CITY OF HENDERSONVILLE
PLANNING BOARD - REGULARLY SCHEDULED
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, January 12, 2023 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
   A. December 2022 Planning Board Minutes
4. **OLD BUSINESS**
5. **NEW BUSINESS**
   A. Rezoning: Conditional Zoning District – Lakewood Apartments (P22-54-CZD) – *Matthew Manley, AICP – Planning Manager*
   B. Rezoning: Standard Rezoning – 806 Shepherd St. (P22-110-RZO) –*Matthew Manley, AICP / Planning Manager*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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

Minutes of the Planning Board
Regular Meeting - Electronic
December 12, 2022

Members Present: Neil Brown, Barbara Cromar, Jim Robertson (Chair), Peter Hanley, Andrea Martin, Stuart Glassman, Jon Blatt, (Vice-Chair)

Members Absent: Laura Flores, Tamara Peacock

Staff Present: Matthew Manley, Planning Manager, Lew Holloway, Community Development Director and Tyler Morrow, Planner

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

II Approval of Agenda. ***Mr. Hanley moved to approve the agenda. The motion was seconded by Mr. Glassman and passed unanimously.***

III Approval of Minutes for the meeting of November 14, 2022. ***Mr. Hanley moved to approve the Planning Board minutes of the meeting of November 14, 2022. The motion was seconded by Mr. Glassman and passed unanimously.***

IV Old Business

V New Business

V(A) Zoning Text Amendment – Lighting Ordinance – (P22-100-ZTA). Mr. Manley gave the following background:

Mr. Manley gave a summary of the first version of the lighting ordinance. This is no longer based on the model light ordinance. Several committees have had feedback on the current ordinance. The standards will not apply to single and two-family uses. Land uses impacted will be non-residential and multi-family. The reason for this ordinance is to establish standards for exterior lighting under the General Provisions of the Zoning Ordinance and to establish standards for streetlighting in the City Code of Ordinances This was a directive made by City Council to Staff.

Mr. Manley gave a presentation concerning the proposed lighting ordinance. This is included in the staff report.

Mr. Manley stated through the presentation, he will be providing you with verbal notes in regards to various "Technical Clarifications" that staff is recommending. These clarifications do not change the substance of the policy decisions presented in the ordinance. They are a result of additional feedback and consideration as staff has continued to work through the draft ordinance. Mr. Manley explained each of the technical clarifications.

Foot candle examples were shown.

He discussed amortization and how long someone has before coming into compliance with the ordinance.

An inventory analysis was shown and explained.

He discussed compliance with the lighting ordinance and city properties. Figures were provided by Duke Energy.

Mr. Manley discussed the zoning ordinance and how the lighting ordinance would be enforced. He also discussed who this would impact.

Chair stated they will open up for questions for staff concerning the zoning ordinance.

Mr. Glassman asked if the county has a similar ordinance. Mr. Manley stated he did not believe the county has an ordinance for lighting. This lighting ordinance would only pertain to the city limits and the ETJ.

Mr. Blatt asked if there were any commercial type buildings that would be exempt. Mr. Manley stated the standards would apply to all commercial uses. There are two types of standards. There are fixtures standards and site standards. The fixture standards have to be compatible with IES, they cannot have any uplight, they have to meet the CCT and CRI standards, they can't be floodlights and they have to be wall pack lights. Mr. Blatt stated no types of properties are exempt, right? Mr. Manley stated those standards he just read off apply to all commercial and multi-family. He stated limits to foot candles at the property line applies to nonresidential adjacent to residential, and to multi-family adjacent to residential – the footcandle limitations only applies if you are adjacent to single-family and two-family, which are lower intensity land uses, and foot candles at the stream buffer are limited for both nonresidential and multi-family. Mr. Blatt stated just to be clear churches, hospitals, schools, they would all have to comply if they adjoin a residence? Mr. Manley stated that is correct. Mr. Blatt stated there is no exemption for any type of use. Mr. Manley stated single-family and two-family are the only uses exempted.

Ms. Cromar asked if the existing uses would have to comply at the end of the eleventh year. Mr. Manley stated they would have to comply after ten years. He discussed a number of parking lots in the city that would have to comply.

