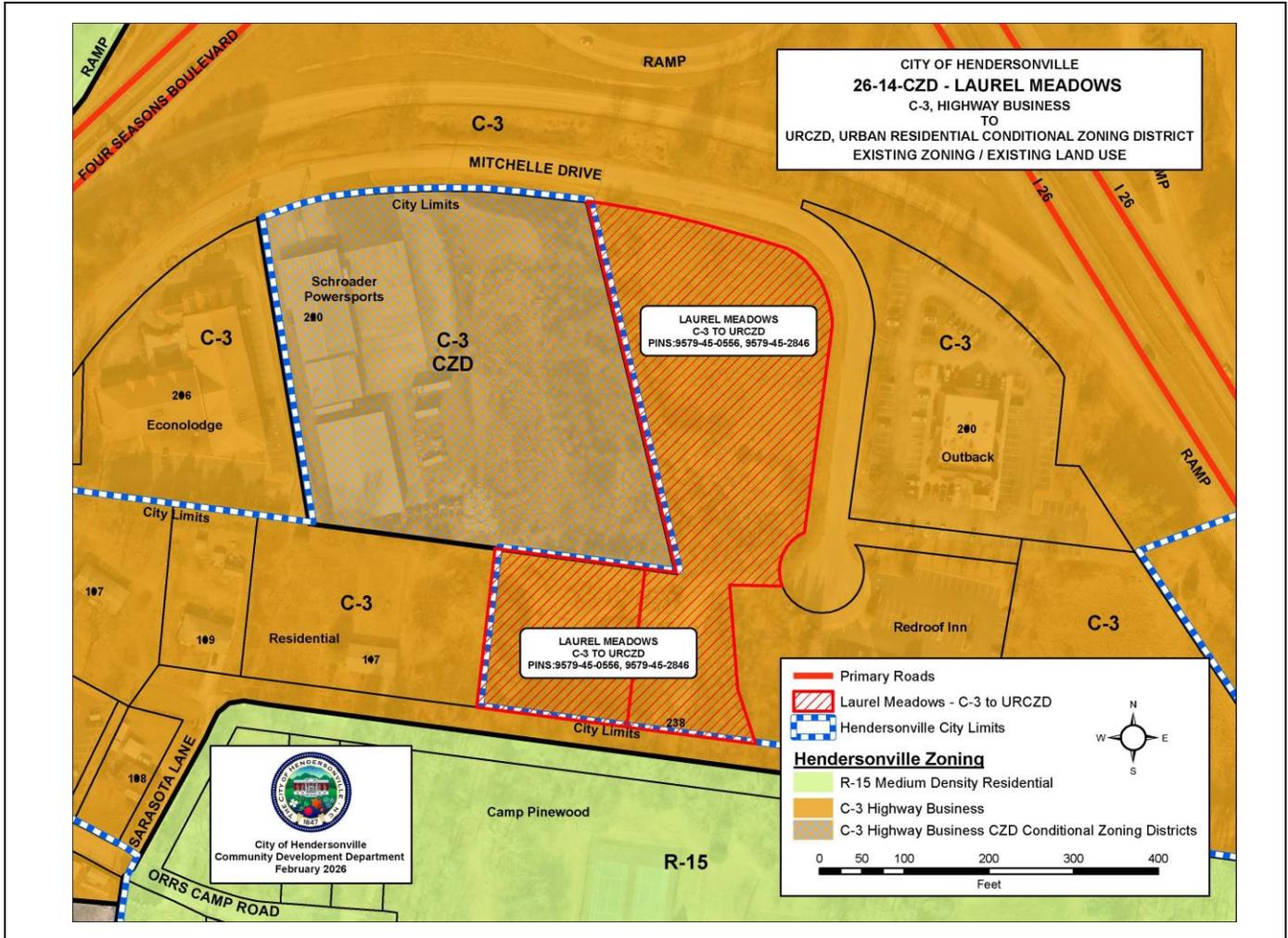
The City of Hendersonville in receipt of a Conditional Zoning District petition from Woda Cooper Companies, Inc. (applicant). The applicant is requesting to rezone the subject property (PINs 9579-45-0556 and 9579-45-2846 from C-3, Highway Business to UR-CZD (Urban Residential - Conditional Zoning District) for the development of 77 multi-family units. The subject property is approximately 3.32 acres. The parcels are located on Mitchell Dr on a cul de sac which borders the I-26 east on-ramp near Four Seasons Blvd (US-64).

The applicant is applying for Federal Low Income Housing Tax Credits (LIHTC) through the North Carolina Housing Finance Agency.

The Future Land Use Character Area designation of the property is Mixed Use-Commercial and it is located within a Focused Intensity Node (centered around Four Season Blvd).

As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is located in the corporate limits of the City of Hendersonville and zoned C-3 Highway Business. Properties to the north, west, and east are also zoned C-3 as the general character of the area is defined by proximity to Four Seasons Blvd and Interstate 26. The uses in this area are typical for an interstate interchange with hotels and restaurants being the most common. Other retail shops are also within walking distance with the Blue Ridge Mall located approximately 1/2 mile from the subject property.

To the south of the subject property the commercial character abruptly transitions to properties zoned R-15, Medium Density Residential. The largest of these is the 50-acre parcel along Orrs Camp Rd that makes up Camp Pinewood. The other R-15 parcels are single-family homes located between Jack St and Orrs Camp Rd.

To the west of the R-15 district is a pocket of RCT (Residential Commercial Transition) zoning which permits the reuse of residential dwellings for business purposes.

SITE IMAGES



View of proposed site access. Current maintenance access to City pump station.



View of existing stormwater detention pond on subject property. This facility manages stormwater from adjacent parcel and street as well.

SITE IMAGES



View of creek flowing south from stormwater detention pond, through culvert (which provides access to site) and continues to pond at Camp Pinewood. Stormwater pipes from Red Roof Inn visible to left



View of southern portion of subject property proposed for parking. Existing maintenance access shown with pump station in background. To the left is creek flowing south from subject property

SITE IMAGES



View of Sarasota Ln at rear of property behind pump station



View of neighboring Camp Pinewood recreation facilities across Sarasota Ln from subject property

SITE IMAGES

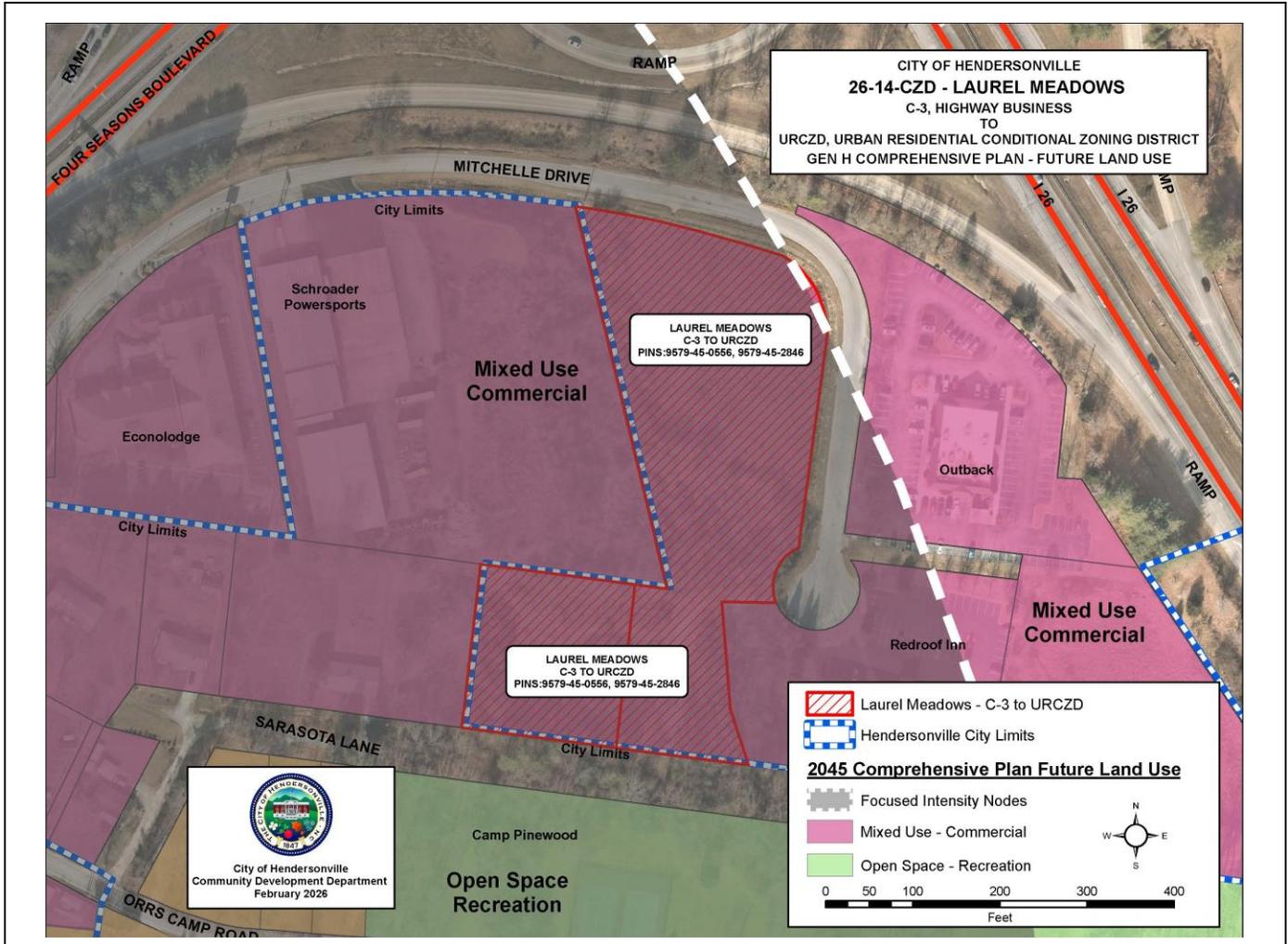


*View of neighboring Outback (left) & Red Roof Inn (background).
Subject Property to the right.*



*View from northern end of Subject Property towards I-26 East on
ramp*

FUTURE LAND USE



City of Hendersonville Future Land Use Map

According to the City’s Gen H Future Land Use & Conservation Map, the subject property is designated as Mixed Use-Commercial (MU-C). Parcels to the west and those flanking Four Seasons Blvd are also characterized as MU-C. Properties to the southwest outside of the MU-C designation transition to Multi-Generational Living. To the direct south is the tract of Camp Pinewood which is unique in its designated as Open Space – Recreation. Properties depicted in the dark circle to the west are in a Focused Intensity Node which are “...intended to be the largest activity centers outside of downtown and support a broad range of compatible uses. Each MU-C is flanked by multiple character areas, some of which are encompassed by the centers shown on the map above. Within these centers, connectivity and compatible relationships should be prioritized to create seamless transitions between developments.” Additionally, Mixed Use-Commercial is described as “...centers of activity with a mix of retail, restaurant, service, office, and civic uses, as well as various residential housing types. The mix can be horizontal or vertical, with changes in use between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas, formal greens, and pocket parks. This activity center is intended to be the City’s most intense district outside of the Downtown character area.

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Acreage: 3.32 Acres
- Proposed Use:
 - Residential, Multi-Family (77 Units)
 - 13 – 1-Bedroom
 - 48 – 2-Bedroom
 - 16 – 3-Bedroom
- Density: 23.2 u/a
- Building:
 - 110,000 Sq Ft of Gross Floor Area
 - 27,500 Sq Ft of Building Footprint
 - 4-Stories
- Building Design
 - Gabled and Hip Roof
 - 1st Level & portions of 2nd Level feature brick
 - Upper floors feature fiber cement lap siding w/ vertical accent siding
 - 2' Min. bump-outs on street-facing facade
- Height
 - Max. 47'-3.5' to mid-point of gable
- Transportation
 - Four Season Blvd is just over ¼ mile from the subject property.
 - Michelle Dr is a private cul de sac along the frontage of the subject property. It is an NCDOT street from the intersection with Orrs Camp Rd ¼ mile to the subject property.
 - Sarasota Ln is an unimproved right-of-way listed as “Private” on the applicant’s survey. Public sewer is present in this ROW.
 - Michelle Dr terminates at a multi-pronged intersection 200’ from Four Season Blvd. This intersection includes Jack St, Orrs Camp Rd, and a commercial access road. There are several open curb cuts and a back-out parking lot which create additional points of conflict around this intersection.
- Sidewalks
 - There is an existing 5’ sidewalk along Michelle Dr.
 - The developer is proposing conditions to be granted relief from the Urban Residential standards for 7’ sidewalks:
 - Requesting that existing 5’ sidewalk on Michelle Dr remain “as is”

and not be required to be improved to 7'

- Requesting that internal sidewalks be 6.5' abutting parking spaces and 5' for all other pedestrian connections.

○ Lighting

- All site lighting will be required to conform to the City's lighting standards for stream buffers and multi-family residential developments.

○ Parking: Multi-Family Residential

- Required per proposed bedrooms: 85
- Required per NCHFA (LIHTC): 135
- Provided: Developer requesting reduction of required parking to 109
- Requesting condition from UR standard for maximum parking of 85

○ Natural Resources

▪ Stream Buffer:

- The USGS topo map indicates a blueline stream running through the center of the property. This stream has been rerouted as the site has been graded and a stormwater detention pond has been placed in the center of the site.
- This stormwater detention pond is proposed to be relocated and reestablished with an underground detention system (i.e. Stormtech)
- This blueline stream continues along the southeast border of the site where it is daylighted.
- The developer is proposing a condition to allow a small infringement on the required 20' transition zone. The 30' stream buffer would be left in tact.



- There is no Floodplain present on the site.

○ Tree preservation

- According to the City's Tree Canopy Coverage Map the site has 31,044 Sq Ft of canopy. This exceeds the 30,000 Sq Ft threshold for requiring preservation standards be met.

- However the developer has provided a tree assessment from an arborist explaining that much of the canopy identified on the Canopy Coverage Map is volunteer growth around the stormwater detention pond that has been unmaintained and that are no significant trees of any kind on the site. As such they have proposed a condition to waive the canopy preservation requirements for new Tier II plantings.
 - Even with that condition, the developer is proposing to preserve 20% of the mapped tree canopy.
- Planting requirements.
- The site will be required to provide the following landscaping for a total of 114 new trees and 180 new shrubs:
 - Vehicular Use Area – Trees Provided: 33
 - Buffer Plantings – Trees Provided: 6
 - Street Trees – Trees Provided: 27
 - Planting Strip – Trees Provided: 19
 - Common Space – Trees Provided: 29



DEVELOPER-PROPOSED CONDITIONS:

1. Proposed development is LIHTC (low-income housing tax credit) with all (77) units of the units at or below 80% AMI. The proposed development will provide family affordable housing as governed by North Carolina Housing Finance Agency requirements.
2. Developer shall provide tree protection during construction process. The proposed tree protection fence limits will not meet the code requirements of 1' for every 1" of tree diameter based on the existing impervious coverage and tight constraints of the site. Proposed tree protection will provide the maximum amount of tree protection as possible. Any preserved trees (large maturing or pine) counted towards credit that dies within 10 years will be re-planted with a single genera quercus (oaks), acer (maples), or carya (hickories).
3. At this point in time all vehicle over curb cuts have not been completed and the developer is requesting that the southwestern parking lot access, which also includes access to the existing City of Hendersonville pump station, be allowed to be constructed within 50' stream buffer to provide access to southwestern portion of the property.
4. Based on the existing pavement width of Michelle Drive there is not adequate room to delineate on-street parking therefore the developer is requesting relief from the requirement to add on-street parking per 5-25-5.16b

5. Developer is requesting existing sidewalk along Mitchelle Drive to remain “as is” versus widening to 7', as required under section 5-25-5.15b.
6. Internally the development is providing 6.5' (0.5' back of curb and 6' sidewalk) along all parking spaces that abut a parking space and 5' sidewalk for all other pedestrian connections and is requesting this reduction instead of the 7' sidewalk as required under section 5-25-5.15.
7. Based on the supplied letter from the arborist indicating that large portions of the existing tree area canopy within the existing stormwater management should not be considered therefore putting the canopy below 30,000 sf the developer is requesting relief from section 15-4.c.
8. Based on downstream neighbor concerns about sediment the developer is committed to providing enhanced erosion control devices during construction. Such devices could potentially include extended sediment times and flocculent devices to remove additional sediment from leaving the site.
9. The developer has requested a reduction in parking from the North Carolina Housing Finance Agency requirement of 1.75 spaces per unit, but if this request is not granted developer is requesting relief from 5-25-5.16a on the maximum allowable parking.

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance.

Proposed City-Initiated Conditions:

- To better address the Urban Residential standard to orient the development ‘around one or more significant open spaces, such as parks & plazas’, and to better achieve the Gen H Plan Guiding Principle for Conserved & Integrated Open Space, the developer shall install active or passive recreational amenities in the open space on the northwest corner of the site.

DEVELOPMENT REVIEW COMMITTEE:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City’s Traffic Consultant. All pertinent members of the DRC reviewed this project and the following are the only outstanding comments:

STORMWATER ADMINISTRATION

Site Plan Comments:

- The final design must preserve the existing storage and treatment capacity of the on-site SCM to ensure there is no net loss of stormwater control functionality. Alternatively, a new SCM may be constructed, provided it

delivers equivalent or greater treatment and peak flow control, with supporting calculations demonstrating no adverse downstream impacts.

Proposed City-Initiated Conditions:

- The City requests that the proposed SCM be evaluated and, if feasible, resized to provide storage and peak flow attenuation for the 25-year storm event. Increasing capacity would help reduce peak discharge to a downstream system with known limitations and minimize potential flooding and erosion impacts to receiving infrastructure and adjacent properties.
- **Developers' Response:** The concerns raised by the downstream neighbor (Camp) appear to center around sediment entering the ponds and less with capacity. Based on these discussions the developer proposes to provide enhanced sediment control during construction.

**Transportation Consultant
Memo Comments:**

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

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	<p>Land Supply, Suitability & Intensity Land Supply: The subject property is classified as <u>Undeveloped</u>. Land Use Suitability: The subject property was scored accordingly: <u>Residential</u> - Moderate to Less Suitable <u>Commercial</u> – Suitable <u>Industrial</u> - Most Suitable Focused Intensity Node: The subject property is located in a Focused Intensity Node centered around Four Seasons Boulevard. Development Intensity: Moderate. This area is appropriate for moderately intense infill development. Focus Area: The subject property is outside of the Focus Area developed for the Blue Ridge Mall.</p>
	<p>Future Land Use & Conservation Map- Designation: <i>Mixed Use - Commercial</i> Character Area Description: Consistent Zoning Crosswalk: N/A – The Zoning Crosswalk needs to be updated to better align with current Zoning District Standards.</p>
2) Compatibility	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p>
	<p>The subject property is a previously graded site that was part of a planned development platted and partially constructed in the early 2000s. The existing development adjacent to the site includes a dine-in restaurant and a 49-unit, 2-story hotel. Michelle Dr features two additional hotels and a motorsports shop. To the south sits a 50-Acre summer camp and other low intensity uses. These uses are separated from the subject property by an unimproved right-of-way. The proposed high-density multi-family use would add a new use to the existing mix of uses in this area. The addition of a multi-family use in the location appropriately positions new residents in a transition area that is defined by surrounding land use that sit at two opposing ends of the development intensity spectrum - between the high intensity uses associated with Four Seasons Blvd (US64)/I-26 and the low intensity uses of the nearby summer camp and single-family neighborhood. For improved compatibility, the area would be better served by greater walkability on and around Four Seasons Blvd, as well as access to public recreation / open spaces. The addition of a 4-story structure in this location does introduce a greater height than that which is found in the immediate vicinity. However, the location of the building has been shifted to the north side of the site away from lower intensity uses and closer to the interstate interchange (which sits 15' above the grade of the subject property).</p>

	<p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy & Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: N/A Welcoming & Inclusive Community: N/A Accessible & Available Community Uses and Services: N/A Resilient Community: N/A</p> <p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The only significant changed condition for this project is the continued needs for additional subsidized affordable housing.</p>
<p>4) Public Interest</p>	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p> <p><u>Strategic Housing Plan</u> – The addition of 77 multi-family Low-Income Housing Tax Credit apartment units would help the City to achieve Goal #2 – “The City of Hendersonville accommodates an additional 2,200 permanently affordable housing units to those making up to 80% AMI over the next 5 years, as identified by DFI”.</p> <p><u>Mix of Uses/Nodal Development</u> - The integration of residential uses in a commercial node introduces a mix of uses that can reduce vehicular trip lengths, accommodate non-vehicular travel (walking/biking), and improve efficiency of transit in order to combat automobile congestion. Additionally, mixed use centers allow for greater delivery of services and generate an increase in local spending. When applied at the neighborhood scale, a mix of uses can improve safety and vibrancy.</p>
<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p> <p>- <u>Street Infrastructure</u> serving the site includes Michelle Dr which is private in front of the subject property and is an NCDOT-maintained street from the northwest boundary of the subject property to Orrs Camp Rd. It provides access to Orrs Camp Rd for those traveling south</p>

	<p>and east and to US64 for those traveling to I-26, northeast or southwest. Both of these streets are maintained by NCDOT. In general, the street network in the immediate vicinity of the subject property is unfriendly for bicycle and pedestrian travel. Additionally, Four Seasons Blvd. is part of the Region’s High Injury Network and poses high risks to drivers as well.</p> <p>- <u>Public recreational opportunities</u> in the vicinity of the subject property are limited. The area is identified as a Phase 3 Priority (P17) in the Future Park System recommendations in the City’s Parks & Greenspace Master Plan. The addition of 77 residential units in this area will increase the need / priority level for a public park in close proximity.</p> <p>- The subject property is currently being served and/or will be served by all <u>City of Hendersonville services.</u></p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p> <p>A blueline stream is present in the southeast corner of the subject property. The developer is proposing a condition to allow a small infringement on the required 20’ transition zone adjacent to the 30’ stream buffer.</p> <p>Though the current condition of the site is not optimal or well-maintained for stormwater management, the project proposes to significantly increase the amount of impervious surfaces on the site. The subject property is currently primarily covered with volunteer and invasive vegetation. The development proposes to plant 114 trees and 180 shrubs.</p>

REZONING STANDARDS ANALYSIS & SUMMARY

- 1) Comprehensive Plan Consistency - Staff finds the petition to be Consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map due to the Character Area Description for *Mixed Use – Commercial*.
- 2) Compatibility – The proposed use and structure are compatible in how they serve to compliment and transition from high intensity uses and structures to lower intensity uses and structures.
- 3) Changed Conditions – The proposed development helps to address the City’s need for additional subsidized housing.
- 4) Public Interest – In addition to addressing affordable housing, the proposed location promotes a mix of uses which has a range of potential benefits primarily focused around transportation and economic development solutions.
- 5) Public Facilities – The surrounding street network poses a risk to all users. Parks and greenspace facilities are in need in this area.
- 6) Effect on Natural Environment – A minor impact to a portion of the transition zone of a blue line stream is proposed. The proposed development will significantly increase the impervious surfaces on the site and reduce natural filtration. In terms of vegetation, the proposed project’s overall impact on the site’s landscaping will be a net enhancement.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition for the 77-unit Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of 'Mixed Use - Commercial', Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the

DRAFT [Rationale for Approval]

- The proposed development is compatible with surrounding residential & non-residential land uses*
- The proposed development allows for a mix of uses within a 'focused intensity node'*
- The proposed development serves to address the City's need for additional subsidized affordable housing.*

DRAFT [Rational for Denial]

- The proposed development is incompatible with the surrounding land uses*
- The proposed development would further degrade existing traffic safety and congestion concerns in the surrounding area*
- The proposed development places residents too far from recreational opportunities*

Laurel Meadows (26-14-CZD)		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Undeveloped	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Somewhat Consistent	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Mixed Use - Commercial	
Character Area Description (Pg. 122-131)	Consistent	
Focused Intensity Node (Pg. 119)	Consistent	
Focus Area Map (Pg. 134-159)	N/A	

Laurel Meadows (26-14-CZD)		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
GOALS		
Vibrant Neighborhoods (Pg. 93)		
Promote lively neighborhoods that increase local safety.	Consistent	
Enable well-maintained homes, streets, and public spaces.	Somewhat Consistent	
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent	
The design allows people to connect to nearby destinations, amenities, and services.	Consistent	
Abundant Housing Choices (Pg. 93)		
Housing provided meets the need of current and future residents.	Consistent	
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent	
Housing condition/quality exceeds minimum standards citywide	Consistent	
Healthy and Accessible Natural Environment (Pg. 94)		
Recreational (active and passive) open spaces are incorporated into the development.	Consistent	
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Somewhat Consistent	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent	
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent	
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent	
Authentic Community Character (Pg. 94)		
Downtown remains the heart of the community and the focal point of civic activity	N/A	
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent	
Historic preservation is utilized to maintain the city's identity.	N/A	
City Centers and neighborhoods are preserved through quality development.	Consistent	
Safe Streets and Trails (Pg. 95)		
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Somewhat Consistent	
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent	
Design embraces the principles of walkable development.	Consistent	
Reliable & Accessible Utility Services		

Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent	
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent	
Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	N/A	N/A
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	N/A	N/A
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.		Inconsistent
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	N/A	N/A
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
N/A		
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Contributes to a place where people can live, work & plan in centralized location	Consistent	
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	N/A	N/A
Compact Development (Pg. 100)		
Development builds "up" and not out	Consistent	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Transitions in scale, Architecture]	Consistent	
Small Infill Sites respect traditional forms [parkign to rear, use of alleys, etc.]	N/A	N/A
Large Infill Sites compliment surroundings with graual transitions in lot size, massing, and design	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.		Inconsistent
Desirable & Affordable Housing (Pg. 108)		

A mix of housing types, other than single-family detached, are provided (High-Density, Urban & Walkable and Medium Density such as Townhomes/Patio Homes) and are compatible with their surroundings on the edges	Consistent	
Affordable Housing provided in close proximity to work opportunities (infill)	Consistent	
Includes Missing Middle Housing		Inconsistent
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Consistent	
The development prioritizes and interconnected street network	Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure through infill development and mixing of uses	Consistent	

NEIGHBORHOOD COMPATIBILITY MEETING REPORT

PROJECT: Laurel Meadows (26-14-CZD)

NCM MEETING DATE: February 6, 2026



PETITION REQUEST: Laurel Meadows (C-3 to Urban Residential CZD)

APPLICANT/PETITIONER: Woda Cooper

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

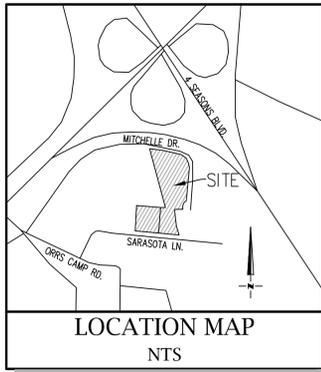
A Neighborhood Compatibility Meeting was held for this project on February 6th, 2026, at 2pm in the Meeting Room of City Hall at 160 6th Ave E and via Zoom. The meeting lasted approximately 50 minutes.