Mr. Manley stated there is no fee-in-lieu of compliance. Mr. Hanley stated this sounds like a relatively heavy hammer for small businesses. What happens if they don't comply? Mr. Manley stated that question would be great for later discussion but he is trying to get through the technical questions.

Chair stated after 10 years staff would have to go look and see who doesn't comply and he thinks it should be nuisance driven. He doesn't think we have enough staff to measure every light next to a residential use in the city. It could be nuisance driven.

Mr. Blatt discussed this lighting ordinance not being easily understood. He feels it would take a lighting engineer to understand this and be able to enforce it. His concern was it is not easily understandable. He stated a 50% repair could trigger compliance, is changing a light bulb in a light fixture considered repair? Mr. Manley stated that is maintenance. Mr. Blatt asked if they have a definition for what is a repair. Mr. Manley stated this version of the ordinance does not have a distinction for repair. Mr. Blatt stated if it comes to pass, he thinks there should be a definition for repair.

Chair stated coming from the ordinance they first started with, this version is more easily understandable. Mr. Manley clarified that the "easy to understand" reference came from the staff report summary and not the ordinance.

The Board discussed small businesses and how this can affect them. Mr. Blatt was concerned with the effect this would have on small businesses. Mr. Manley explained that lighting is, by its very nature, a very complex topic.

Mr. Blatt stated he presumed enforcement of this would fall on the Planning staff and he is not sure if they are capable today to enforce it. To him this is not easily understandable.

Discussion was made on who would review the lighting plan and if a lighting engineer would need to be hired. Mr. Manley stated no, planning staff would review the lighting plan. He stated a site plan is not required for any building under 5,000 sq. ft.

Mr. Brown stated there would not be less lighting but the lighting would be more shielded.

Mr. Brown stated on 6-19.2 (c) the nominal CCT limit shall be less than 4,000K, shouldn't that be an equal to whatever figure since we are talking limit. This almost implies that you could arbitrarily set the limit at 3,500K because 3500 is less than 4000. Mr. Manley stated the max is 4000. Mr. Brown stated shouldn't that be less than or equal to. He stated the way it is phrased almost implies the limit could be brought down in the future. It should stated the CCT should be less than or equal to 4000K.

There were no further technical questions.

Mr. Manley continued the presentation concerning street lighting. He presented the different definitions. These are included in the staff report. Ornamental lighting is intended to be capped. There will also be no uplight on street lighting. Compliance with the streetlighting ordnance for city properties was shown.

The Legislative Committee met October 18, 2002 and they were supportive of the new simplified version. Last week it went before the Business Advisory Council there was a very long discussion related to this topic. General feedback was there is no need for a Lighting Ordinance, undue burden on the business community, limits lighting for businesses and safety concerns. Specific feedback was increase .5 FCs to 1 FC, eliminate or expand amortization date – minimum of 15 years, clarify the word "altering". Other concerns were impact on 24-hour businesses and limitations on the stream buffer and enforcement issues.

The Comprehensive Plan Consistency criteria was shown and is included in the staff report.

The Zoning Amendment Standards were shown and included in the staff report. A draft rationale for approval was shown and included in the staff report along with a draft rationale for denial.

Mr. Holloway stated the city does rent all their streetlights from Duke Energy, with the exception of the ornamental lights which are city owned. All the streetlights are on a lease agreement that is paid monthly. He discussed the lights being converted over to LED.

Chair asked about the specific concerns of the Business Advisory Council. Mr. Holloway explained the standards and recommendations from Duke. The BAC looked at the amortization and he also explained the policy decisions that go along with this. He thought staff could address the clarification of "altering". Changing the .5 to 1 is also a policy decision. Staff has presented the same zoning text amendment language that was presented to you today with added technical clarifications. Staff did add the stream buffer standards which were added for Council. The Planning Board can make recommendations to City Council and take into consideration any feedback.

Mr. Brown stated there six jurisdictions in the mountain of North Carolina that have passed lighting ordinances. One of them does not have amortization. Asheville has a five-year compliance. Black Mountain has a five or fifteen year, it is five years for outdoor advertising and fifteen otherwise. Buncombe County has five years, Woodfin if it's leased from Duke, five years or if your property is altered 35%. Boone has a seven-year city wide compliance.