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

There were no pre-submitted comments. Those in attendance brought up a few key opinions and views. Those questions and concerns related to the following topics:

- Traffic impacts and poor existing conditions at the multi-prong intersection of Michelle Dr, Orrs Camp Rd, Jack St and a commercial service drive.
- Potential impacts between the neighboring camp and the high-density residential use. Camp produces loud noises during evenings while in session. Camp management concerned that camp amenities will attract trespassers from the proposed development.
- How will Sarasota Ln potentially be used? Walking path?
- How will development impact the headwaters on subject property that feed the pond on the camp property? Concerns over degradation of the water quality.
- Recognition that affordable housing is needed

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



PERIMETER AND INTERIOR PLANTINGS
 1 TREE AND 2 SHRUBS REQUIRED FOR EVERY 1,500 SQ. FT. OF VEHICULAR USE AREA. AT LEAST 75% MUST BE BROADLEAF CANOPY.
 -TOTAL VEHICULAR USE AREA: 48,100 SF
 -TOTAL TREES REQUIRED/PROPOSED: 33/33

NO PARKING SPACE SHALL BE FARTHER THAN 45 FEET FROM A TREE.
 NO LANDSCAPING SHALL BE WITHIN THE SIGHT TRIANGLES.

STREET TREES - MITCHELLE DRIVE
 TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 676'
 1 SMALL MATURING TREE FOR EVERY 30 LF
 -SMALL MATURING TREES REQUIRED/PROPOSED: 23/23
 1 LARGE MATURING TREE FOR EVERY 40 LF
 -LARGE MATURING TREES REQUIRED/PROPOSED: 17/17

STREET TREES - SARASOTA LANE
 1 TREE FOR EVERY 35 LF OF PROPERTY ABUTTING
 -TOTAL LINEAR FOOTAGE OF RIGHT OF WAY: 332'
 -TREES REQUIRED/PROPOSED: 10/10

8' TYPE A BUFFER
 FOR EVERY 100 LF 3 BROADLEAF, 20 EVERGREEN SHRUBS, AND 25 FLOWERING SHRUBS ARE REQUIRED
 -TOTAL LINEAR FOOTAGE OF BUFFER: 189'
 -TOTAL TREES REQUIRED/PROPOSED: 6/6
 -TOTAL EVERGREEN SHRUBS REQUIRED/PROPOSED: 38
 -TOTAL FLOWERING SHRUBS REQUIRED/PROPOSED: 48

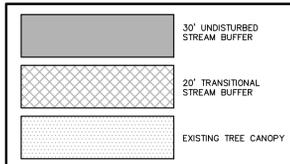
PLANTING STRIPS
 VEHICULAR USE AREAS LOCATED WITHIN 100' OF ABUTTING PROPERTY WITH NO BUFFER YARD REQUIREMENT REQUIRE A MINIMUM 5' WIDE PLANTING STRIP.
 ONE LARGE EVERGREEN OR DECIDUOUS TREE AND FIVE EVERGREEN OR DECIDUOUS SHRUBS SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PROPERTY LINE THAT PARALLELS THE VEHICULAR USE AREA.
 -TOTAL LINEAR FEET OF PLANTING STRIP: 750'
 -TOTAL TREES REQUIRED/PROPOSED: 19/19
 -TOTAL SHRUBS REQUIRED/PROVIDED: 94/94

COMMON SPACE
 SHALL CONTAIN 1 TREE FOR EVERY 500 SQ. FT. OF COMMON SPACE.
 PROVIDED COMMON SPACE: 14,462 SF (10.0%)
 -TOTAL TREES REQUIRED/PROVIDED: 29/29

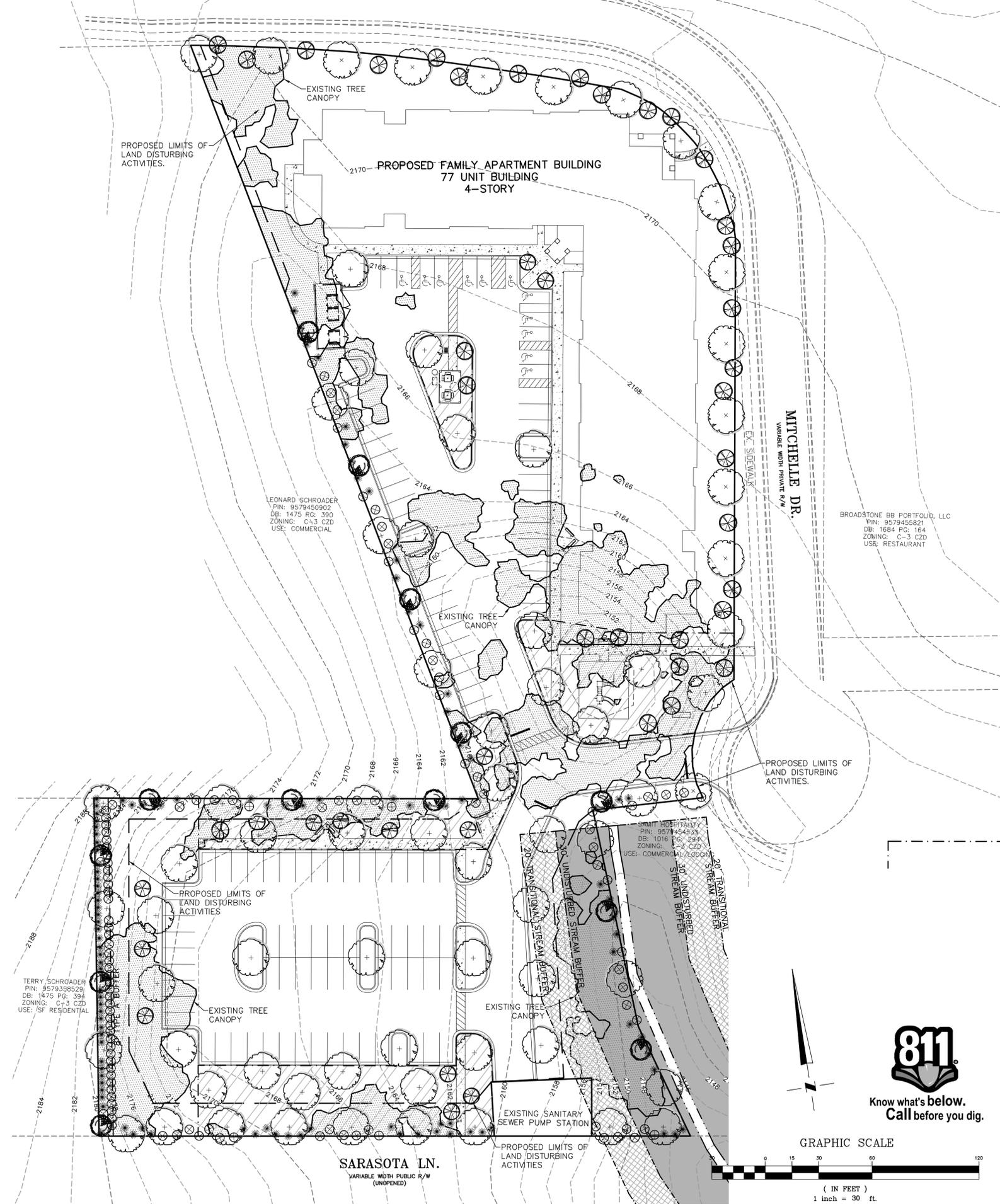
LANDSCAPE CALCULATIONS

- PROPOSED LARGE MATURING DECIDUOUS TREE SPECIES TO BE OAK, MAPLE OR HICKORY VARIETY FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
- PROPOSED LARGE MATURING EVERGREEN TREE SPECIES TO BE NATIVE MATERIAL FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
- PROPOSED SMALL MATURING TREE SPECIES TO BE NATIVE MATERIAL FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
- PROPOSED EVERGREEN SCREENING SHRUB SPECIES TO BE SELECTED FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.
- PROPOSED DECIDUOUS/EVERGREEN SHRUB SPECIES TO BE SELECTED FROM CITY OF HENDERSONVILLE APPROVED SPECIES LIST.

LANDSCAPE PLANTINGS



HATCHING LEGEND



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

MC² ENGINEERING
 MC² ENGINEERING, INC.
 2110 BEN CRAIG DR., STE. 400
 CHARLOTTE, NC 28262
 PHONE 704.510.1979

LAUREL MEADOWS
 MITCHELLE DRIVE
 HENDERSONVILLE, NC 28213

WODA COOPER DEVELOPMENT, INC
 500 SOUTH FRONT STREET, 10TH FLOOR
 COLUMBUS, OH 43215

SCHEMATIC LANDSCAPE PLAN

REVISIONS	
1	2/20/26 COH REVISIONS
2	2/23/26 COH REVISIONS
3	3/9/26 COH REVISIONS

CAD FILE: 25-045 BASE.DWG
 PROJECT NO.: 25-045
 DESIGNED BY: JDM
 REVIEWED BY: JDM
 DATE: FEBRUARY 6, 2026

RZ3.0



④ WEST ELEVATION (PARKING)
1/16" = 1'-0"

- BUILDING MATERIALS:**
- 30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
 - ALUMINUM GUTTERS & DOWNSPOUTS
 - FIBER CEMENT LAP SIDING (TYP)
 - ACCENT FIBER CEMENT SIDING (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 - VINYL WINDOWS
 - WIDE WINDOW & DOOR TRIM
 - BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 - FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

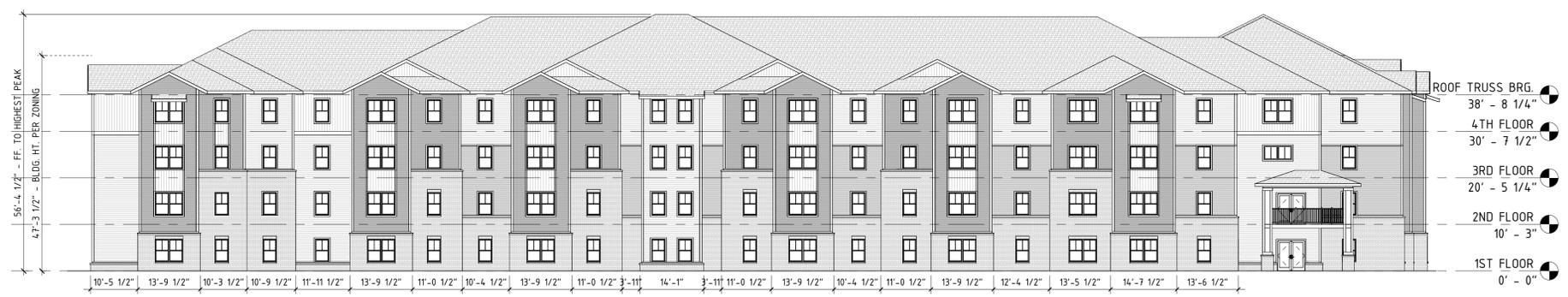


② SOUTH ELEVATION (PARKING)
1/16" = 1'-0"



③ NORTH ELEVATION (MITCHELLE DR.)
1/16" = 1'-0"

NOTE: ALL BUILDING BUMP OUTS ON STREET FACING FACADES ARE 2' MIN. IN DEPTH, PER UDO SEC. 5-25-5.12



① EAST ELEVATION (MITCHELLE DR.)
1/16" = 1'-0"

O'Neill Arborist & Associates, Inc.
3 Curtis Drive Hendersonville, NC 28739 (828) 698-9069

February 20, 2026

Alex Keller
Woda Cooper Companies, Inc.
500 South Front Street 10th Floor
Columbus, OH 43215

RE: Tree Assessment - 238 Michelle Drive

Dear Mr. Keller:

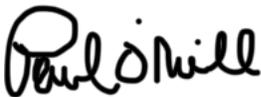
I conducted an inspection of the trees on parcel numbers 9559450556 and 9579452846 located at 238 Michelle Drive in Hendersonville. This location is sparsely populated with trees.

The area close to the west boundary and center of the lot near the drainage ditch is populated by volunteer overgrowth. The species are predominantly locust, tulip poplar, and invasive bradford pear.

It is my professional opinion that the GIS Tree Canopy layer depicts this area of overgrown volunteer growth. There are no significant value species or trees of significant size in this area. Any landscape plans pursuant to development of this property will be a value add proposition.

Tree assessment considers only known, visible, or detectable tree conditions at the time of inspection. Please let me know if you need any further information. I look forward to assisting your company in growing our community in a responsible way.

Sincerely,



Paul O'Neill
ISA Certified Arborist (SO-2832)
Tree Risk Assessment Qualified (TRAQ)



1155 North Main Street
 Waynesville, NC 28786
 (P) 828.456.8383
 (F) 828.456.8797

www.jmteagueengineering.com

JMTE WAYN 1734
 March 11, 2026

To: Mr. Tommy Lowmon
 Woda Cooper Companies, LLC
 500 S. Frone St., 10th Floor
 Columbus, OH 43215
tlowmon@wodagroup.com

From: Jeffrey H. Moore, P.E., Transportation Engineer
 J.M. Teague Engineering & Planning

SUBJECT: 238 MITCHELLE DRIVE RESIDENTIAL TRIP GENERATION

Woda Cooper Companies, LLC, requested that J. M. Teague Engineering (JMTE) perform a trip generation exercise for a proposed 77-unit multifamily development located on SR 1896 (Mitchelle Drive) in Hendersonville, NC.

Based on the estimated trip generation, the proposed development would generate traffic volumes that are well below the thresholds established by the City of Hendersonville and NCDOT for requiring a Traffic Impact Analysis.

The trip generation shows the anticipated traffic from the proposed development. ITE Land Use Code (LUC) 220 Multifamily Mid-Rise was used to generate traffic for the project. Table 1 shows the summary of the trip generation exercise.

Table 1: ITE Trip Generation Summary Land Use Code 220

ITE Trip Generation Summary												
							AM			PM		
LUC	Description	Density	Variable	PK HR	METHOD	Daily	In	Out	Total	In	Out	Total
220	Multifamily Low Rise	77	Units	Adj	EQN	569	11	36	47	34	20	54
		Pass-by Adjustment AM (0%) PM (0%)					0	0	0	0	0	0
	New Trips						11	36	47	34	20	54
Total New Trips						569	11	36	47	34	20	54

The trip generation results are as follows:

Weekday Daily Trips: 569

AM Peak Hour Trips: 47: 11 Enter/36 Exit PM Peak Hour Trips: 54: 34 Enter/20 Exit

The North Carolina Department of Transportation requires a TIA when the daily trips exceed 3,000. Because the number of daily trips predicted to be generated by this development is less than the threshold, it is the opinion of JMTE that NCDOT will not require a TIA.

The City of Hendersonville Unified Development Ordinance Section 6-18-1 states “*Applicants for development authorization in which the proposed development, redevelopment, or change of use is expected to generate 100 or more peak-hour trips (a.m. or p.m.) or 1,000 or more trips daily shall have prepared by a qualified professional a TIA meeting the guidelines established in this section. In addition to the foregoing, the community development director shall have the discretion to require a TIA when a development's traffic will substantially affect an intersection or a roadway segment already identified as operating at a failing level of service, when a development may create a hazard to public safety, or when a development will substantially change the off-site transportation system or connections to it.*”

Because the number of daily and peak hour trips do not meet this threshold, it is the opinion of JMTE that a TIA should not be required by the City of Hendersonville based on anticipated trips.

JMTE is aware of traffic concerns about the intersection of SR 1896 (Mitchelle Drive) and SR 1749 (Orr’s Camp Road). It is the opinion of JMTE that almost all of the traffic exiting the project will make a right turn at this intersection. During the AM Peak Hour, that equates to 36 vehicles, or approximately one per 2 minutes. During the PM Peak Hour there will be 20 vehicles, or approximately one per 3 minutes. The traffic entering the project will be making a left turn at this intersection onto SR 1896 (Mitchelle Drive). During the AM Peak Hour, there will be 11 vehicles, or approximately one per 6 minutes. During the PM Peak Hour there will be 34 vehicles, or approximately one per 2 minutes.

For the purposes of comparison, JMTE conducted Trip Generation Exercises for five (5) typical land uses that could be permitted under the current C-3 Highway Business zoning. Each of the land uses shown would generate more traffic than the proposed residential development during at least one peak hour period. Only one of the land uses would reach the TIA trigger threshold. Table 2 shows the ITE Trip Generation Summary Comparison between the proposed 238 Mitchelle Drive project and the possible uses allowed under the current zoning.

Table 2: ITE Trip Generation Summary Comparison

ITE Trip Generation Summary Comparison												
LUC	Description	Density	Variable	PK HR	METHOD	Daily	AM			PM		
							In	Out	Total	In	Out	Total
220	Multifamily Low Rise	77	Units	Adj	EQN	569	11	36	47	34	20	54
822	Strip Retail <40K	9,000	SF	Gen	EQN	609	34	34	68	64	55	119
930	Fast Casual Restaurant	4,000	SF	Gen	Rate	389	14	9	26	46	28	74
932	Hi Turnover Sit Down Rest	4,000	SF	Gen	Rate	429	31	24	55	33	32	65
949	Car Wash and Detail Cente	5	Stalls	Gen	Rate	871	41	35	76	42	40	82
971	Brewery Tap Room	6,000	SF	Gen	Rate	370	5	1	6	33	33	66

Land Use Code 822 Strip Retail <40K is typically used for small retail developments. This type of development may consist of several specialty shops that share a building and parking lot. LUC 822 would generate sufficient traffic during the PM Peak Hour to meet the City of Hendersonville TIA threshold.

LUC 930 and LUC 932 are restaurants of the same approximate size as the existing restaurant on the adjacent parcel.

LUC 949 Car Wash and Detail Center was considered due to the proximity of the existing hotel and restaurant. Additionally, detail centers may be considered as a destination land use.

LUC 971 Brewery Tap Room was considered because it is a destination land use. The size chosen was the smallest given by ITE that was studied.

Based on the results of the trip generation exercise conducted for the proposed 238 Mitchelle Drive residential project, the traffic expected does not meet the TIA thresholds of either NCDOT or the City of Hendersonville. Additionally, it is the opinion of JMTE that there are other land uses that could be constructed on the property that would not require a TIA but would generate more traffic during at least one peak hour period.

The opinions expressed herein are based on available information provided by the Client and engineering judgement. The methods employed are standard within the transportation engineering profession, are generally accepted, and are reliably applied to the facts of this project. It is the professional opinion of JMTE that the methods and conclusions presented satisfy the reliability and relevance requirements of Rule 702.

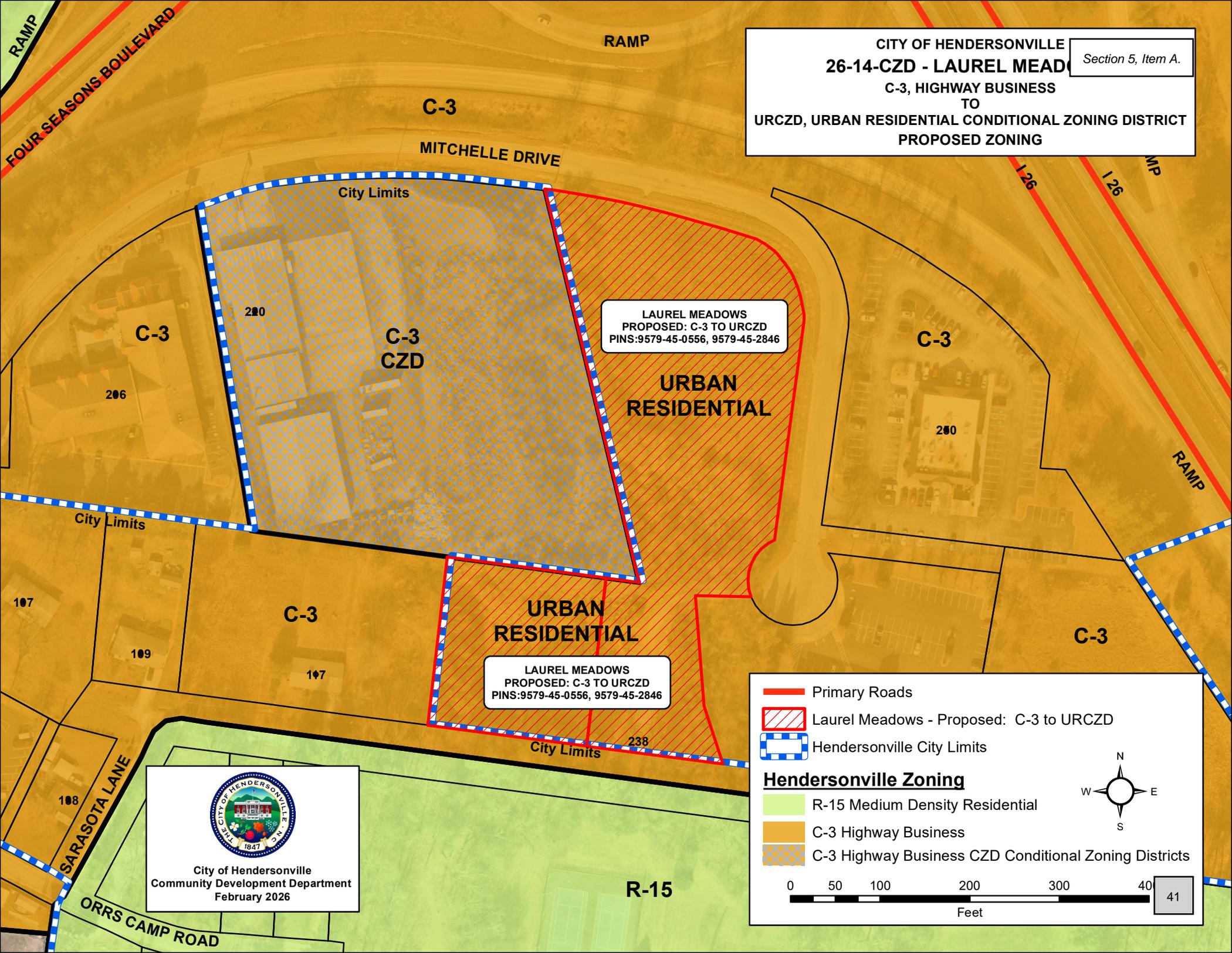
Thank you for the opportunity to provide you with this information. Please contact me if you have any questions or concerns.

Sincerely,



Jeffrey H. Moore, P. E.

Transportation Engineer



CITY OF HENDERSONVILLE
26-14-CZD - LAUREL MEADOWS Section 5, Item A.
C-3, HIGHWAY BUSINESS
TO
URCZD, URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT
PROPOSED ZONING

LAUREL MEADOWS
PROPOSED: C-3 TO URCZD
PINS: 9579-45-0556, 9579-45-2846

LAUREL MEADOWS
PROPOSED: C-3 TO URCZD
PINS: 9579-45-0556, 9579-45-2846

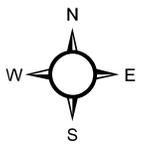


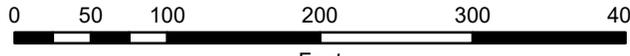
City of Hendersonville
 Community Development Department
 February 2026

- Primary Roads
- Laurel Meadows - Proposed: C-3 to URCZD
- Hendersonville City Limits

Hendersonville Zoning

- R-15 Medium Density Residential
- C-3 Highway Business
- C-3 Highway Business CZD Conditional Zoning Districts





0 50 100 200 300 400 Feet

41

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBERS 9579-45-0556 & 9579-45-2846), BY AMENDING THE ZONING DESIGNATION FROM C-3, HIGHWAY BUSINESS TO UR-CZD, URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9579-45-0556 & 9579-45-2846
Laurel Meadows LIHTC Project | File # 26-14-CZD

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Nicholas Pak & Tommy Lowmon of Woda Cooper Companies and property owner, Urmish Patel of Samit Hospitality LLC., for the development of 77-unit Low Income Housing Tax Credit multi-family project; and

WHEREAS, Planning Board took up this application at its rescheduled regular meeting on March 12, 2026; voting [redacted] 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 April 2, 2026, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City’s comprehensive, and

WHEREAS, City Council has found that this zoning map amendment is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on April 2, 2026,

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: 9579-45-0556 & 9579-45-2846 by changing the zoning designation from C-3, Highway Business 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 [February 23, 2026], 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. 77 Multi-Family Residential dwellings
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted this 2nd day of April 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



For use by Principal Authority / Para uso de la Autoridad Principal
Cloudpermit application number / Número de solicitud de Cloudpermit US-NC30720-P-2025-265
PIN / Número de rollo 9579452846
Application submitted to / Solicitud presentada a Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property
Address / Dirección 238 MITCHELLE DR
Municipality / Municipio Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte
PIN / Número de rollo 9579452846

Purpose of Application
Application type / Tipo de solicitud Conditional Rezoning

Applicant		
Last name / Apellido Pack	First name / Nombre de pila Nicholas	Corporation or partnership / Corporación o sociedad Woda Cooper Companies, Inc.
Street address / Dirección de la calle 500 S Front Street	Unit number / Número de unidad Floor 10	Lot / Con.
Municipality / Municipio Columbus	State / Provincia Ohio	ZIP code / Código postal 43215
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 4193708868	
Fax	Email / Correo electrónico [REDACTED]	

Property owner		
Last name / Apellido Patel	First name / Nombre de pila Urmish	Corporation or partners Corporación o sociedad SAMIT HOSPITALITY INC
Street address / Dirección de la calle 240 MITCHELLE DR	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28792
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8287132227	
Fax	Email / Correo electrónico	

Section 5, Item A.

Applicant-Company Information		
Applicant Name: Nicholas Pack	Company Name: Woda Cooper Companies	Authorized Representative Title (if applicable)

Property Owner-Company Information		
Property Owner Name: Biren K Patel	Company Name (if applicable, check corresponding box below) Samit Hospitality Inc.	Authorized Representative Title (if applicable)

Applicant

I, Nicholas Pack (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant 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.

 Digitally signed on 02/06/2026, 3:56:56 PM EST by Nicholas Pack. / Firmado digitalmente el 6/2/26 15:56:56 EST por Nicholas Pack.