Chair stated he would open public comment for the zoning text amendment. Mr. Manley stated the Code of Ordinances for streetlighting did not require public comment or a recommendation from Planning Board.

Mr. Brown presented 12 photos to the Board and explained each one.

Chair opened the meeting for public comment.

Ken Gordon, Norm's Minit Mart, 140 Sultana Drive stated he is on the Business Advisory Committee. The amortization is an undue hardship for current businesses. He was not in favor of the stream buffer requirement for lighting. The IES standards does limit the output for a site. This does limit the lighting for a site. It is scary to think about losing part of your business in ten years. The nuisance-based enforcement is not practical because staff will be overwhelmed. It would not be fair to businesses. Selective enforcement could be a problem. This is not cost effective.

Susan Frady, Executive Director for Partners for Economic Progress stated they did try to give you an ordinance that people could read and understand. First on enforcement for the .05 from commercial to residential they discussed this a lot. Debbie Bell is here, and she may be able to talk to it better. For instance, where Jon Blatt's office is, right beside him is a house. If you are going to try and figure out how much light is going from Jon's property to the residential property next door at the property line, then you are going to have to have them turn their lights off and she is not sure that is going to happen. She doesn't see staff picking a night to measure the lighting and have every residential property next to commercial shut off their lights so it can be measured. That will be a pretty big enforcement problem. Concerning the 10 years, they have the 50% rule that is the same for all nonconforming uses so she is not sure why they want to do the 10 years for lighting. She did the amortization on billboards and that amortization was 5 ½ years and at the end of that they started enforcement. She looked in the minutes of the City Council meeting and 10 years later the Board of Adjustment was still hearing appeals. That was for billboards that you could measure very easily. Something that simple went 15 ½ years before it was completely dealt with. That was with a lot on contracts, attorneys and sign companies. The Board of Adjustment had to hire an attorney to represent the Board because the City Attorney was representing staff. There was a lot of cost. She says to you, having lived it, all that cost is going right back to the city taxpayers. Is that what they want to do with lighting? Lighting is going to require an engineer, a lot of review of plans that we don't have because again, Matt told you anything under 5,000 sq. ft. doesn't have a lighting plan. The city is going to have to pay to create one or have someone go out and look at all those lights and determine yes or no on those small businesses. There are so many things they are not thinking about and trying to weigh the cost of that verses what we are getting, she is not sure that she can see that tax burden on the taxpayers. You have the 50% rule for everything else and it seems to be working. She is not sure why you wouldn't stick with that. One thing they talked just a little about at Business Advisory and after Matt gave the numbers today, she wanted to read back to them what she heard and see if they agree with this. Lew said all streetlights in the city are leased from Duke so those will be brought into compliance. They gave you the cost for the units themselves. When they had asked Duke Energy about if businesses came into compliance whether or not they would have to pay an installation fee and they were told yes. Maybe the city is exempt from that but nobody else is. She knows they are supposed to be talking about the fact that the streetlights are going under the City Code rather than the Zoning Ordinance but that is exempting them from the Zoning Ordinance, so she thinks that's a concern. What Matt read there is 238 ornamental lights the city owns, 49 of those are uncapped. Every one of those is exempt from the ordinance as an ornamental light. So right there the city is exempting themselves from complying because they have ornamental lighting that they do not want to change, 238 of them, 49 uncapped. Is that fair? Can you tell the businesses they have to do theirs, but the city is exempt because theirs are ornamental? There is so much to this, and she thinks everyone agrees this is a complicated issue so let's not just rush and adopt something we are not sure about and put a burden of 10 years to comply on businesses when we have no idea what that cost is going to be and then pass that on to the taxpayers.

Lynne Williams, Chadwick Avenue (Zoom) stated she is support of Dark Sky compliance and they have been talking about it with City Council and other boards for years now and she does think it is a really forward-thinking idea. Fifteen years from now, it is the next generation that will get to see the night sky. They need to look forward to what this will bring to our community. Concerning the amortization as a resident and having to deal with floodlights on their property she doesn't like to think that she will have to wait 10 years for this to change. Concerning rest and mental health this is a big burden on them. This is a community concern. She feels this is an important step to move forward as a city.

Ken Fitch, 1046 Patton Street (Zoom) stated we need to think about legacy properties. He was also concerned about churches and the effect on them. Is the church a public building or is this separate and not granted an exception? He was concerned about religious symbols that are lit being problematic. He was concerned about the definition of "stream". He thought the minutes that Ms. Frady referred to was very important. He was also concerned with reflective light and ways to deal with that.

Chair closed public comment when no one else wanted to speak.

Mr. Manley showed a USGS map he explained Section 17-3 and blueline streams. He explained the 30' stream buffer and the 20' transitional area.

Ornamental lighting was discussed. The Model Light Ordinance acknowledged that some consideration needs to be given to those lights and that is where that language came from. Chair asked what the 49 ornamental lights are. Mr. Holloway stated the 49 are on a black pole and are globed. They are up and down 7th Avenue and the globe doesn't have a top on it at all. Mr. Manley stated they are pedestrian scale and are used for lighting the sidewalk. They are popular in historic districts. He discussed the two city parking lots that have them.

Mr. Manley stated, concerning enforcement, there is a lot of talk about turning off lights to measure foot candles and things of that nature. That is not something city staff will be going out to do upon adoption of this ordinance. Enforcement would only be done if they had a nuisance situation and staff would have to address that on a case-by-case basis. Otherwise, we are looking at the 10-year amortization and at the end of that 10 years identifying properties that are noncompliant. They do not know what those tools are going to be available in 10 years to measure light or if it will involve field work at all given advancements in technology. He also discussed enforcement efforts that can be conducted by Planning staff during normal business hours to identify non-residential and multi-family properties that border single-family/two-family properties using GIS and then doing site visits on those specific properties to observe the presence of non-compliant light fixtures (ex. floodlights, unshielded wall packs, etc.) and observing the orientation of lighting that could contribute to site lighting limits at the property line. Mr. Manley used this illustration to convey that a lengthy and costly lighting professional-led / after-hours enforcement effort is not a forgone conclusion when it comes to enforcement at the end of an amortization date.

Ms. Cromar discussed having a grandfather clause or a size clause. Mr. Manley stated there are different caveats in other places, but amortization is basically eliminating the grandfather clause.

Chair discussed signage and how not all signs are in compliance with the current sign ordinance requirements. There is a case for non-amortization. Chair stated this will move on the City Council without a recommendation from the Planning Board. Mr. Holloway stated after 45 days City Council can take up this zoning text amendment without a recommendation from Planning Board.

Discussion was made on the need of a lighting ordinance. Discussion was made on county buildings and county buildings within the city's zoning jurisdiction would have to comply. There is an exemption for public buildings.

Changes were discussed. Mr. Brown discussed the MLO and the things that have been given up for this ordnance. He discussed the curfew. He wanted to point out how much has been modified.

The amortization was discussed. Ms. Martin, being a small business owner thought 10 years was more than fair. Mr. Brown stated without 10 years, he would not support this.

Mr. Brown moved Planning Board recommend City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VI. – General Provisions adding Section 6-19, revising Section 6-2. Nonconformities and Section 6-13. Nuisances and Article VII. Development Review and Article XII. Definition of Terms, based on the following:

1. (This includes the 10-year amortization) The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The petition aligns with the Comprehensive Plan's goals to minimize the negative impacts of growth (Strategy LU-3.5) and to protect wildlife habitat (Strategy NR-1.2).

2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment establishes standards which allow for the sufficient and safe lighting of sites while reducing negative impacts on people, plants and animals.
2.The proposed text amendment establishes standards which address light pollution, an issue of growing international, national and regional concern.
3. The text amendment would ensure that both public lighting and private, nonresidential and multi-family residential lighting would meet standards that minimize light pollution.

Mr. Glassman seconded the motion. The vote was 4 in favor and 3 opposed. Motion passed.