Property owner

I, Urmish Patel (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

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.

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.

 Digitally signed on 02/06/2026, 3:56:42 PM EST by Nicholas Pack with an authorization letter from Urmish Patel. / Firmado digitalmente el 6/2/26 15:56:42 EST por Nicholas Pack con una carta de autorización de Urmish Patel.

APPLICANT GUIDELINES

Section 5, Item A.

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday. Because of the multi-step application process for a conditional rezoning, a Pre-Application Conference is required for all applications. In advance of a Pre-Application Conference, applicants should prepare a concept plan containing property boundaries, building footprints, parking, driveways/streets, access points, and other such information. All pre-application conferences must be requested via the City of Hendersonville permitting software Cloudpermit. Conditional Rezoning requests can be found under the "Planning Module" in Cloudpermit. A concept plan is required to be uploaded with all pre-application conference requests.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of four required meetings and one primary application deadline. The application components are described below and include the;

- 1) Neighborhood Compatibility Meeting (NCM) – Held prior to the Preliminary Site Plan application deadline, this meeting is hosted by the applicant and involves the presentation of a "Concept Plan" in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. "Concept Plan" requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.
- 2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements including a TIA, if required, must be completed and submitted by this deadline. A complete application with accurate signatures and the application fee is required at this stage. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City's Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.
- 3) Planning Board – Held approximately 4-5 weeks after the submission of a complete Preliminary Site Plan Application. The Planning Board meets on the second Thursday of each month at 4pm. The meeting includes a Planning Division staff report and presentation on the application. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The Planning Board makes a recommendation for approval or denial of the application to City Council.
- 4) City Council – Held 3 weeks after the Planning Board meeting. The meeting includes a Planning Division staff report and presentation. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.
- 5) Final Site Plan Review – A Final Site Plan based on the approved preliminary site plan and drafted in accordance with Chapter 7 of the Zoning Code is required after a conditional rezoning is approved and before any site disturbance or construction can begin.

CZD - APPLICATION TIMELINE

Section 5, Item A.

Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council
November 22nd ,2024	December 6th, 2024	January 9th, 2025	February 12th ,2025
December 20th, 2024	January 3rd, 2025	February 13th, 2025	March 6th, 2025
January 24th, 2025	February 7th, 2025	March 13th, 2025	April 3rd, 2025
February 21st, 2025	March 7th, 2025	April 10th, 2025	May 1st, 2025
March 21st, 2025	April 4th, 2025	May 8th, 2025	June 5th, 2025
April 18th, 2025	May 2nd, 2025	June 12th, 2025	July 2nd, 2025
May 23rd, 2025	June 6th, 2025	July 10th, 2025	August 7th, 2025
June 20th, 2025	July 4th, 2025	August 14th, 2025	September 4th, 2025
July 18th, 2025	August 1st, 2025	September 11th, 2025	October 2nd, 2025
August 22nd, 2025	September 5th, 2025	October 9th, 2025	November 6th, 2025
September 19th, 2025	October 3rd, 2025	November 13th, 2025	December 4th, 2025
October 24th, 2025	November 7th, 2025	December 11th, 2025	January 2nd, 2026
November 21st, 2025	December 5th, 2025	January 8th, 2026	February 5th, 2026

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

- 1) A Concept Plan showing
 - a. Location and boundaries of the property.
 - b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.
 - c. Proposed drives & parking.
 - d. Location of signs and outdoor lighting.
 - e. Proposed restrictive covenants, if available, shall be presented.
 - f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

This information constitutes the minimum requirements for staff review, comments will follow on the schedule outlined in the Conditional Rezoning Request process timeline. Please submit two paper copies to City Hall (160 6th Ave E. Hendersonville, NC 28792) and upload a digital file to Cloudpermit.

Section 5, Item A.

- 1) A completed application with developer/applicant and property owner signatures.
- 2) Application Fee: \$100 per acre with a \$500 minimum
- 3) Site Survey: Shall be submitted as a single to scale sheet measuring at least 24" by 36" and shall include the following site-specific information:
 - a. Site Topography: 2' Contours:
 - b. Adjacent Property Information:
 - c. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - d. Inset Vicinity Map
- 4) Preliminary Site Plan: Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24" by 36" and shall include the following project specific information.
 - a. Basic Project Information – Please include this information in chart form:
 - i. Date with month, day, and year:
 - ii. Title of Project:
 - iii. Name of Project Designer, Developer, and Property Owner:
 - iv. Project Zoning: per City of Hendersonville Zoning Map
 - v. Parking Requirements
 1. Calculation of parking spaces required per ordinance.
 2. Notation of parking spaces provided.
 - vi. Project Square Footage/Acreage & Percentage of Total Site
 1. Total Project Area
 2. Site Coverage – Buildings
 3. Site Coverage – Open Space
 4. Site Coverage – Streets & Parking
 5. Site Coverage – Other Facilities
 6. Site Coverage – Common Open Space
 - b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - c. Inset Vicinity Map:
 - d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:
 - e. Adjacent Properties - Zoning Designations & Owner Names:
 - f. Building Layout & Pedestrian and Vehicular Infrastructure:
 - i. Building Dimensions
 - ii. Sign Data
 - iii. Density (residential)
 - iv. Building Height as measured from Average Finished Grade

v. Sidewalks

vi. Off-Street Parking

vii. Off-Street Loading and Unloading

g. Preliminary Access Layout:

i. Proposed Streets, Alleys, Driveways, etc.

ii. Entrance and Exit Locations:

h. Proposed Project Phasing: (if applicable)

Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):

<p>This plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.</p>	<ul style="list-style-type: none"> a. Property Buffers b. Planting strips/beds/etc. c. Street Trees, Perimeter & Interior Plantings d. A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped e. If Tree Credits are proposed to be utilized, the tree diameter (dbh) and species of tree shall be provided for individual trees that are proposed for preservation. f. Proposed limits of land disturbing activity g. Acreage of disturbed area h. Screening i. Floodplain j. Stream Buffers k. Site Lighting l. Common open space m. Open space maintenance arrangements
--	--

Preliminary Utility Layout Plan:

<p>This plan shall be included as a separate plan.</p>	<ul style="list-style-type: none"> a. Stormwater Plan: <ul style="list-style-type: none"> i. Please include a proposed area of site disturbance. ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required. b. Water & Sewer <ul style="list-style-type: none"> i. Please include utility layout and proposed connections.
--	---

Building Elevations (if applicable)

Some districts and Mixed Use projects require submittal of building elevations per district design standards and Chapter 18 of the Zoning Code.

Traffic Impact Analysis:	
Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips or when required by the Community Development Director or by Zoning District. Trip generation predictions are to be defined by the latest edition of the manual Trip Generation published by the Institute of Transportation Engineers	Section 5, Item A.

Statement on Comprehensive Plan Compliance:
Zoning Ordinance Article 14

Signature of Understanding and Completion	
By signing this document, you are confirming that all required documents have been submitted in accordance with the requirements of this document.  Signed by / Firmado por Nicholas Pack 02/06/2026, 1:29:49 PM EST / 6/2/26 13:29:49 EST	Date 02/06/2026

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 02/06/2026	NCM Time 2:00 PM

Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting

Information			
Type of Development: Residential	Current Zoning C-3 Highway Commercial	Proposed Zoning: CZD-UR	Total Agerage 3.32
Proposed Building Square Footage: 105487.0 sq.ft.	Number of Dwelling Units: 77	List of Requested Uses: Residential Multifamily	

Applicant (Developer) Company Information	
Authorized Representative Name: Nicholas Pack	Company Name (if applicable, check corresponding box below) Woda Cooper Companies
Company Type: <input checked="" type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust: <input type="checkbox"/> Partnership: <input type="checkbox"/> Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Biren K Patel	Company Name (if applicable, check corresponding box below) Samit Hospitality Inc.
Company Type: <input checked="" type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust: <input type="checkbox"/> Partnership: <input type="checkbox"/> Other:	If other: Shushma K Patel
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	



Dear City of Hendersonville Planning Staff and Officials,

This letter is submitted to document how the proposed Affordable Multifamily development at 238 Michelle Drive is consistent with the City of Hendersonville’s Comprehensive Plan and Future Land Use policies.

The Comprehensive Plan emphasizes the importance of placing residents in close proximity to commercial services, employment opportunities, and daily amenities in order to strengthen community connections, reduce automobile dependency, and enhance overall walkability. The subject property’s location directly supports these objectives, as it is situated near existing commercial uses and services that can be accessed conveniently by future residents.

By providing affordable housing opportunities within walking distance of retail and commercial areas, the proposed development advances the City’s goals of creating complete, connected neighborhoods. Residents will have improved access to goods, services, and employment, which encourages pedestrian activity and supports a more vibrant, active streetscape in the surrounding area.

Additionally, the development will provide a consistent and reliable customer base and workforce for nearby businesses. Affordable multifamily housing plays a critical role in supporting local economies by ensuring that employees, service workers, and families can live near where they work and shop. This proximity strengthens local businesses, reduces commuting burdens, and reinforces long-term economic sustainability within the community.

The proposed use at 238 Michelle Drive aligns with the Future Land Use framework by promoting residential density in an appropriate location that complements existing development patterns. It represents an efficient use of land and infrastructure while furthering the City’s stated goals of housing diversity, accessibility, and neighborhood walkability.

For these reasons, the proposed Affordable Multifamily development is consistent with the intent and direction of the City of Hendersonville’s Comprehensive Plan and Future Land Use requirements and will contribute positively to the surrounding community.

Thank you for your consideration.

Sincerely,

Nicholas Pack



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: March 12th, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Osceola Lake Inn Redevelopment (25-102-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PIN: 9568-31-5964) from R-15-CZD (Medium-Density Residential – Conditional Zoning District) to R-10-CZD (Medium Density Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 2/12/26], and presented at this meeting and subject to the following:

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

- a) Adaptive Reuse
 - Hotel with accessory uses of café, bar, retail, offices, wellness
 - Artist studios
- b) 14 residential units

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

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

- 1. The project must be compliant with all applicable fire, utility, NCDOT, and stormwater standards upon final site plan approval.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-31-5964) from R-15 CZD (Medium Density Residential – Conditional Zoning District) to R-10 CZD (Medium Density Residential - Conditional Zoning District) based on the following:

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

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Family/Neighborhood Living as defined in Chapter IV of the Gen H Comprehensive Plan.

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

- 1. The petitions proposed density is greater than what the area can accommodate.
- 2. The petition would generate excessive traffic and noise in an existing residential neighborhood.
- 3. The petition would have a negative impact on the surrounding properties due to the intensity of the use.

[DISCUSS & VOTE]

2. The renovation of the historic structure should be done in the spirit of the Secretary of Interior Standards for Rehabilitation.

3(2). The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Family/Neighborhood Living as defined in Chapter IV of the Gen H Comprehensive Plan.

4(3). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The petition proposes to adaptively reuse an important historic structure.
2. The petition provides needed additional housing on a portion of the property.
3. The petition provides a number of sustainability features that align with the goals identified in the comprehensive plan.
4. The petition seeks to revitalize an outdated commercial area.

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville has received an application for a Conditional Zoning District from Joey Burnett and Fiona McColley for the property located at 159 Osceola Road (PIN: 9568-31-5964). The property is currently zoned as Medium Density Residential Conditional Zoning District (R-15 CZD), and the applicant is requesting a rezoning to R-10 CZD.

The project is planned in three phases, with the first phase being an adaptive reuse of the historic inn, which dates to the early 20th century. The second phase is to construct the accessory structures associated with the adaptive reuse use in the historic inn. Phase III would be to construct 14 housing units and a clubhouse on the eastern portion of the site.

The applicant is proposing several uses, including hotel, restaurant, wellness center, and 14 housing units.

PROJECT/PETITIONER NUMBER:	25-102-CZD
PETITIONER NAME:	Green Horizons Property Group, LLC [Owner] Joey Burnett and Fiona McColley [Applicants]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan & FLUM Consistency Worksheet3. Goals & Guiding Principles Evaluation Worksheet4. Proposed Site Plan5. Neighborhood Compatibility Summary6. Draft Ordinance7. Application / Owner Signature Addendum / LLC Record

REZONING: CONDITIONAL REZONING – OSCEOLA LAKE INN
REDEVELOPMENT (25-102-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

EXISTING ZONING & LAND USE 3

SITE IMAGES 4

SITE IMAGES 5

SITE IMAGES 6

FUTURE LAND USE 7

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS 8

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS: 9

REZONING STANDARDS (ARTICLE 11-4) 10

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 11

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 11



PROJECT SUMMARY

- Project Name & Case #:
 - Osceola Lake Inn Redevelopment
 - 25-102-CZD

- Applicant & Property Owner:
 - Green Horizons Property Group, LLC [Owner]
 - Joey Burnett and Fiona McColley [Applicants]

- Property Address:
 - 159 Osceola Road

- Project Acreage:
 - 3.49 acres

- Parcel Identification (PIN):
 - 9568-31-5964

- Current Parcel Zoning:
 - R-15 CZD Medium Density Residential Conditional Zoning District

- Requested Zoning:
 - R-10 CZD Medium Density Residential Conditional Zoning District

- Future Land Use Designation:
 - Family Neighborhood Living

- Neighborhood Compatibility Meeting:
 - December 9th, 2025



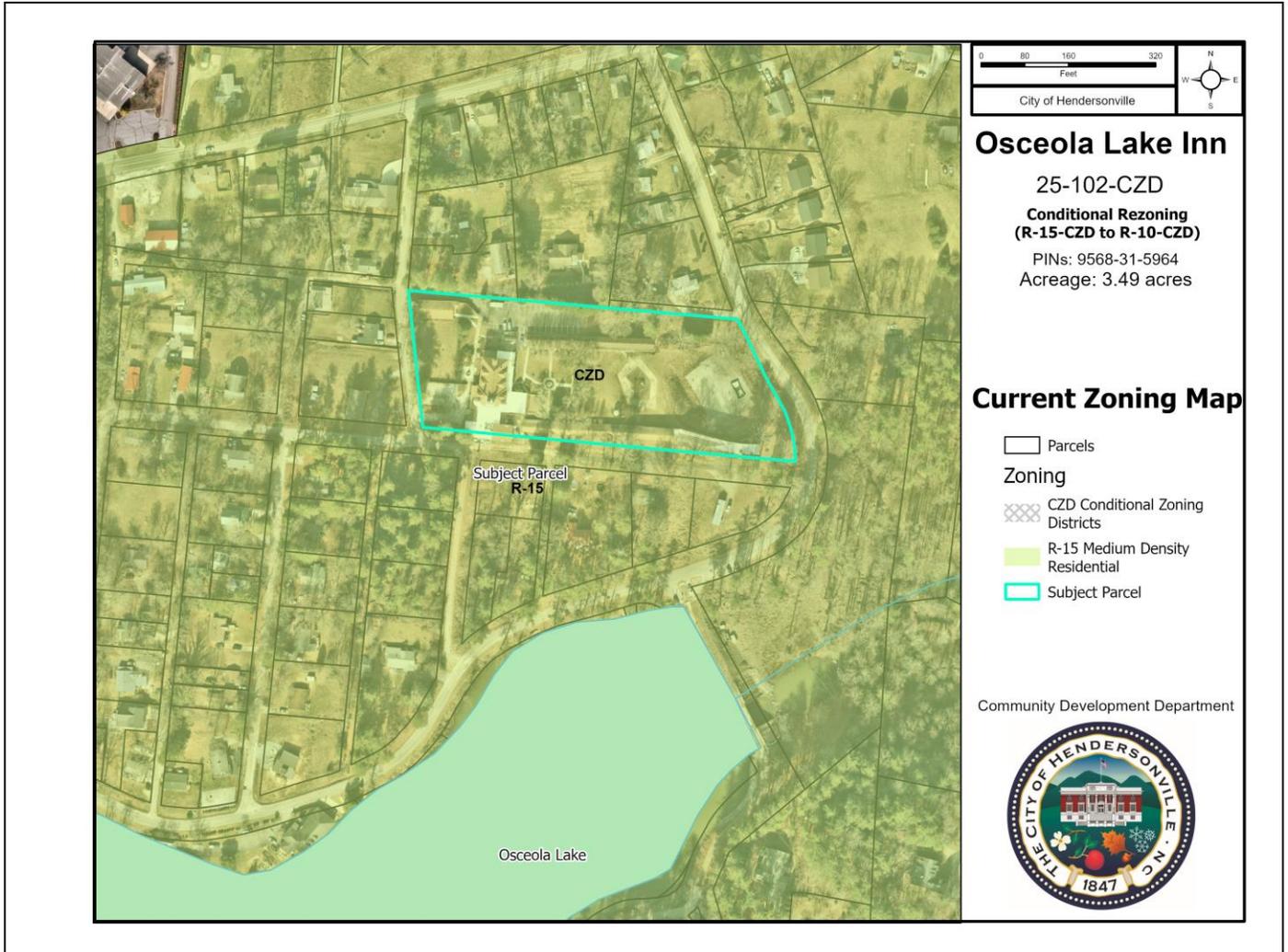
SITE VICINITY MAP

The City of Hendersonville has received an application for a Conditional Zoning District from Joey Burnett and Fiona McColley for the property located at 159 Osceola Road (PIN: 9568-31-5964). The property is currently zoned as Medium Density Residential Conditional Zoning District (R-15 CZD), and the applicant is requesting a rezoning to R-10 CZD.

The project is planned in three phases, with the first phase being an adaptive reuse of the historic inn, which dates to the early 20th century. The second phase is to construct the accessory structures associated with the adaptive reuse use in the historic inn. Phase III would be to construct 14 housing units and a clubhouse on the eastern portion of the site.

The applicant is proposing several uses, including hotel, restaurant, wellness center, and 14 housing units.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Medium Density Residential Conditional Zoning District (R-15 CZD). The property was rezoned in 2023, and the approved uses included hotel with 20 guest rooms, a café, event and conference space, and residential units. All of the parcels in the immediate vicinity are R-15. Most of the parcels have residential housing on them. There are several parcels in the vicinity that have businesses located on them.

SITE IMAGES



View of subject property from Osceola Road. The Historic Inn dates to the early 20th century. The original structure is the 3 ½ story building on the left. There was a later addition constructed to the right of the existing structure.



View of addition. This will serve as the proposed restaurant.

SITE IMAGES



View of current parking lot to the north of the historic inn. The parking lot is being proposed to be expanded to meet parking requirements for the site.



Center of property looking east. The building to the left will be adaptively reused as art studios.

SITE IMAGES

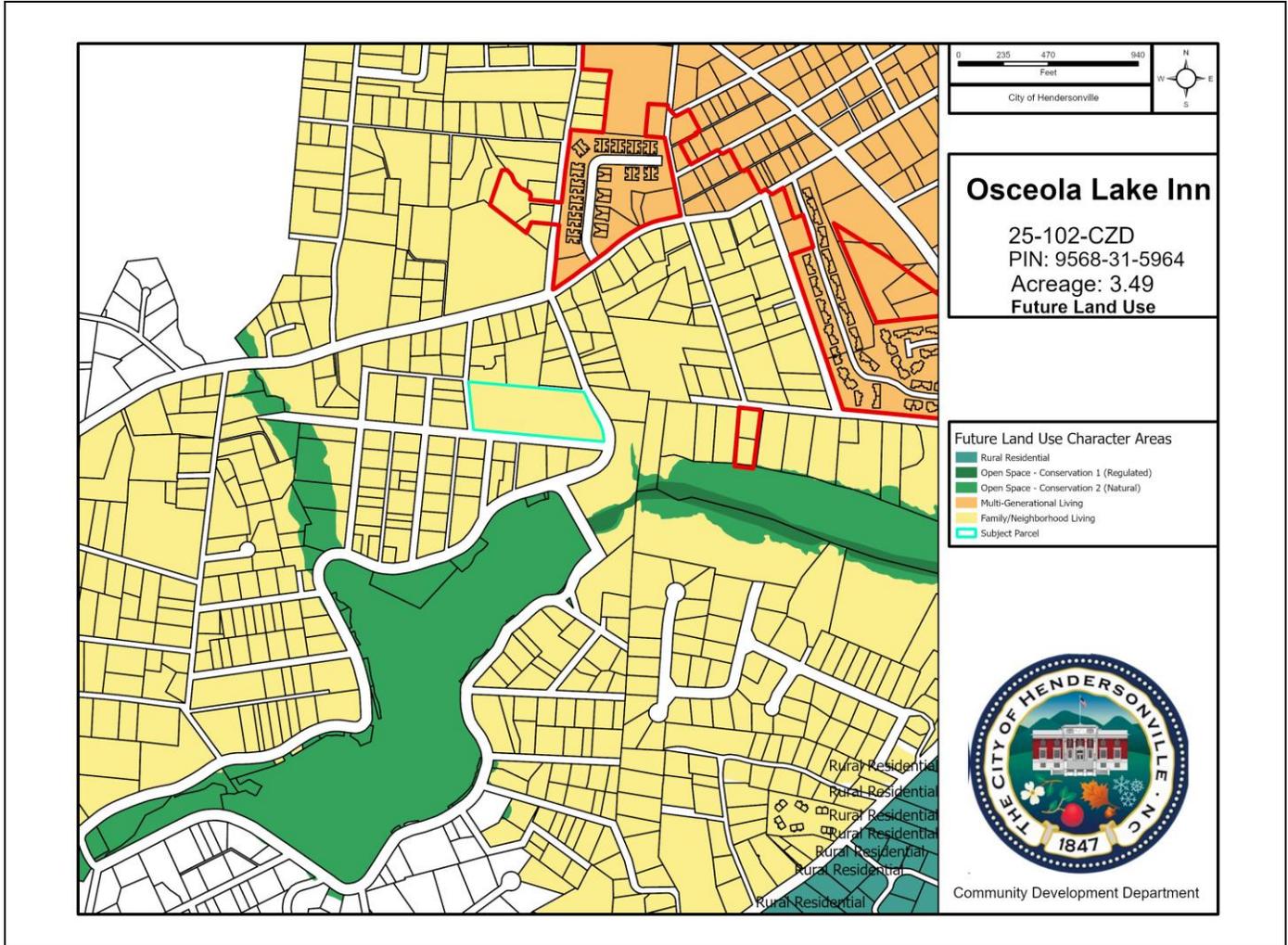


View of private drive that will be improved. Parking will be provided on the left side of the drive.



View from the easternmost part of the property looking west. The building to the left is proposed to be demolished.

FUTURE LAND USE



City of Hendersonville Future Land Use

The subject property is designated as Family/Neighborhood Living in the Gen H comprehensive plan. The surrounding properties area mostly designated as this, or as open space. To the north within city limits, properties are identified as Multi-Generational Living.

Family/Neighborhood Living Description:

This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots typically ranging from 1/3 acre to 1/8 acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved.

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Adaptive Reuse, residential
- Total Dwelling Units: 14 total. 9 utilizing the ½ unit calculation for units under 1,200 square feet.
- Proposed hotel rooms: 10 total
- Proposed art studios: 15 total
- Site: 3.49 acres
- Residential Density: 4 Units / Acre
- Buildings:
 - Total Footprint – 39,355 square feet
 - Existing – 24,145 square feet
 - Demolition – 4,100 square feet
 - New – 19,310 square feet
- Open Space: 1.2 acres
- Common Open Space: .48 acres
- Transportation:
 - The site currently has two access points on Osceola Road.
 - The applicant is proposing to improve the private right of way to the south of the site and add parking. This road will loop to North Lakeside Drive where it will exit.
 - All driveway entrances will need to be approved by NCDOT.
- Sidewalks:
 - A 5' sidewalk is required on both Osceola Road and North Lakeside Drive. The applicant is showing the sidewalk on Osceola Road, and they will request a fee-in-lieu for the sidewalk on North Lakeside Drive.
- Lighting:
 - All site lighting will be required to conform to the City's lighting standards. The lighting plan is a component of the final site plan review.
- Parking:
 - Off-Street Parking Requirements
 - Hotel – 10 (1 per guest room and 1 per 600 sf of public meeting area and restaurant area)
 - Art Studio – 24 (1 per 150 square feet)
 - Personal Services – 22 (1 per 200 square feet)
 - Residential – 15 (1 per dwelling unit with 1-2 bedrooms, 1.5 per dwelling unit with 3+ bedrooms)
 - Off-Street Parking provided
 - 105 parking spaces (meets requirements)
- Landscaping:
 - This development will be required to plant:
 - Vehicular Use Landscaping
 - Interior parking lot plantings (Sec. 15-9a)
 - Street Trees (Sec. 15-15)
 - Common space plantings (Sec. 15-13)

- Open Space plantings (Section 15-14)
- A detailed Landscaping Plan will be provided at final site plan

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for R-10 CZD (minus any developer proposed conditions).
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping:
 - All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City’s ordinances.

Proposed City-Initiated Conditions:

1. The project must be compliant with all applicable fire, utility, NCDOT, and stormwater standards upon final site plan approval.
2. The renovation of the historic inn should be done in the spirit of the Secretary of Interior Standards for Rehabilitation.

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

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

PUBLIC WORKS:

Preliminary Site Plan Comments:

Proposed City-Initiated Conditions:

1. None

UTILITIES:

Preliminary Site Plan comments:

1. Annexation required for new construction to be connected to sewer. (Resolve prior to Final Site Plan)
2. Need for a more thorough review of the current water/sewer system to determine if there is a need to upgrade any of the infrastructure. (Resolve at Final Site Plan)

FIRE

Preliminary Site Plan Comments:

1. Need for more thorough fire review to determine if buildings will need fire

- access or will need to have a sprinkler system installed. (Resolve at Final Site Plan)
- 2. Need to review the layout of drives to determine if there is sufficient access to fire trucks. (Resolve at Final Site Plan)

NCDOT

Preliminary Site Plan Comments:

- 1. NCDOT requires a screening document to determine needs for the site. (Resolve at Final Site Plan)
- 2. Possibility of requiring a TIA. (Resolve at Final Site Plan)
- 3. Has concerns with the current driveway access and will need to discuss this with the applicant. (Resolve at Final Site Plan)

STORMWATER

Preliminary Site Plan Comments:

- 1. Need for a comprehensive stormwater plan for all three phases of the Development. (Resolve at Final Site Plan)

Developer Proposed Conditions

- 1. Allow accessory buildings to be set in front of the principal structure.
- 2. Allow for the additional structures to serve as accessory uses to the primary adaptive re-use, thereby waiving section 16-4-2 (c).