VI Other Business

VI(A) Approval of Annual Schedule of Regular Meetings. ***Mr. Blatt moved to adopt the annual schedule for the regular monthly meeting dates. Mr. Hanley seconded the motion which passed unanimously.***

VII Adjournment – ***The meeting was adjourned at 7:04 pm.***

_____
Jim Robertson, Chair

DRAFT

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: January 12, 2023

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Lakewood Apartments (P22-54-CZD) – *Matthew Manley, AICP – 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: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770) from I-1, Industrial to UR-CZD, Urban Residential Conditional Zoning District, for the construction of 322 multi-family units based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated 12-23-2022,] 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. Residential Dwellings, Multi-Family

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

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

1. Developer to update Site Plan to include all proposed parking spaces. Additional 78 Parking Spaces to be located within proposed Limits of Disturbance as shown on site plan dated 12-23-22
2. Developer to grant public access easement on greenway(s)/sidewalks within 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 (PINs: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770) from I-1, Industrial to UR-CZD, Urban Residential Conditional Zoning District based on the following:

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

   The petition aligns with the City's 2030 Comprehensive Plan's Goals for the 'Business Center', 'Regional Activity Center' and 'Natural Resource and Agriculture Area' Future Land Uses Designations. Specifically, the proposal is consistent with the Secondary Recommended Land Uses and Development Guidelines under LU-13.

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 petition proposes to place undue stress on existing transportation infrastructure - classified as Local Streets
   2. Business Center designation does not recommend multi-family uses as a primary recommended land use. (LU-13.2).

development connecting to public greenway system. 3. Developer to provide 14 parking spaces for trailhead users. 4. Developer to construct all transportation related mitigation in accordance with the TIA and as coordinated with City's Traffic Consultant and NCDOT. **3. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:** The petition aligns with the City's 2030 Comprehensive Plan's Goals for the 'Business Center', 'Regional Activity Center' and 'Natural Resource and Agriculture Area' Future Land Uses Designations. Specifically, the proposal is consistent with the Secondary Recommended Land Uses and Development Guidelines under LU-13. **4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:** 1. The proposed density and housing type are compatible with the surrounding area. 2. The petition proposes to provide additional housing to offset local rental demand. 3. The petition proposes to connect to the City's greenway network 4. The petition proposes to offset tree loss with a net gain of 1 tree **[DISCUSS & VOTE]**	3. The intensity of the proposed development does not align with the environmentally sensitive area in and around the subject property - which includes grading and partial removal of forest land along blue line streams / in the vicinity of a large floodplain. **[DISCUSS & VOTE]**

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Travis Fowler of First Victory, applicant and Group Ventures INC., property owner. The applicant is requesting to rezone the subject property, PINs 9579-39-2060, 9579-38-2595, 9579-29-0718, 9579-19-2770 and located off Lakewood Road, from I-1, Industrial to UR-CZD, Urban Residential Conditional Zoning District for the construction of 322 multi-family units on approximately 60.56 acres. This equates to a density of 5.31 units/acre.*

The proposal includes the addition of 8 multi-family structures, a clubhouse with pool and a day care center totaling 136,030 Sq Ft. Additionally, the development proposes 530 parking spaces at a rate of 1.65 spaces per unit (not including day care parking). The site plan features a greenway trail with an access to the City's planned Clear Creek Greenway.

The Site Plan includes the provision of 40.24 acres of Open Space. Of the 911 trees surveyed on the site, the proposal intends to preserve 528 of them (58%). The developer proposes to plant 244 trees in the development and 140 in the floodplain restoration area.

PROJECT/PETITIONER NUMBER:	P22-54-CZD
PETITIONER NAME:	Travis Fowler, First Victory, Inc. [Applicant] Marilyn Barnwell & Robert Hogan, Group Ventures [Owner]
ATTACHMENTS:	1. Staff Report 2. Neighborhood Compatibility Summary 3. Tree Board Summary 4. Proposed Site Plan / Elevations 5. Proposed Zoning Map 6. Draft Ordinance 7. Application / Owner Signature Addendum

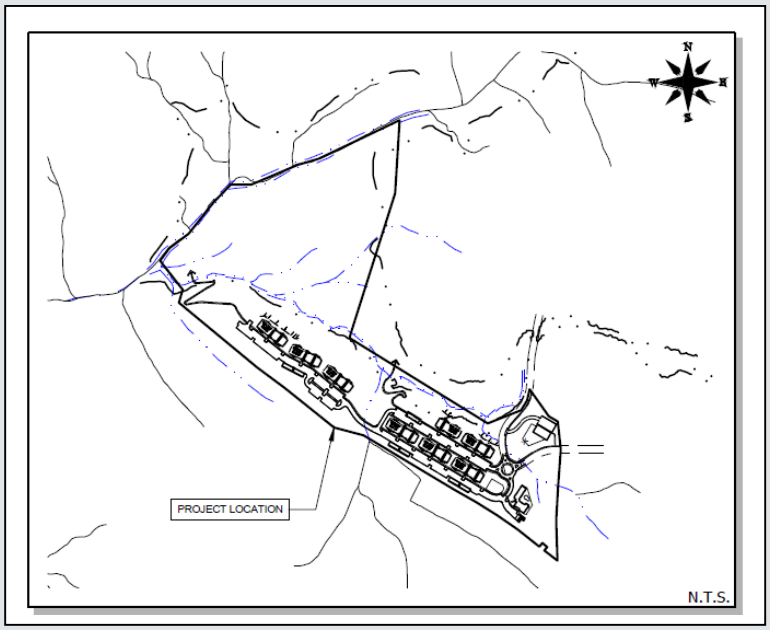
REZONING: CONDITIONAL REZONING – FIRST VICTORY LAKEWOOD ROAD APARTMENTS (P22-54-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
  - First Victory Lakewood Road Apartments
  - P22-54-CZD
- Applicant & Property Owner:
  - Travis Fowler – First Victory [Applicant]
  - Marilyn Barnwell & Robert Hogan, Group Ventures, Inc. [Owner]
- Property Address:
  - No Address Assigned
  - Lakewood Rd & Francis Rd
- Project Acreage:
  - 60.56 Acres
- Parcel Identification (PIN):
  - 9579392060, 9579382595, 9579290718, 9579192770
- Current Parcel Zoning:
  - I-1 Industrial
- Future Land Use Designation:
  - Business Center
- Requested Zoning:
  - Urban Residential (UR)
- Requested Uses:
  - Residential, Multi-Family
  - Child Care Center
- Neighborhood Compatibility Meeting:
  - June 1, 2022