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

<p>1) COMPREHENSIVE PLAN CONSISTENCY</p>	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property was excluded from the <u>Land Supply Map</u> analysis. The subject property was excluded from the <u>Suitability Assessment</u> analysis. The subject property is considered consistent with the <u>Development Intensity Map</u>.</p> <p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Family/Neighborhood Living Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: N/A</p>
<p>2) COMPATIBILITY</p>	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p> <p>The proposal has several elements which are somewhat compatible with the surrounding neighborhood. The residential component is slightly higher density than what is allowed in the R-15 zoning district surrounding the property. The adaptive re-use of the hotel site adds some intensity to the site, however, it previously served as a hotel.</p> <p><u>EXISTING CONDITIONS</u> The subject property currently has a 3 ½ story Inn which includes an existing restaurant space, two additional structures with guests rooms in them, a former dance hall that serves a residence, and several paved and gravel parking areas. The previous conditional rezoning authorized the inn to be adaptively reused as a hotel with 20 guest rooms, a café, and an event and conference space.</p> <p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: N/A Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A</p>

	<p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV)</p> <p>Mix of Uses: Consistent</p> <p>Compact Development: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Consistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The applicant’s business model has evolved resulting in the need for more uses to be allowed on the site, as well as a new construction housing element.</p>
<p>4) Public Interest</p>	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p> <p>The redevelopment of this site would activate a large parcel in the City’s ETJ that has a large existing structure and existing infrastructure. The small increase in density from R-15 to R-10 is a logical progression, especially given the adaptive re-use of the site.</p>
<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p> <p>The subject property will be required to petition to annex to receive sewer connection for the new construction on the site. The existing structures have access to sewer already through a previous agreement with the city.</p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p> <p>The project does not trigger tree canopy preservation, though the applicant has elected to preserve a large number of mature trees along the northern boundary.</p> <p>The applicant is proposing a number of sustainable development practices that will assist with stormwater retention and other environmental impacts.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Family/Neighborhood Living as defined in Chapter IV of the Gen H Comprehensive Plan.

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

DRAFT [Rationale for Approval]:

- The petition proposes to adaptively reuse an important historic structure.
- The petition provides needed additional housing on a portion of the property.
- The petition provides a number of sustainability features that align with the goals identified in the comprehensive plan.
- The petition seeks to revitalize an outdated commercial area.

DRAFT [Rational for Denial]

- The petitions proposed density is greater than what the area can accommodate.
- The petition would generate excessive traffic and noise in an existing residential neighborhood.
- The petition would have a negative impact on the surrounding properties due to the intensity of the use.

Character Area Description (Pg. 122-131)

Zoning Crosswalk

ola Lake Inn

Consistent	Inconsistent	Staff Notes
NA	NA	Excluded from analysis
NA	NA	Excluded from analysis
Somewhat consistent		Noted as being in an area that should see "low intensity" development. Low intensity development. The development intensity map is designed to show where development should take place. The Comprehensive Plan states that "[development should] be intentional about the reuse of developed parcels thereby minimizing the expansion of existing development footprint. The designation of low intensity is due to the parcels proximity being located in a periphery area.
AP		
Family/Neighborhood Living (FNL)		

<p style="text-align: center; color: #C8A24D;">Somewhat consistent</p>	<p>Character Area Description: This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots typically ranging from 1/3 acre to 1/8 acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Staff Analysis: Staff found this to be somewhat consistent with the character area description. The proposal utilizes conservation design in its design, lumping the residential component on the easternmost part of the property and providing natural gardens and tree preservation throughout the site.</p>
	<p style="text-align: center; color: #4CAF50;">Consistent</p>

Osceola Lake Inn

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

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

OSCEOLA LAKE VILLAGE

159 OSCEOLA RD, HENDERSONVILLE

OWNER: GREEN HORIZONS PROPERTY GROUP, LLC
 DESIGNER: JOEY BURNETT
 SURVEYOR: ASSOCIATED LAND SURVEYORS AND PLANNERS PC



159 OSCEOLA RD

PIN: 9568315964
 Property Owner: BL CORP OF NC
 Parcel Size: 163498.07 ft² (3.75 acres)

	Percent Coverage	Square Footage
2025	14.60%	23870.24 ft ²
2023	30.36%	49633.96 ft ²
2022	20.17%	32977.45 ft ²

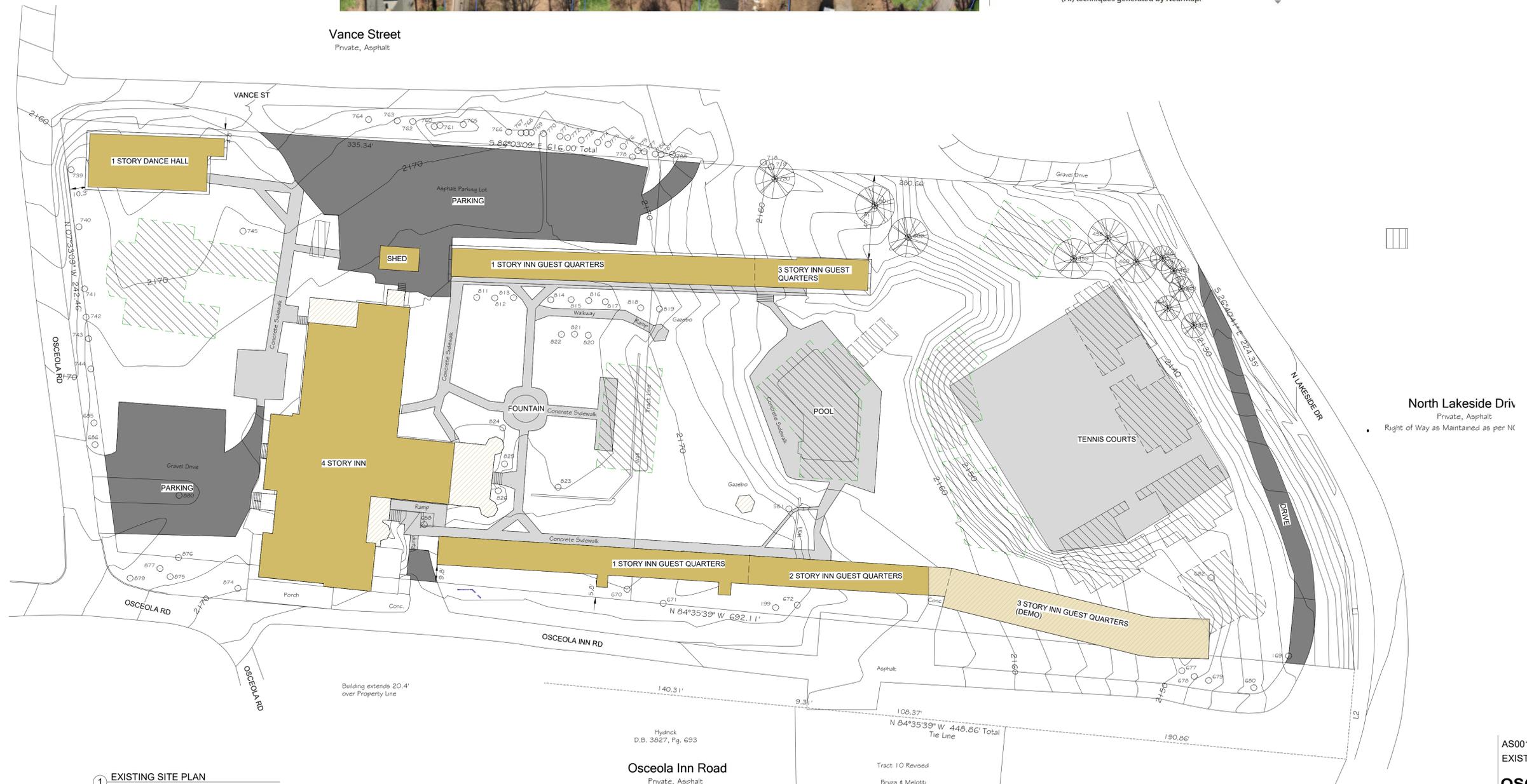
Percent Change from 2022-2025

2022 → 2023: **50.51%**

2022 → 2025: **-27.62%**

2023 → 2025: **-51.91%**

2022 & 2025 canopy data has been derived from artificial intelligence (AI) techniques generated by NearMap.



1 EXISTING SITE PLAN
 1" = 30'-0"

AS001
 EXISTING SITE PLAN

OSCEOLA LAKE VILLAGE VILLAGE MASTER PLAN

159 OSCEOLA RD
 HENDERSONVILLE
 2.12.26

OSCEOLA LAKE VILLAGE

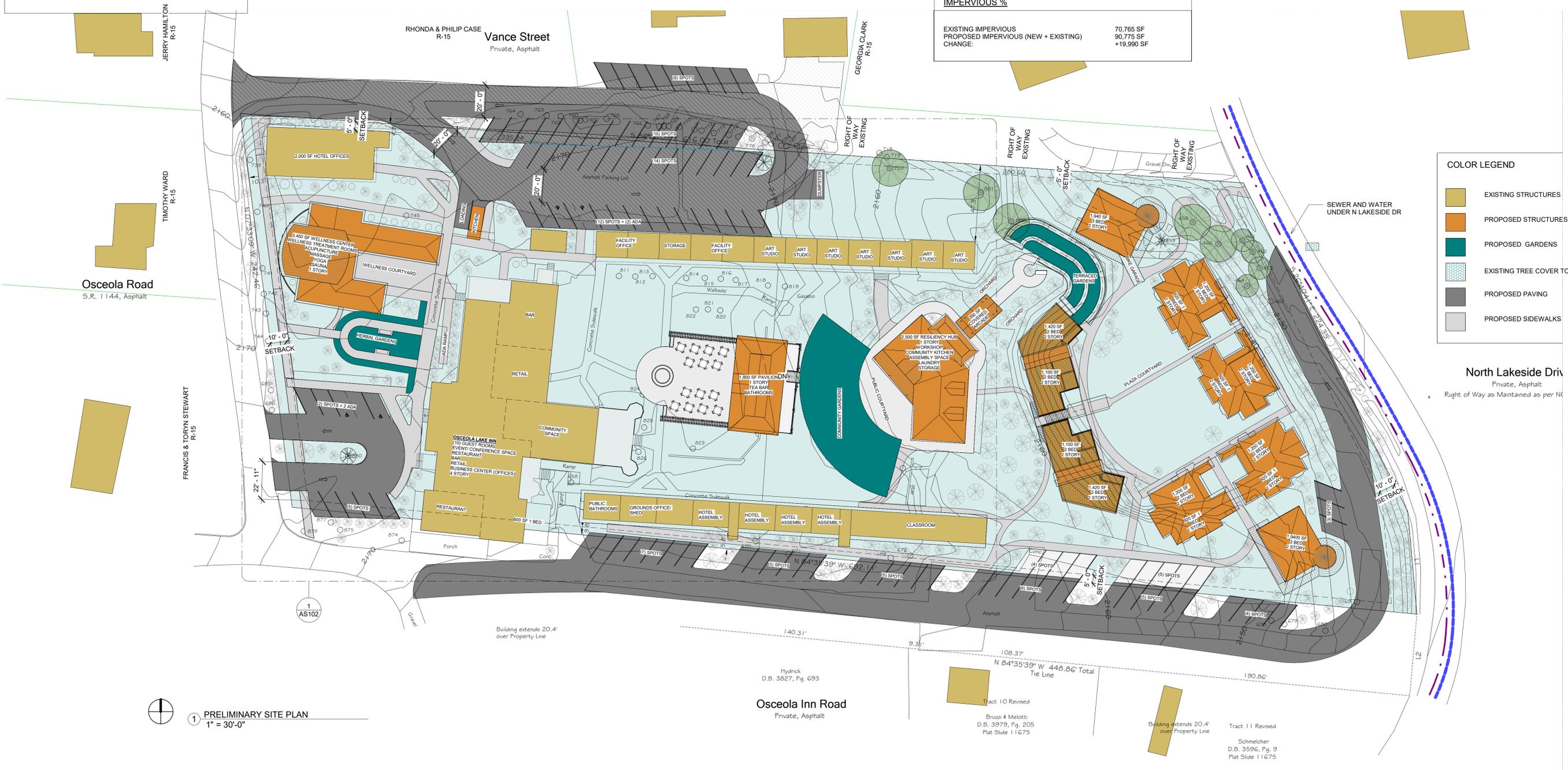
159 OSCEOLA RD,
HENDERSONVILLE

OWNER: GREEN HORIZONS PROPERTY GROUP, LLC
 DESIGNER: JOEY BURNETT
 SURVEYOR: ASSOCIATED LAND SURVEYORS AND PLANNERS PC

ALL ADJACENT PROPERTIES: FLOOD ZONE:	R15 NONE
CURRENT ZONING: PROPOSED ZONING:	ETJ - R15-CZD R10-CZD -MPROD - 9 UNITS -ADAPTIVE REUSE -HOTEL W/ ACCESSORY USES -CAFE, BAR, RETAIL, OFFICES, WELLNESS, ARTIST
STUDIOS	
REQUESTED CONDITIONS:	1.) ALLOW ACCESSORY BUILDINGS TO BE SET IN FRONT OF THE PRINCIPAL STRUCTURE. 2.) ALLOW FOR THE ADDITIONAL STRUCTURES TO SERVE AS ACCESSORY USES TO THE PRIMARY ADAPTIVE RE-USE, THEREBY WAIVING SECTION 16-4-2(C).
PLANNING CONDITIONS:	TBD



SITE CALCULATIONS	
LAND AREA:	152,420 SF TOTAL
BUILDING FOOTPRINT:	
-EXISTING:	24,145 SF
-DEMO:	-4,100 SF
-NEW:	19,310 SF
	39,355 SF TOTAL (25.8%)
-GREEN ROOFS:	2,720 SF TOTAL (-1.8%)
PAVED AREAS:	20,290 SF TOTAL (13.3%)
SIDEWALKS (EXISTING+NEW):	18,830 SF TOTAL (12.4%)
COMMON GARDENS:	5,960 SF (3.9%)
COMMON SPACES (COURTYARDS)	15,325 SF (10.1%)
COMMON OPEN SPACE TOTAL	21,285 SF TOTAL (14.0%)
OPEN SPACE (YARD):	52,660 SF (24.5%)
DWELLING COUNT	
DWELLING UNITS:	
1 BED	4 (4X.5)
2 BED	8 (6X.5)
3 BED	2
	9 TOTAL
PARKING	
PARKING COUNT - PROVIDED:	
PARKING:	88 (4 ADA)
HOTEL:	17
RESIDENCES:	105 TOTAL
PARKING COUNT - REQUIRED:	
HOTELS (1 PER GUEST ROOM)	10
HOTELS 13,840 SF (1 PER 600 SF)	24
ART STUDIO 3,320 SF (1 PER 150)	22
-15 STUDIOS TOTAL	
PERSONAL SERVICES 6,650 SF (1 PER 200)	34
-COWORKING (10 OFFICES)	
RESIDENTIAL (1 PER DWELLING 1.5 PER 3 BED)	15
	105 TOTAL
IMPERVIOUS %	
EXISTING IMPERVIOUS	70,765 SF
PROPOSED IMPERVIOUS (NEW + EXISTING)	90,775 SF
CHANGE:	+19,990 SF



AS100
 SITE PLAN
OSCEOLA LAKE VILLAGE
 VILLAGE MASTER PLAN
 159 OSCEOLA RD
 HENDERSONVILLE
 2.12.26

SITE CALCULATIONS

LAND AREA:	152,420 SF TOTAL
BUILDING FOOTPRINT:	
-EXISTING:	24,145 SF
-DEMO:	-4,100 SF
-NEW:	19,310 SF
	39,355 SF TOTAL (25.8%)
-GREEN ROOFS:	2,720 SF TOTAL (-1.8%)
PAVED ROADS:	20,290 SF TOTAL (13.3%)
SIDEWALKS (EXISTING+NEW):	18,830 SF TOTAL (12.4%)
COMMON GARDENS:	5,960 SF (3.9%)
COMMON SPACES (COURTYARDS)	15,325 SF (10.1%)
COMMON OPEN SPACE TOTAL	21,285 SF TOTAL (14.0%)
OPEN SPACE (YARD):	52,660 SF (24.5%)

LANDSCAPING NOTES

COMMON AND OPEN SPACE TO MAINTAINED AND MANAGE BY GROUNDS DEPARTMENT AND RESIDENTS OF THE OSCEOLA LAKE VILLAGE. HERE GARDENS TO BE MAINTAINED BY OPERATORS OF THE WELLNESS CENTER. IRRIGATION TO BE PROVIDED BY RAIN CATCHMENTS SYSTEMS.

STORMWATER BIOSWALES TO BE PLANTED WITH PERENNIAL PLANTINGS WITH A PREFERENCE FOR RIPARIAN PLANTS.

ALL TREE AND SHRUB PLANTINGS TO FAVOR NATIVES AND FRUITING TREES (FRUITS/NUTS).

COMMUNITY GARDEN SPACES WILL BE PLANTED AND MAINTAINED BY COMMUNITY MEMBERS. THE DESIGN IS INTENDED FOR THESE SPACES TO HAVE A FOCUS ON ANNUAL, VEGETABLES AND FLOWERS.

IDENTIFIED FOOD FOREST ON THE EAST SIDE OF THE RESILIENCY CENTER TO HAVE A PREFERENCE FOR FRUITING TREES AND SHRUBS. SPACING OF TREES TO BE DEPENDANT ON VARIETY AND DWARF VARIETIES. ESPALIERS TREES RECOMMENDED NEAR STAIRS FROM THE VILLAGE TO THE RESILIENCY CENTER.

GREEN ROOF PLANTING TO BE NATIVE PERENNIAL GRASSES AND SEDUMS.

STORMWATER NOTES

STORMWATER BIOSWALES TO INCLUDE VEGETATED BERMS ON THE DOWNHILL SIDE OF EACH BIOSWALE. WHERE SUNLIGHT IS LIMITED, BERMS OF MYCELIUM INOCULATED WOOD MULCH CAN BE ADDED TO SLOW AND FILTER STORMWATER IN ADDITION TO SHADE-TOLERANT PERENNIALS.

RAIN BARRELS TO BE INCORPORATED INTO NEW STRUCTURES GUTTER SYSTEMS WITH A PREFERENCE FOR 100 GAL SYSTEMS. OVERFLOW TO BE DIRECTED TOWARDS BIOSWALES.

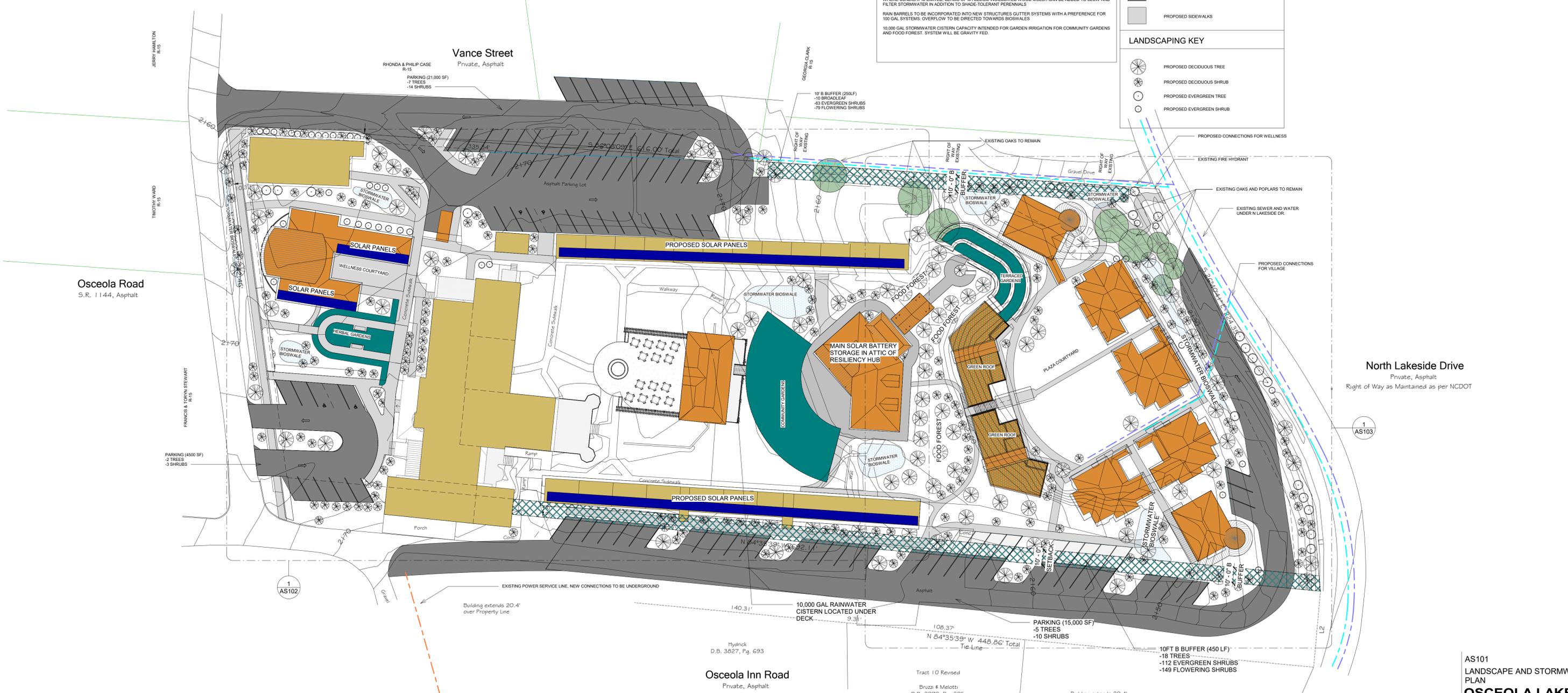
10,000 GAL STORMWATER CISTERN CAPACITY INTENDED FOR GARDEN IRRIGATION FOR COMMUNITY GARDENS AND FOOD FOREST. SYSTEM WILL BE GRAVITY FED.

COLOR LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED GARDENS
- EXISTING TREE COVER TO REMAIN
- PROPOSED PAVING
- PROPOSED SIDEWALKS

LANDSCAPING KEY

- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB



PRELIMINARY LANDSCAPE/UTILITY PLAN
 1" = 30'-0"