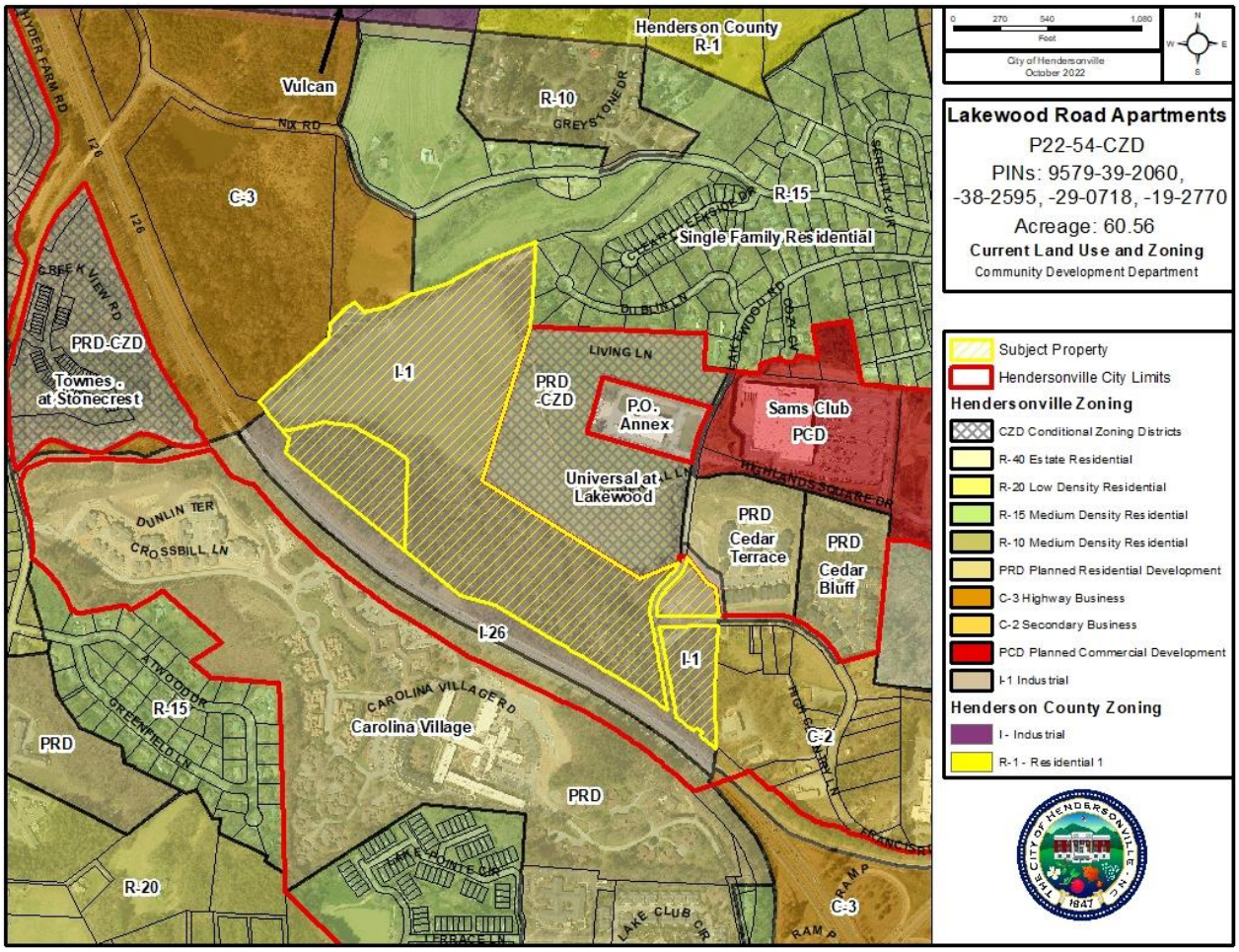
SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Travis Fowler of First Victory, applicant and Group Ventures INC., property owner. The applicant is requesting to rezone the subject property, PINs 9579-39-2060, 9579-38-2595, 9579-29-0718, 9579-19-2770 and located off Lakewood Road, from I-1, Industrial to UR-CZD, Urban Residential Conditional Zoning District for the construction of 322 multi-family units on approximately 60.56 acres. This equates to a density of 5.31 units/acre.

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EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The four parcels that make up the subject property are currently zoned I-1 Industrial. The length of the southern boundary of the property is bordered by I-26 and its associated right-of-way. Access to the site is from Lakewood Rd at the intersection of Francis Rd.

The 27-acre parcel to the north of the subject property is zoned PRD, Planned Residential Development. This is the site of the Universal at Lakewood multi-family development (291 units) which is currently under construction.

A large portion of the property contains floodplain and floodway (approx. 30 Acres). The largest portion of floodplain is found in the portion of the property to the northwest. This portion of the property borders Clear Creek. Parcels abutting Clear Creek to the west are zoned C-3, Highway Business.

To the southeast, parcels along Francis Rd are zoned PRD, and feature multi-family uses, as well as zoned C-2, Secondary Business and feature non-residential uses and low density residential uses.

SITE IMAGES



View of intersection of Francis Rd and Lakewood Rd. Parcel across the street is proposed location of day care. Access to the apartment site is in the opposing direction of the photograph.



View of I-26 bordering the subject property

SITE IMAGES



Unnamed Tributary which bisects the property



View of Allen Branch at confluence with Unnamed Tributary

SITE IMAGES



Typical view of southwestern portion of the site where less healthy vegetation is located. Also pictured are remnants of camping on the property.