AS101
 LANDSCAPE AND STORMWATER PLAN
OSCEOLA LAKE VILLAGE
 VILLAGE MASTER PLAN
 159 OSCEOLA RD
 HENDERSONVILLE
 2.12.26



OSCEOLA LAKE INN FROM OSCEOLA RD



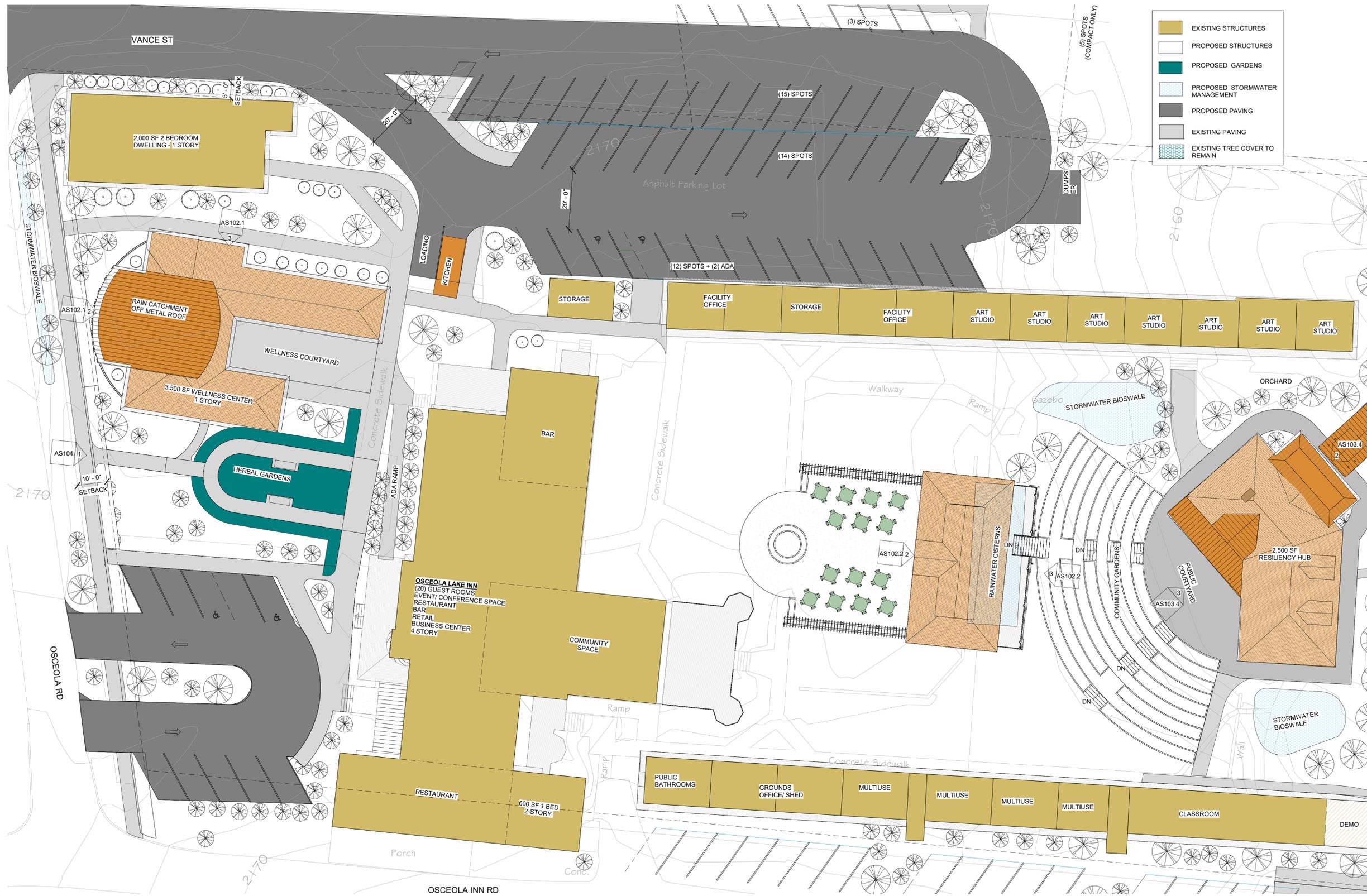
OSCEOLA LAKE INN FROM OSCEOLA INN RD



EXISTING BUILDING TO REMAIN ON NORTH WEST CORNER OF LOT



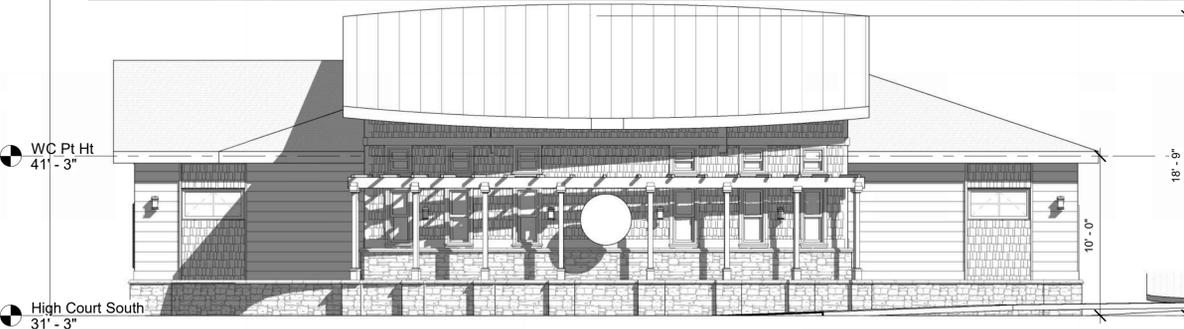
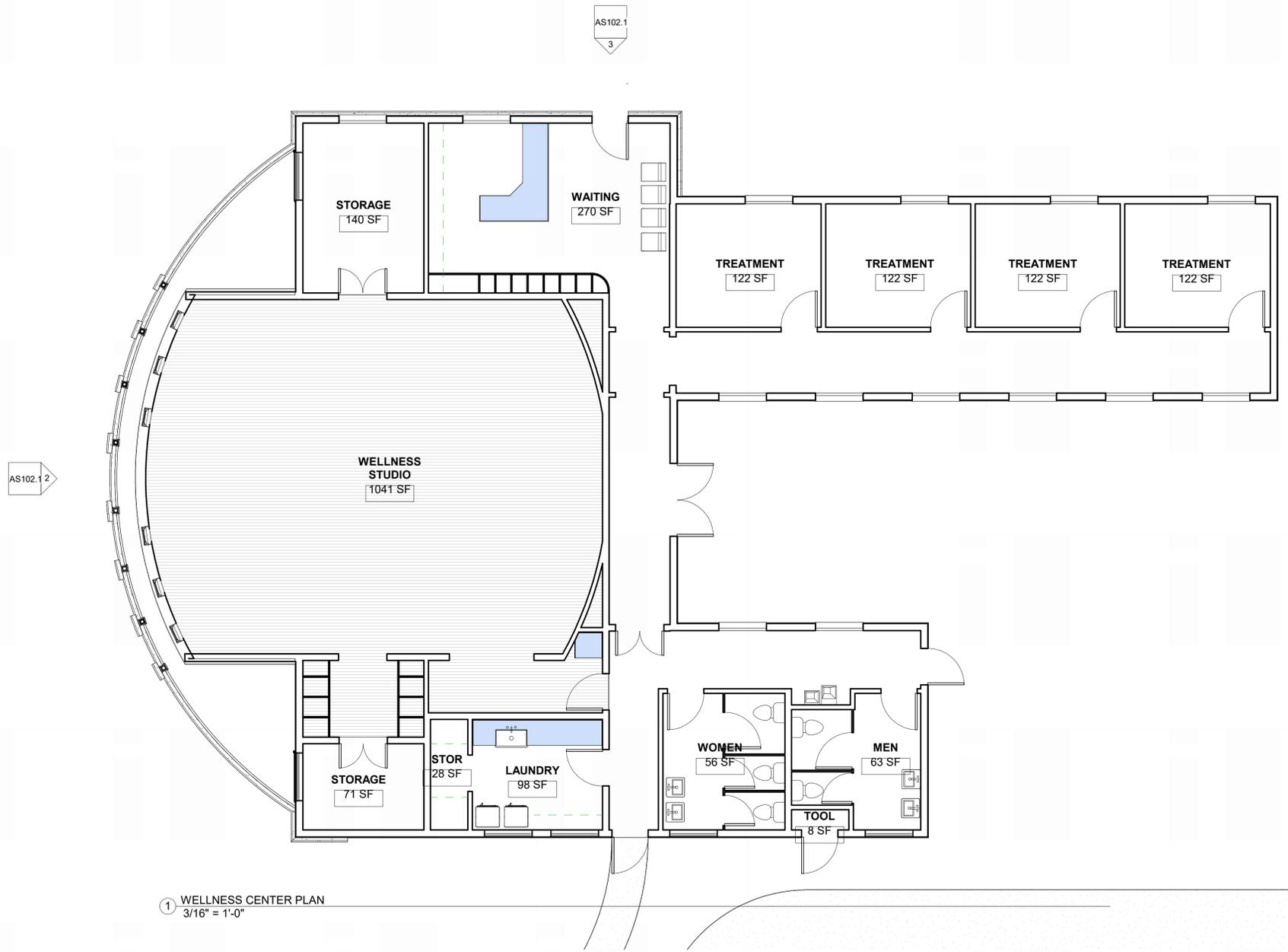
EXISTING BUILDING TO REMAIN ON NORTH AND SOUTH OF COURTYARD



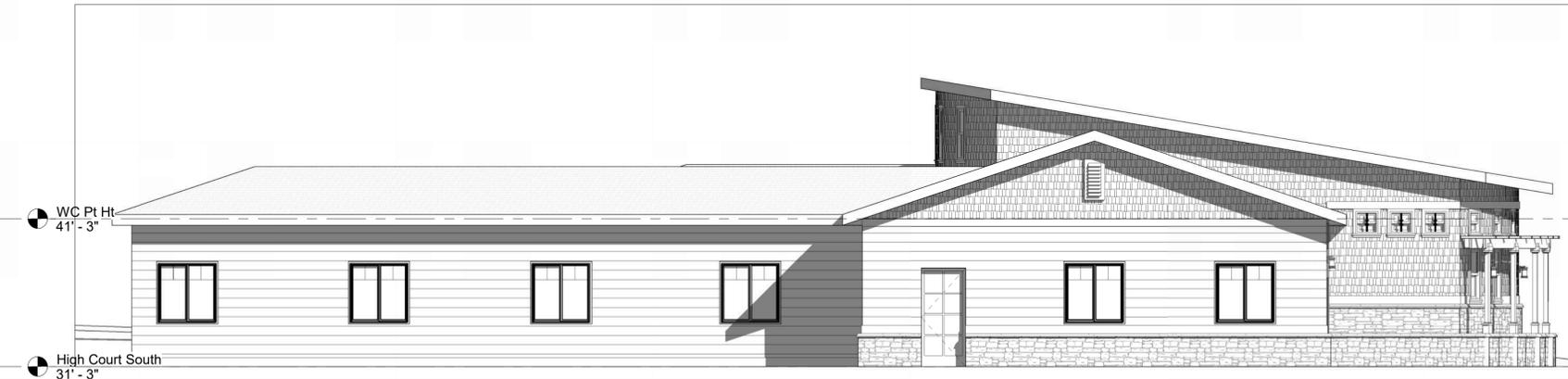
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- PROPOSED GARDENS
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED PAVING
- EXISTING PAVING
- EXISTING TREE COVER TO REMAIN

PRELIMINARY SITE PLAN - OSCEOLA LAKE INN
 1/16" = 1'-0"

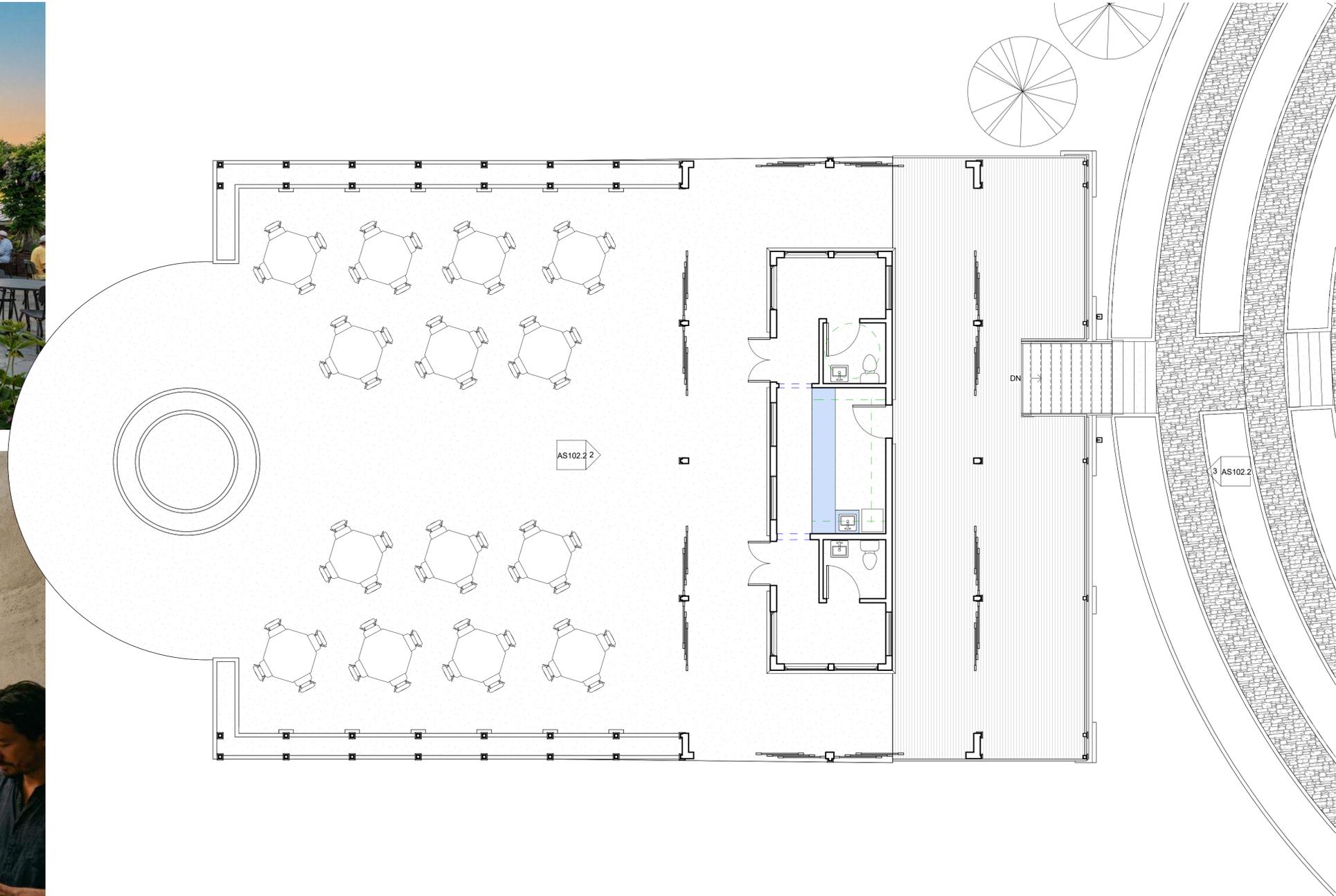
AS102
 SITE PLAN - OSCEOLA LAKE INN
OSCEOLA LAKE VILLAGE
 VILLAGE MASTER PLAN
 159 OSCEOLA RD
 HENDERSONVILLE
 2.12.26



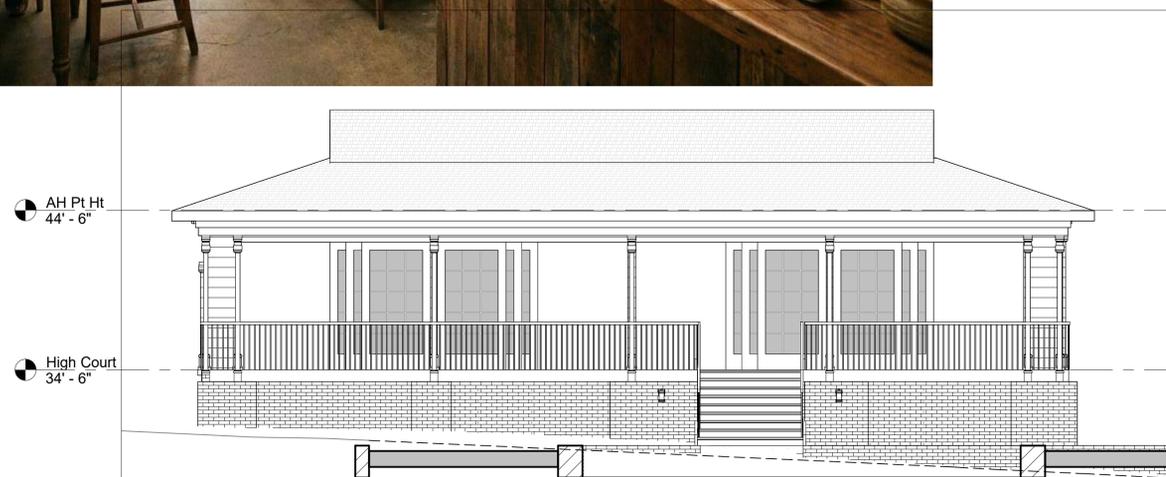
WELLNESS CENTER - OSCEOLA RD ELEVATION (SOUTH)
3/16" = 1'-0"



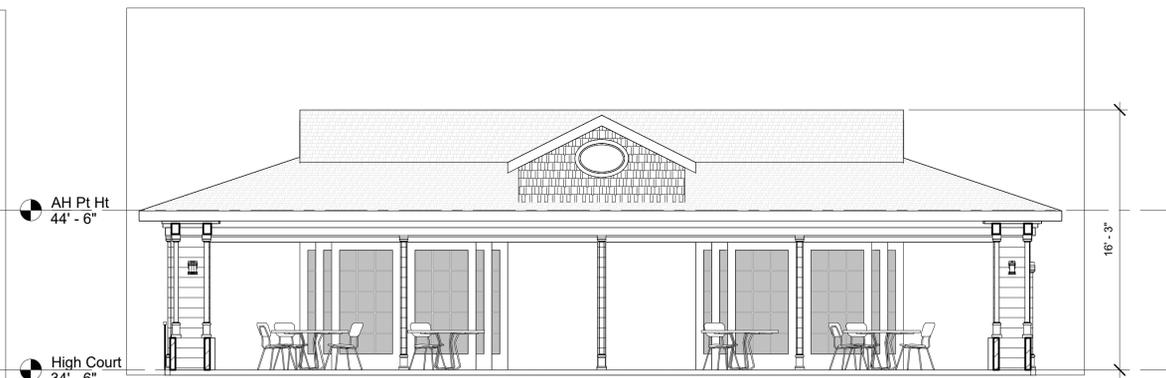
WELLNESS CENTER ENTRY ELEVATION (NORTH)
3/16" = 1'-0"



1 GROUND FLOOR PLAN - PAVILION
3/16" = 1'-0"



3 PAVILION GARDEN ELEVATION
3/16" = 1'-0"



2 PAVILION PATIO ELEVATION
3/16" = 1'-0"



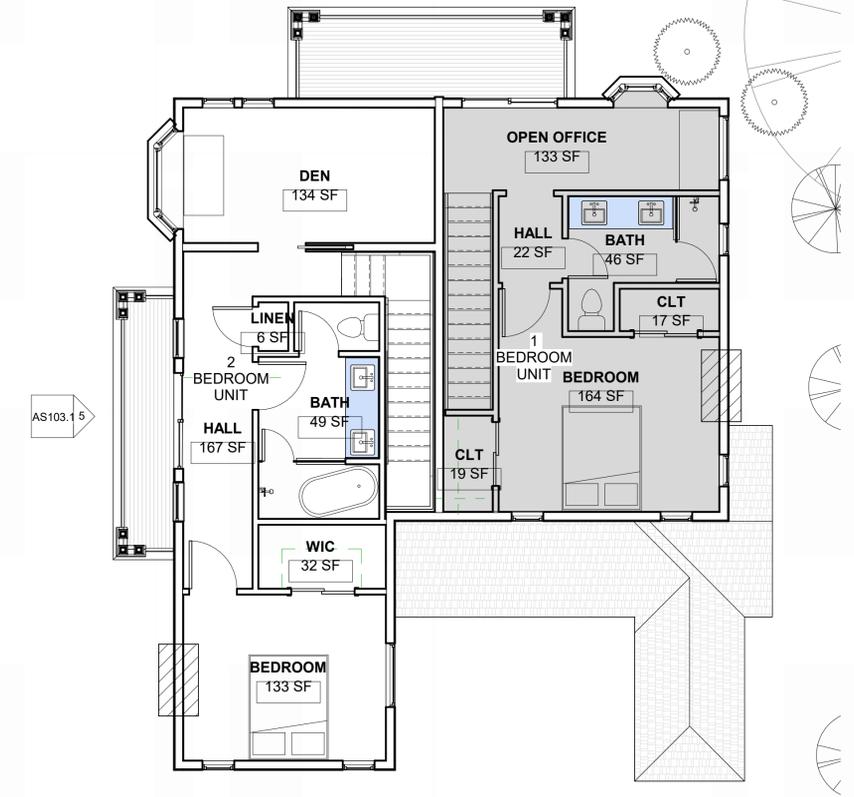
5 GARDNER 2 BED BALCONY ELEVATION
3/16" = 1'-0"



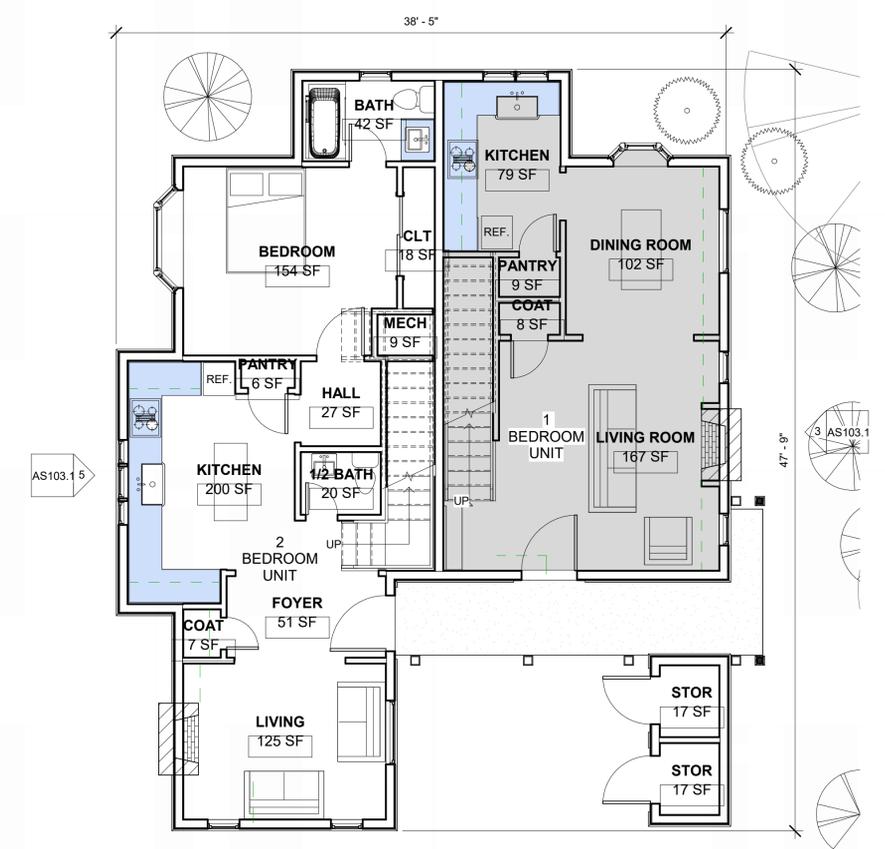
4 GARDNER 1 BED BALCONY ELEVATION
3/16" = 1'-0"



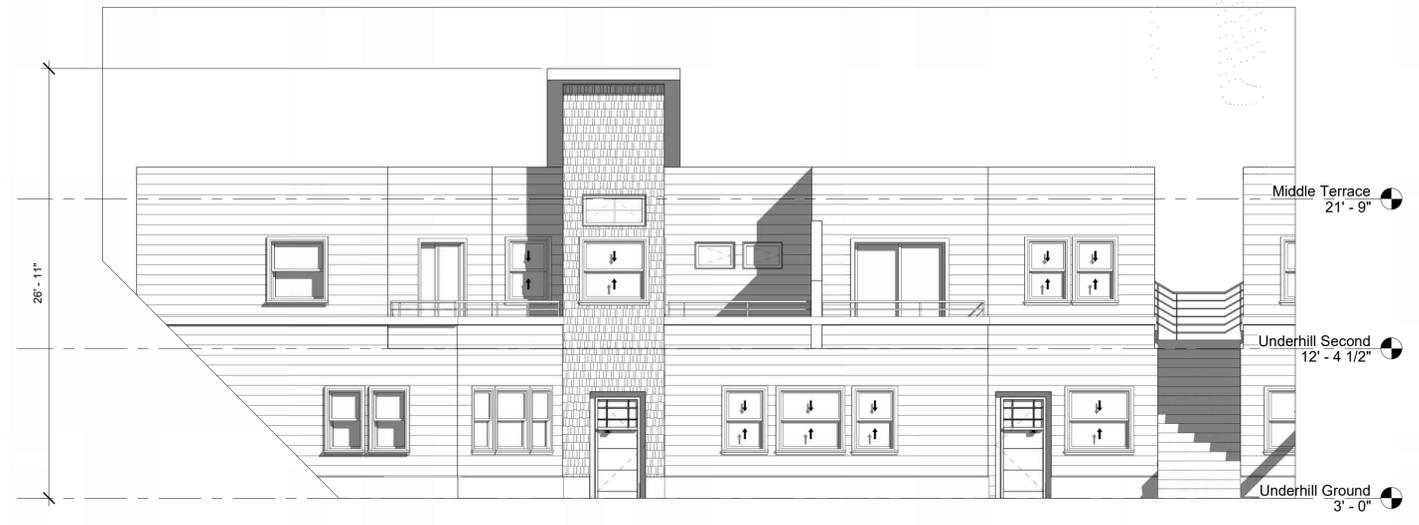
3 GARDNER ENTRY ELEVATION
3/16" = 1'-0"



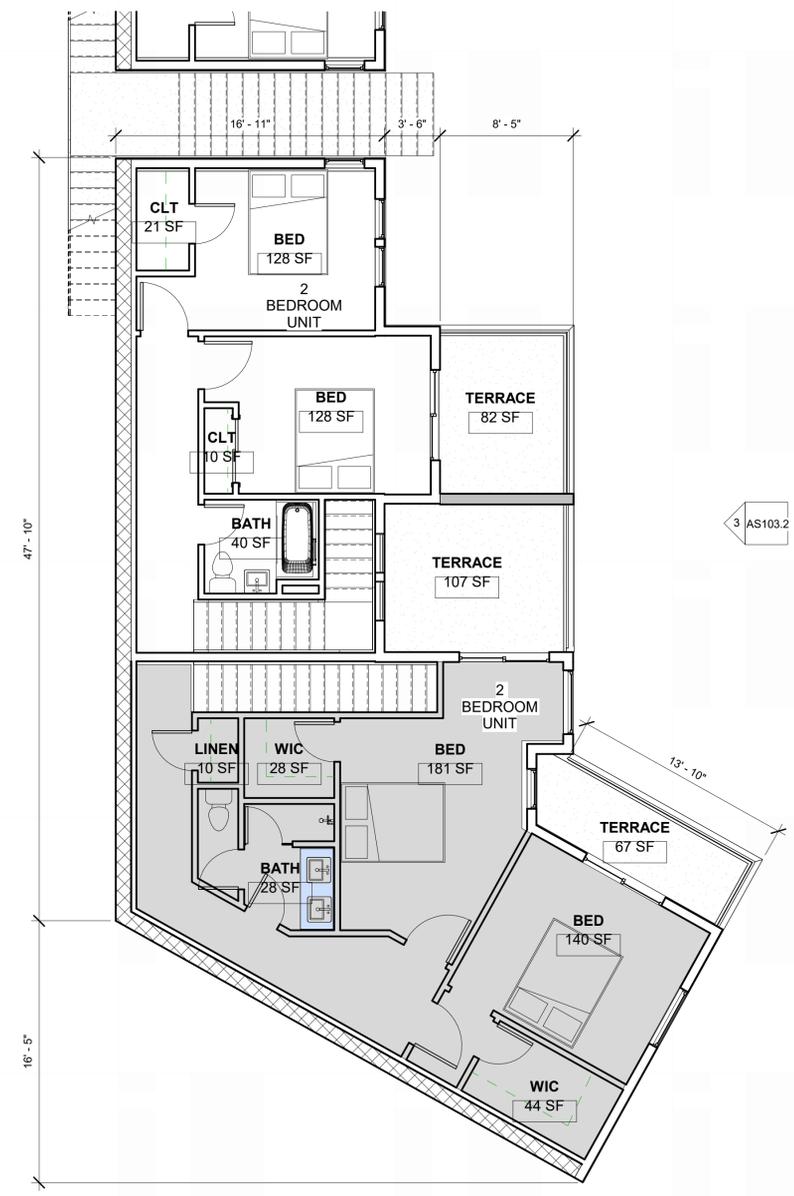
2 2ND FLOOR PLAN - GARDNER DUPLEX
3/16" = 1'-0"



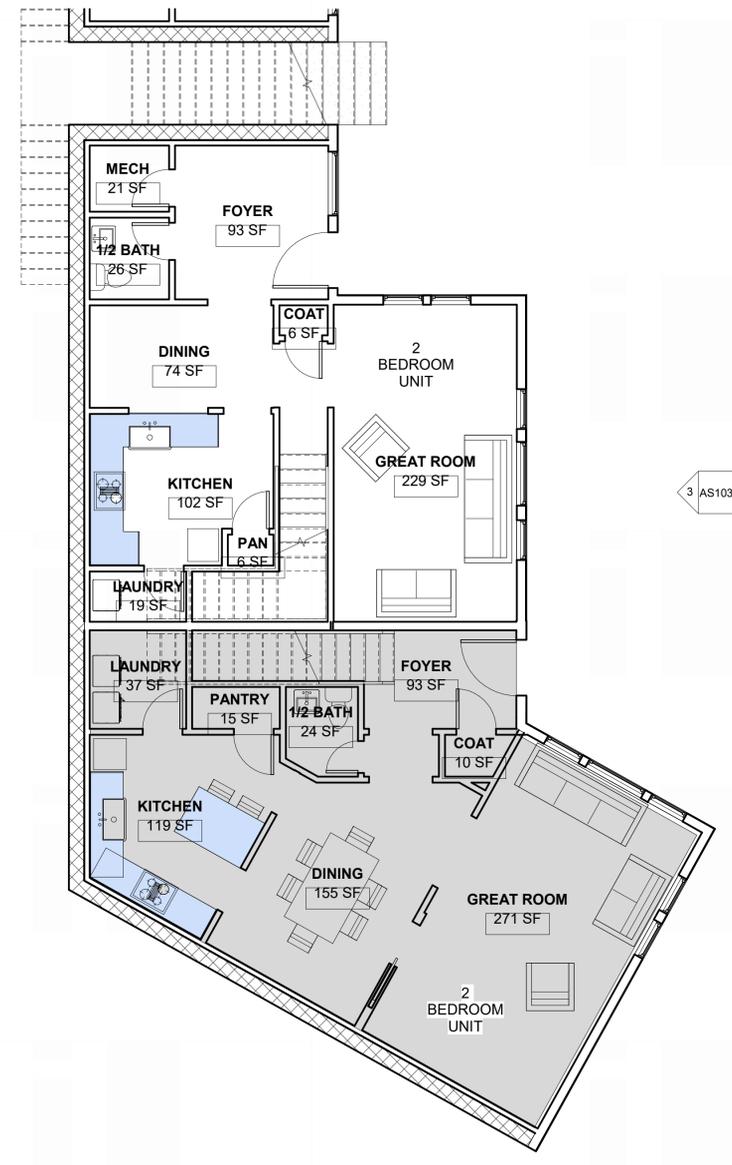
1 FLOOR PLAN - GARDNER DUPLEX
3/16" = 1'-0"



③ UNDERHILL FRONT ELEVATION
3/16" = 1'-0"



② SECOND FLOOR PLAN - UNDERHILL UNIT
3/16" = 1'-0"



① GROUND FLOOR PLAN - UNDERHILL UNIT
3/16" = 1'-0"



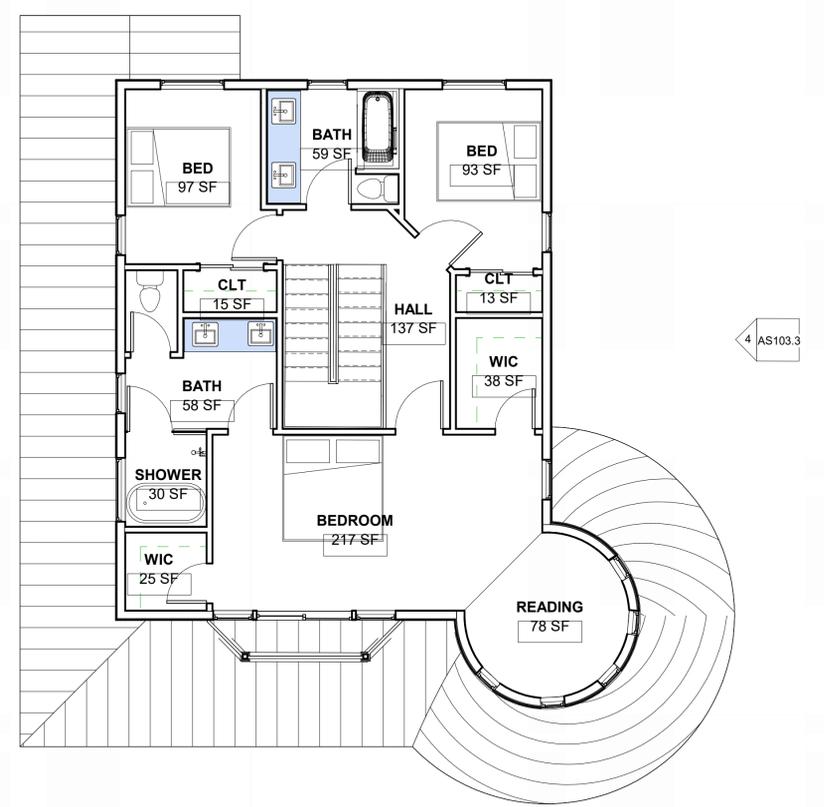
3 BRANDYBUCK ENTRY ELEVATION
3/16" = 1'-0"



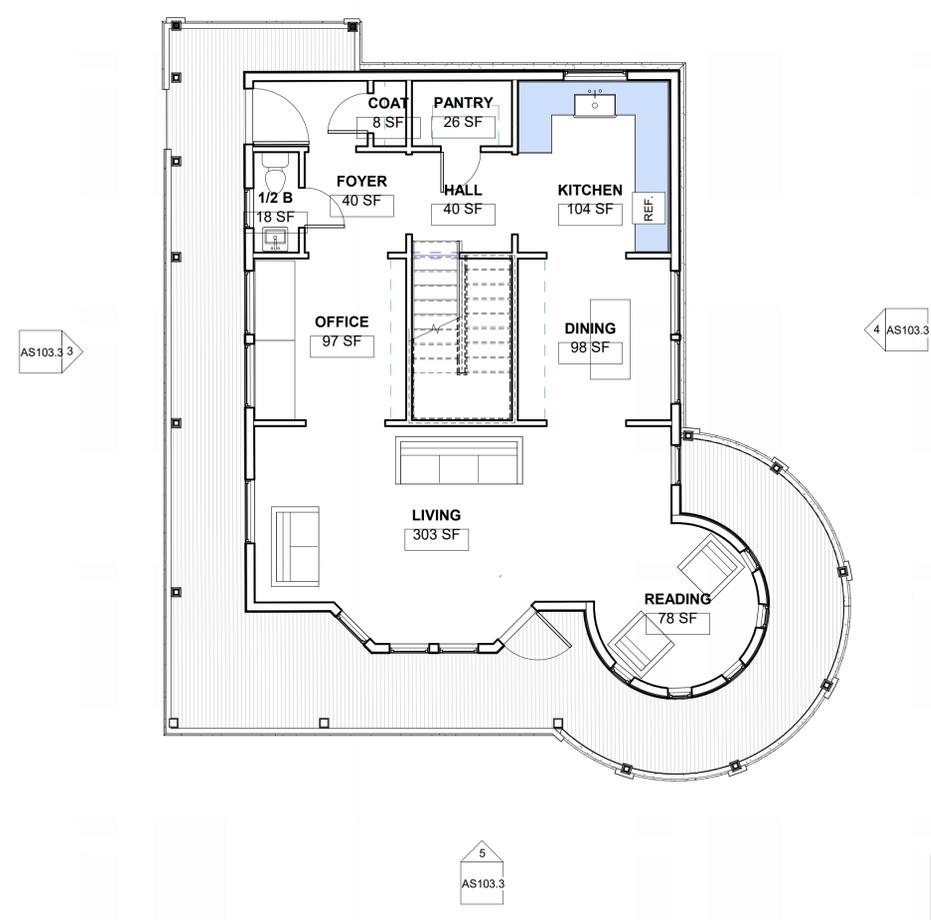
4 BRANDYBUCK LAKESIDE DR ELEVATION
3/16" = 1'-0"



5 BRANDYBUCK TURRET ELEVATION
3/16" = 1'-0"



2 SECOND FLOOR PLAN - BRANDYBUCK
UNIT
3/16" = 1'-0"



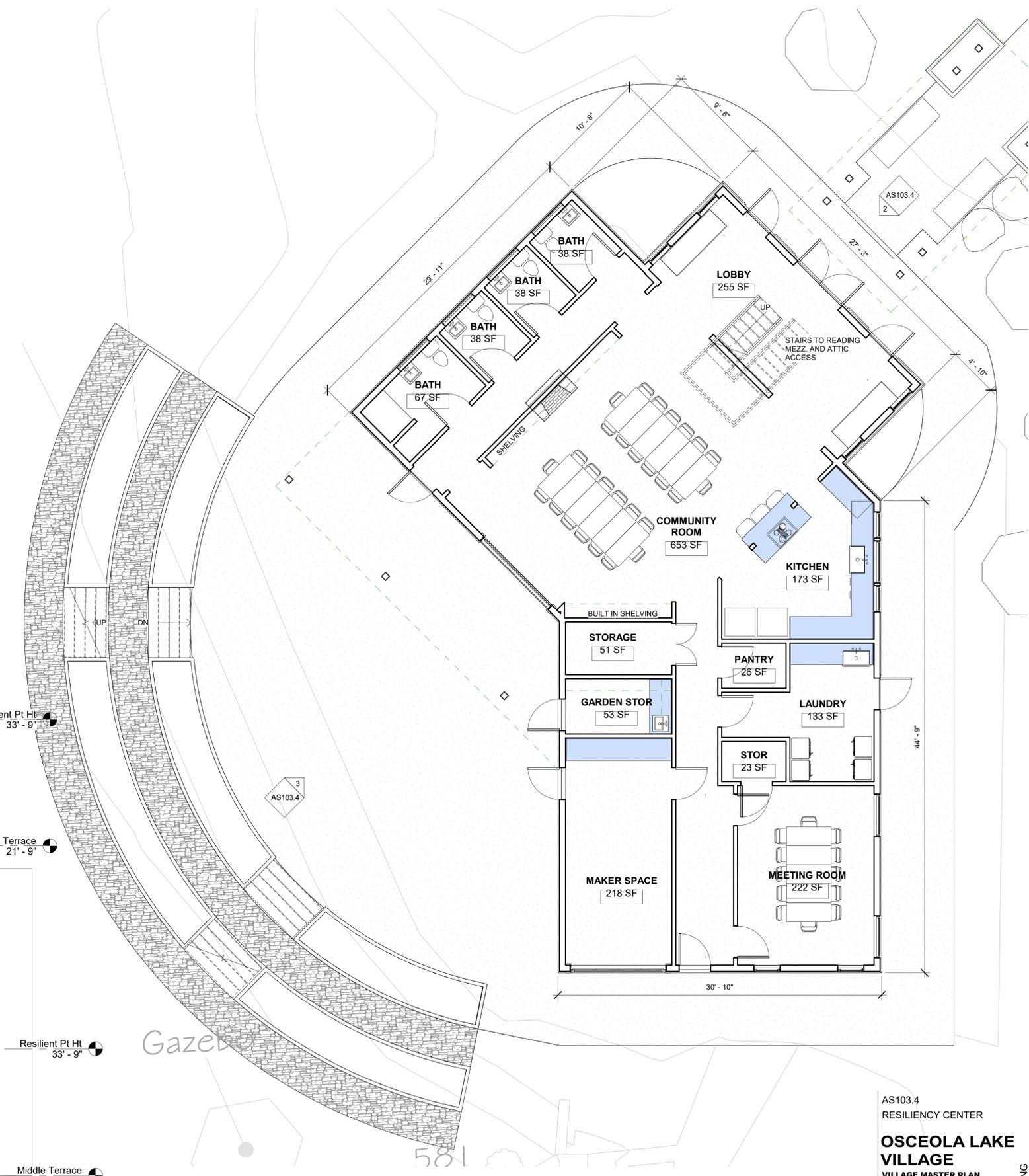
1 GROUND FLOOR PLAN - BRANDYBUCK
UNIT
3/16" = 1'-0"



RESILIENCY CENTER ENTRY
ELEVATION
②
3/16" = 1'-0"



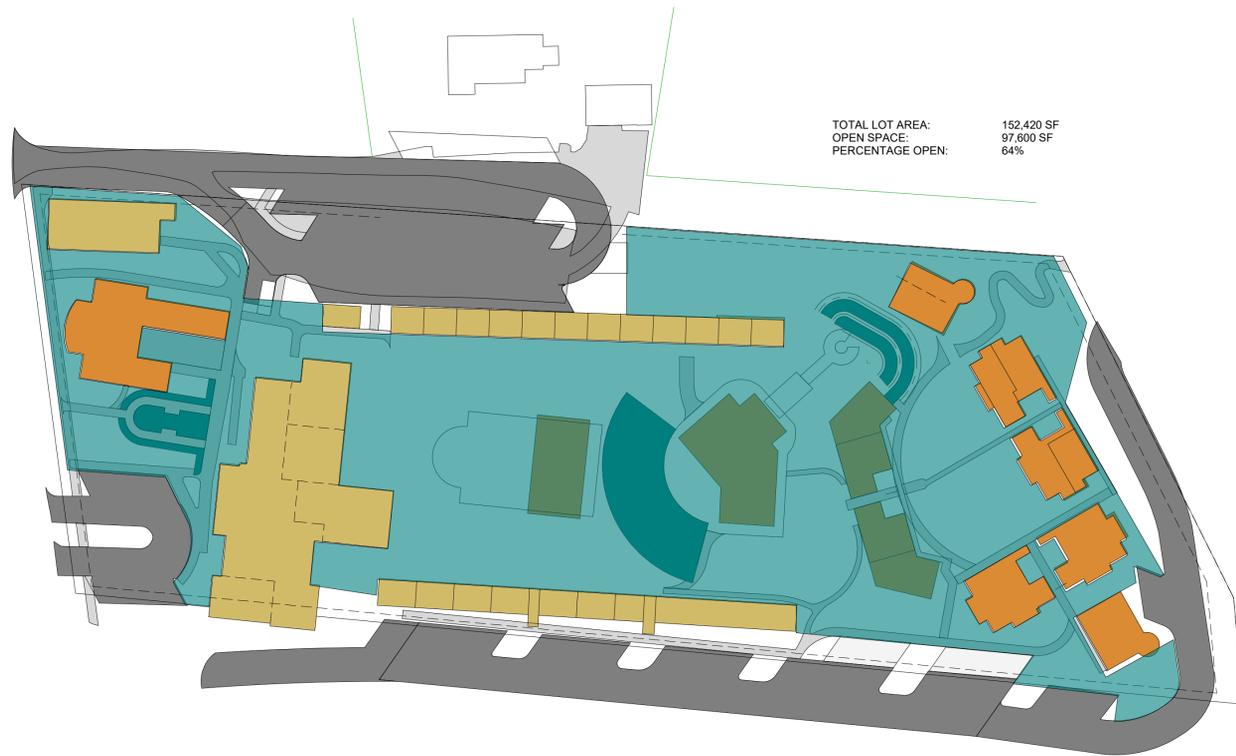
RESILIENCY CENTER COMMUNITY
ELEVATION
③
3/16" = 1'-0"



GROUND FLOOR PLAN - RESILIENCY
CENTER
①
3/16" = 1'-0"

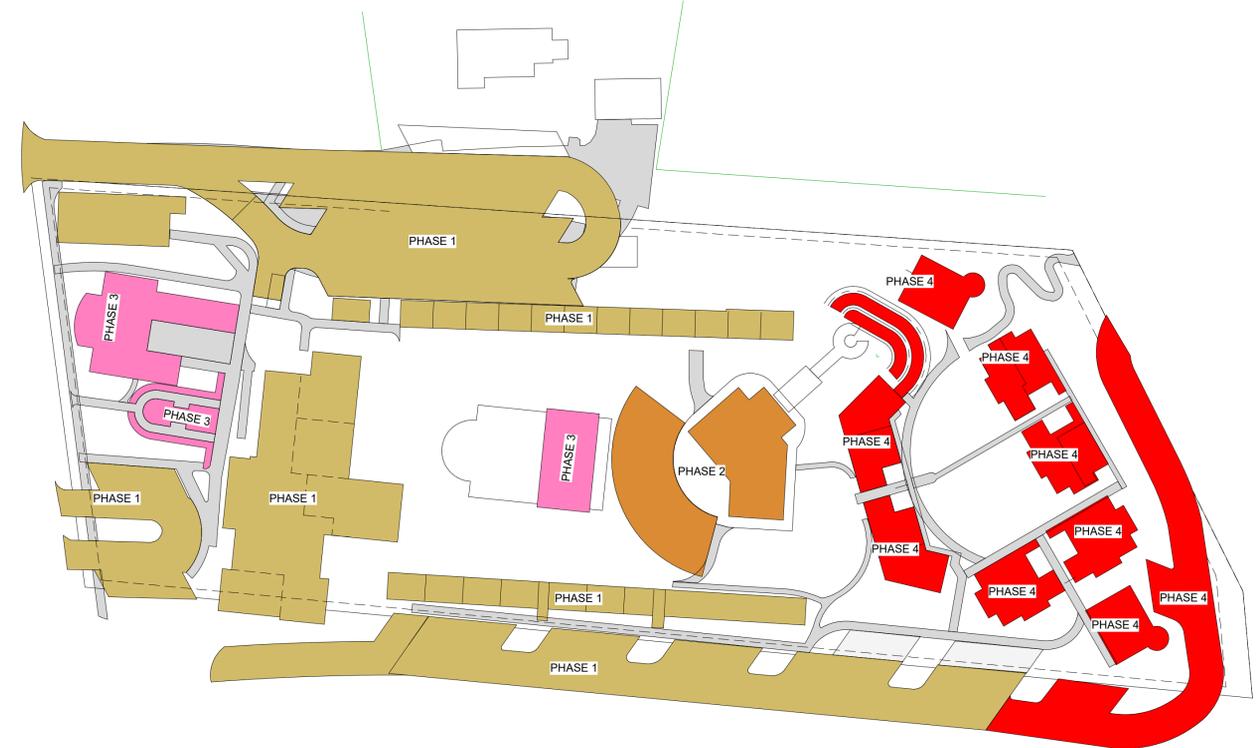


1 OSCEOLA RD ELEVATION
1/8" = 1'-0"



TOTAL LOT AREA: 152,420 SF
 OPEN SPACE: 97,600 SF
 PERCENTAGE OPEN: 64%

3 OPEN SPACE DIAGRAM
1" = 50'-0"



2 PHASING PLAN
1" = 50'-0"



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
OSCEOLA LAKE INN REDEVELOPMENT (25-102-CZD)
NCM MEETING DATES: DECEMBER 9TH, 2025

PETITION REQUEST: Rezoning: Osceola Lake Inn Redevelopment – R-10 CZD (Medium Density Residential Conditional Zoning District)

APPLICANT/PETITIONER: Fiona McColley and Joey Burnett

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 9th 2025, at 2 pm in the 3rd Floor Meeting Room at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 1 hour and 30 minutes.

There were 4 members of the public in attendance in-person and 1 attended virtually. The applicant and their development team were present with a total of 2 attendees. The City was represented with 3 members Planning staff.

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

There were no pre-submitted comment.

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

Concerns and questions from the public related to:

- Concern regarding the location of the drive and parking on the N Lakeside Drive section of the project.
- Questions about the prior use of the property.
- Discussion on what the applicant intends with the event center use.
- Concerns over the impact of the project on the neighbors.
- Questions pertaining to the restaurant on the property and if the public will be able to access this and other amenities on the property.
- Questions about the pricing for the housing being proposed.
- Concerns over the density of the housing on the project (note that this has changed from the original proposal – decrease from 26 units to 14).
- Questions about improvements to the roads.

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

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBER: 9568-31-5964 BY CHANGING THE ZONING DESIGNATION R-15 CZD (MEDIUM DENSITY RESIDENTIAL - CONDITIONAL ZONING DISTRICT) TO R-10 CZD (MEDIUM DENSITY RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9568-31-5964
 Addresses: 159 Osceola Road
 Osceola Lake Inn Redevelopment: (File # 25-102-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Green Horizons Property Group, LLC and Joey Burnett and Fiona McColley, for the redevelopment of the Osceola Lake Inn at 159 Osceola Road; and

WHEREAS, the Planning Board took up this application at a regular meeting on March 12th, 2026; voting **X-X** 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 **April 2nd, 2026**, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9568-31-5964, changing the zoning designation from R-15 CZD (Medium Density Residential – Conditional Zoning District) to R-10 CZD (Medium Density Residential - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated **Month Date, 2025**, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant’s execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Adaptive Reuse
 1. Hotel, café, bar, retail, offices, wellness, artist studios
 - ii. Minor Planned Residential Development
 1. 14 residential units and an accessory community building
 - c. **Additional conditions that shall be satisfied prior to final site plan approval include:**
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted this **14th day of April 2026**.

Attest:

 Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Becker, 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: 9568-31-5964
Addresses: 159 Osceola Road
Osceola Lake Inn Redevelopment: (File # 25-102-CZD)

Property Owner/Application: Green Horizons
Property Group, LLC

Signature: _____

Printed Name: _____

Title: _____

Date: _____



WORKSPACE INFORMATION

Application number 25-102-CZD	Category Conditional Rezoning	Workspace state In review
Workspace created 11/20/2025, 10:57:49AM EST	Application submitted 12/31/2025, 4:25:38 PM EST	
Assignee Sam Hayes	Package generation date 03/03/2026, 12:55:48 PM EST	

LOCATION INFORMATION

Address 159 OSCEOLA RD, Hendersonville, NC	Property information 9568315964,
--	--

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Fiona McColley	159 OSCEOLA RD HENDERSONVILLE [REDACTED] [REDACTED]	Applicant
BL CORP OF NC	1020 STATE ST HENDERSONVILLE NC 28739	Property owner
BL CORP OF NC	1020 STATE ST HENDERSONVILLE NC 28739	Property owner

TABLE OF CONTENTS

Cover page	1
Table of contents	2
Rezoning Pre-Consultation Form	3
Conditional Zoning District Checklist	4-9
Conditional Zoning District Petition (CZD)	10
Zoning-Applicant (Developer) Company Information	11
Zoning-Property Owner Company Information	12
Attachments	13



Project Description

Project Description

The purpose of this project is to transform the Osceola Lake Inn property at 159 Osceola Road, Hendersonville, NC into a mixed-use, community-oriented, environmentally conscious residential and hospitality campus, while updating the existing Conditional Zoning District (CZD) to align with current community needs and planning goals. This proposal is submitted to request rezoning from R-15 CZD to UR-CZD, allowing a coordinated, walkable community with activated open space, diversified housing options, and expanded public-serving uses. The master plan maintains the historic inn as a core anchor while introducing new residential, arts, education, and resilience-focused facilities. Key Components of the Project Preservation and renovation of the historic Osceola Lake Inn, including: 20 guest rooms Event and conference facilities Restaurant, bar, and public bathrooms A mix of 26 dwelling units, including: Existing 1-bedroom and 2-bedroom residences New 2-story townhomes ranging from 900–1,200 sq ft Gatehouse and accessory residential units Community-centered facilities, including: Multi-use art studios Classroom spaces Facility offices A community Resiliency Hub Public courtyards, plazas, and pedestrian walkways Extensive green space, including: Community gardens Terraced gardens Orchard areas A common patio and gazebo Open space (approx 22% of site) Improved site circulation and parking, totaling 85 parking spaces (including ADA spaces), meeting zoning requirements for hotel, residential, and studio uses. Purpose and Goals The project aims to: Revitalize a historic property while preserving its character and enhancing its long-term viability. Create a mixed-use environment that blends residential living, small-scale hospitality, community arts, and education. Provide community-accessible open space and amenities, strengthening the neighborhood and supporting local engagement. Support sustainability and resilience, including food-growing areas, walkable design, multi-use spaces, and a dedicated resilience hub. Enable more flexible housing types within a coordinated master plan that supports the city's long-term zoning and housing objectives. Why a New Conditional Zoning District is Needed The existing R-15 CZD does not accommodate: The updated building program Mixed-use features Expanded community spaces The master-planned residential layout The proposed UR-CZD appropriately supports the intended mix of residential, commercial, educational, and public uses as shown in the master plan.

Total Project Area (acres) 5	Total Lots/Units 26	Proposed building square footage: 100000.0 sq.ft.	Gen H Future Land Use Designation: Gen-H
Current Zoning District CZD	Proposed Zoning District UR-CZD	Proposed Meeting Date Option 1 12/12/2025	Proposed Meeting Date Option 2 12/11/2025
Proposed Meeting Time Option 1 5:00 PM		Proposed Meeting Time Option 2 5:00 PM	



APPLICANT GUIDELINES

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday of the month. Because of the multi-step application process for a conditional rezoning, a Pre-Application Conference is required for all applications. In advance of a Pre-Application Conference, applicants should prepare a concept plan containing property boundaries, building footprints, parking, driveways/streets, access points, and other such information. All pre-application conferences must be requested via the City of Hendersonville permitting software Cloudpermit. Conditional Rezoning requests can be found under the "Planning Module" in Cloudpermit. A concept plan is required to be uploaded with all pre-application conference requests.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of four required meetings and one primary application deadline. The application components are described below and include the;

- 1) Neighborhood Compatibility Meeting (NCM) – Held prior to the Preliminary Site Plan application deadline, this meeting is hosted by the applicant and involves the presentation of a "Concept Plan" in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. "Concept Plan" requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.
- 2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements including a TIA, if required, must be completed and submitted by this deadline. A complete application with accurate signatures and the application fee is required at this stage. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City's Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.
- 3) Planning Board – Held approximately 4-5 weeks after the submission of a complete Preliminary Site Plan Application. The Planning Board meets on the second Thursday of each month at 4pm. The meeting includes a Planning Division staff report and presentation on the application. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The Planning Board makes a recommendation for approval or denial of the application to City Council.
- 4) City Council – Held 3 weeks after the Planning Board meeting. The meeting includes a Planning Division staff report and presentation. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.
- 5) Final Site Plan Review – A Final Site Plan based on the approved preliminary site plan and drafted in accordance with Chapter 7 of the Zoning Code is required after a conditional rezoning is approved and before any site disturbance or construction can begin.

CZD - APPLICATION TIMELINE

Section 5, Item B.

Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council
November 22nd ,2024	December 6th, 2024	January 9th, 2025	February 12th ,2025
December 20th, 2024	January 3rd, 2025	February 13th, 2025	March 6th, 2025
January 24th, 2025	February 7th, 2025	March 13th, 2025	April 3rd, 2025
February 21st, 2025	March 7th, 2025	April 10th, 2025	May 1st, 2025
March 21st, 2025	April 4th, 2025	May 8th, 2025	June 5th, 2025
April 18th, 2025	May 2nd, 2025	June 12th, 2025	July 2nd, 2025
May 23rd, 2025	June 6th, 2025	July 10th, 2025	August 7th, 2025
June 20th, 2025	July 4th, 2025	August 14th, 2025	September 4th, 2025
July 18th, 2025	August 1st, 2025	September 11th, 2025	October 2nd, 2025
August 22nd, 2025	September 5th, 2025	October 9th, 2025	November 6th, 2025
September 19th, 2025	October 3rd, 2025	November 13th, 2025	December 4th, 2025
October 24th, 2025	November 7th, 2025	December 11th, 2025	January 2nd, 2026
November 21st, 2025	December 5th, 2025	January 8th, 2026	February 5th, 2026

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

- 1) A Concept Plan showing
 - a. Location and boundaries of the property.
 - b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.
 - c. Proposed drives & parking.
 - d. Location of signs and outdoor lighting.
 - e. Proposed restrictive covenants, if available, shall be presented.
 - f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

This information constitutes the minimum requirements for staff review, comments will follow on the schedule outlined in the Conditional Rezoning Request process timeline. Please submit two paper copies to City Hall (160 6th Ave E. Hendersonville, NC 28792) and upload a digital file to Cloudpermit. Section 5, Item B.