Typical view of healthy forest at northwestern end of property

SITE IMAGES

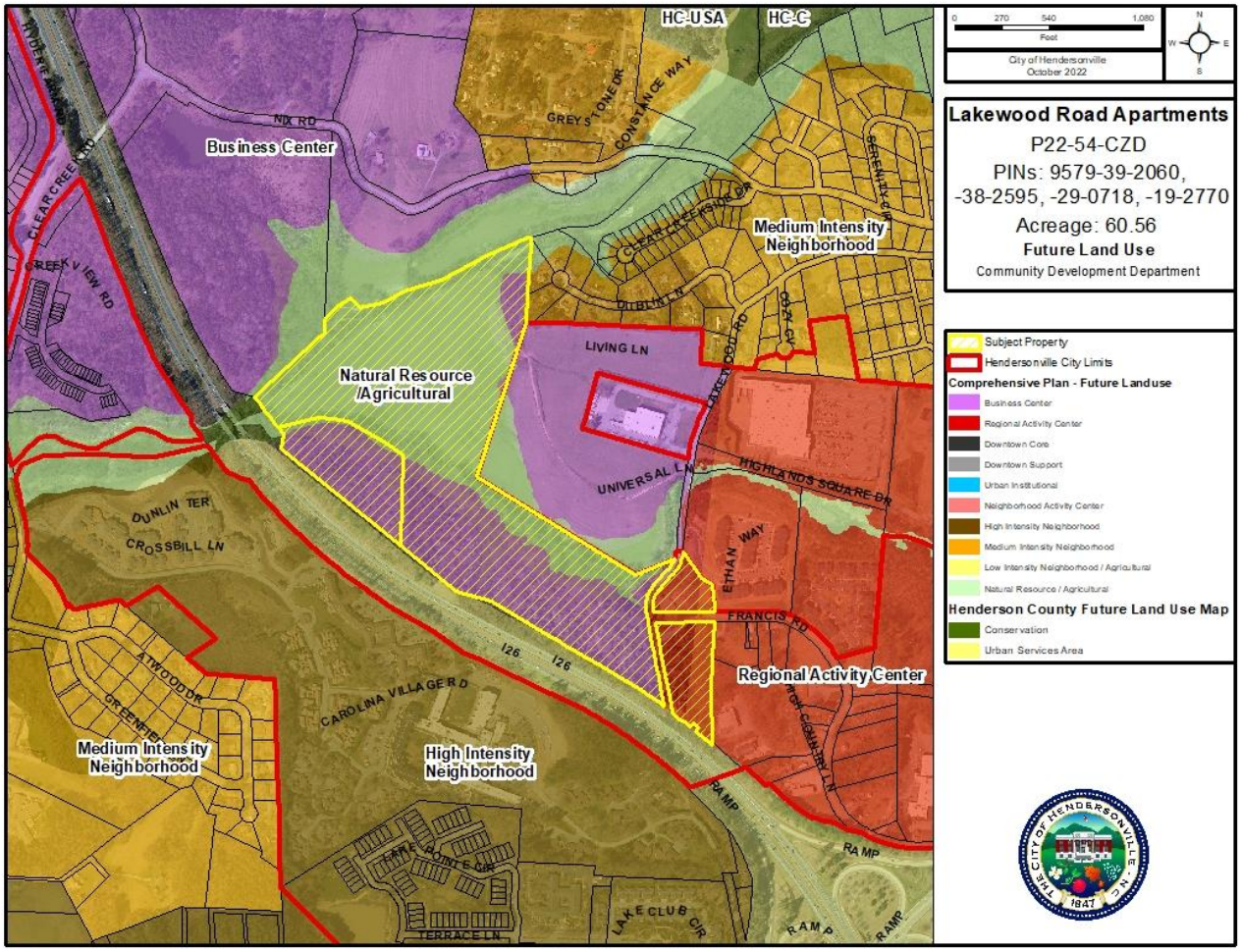


View of stream buffer on site from Universal at Lakewood. Bird of prey visible.



Steep drop off above confluence overlooking the Clear Creek Floodplain at northwestern edge of site

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The portion of the site proposed for the multi-family structures is designated as Business Center due to its proximity to I-26. Business Center is designated for parcels that:

- *Front along I-26*
- *Areas in proximity to Blue Ridge Community College*
- *Existing, older industrial properties.*

Portions of the parcels located in the floodplain are designated as Natural Resource / Agriculture.

Portions of the subject property, where apartment amenities and a day care are proposed, along with the other parcels along Francis Rd are designated as Regional Activity Center.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	