- 1) A completed application with developer/applicant and property owner signatures.
- 2) Application Fee: \$100 per acre with a \$500 minimum
- 3) Site Survey: Shall be submitted as a single to scale sheet measuring at least 24" by 36" and shall include the following site-specific information:
 - a. Site Topography: 2' Contours:
 - b. Adjacent Property Information:
 - c. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - d. Inset Vicinity Map
- 4) Preliminary Site Plan: Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24" by 36" and shall include the following project specific information.
 - a. Basic Project Information – Please include this information in chart form:
 - i. Date with month, day, and year:
 - ii. Title of Project:
 - iii. Name of Project Designer, Developer, and Property Owner:
 - iv. Project Zoning: per City of Hendersonville Zoning Map
 - v. Parking Requirements
 1. Calculation of parking spaces required per ordinance.
 2. Notation of parking spaces provided.
 - vi. Project Square Footage/Acreage & Percentage of Total Site
 1. Total Project Area
 2. Site Coverage – Buildings
 3. Site Coverage – Open Space
 4. Site Coverage – Streets & Parking
 5. Site Coverage – Other Facilities
 6. Site Coverage – Common Open Space
 - b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - c. Inset Vicinity Map:
 - d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:
 - e. Adjacent Properties - Zoning Designations & Owner Names:
 - f. Building Layout & Pedestrian and Vehicular Infrastructure:
 - i. Building Dimensions
 - ii. Sign Data

iii. Density (residential)

iv. Building Height as measured from Average Finished Grade

v. Sidewalks

vi. Off-Street Parking

vii. Off-Street Loading and Unloading

g. Preliminary Access Layout:

i. Proposed Streets, Alleys, Driveways, etc.

ii. Entrance and Exit Locations:

h. Proposed Project Phasing: (if applicable)

Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):

This plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.

- a. Property Buffers
- b. Planting strips/beds/etc.
- c. Street Trees, Perimeter & Interior Plantings
- d. A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped
- e. If Tree Credits are proposed to be utilized, the tree diameter (dbh) and species of tree shall be provided for individual trees that are proposed for preservation.
- f. Proposed limits of land disturbing activity
- g. Acreage of disturbed area
- h. Screening
- i. Floodplain
- j. Stream Buffers
- k. Site Lighting
- l. Common open space
- m. Open space maintenance arrangements

Preliminary Utility Layout Plan:

This plan shall be included as a separate plan.

- a. Stormwater Plan:
 - i. Please include a proposed area of site disturbance.
 - ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required.
- b. Water & Sewer
 - i. Please include utility layout and proposed connections.

Building Elevations (if applicable)

Section 5, Item B.

Some districts and Mixed Use projects require submittal of building elevations per district design standards and City Zoning Code.

Traffic Impact Analysis:

Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips or when required by the Community Development Director or by Zoning District. Trip generation predictions are to be defined by the latest edition of the manual Trip Generation published by the Institute of Transportation Engineers

Statement on Comprehensive Plan Compliance:

Zoning Ordinance Article 14

Signature of Understanding and Completion

By signing this document, you are confirming that all required documents have been submitted in accordance with the requirements of this document.

 Signed by / Firmado por **Fiona McColley** 12/29/2025, 9:48:06 AM EST / 29/12/25 9:48:06 EST

Date
12/29/2025



Required Information

Scheduled Neighborhood Compatibility Meeting - NCM Date 12/09/2025	NCM Time 2:00 PM
---	---------------------

Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting

Information

Type of Development: Commercial	Current Zoning R-15 CZD, Medium Density Residential Conditional Zoning District	
Proposed Zoning: UV Urban Village Conditional Zoning District	Total Agerage 5	Proposed Building Square Footage: 1100.0 sq.ft.
Number of Dwelling Units: 26		
List of Requested Uses: Accessory Solar/Energy System, Banks & Other financial institutions (ATM), Bar/Speakeasy, Bed & Breakfast facilities/Inn, Bicycle sales rental, repair & tours, Business Services, Compute, Conferences/meetings/gatherings/events/classes, Co-working/3rd Space, Cultural arts buildings (Gallery, library), Dance, health/wellness & fitness facilities, Dry cleaning and Laundry establishments and Laundries coin-operated, Home occupations, Hotel & Motels, Microbreweries, micro-distilleries, micro-cideries and micro-wineries (subject to supplementary standards in section 16-4), Music & art Studios, Neighborhood community centers, printing establishments, Offices, business, professional and public, Personal Services (Health, Beauty & Wellness, Professional & Creative Support, Design & Arts, Technical & Engineering, Lifestyle & Convenience, Pet care/grooming, Event planning and services, Transport), Planned residential developments, Residential dwellings, Restaurants, Retail stores, Shuttle/Transport services, Theaters, and any associated businesses relating to these requested uses..		



For use by Principal Authority / Para uso de la Autoridad Principal		
Cloudpermit application number / Número de solicitud de Cloudpermit US-NC30720-P-2025-238		
PIN / Número de rollo 9568315964		
Application submitted to / Solicitud presentada a Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte		
Description of Subject Property		
Address / Dirección 159 OSCEOLA RD		
Municipality / Municipio Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte		
PIN / Número de rollo 9568315964		
Purpose of Application		
Application type / Tipo de solicitud Conditional Rezoning		
Applicant		
Last name / Apellido McColley	First name / Nombre de pila Fiona	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 159 OSCEOLA RD	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio HENDERSONVILLE	State / Provincia North Carolina	ZIP code / Código postal 28739
Other phone / Otro teléfono	Mobile phone / Teléfono móvil [REDACTED]	
Fax	Email / Correo electrónico [REDACTED]	

Property owner		
Last name / Apellido BL CORP OF NC	First name / Nombre de pila	Corporation or partners Corporación o sociedad
Street address / Dirección de la calle 1020 STATE ST HENDERSONVILLE NC 28739	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio	State / Provincia	ZIP code / Código postal
Other phone / Otro teléfono	Mobile phone / Teléfono móvil	
Fax	Email / Correo electrónico	

Section 5, Item B.

Applicant-Company Information		
Applicant Name: Fiona McColley	Company Name: Green Horizons Property Group	Authorized Representative Title (if applicable)

Property Owner-Company Information		
Property Owner Name: Fiona McColley	Company Name (if applicable, check corresponding box below) Green Horizons Property Group	Authorized Representative Title (if applicable)

Applicant

I, Fiona McColley (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant 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.

 Digitally signed on 12/31/2025, 4:19:21 PM EST by Fiona McColley. / Firmado digitalmente el 31/12/25 16:19:21 EST por Fiona McColley.

Property owner

I, BL CORP OF NC (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

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.

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.

 Digitally signed on 12/31/2025, 4:25:18 PM EST by Fiona McColley with an authorization letter from BL CORP OF NC. / Firmado digitalmente el 31/12/25 16:25:18 EST por Fiona McColley con una carta de autorización de BL CORP OF NC.

APPLICANT GUIDELINES

Section 5, Item B.

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday. Because of the multi-step application process for a conditional rezoning, a Pre-Application Conference is required for all applications. In advance of a Pre-Application Conference, applicants should prepare a concept plan containing property boundaries, building footprints, parking, driveways/streets, access points, and other such information. All pre-application conferences must be requested via the City of Hendersonville permitting software Cloudpermit. Conditional Rezoning requests can be found under the "Planning Module" in Cloudpermit. A concept plan is required to be uploaded with all pre-application conference requests.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of four required meetings and one primary application deadline. The application components are described below and include the;

- 1) Neighborhood Compatibility Meeting (NCM) – Held prior to the Preliminary Site Plan application deadline, this meeting is hosted by the applicant and involves the presentation of a "Concept Plan" in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. "Concept Plan" requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.
- 2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements including a TIA, if required, must be completed and submitted by this deadline. A complete application with accurate signatures and the application fee is required at this stage. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City's Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.
- 3) Planning Board – Held approximately 4-5 weeks after the submission of a complete Preliminary Site Plan Application. The Planning Board meets on the second Thursday of each month at 4pm. The meeting includes a Planning Division staff report and presentation on the application. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The Planning Board makes a recommendation for approval or denial of the application to City Council.
- 4) City Council – Held 3 weeks after the Planning Board meeting. The meeting includes a Planning Division staff report and presentation. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.
- 5) Final Site Plan Review – A Final Site Plan based on the approved preliminary site plan and drafted in accordance with Chapter 7 of the Zoning Code is required after a conditional rezoning is approved and before any site disturbance or construction can begin.

CZD - APPLICATION TIMELINE

Section 5, Item B.

Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council
November 22nd ,2024	December 6th, 2024	January 9th, 2025	February 12th ,2025
December 20th, 2024	January 3rd, 2025	February 13th, 2025	March 6th, 2025
January 24th, 2025	February 7th, 2025	March 13th, 2025	April 3rd, 2025
February 21st, 2025	March 7th, 2025	April 10th, 2025	May 1st, 2025
March 21st, 2025	April 4th, 2025	May 8th, 2025	June 5th, 2025
April 18th, 2025	May 2nd, 2025	June 12th, 2025	July 2nd, 2025
May 23rd, 2025	June 6th, 2025	July 10th, 2025	August 7th, 2025
June 20th, 2025	July 4th, 2025	August 14th, 2025	September 4th, 2025
July 18th, 2025	August 1st, 2025	September 11th, 2025	October 2nd, 2025
August 22nd, 2025	September 5th, 2025	October 9th, 2025	November 6th, 2025
September 19th, 2025	October 3rd, 2025	November 13th, 2025	December 4th, 2025
October 24th, 2025	November 7th, 2025	December 11th, 2025	January 2nd, 2026
November 21st, 2025	December 5th, 2025	January 8th, 2026	February 5th, 2026

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

- 1) A Concept Plan showing
 - a. Location and boundaries of the property.
 - b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.
 - c. Proposed drives & parking.
 - d. Location of signs and outdoor lighting.
 - e. Proposed restrictive covenants, if available, shall be presented.
 - f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

This information constitutes the minimum requirements for staff review, comments will follow on the schedule outlined in the Conditional Rezoning Request process timeline. Please submit two paper copies to City Hall (160 6th Ave E. Hendersonville, NC 28792) and upload a digital file to Cloudpermit.

- 1) A completed application with developer/applicant and property owner signatures.
- 2) Application Fee: \$100 per acre with a \$500 minimum
- 3) Site Survey: Shall be submitted as a single to scale sheet measuring at least 24" by 36" and shall include the following site-specific information:
 - a. Site Topography: 2' Contours:
 - b. Adjacent Property Information:
 - c. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - d. Inset Vicinity Map
- 4) Preliminary Site Plan: Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24" by 36" and shall include the following project specific information.
 - a. Basic Project Information – Please include this information in chart form:
 - i. Date with month, day, and year:
 - ii. Title of Project:
 - iii. Name of Project Designer, Developer, and Property Owner:
 - iv. Project Zoning: per City of Hendersonville Zoning Map
 - v. Parking Requirements
 1. Calculation of parking spaces required per ordinance.
 2. Notation of parking spaces provided.
 - vi. Project Square Footage/Acreage & Percentage of Total Site
 1. Total Project Area
 2. Site Coverage – Buildings
 3. Site Coverage – Open Space
 4. Site Coverage – Streets & Parking
 5. Site Coverage – Other Facilities
 6. Site Coverage – Common Open Space
 - b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - c. Inset Vicinity Map:
 - d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:
 - e. Adjacent Properties - Zoning Designations & Owner Names:
 - f. Building Layout & Pedestrian and Vehicular Infrastructure:
 - i. Building Dimensions
 - ii. Sign Data
 - iii. Density (residential)
 - iv. Building Height as measured from Average Finished Grade

v. Sidewalks

vi. Off-Street Parking

vii. Off-Street Loading and Unloading

g. Preliminary Access Layout:

i. Proposed Streets, Alleys, Driveways, etc.

ii. Entrance and Exit Locations:

h. Proposed Project Phasing: (if applicable)

Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):

<p>This plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.</p>	<ul style="list-style-type: none"> a. Property Buffers b. Planting strips/beds/etc. c. Street Trees, Perimeter & Interior Plantings d. A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped e. If Tree Credits are proposed to be utilized, the tree diameter (dbh) and species of tree shall be provided for individual trees that are proposed for preservation. f. Proposed limits of land disturbing activity g. Acreage of disturbed area h. Screening i. Floodplain j. Stream Buffers k. Site Lighting l. Common open space m. Open space maintenance arrangements
--	--

Preliminary Utility Layout Plan:

<p>This plan shall be included as a separate plan.</p>	<ul style="list-style-type: none"> a. Stormwater Plan: <ul style="list-style-type: none"> i. Please include a proposed area of site disturbance. ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required. b. Water & Sewer <ul style="list-style-type: none"> i. Please include utility layout and proposed connections.
--	---

Building Elevations (if applicable)

Some districts and Mixed Use projects require submittal of building elevations per district design standards and Chapter 18 of the Zoning Code.

Traffic Impact Analysis:	Section 5, Item B.
Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips or when required by the Community Development Director or by Zoning District. Trip generation predictions are to be defined by the latest edition of the manual Trip Generation published by the Institute of Transportation Engineers	

Statement on Comprehensive Plan Compliance:
Zoning Ordinance Article 14

Signature of Understanding and Completion	
By signing this document, you are confirming that all required documents have been submitted in accordance with the requirements of this document. Signed by / Firmado por Fiona McColley 12/29/2025, 9:48:06 AM EST / 29/12/25 9:48:06 EST	Date 12/29/2025

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 12/09/2025	NCM Time 2:00 PM

Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting

Information		
Type of Development: Commercial	Current Zoning R-15 CZD, Medium Density Residential Conditional Zoning District	
Proposed Zoning: UV Urban Village Conditional Zoning District	Total Agerage 5	Proposed Building Square Footage: 1100.0 sq.ft.
Number of Dwelling Units: 26		
List of Requested Uses: Accessory Solar/Energy System, Banks & Other financial institutions (ATM), Bar/Speakeasy, Bed & Breakfast facilities/Inn, Bicycle sales rental, repair & tours, Business Services, Compute, Conferences/meetings/gatherings/events/classes, Co-working/3rd Space, Cultural arts buildings (Gallery, library), Dance, health/wellness & fitness facilities, Dry cleaning and Laundry establishments and Laundries coin-operated, Home occupations, Hotel & Motels, Microbreweries, micro-distilleries, micro-cideries and micro-wineries (subject to supplementary standards in section 16-4), Music & art Studios, Neighborhood community centers, printing establishments, Offices, business, professional and public, Personal Services (Health, Beauty & Wellness, Professional & Creative Support, Design & Arts, Technical & Engineering, Lifestyle & Convenience, Pet care/grooming, Event planning and services, Transport), Planned residential developments, Residential dwellings, Restaurants, Retail stores, Shuttle/Transport services, Theaters, and any associated businesses relating to these requested uses..		

Applicant (Developer) Company Information		
Authorized Representative Name: Fiona McColley	Company Name (if applicable, check corresponding box below) Green Horizons Property Group	
Company Type:		If other:
<input type="checkbox"/> Corporation:	<input checked="" type="checkbox"/> Limited Liability Company:	<input type="checkbox"/> Trust:
<input type="checkbox"/> Partnership:	<input type="checkbox"/> Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)		

Property Owner Company Information (if different from Applicant)

Section 5, Item B.

Authorized Representative Name:

Fiona McColley

Company Name (if applicable, check correspo

Green Horizons Property Group

Company Type:

Corporation:

Limited Liability
Company:

Trust:

Partnership:

Other:

If other:

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

<p>3.(2.) The petition is found to be Inconsistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The petition for C-2 CZD zoning is inconsistent with the Future Land Use and Conservation Map Designation of ‘Multi-Generational Living’.</p> <p>4.(3.) 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 zoning is compatible with surrounding residential and non-residential uses. 2. The proposed zoning allows for secondary-business uses including this proposed laundry service limited to storage use. <p>5.(4.) Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use & Conservation Map to that of ‘Innovation’.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>	
---	--

SUMMARY: The City of Hendersonville is in receipt of a Conditional Zoning District application from Alan Sower of AlSCO, Inc. [applicant] to rezone a 2.46 acre property at 109 Florence St (PINs: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614) from C-2 CZD, (Secondary Business Conditional Zoning District) to C-2 CZD, Secondary Business Conditional Zoning District).

The property is located on Florence St, which is a dead-end road off Brooklyn Ave. The property is addressed to the paved portion of Florence St that is City-maintained but some access will be on the portion that is unpaved and privately maintained.

The Future Land Use Character Area designation of the property is Multi-Generational Living, however it is located in close proximity to parcels designated as Mixed Use Employment and Neighborhood Center.

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

PROJECT/PETITIONER NUMBER:	26-13-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Alan Sower, AlSCO, Inc. (Applicant) • Grace Blue Ridge Church PCA Incorporated (Owner)

ATTACHMENTS:

1. Staff Report
2. Gen H Consistency & Evaluation
3. NCM Summary
4. Proposed Zoning Map
5. Application
6. Draft Ordinance

STANDARD REZONING:

109 FLORENCE ST | C-2 CZD to C-2 CZD

(26-13-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT

STAFF REPORT

PROJECT SUMMARY 3

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

EXISTING ZONING & LAND USE 7

FUTURE LAND USE 8

REZONING HISTORY 9

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS 9

DEVELOPER-PROPOSED CONDITIONS: 11

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS: 11

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

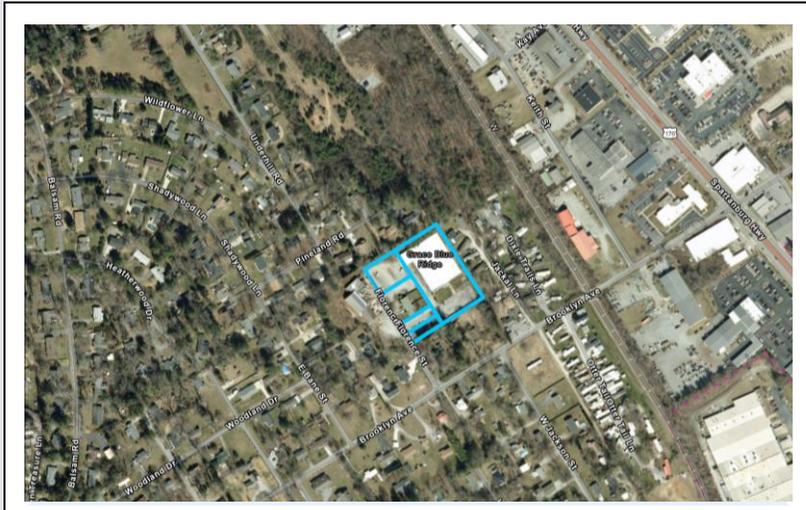
REZONING STANDARDS ANALYSIS & SUMMARY 13

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 14



PROJECT SUMMARY

- Project Name & Number:
 - 109 Florence St
 - 26-13-CZD
- Applicant & Property Owner:
 - AlSCO, Inc. | Alan Sowers (Applicant)
 - Grace Blue Ridge Church (Owner)
- Property Address:
 - 109 Florence St.
- Parcel Identification (PINS):
 - 9578215868, 9578214924, 9578214699, 9578215614
- Project Acreage:
 - 2.46 Acres
- Current Parcel Zoning:
 - C-2 CZD (Secondary Business Conditional Zoning District)
- Current Land Use:
 - Church, parking lots
- Proposed Zoning:
 - C-2 CZD (Major Modification)
- Proposed Land Use:
 - Church, parking lots and laundry service storage
- Future Land Use Designation:
 - Multi-Generational Living
- Neighborhood Compatibility Meeting:
 - January 13, 2026



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Conditional Zoning District application from Alan Sowers of AlSCO, Inc. for 109 Florence St. (PIN 9578215868, 9578214924, 9578214699, 9578215614) totaling 2.46 Acres located at the end of Florence St off Brooklyn Avenue. The property is currently zoned with C-2 CZD Secondary Business Conditional Zoning District. The subject property is the current site of Grace Ridge Church. The petitioner is requesting that the parcel be rezoned to C-2 CZD as a major modification to allow a laundry service use. No additional uses other than what are currently permitted in the existing C-2 CZD zoning. This rezoning would permit the applicant’s desired use.

The applicant proposes to convert the existing warehouse suite at the rear of the church to a storage facility for uniforms and linens in between operations, serving as the collection center for the business’s Hendersonville operations. No laundry services will be conducted on site, only drop-off and pick-up by company vehicles. The existing parking on the site is also proposed to be redesigned for the new use.

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

SITE IMAGES



View of building suite and parking lot



View from northern property line looking at the subject parking lot

SITE IMAGES



View of neighboring residential property and existing fence.



View of property along the northern property line

SITE IMAGES

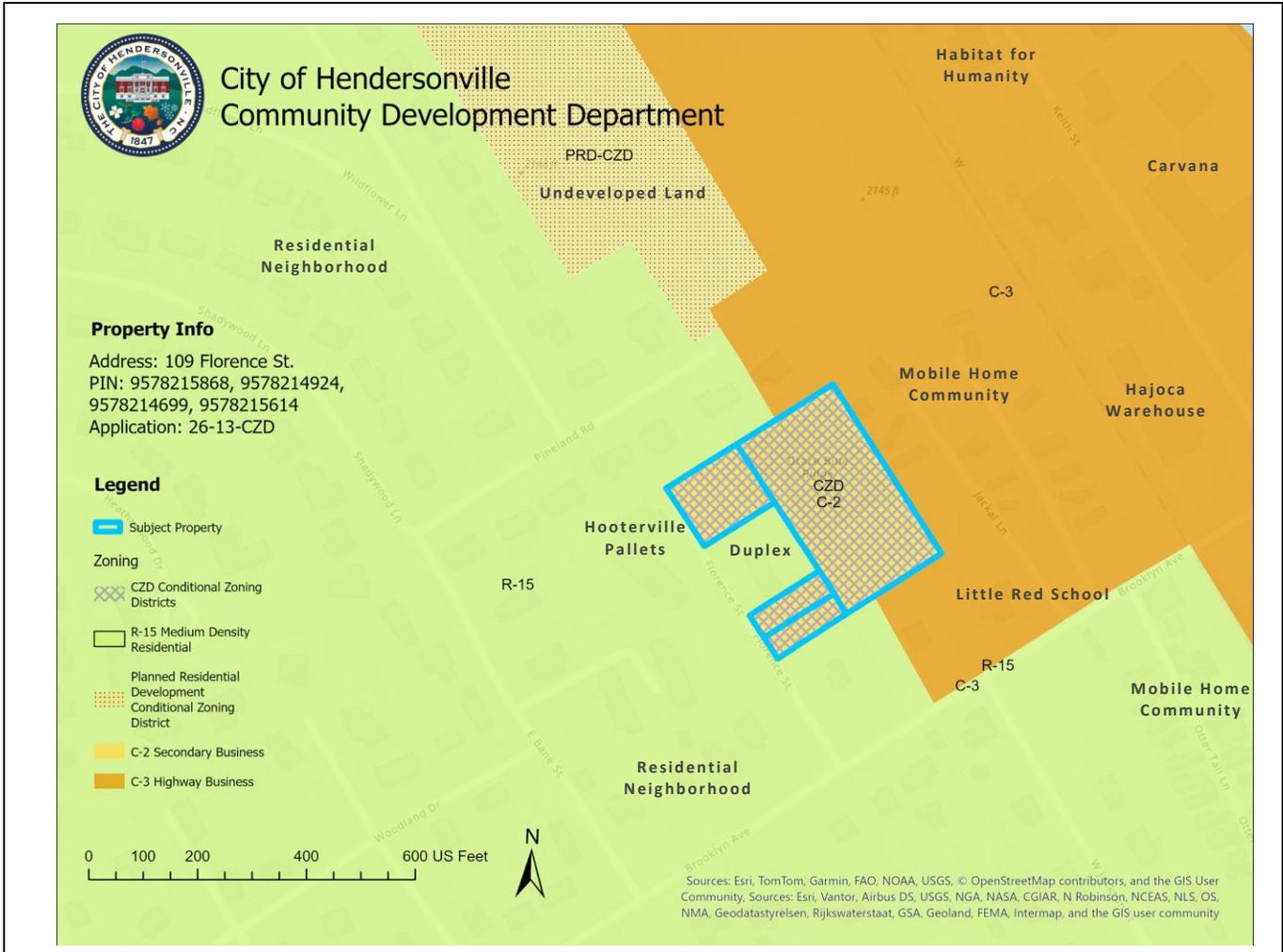


View of Florence Street from end of City-maintained portion showing parking lot



View of neighboring property across the street looking

EXISTING ZONING & LAND USE



Existing Land Use & Current Zoning Map

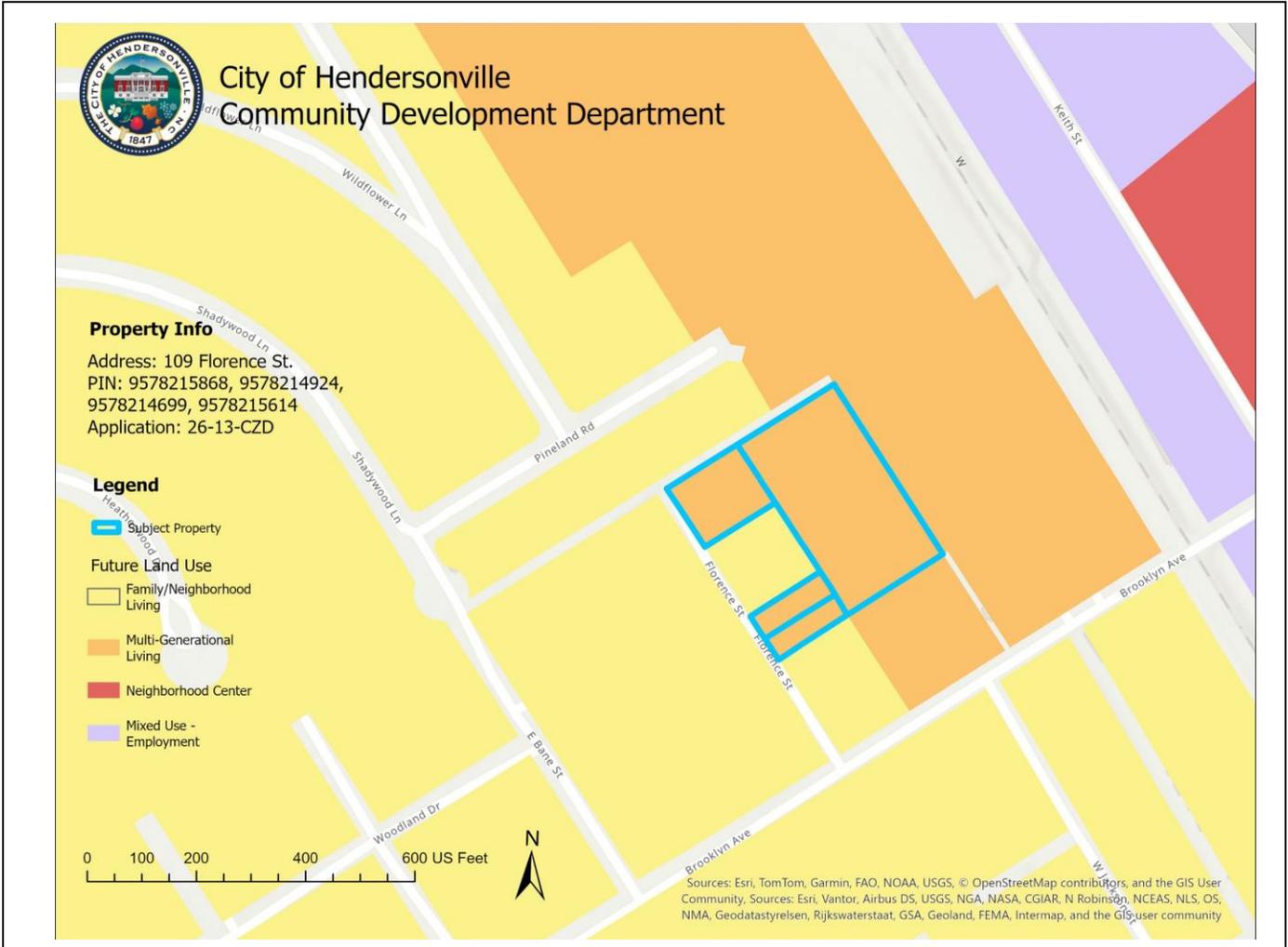
The subject property is located within the corporate limits of the city. The parcels are zoned C-2 CZD. The Conditional Zoning District was approved in 2020 (19-38-CZD) to allow the following uses: religious institutions, offices (business, professional and public), and parking lots and parking garages.

This subject property is the current site of Grace Blue Ridge Church and 2.46 acres in size, containing one principal building and the associated parking areas.

The dominate zoning surrounding the property is C-3 Highway Business and R-15 Medium-Density Residential. Other zoning districts in the area include Planned Residential Development (PRD-CZD).

The land use in this area is split between commercial and residential, with this property being the split. Other commercial uses include restaurants, automobile sales, a school and a pallet business.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Multi-Generational Living” (MGL) in the Future Land Use & Conservation Map. The area north-east of the subject property and railroad are classified as “Mixed Use – Employment” with some “Neighborhood Center” off Keith St. The adjacent properties surrounding Florence St and Brooklyn Ave are either “Multi-Generational Living” or “Family/Neighborhood Living”.

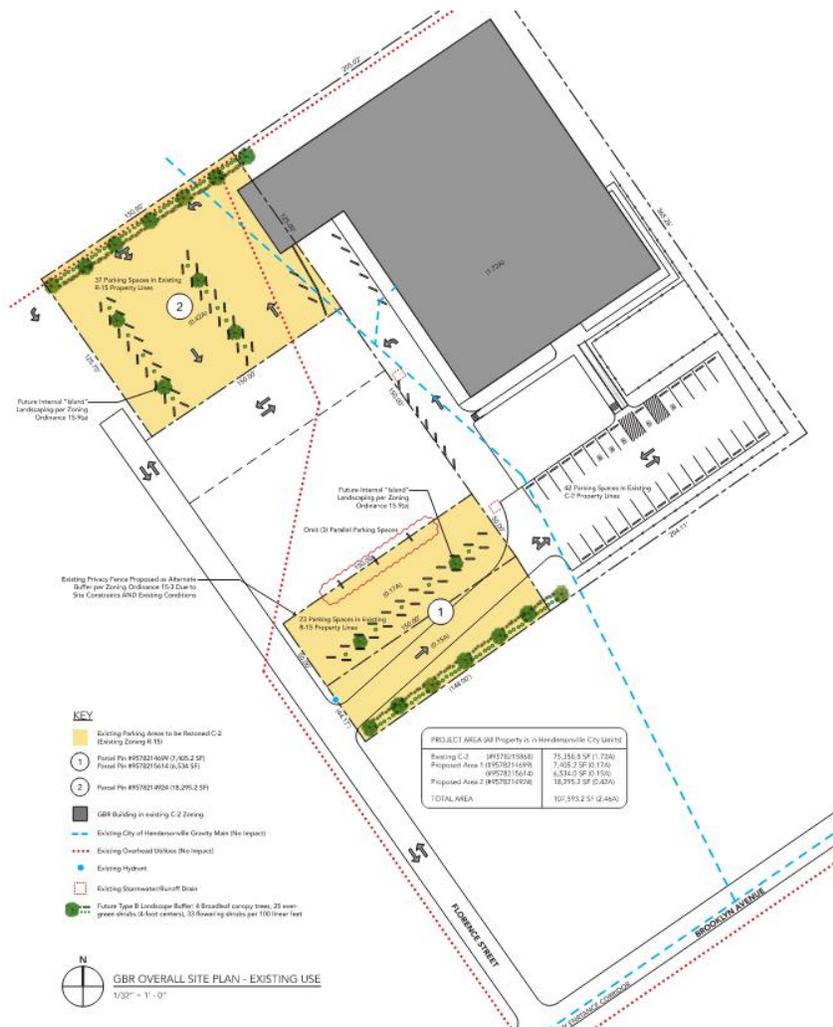
The Character Area description for MGL is described as: “...mixed residential development and a limited amount of small scaled neighborhood-serving commercial. It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed.” A storage use is not an appropriate use for this classification.

REZONING HISTORY

Prior Rezoning (P19-38-CZD)	Summary of Prior Petition	Status
March 5 th , 2020 (C-2 and R-15 to C-2 CZD)	Conditional rezoning from C-2 and R-15 to C-2 CZD to accommodate parking uses on lots zoned R-15	Approved

Subject Property History

- March 5th, 2020:** City Council rezoned the parcels located at 109 Florence St. to allow religious institutions, offices (business, professional and public) and parking lots and parking garages after finding that the rezoning was consistent with the Comprehensive Plan’s Future Land Use map, and that the rezoning was reasonable and in the public interest for the following reasons: it extends the use of the parking lot and allows an additional area to be used for additional parking.
 - Meeting Minutes: <https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-9bf9ce6d845b4c049f9c0a9a2aac1890.pdf>



STAFF SITE SUMMARY

PLAN REVIEW – COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Uses:
 - Previously approved uses:
 - Religious institutions
 - Offices, business, professional and public
 - Parking lots and parking garages
 - Dry cleaning and laundry establishments (limited to storage)
- Building:
 - Total Footprint of Existing Structure – 32,500 Sq Ft
 - Grace Blue Ridge Church (Existing Tenant): 22,500 Sq Ft
 - AlSCO, Inc. (Proposed Tenant): 10,000 Sq Ft
- Building Design:
 - N/A – C-2 CZD does not have building design requirements.
- Height:
 - The height will not change for the proposed use.
- Transportation:
 - Florence St is City maintained until the paving ends, to which then becomes private. Brooklyn Ave is NCDOT maintained.
 - The site plan shows access off the paved portion of Florence St, with an additional access off the privately maintained and unpaved portions of Florence St to access the parking lot. These access points will not be altered. All existing internal circulation networks will remain.
- Sidewalks:
 - There are no existing sidewalks along Florence St. The existing CZD did not trigger sidewalk compliance since the structure was existing. This use will be occupying an existing suite within that structure.
- Lighting:
 - All site lighting will be required to conform to the City’s lighting standards for nonresidential developments.
- Parking: Shared parking
 - The existing CZD approved 102 parking spaces for the entire development. The new tenant is proposing to use the unpaved gravel lot at the rear of the property and estimated a need for 10 spaces. As storage use for a laundry facility, the required parking would be 1 space per each 2 employees maximum on a single shift, which meets the requirement.
- Natural Resources:
 - The property is not located in the floodplain and does not have any streams, therefore not subject to floodplain or stream buffer requirements.
- Tree Preservation:
 - Existing tree canopy will remain, and the applicant is not disturbing any trees. The property has 7.18% tree coverage.
- Landscaping:
 - The site will be required to plant:
 - Vehicular Use Plantings (15-9)
 - Buffer (15-6)
 - A detailed Landscaping Plan will be provided at final site plan.

DEVELOPER-PROPOSED CONDITIONS:

1. Conditional Zoning: Base C-2 zoning allows dry cleaning and laundry establishments under 6,000sf. Applicant requests to expand the use to 10,000sf since the use will be limited to the storage of linens collected and waiting to be distributed to their laundry servicing facilities. No on-site dry cleaning or laundry will occur.
2. Waive Vehicle Use Area Planting Strip: The applicant is requesting to waive the planting strip requirement along the northern-most property line of the parking lot in favor of using the City right-of-way that contains mature trees and vegetation to meet this requirement.
3. Waive 10-Foot Type B Buffer: The applicant is requesting to waive the planting requirement along the adjacent residential property in favor of using the existing fence that separates the uses.

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- I. None.

Proposed City-Initiated Conditions:

1. Applicant to plant the appropriate vehicular use area planting strip along Florence St and the 10-foot Type B buffer along the residential property, removing the gravel from these areas to maximize success of the new vegetation.

DEVELOPMENT REVIEW COMMITTEE:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. All pertinent members of the DRC reviewed this project and there are no outstanding comments / conditions relevant to the Preliminary Site Plan.

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

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	<p>Land Supply, Suitability & Intensity Land Supply Map – Parts of the subject property are located on the Land Supply Map and were listed as <u>undeveloped</u>. Land Suitability – The subject property was evaluated as <u>Moderately/Least Suitable</u> for commercial and residential land use. Development Intensity - The subject property is located in an area designated as “<u>Moderate</u>” for Development Intensity. Intensity Nodes - The subject property is located between <u>two</u> Intensity Nodes. Focus Area - The subject property is located <u>near</u> one of the 5 Focus Areas (<u>Spartanburg Highway</u>).</p>
	<p>Future Land Use & Conservation Map Designation: “Multi-Generational Living” Character Area Description: Inconsistent Zoning Crosswalk: Inconsistent; for consistency, the Character Area would need to be updated to “Innovation”.</p>
2) Compatibility	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p> <p>The site features an existing warehouse building and parking lots that have been used by Grace Blue Ridge Church. There is a suite in the rear of the Church with a loading bay that is proposed to be used by the applicant. Adjacent land use to the north includes residential. To the east, the immediate adjacent land use includes a mobile home park, but further east along Keith St includes automobile sales uses and manufacturing. To the west and south is mostly residential including a duplex that splits the property, though a pallet manufacturer is immediately next door.</p>
	<p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Inconsistent Abundant Housing Choices: N/A Healthy and Accessible Natural Environment: Somewhat Consistent Authentic Community Character: Inconsistent Safe Streets and Trails: Inconsistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Somewhat Consistent Accessible & Available Community Uses and Services: N/A Resilient Community: N/A</p>

	<p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Inconsistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: N/A Connectivity: Inconsistent Efficient & Accessible Infrastructure: Consistent</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p>
	<p>The subject property is currently zoned C-2 CZD and is limited to the approved uses from that rezoning. To proceed with the intended use, the property will need to be rezoned to accommodate the major modification.</p>
4) Public Interest	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p>
	<p>The proposed use would occupy a vacant unit within the building. This use would offer residents employment opportunities.</p>
5) Public Facilities	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p>
	<p>The subject property will continue to be served by City of Hendersonville services. The paved portion of Florence St is City-maintained.</p>
6) Effect on Natural Environment	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p>
	<p>No impact on existing vegetation or pervious surfaces is proposed. The use of the existing building will require the applicant to bring the property into partial compliance with the landscaping ordinance, reducing the gravel coverage.</p>

REZONING STANDARDS ANALYSIS & SUMMARY

1) Comprehensive Plan Consistency - Staff finds the petition to be Inconsistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map due to the Character Area Description for “Multi-Generational Living”. However, the property would follow the character identified as “Innovation” in the Gen H Plan.

- 2) Compatibility – C-2 Zoning is found to be compatible with the surrounding land uses and aligns with the Goals & Guiding Principles of the Gen H Comprehensive Plan – especially as it relates to providing a mix of uses and preferred patterns of development around key nodes.
- 3) Changed Conditions – The property is limited to the approved uses included in the C-2 CZD. The property must be rezoned to accommodate additional uses.
- 4) Public Interest - Staff finds that the use of vacant property will provide employment opportunities to the community.
- 5) Public Facilities - Staff finds that the street network in this area is currently handling non-retail commercial traffic from the neighboring uses, as the area immediately adjacent to this property is zoned for heavier commercial uses. Portions of Florence St are City-maintained.
- 6) Effect on Natural Environment – No significant impacts proposed.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition for C-2 zoning is inconsistent with the Future Land Use and Conservation Map Designation of “Multi-Generational Living”.

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

DRAFT [Rationale for Approval]

- *The proposed zoning is compatible with surrounding residential and non-residential uses.*
- *The proposed zoning allows for secondary-business uses including this proposed laundry service limited to storage use.*

DRAFT [Rational for Denial]

- *The proposed use is incompatible with the surrounding land uses*
- *The proposed zoning would result in increased truck traffic into a mostly residential area.*

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

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

The development utilizes existing infrastructure

Consistent

NEIGHBORHOOD COMPATIBILITY MEETING REPORT

PROJECT: 109 Florence St (26-13-CZD)

NCM MEETING DATE: January 13, 2026



PETITION REQUEST: 109 Florence St (C-2 CZD to C-2 CZD)

APPLICANT/PETITIONER: AlSCO, Inc.

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 13th, 2026, at 3pm in the Meeting Room of City Hall at 160 6th Ave E and via Zoom. The meeting lasted approximately 15 minutes.

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

There were no pre-submitted comments. Those in attendance brought up a few key opinions and views. Those questions and concerns related to the following topics:

- Traffic impacts from the delivery trucks associated with the business into the existing residential area.
- Clarification on the exact use, which was classified as “dry cleaning and laundry establishment”, but would be limited to only storage of linens between deliveries.

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



City of Hendersonville Community Development Department

Section 5, Item C.

PRD-CZD

Proposed Zoning Map

Property Info

Address: 109 Florence St.
PIN: 9578215868, 9578214924, 9578214699,
9578215614 Application: 26-13-CZD

Legend

 Subject Property

Zoning

 CZD Conditional Zoning Districts

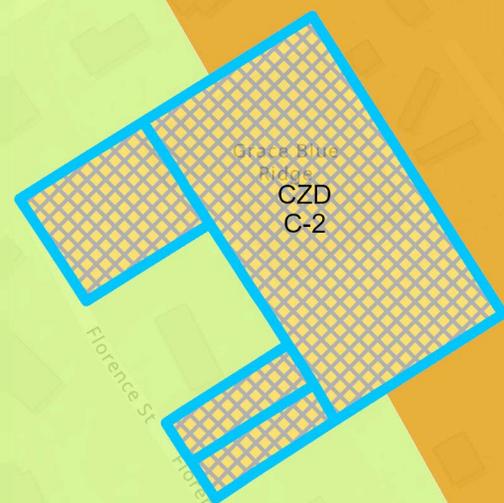
 R-15 Medium Density Residential

 Planned Residential Development Conditional Zoning District

 C-2 Secondary Business

 C-3 Highway Business

0 100 200 400 600 US Feet





For use by Principal Authority / Para uso de la Autoridad Principal
Cloudpermit application number / Número de solicitud de Cloudpermit US-NC30720-P-2025-254
PIN / Número de rollo 9578215868
Application submitted to / Solicitud presentada a Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property
Address / Dirección 109 STE10 FLORENCE ST
Municipality / Municipio Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte
PIN / Número de rollo 9578215868

Purpose of Application
Application type / Tipo de solicitud Conditional Rezoning

Applicant		
Last name / Apellido Sowers	First name / Nombre de pila Alan	Corporation or partnership / Corporación o sociedad Alsco Inc
Street address / Dirección de la calle 4700 Dwight Evans Rd	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Charlotte	State / Provincia North Carolina	ZIP code / Código postal 28217
Other phone / Otro teléfono	[REDACTED]	
Fax	[REDACTED]	

Property owner		
Last name / Apellido GRACE BLUE RIDGE CHURCH PCA INCORPORATED	First name / Nombre de pila	Corporation or partners Corporación o sociedad
Street address / Dirección de la calle 109 FLORENCE ST HENDERSONVILLE NC 28792	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio	State / Provincia	ZIP code / Código postal
Other phone / Otro teléfono	Mobile phone / Teléfono móvil	
Fax	Email / Correo electrónico	

Section 5, Item C.

Applicant-Company Information		
Applicant Name: Alan Sowers	Company Name: AlSCO, Inc.	Authorized Representative Title (if applicable) General Manager

Property Owner-Company Information		
Property Owner Name: Troy Bradley	Company Name (if applicable, check corresponding box below) Grace Ridge Church	Authorized Representative Title (if applicable) Elder

Applicant

I, Alan Sowers (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant 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.

 Digitally signed on 02/03/2026, 11:28:10 AM EST by Alan Sowers. / Firmado digitalmente el 3/2/26 11:28:10 EST por Alan Sowers.

Property owner

I, GRACE BLUE RIDGE CHURCH PCA INCORPORATED (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

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.

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.

 Digitally signed on 02/05/2026, 7:55:01 AM EST by Alan Sowers with an authorization letter from GRACE BLUE RIDGE CHURCH PCA INCORPORATED. / Firmado digitalmente el 5/2/26 7:55:01 EST por Alan Sowers con una carta de autorización de GRACE BLUE RIDGE CHURCH PCA INCORPORATED.

APPLICANT GUIDELINES

Section 5, Item C.

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday. Because of the multi-step application process for a conditional rezoning, a Pre-Application Conference is required for all applications. In advance of a Pre-Application Conference, applicants should prepare a concept plan containing property boundaries, building footprints, parking, driveways/streets, access points, and other such information. All pre-application conferences must be requested via the City of Hendersonville permitting software Cloudpermit. Conditional Rezoning requests can be found under the "Planning Module" in Cloudpermit. A concept plan is required to be uploaded with all pre-application conference requests.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of four required meetings and one primary application deadline. The application components are described below and include the;

- 1) Neighborhood Compatibility Meeting (NCM) – Held prior to the Preliminary Site Plan application deadline, this meeting is hosted by the applicant and involves the presentation of a "Concept Plan" in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. "Concept Plan" requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.
- 2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements including a TIA, if required, must be completed and submitted by this deadline. A complete application with accurate signatures and the application fee is required at this stage. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City's Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.
- 3) Planning Board – Held approximately 4-5 weeks after the submission of a complete Preliminary Site Plan Application. The Planning Board meets on the second Thursday of each month at 4pm. The meeting includes a Planning Division staff report and presentation on the application. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The Planning Board makes a recommendation for approval or denial of the application to City Council.
- 4) City Council – Held 3 weeks after the Planning Board meeting. The meeting includes a Planning Division staff report and presentation. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.
- 5) Final Site Plan Review – A Final Site Plan based on the approved preliminary site plan and drafted in accordance with Chapter 7 of the Zoning Code is required after a conditional rezoning is approved and before any site disturbance or construction can begin.

CZD - APPLICATION TIMELINE

Section 5, Item C.

Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council
November 22nd ,2024	December 6th, 2024	January 9th, 2025	February 12th ,2025
December 20th, 2024	January 3rd, 2025	February 13th, 2025	March 6th, 2025
January 24th, 2025	February 7th, 2025	March 13th, 2025	April 3rd, 2025
February 21st, 2025	March 7th, 2025	April 10th, 2025	May 1st, 2025
March 21st, 2025	April 4th, 2025	May 8th, 2025	June 5th, 2025
April 18th, 2025	May 2nd, 2025	June 12th, 2025	July 2nd, 2025
May 23rd, 2025	June 6th, 2025	July 10th, 2025	August 7th, 2025
June 20th, 2025	July 4th, 2025	August 14th, 2025	September 4th, 2025
July 18th, 2025	August 1st, 2025	September 11th, 2025	October 2nd, 2025
August 22nd, 2025	September 5th, 2025	October 9th, 2025	November 6th, 2025
September 19th, 2025	October 3rd, 2025	November 13th, 2025	December 4th, 2025
October 24th, 2025	November 7th, 2025	December 11th, 2025	January 2nd, 2026
November 21st, 2025	December 5th, 2025	January 8th, 2026	February 5th, 2026

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

- 1) A Concept Plan showing
 - a. Location and boundaries of the property.
 - b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.
 - c. Proposed drives & parking.
 - d. Location of signs and outdoor lighting.
 - e. Proposed restrictive covenants, if available, shall be presented.
 - f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

This information constitutes the minimum requirements for staff review, comments will follow on the schedule outlined in the Conditional Rezoning Request process timeline. Please submit two paper copies to City Hall (160 6th Ave E. Hendersonville, NC 28792) and upload a digital file to Cloudpermit. Section 5, Item C.

- 1) A completed application with developer/applicant and property owner signatures.
- 2) Application Fee: \$100 per acre with a \$500 minimum
- 3) Site Survey: Shall be submitted as a single to scale sheet measuring at least 24" by 36" and shall include the following site-specific information:
 - a. Site Topography: 2' Contours:
 - b. Adjacent Property Information:
 - c. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - d. Inset Vicinity Map
- 4) Preliminary Site Plan: Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24" by 36" and shall include the following project specific information.
 - a. Basic Project Information – Please include this information in chart form:
 - i. Date with month, day, and year:
 - ii. Title of Project:
 - iii. Name of Project Designer, Developer, and Property Owner:
 - iv. Project Zoning: per City of Hendersonville Zoning Map
 - v. Parking Requirements
 1. Calculation of parking spaces required per ordinance.
 2. Notation of parking spaces provided.
 - vi. Project Square Footage/Acreage & Percentage of Total Site
 1. Total Project Area
 2. Site Coverage – Buildings
 3. Site Coverage – Open Space
 4. Site Coverage – Streets & Parking
 5. Site Coverage – Other Facilities
 6. Site Coverage – Common Open Space
 - b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:
 - c. Inset Vicinity Map:
 - d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:
 - e. Adjacent Properties - Zoning Designations & Owner Names:
 - f. Building Layout & Pedestrian and Vehicular Infrastructure:
 - i. Building Dimensions
 - ii. Sign Data
 - iii. Density (residential)
 - iv. Building Height as measured from Average Finished Grade

v. Sidewalks

vi. Off-Street Parking

vii. Off-Street Loading and Unloading

g. Preliminary Access Layout:

i. Proposed Streets, Alleys, Driveways, etc.

ii. Entrance and Exit Locations:

h. Proposed Project Phasing: (if applicable)

Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):

<p>This plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.</p>	<ul style="list-style-type: none"> a. Property Buffers b. Planting strips/beds/etc. c. Street Trees, Perimeter & Interior Plantings d. A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped e. If Tree Credits are proposed to be utilized, the tree diameter (dbh) and species of tree shall be provided for individual trees that are proposed for preservation. f. Proposed limits of land disturbing activity g. Acreage of disturbed area h. Screening i. Floodplain j. Stream Buffers k. Site Lighting l. Common open space m. Open space maintenance arrangements
--	--

Preliminary Utility Layout Plan:

<p>This plan shall be included as a separate plan.</p>	<ul style="list-style-type: none"> a. Stormwater Plan: <ul style="list-style-type: none"> i. Please include a proposed area of site disturbance. ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required. b. Water & Sewer <ul style="list-style-type: none"> i. Please include utility layout and proposed connections.
--	---

Building Elevations (if applicable)

Some districts and Mixed Use projects require submittal of building elevations per district design standards and Chapter 18 of the Zoning Code.

Traffic Impact Analysis:	
Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips or when required by the Community Development Director or by Zoning District. Trip generation predictions are to be defined by the latest edition of the manual Trip Generation published by the Institute of Transportation Engineers	Section 5, Item C.

Statement on Comprehensive Plan Compliance:
Zoning Ordinance Article 14

Signature of Understanding and Completion	
By signing this document, you are confirming that all required documents have been submitted in accordance with the requirements of this document.  Signed by / Firmado por Alan Sowers 02/02/2026, 1:25:57 PM EST / 2/2/26 13:25:57 EST	Date 02/02/2026

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 01/13/2026	NCM Time 3:00 PM

Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting

Information				
Type of Development: Commercial	Current Zoning C-2 CZD	Proposed Zoning: C-2 CZD	Total Acreage 1.42	Proposed Building Square Footage: 10000.0 sq.ft.
Number of Dwelling Units: 1				
List of Requested Uses: Warehouse for laundry services, no equipment to be added, just using as warehouse space. Using about 5000 sq ft of space.				

Applicant (Developer) Company Information	
Authorized Representative Name: Alan Sowers	Company Name (if applicable, check corresponding box below) AlSCO, Inc.
Company Type: <input checked="" type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust: <input type="checkbox"/> Partnership: <input type="checkbox"/> Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) General Manager	

Property Owner Company Information (if different from Applicant)

Section 5, Item C.

Authorized Representative Name:

Troy Bradley

Company Name (if applicable, check correspo

Grace Ridge Church

Company Type:

Corporation:

Limited Liability
Company:

Trust:

Partnership:

Other:

If other:
Church

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

Elder

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBERS 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614), BY REASSIGNING THE ZONING DESIGNATION FROM C-2 CZD, SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT TO C-2 CZD, SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614
109 FLORENCE ST C-2 CZD to C-2 CZD | File # 26-13-CZD

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, AlSCO, Inc., for the use of an existing building into dry cleaning and laundry service; and

WHEREAS, Planning Board took up this application at its rescheduled regular meeting on March 12, 2026; voting [redacted] 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 April 2, 2026, and

WHEREAS, City Council has found that this zoning map amendment is inconsistent with the City’s comprehensive plan and City Council, correspondingly, provided direction on appropriate amendments to the City’s comprehensive plan which shall reflect consistency going forward, and

WHEREAS, City Council has found that this zoning map amendment is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on April 2, 2026,

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: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614 by changing the zoning designation from C-2 CZD, Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business 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 [February 20, 2026], 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. Religious institutions
 - ii. Offices, business, professional and public
 - iii. Parking lots and parking garages
 - iv. Dry cleaning and laundry establishments (limited to storage)
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted this 2nd day of April, 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney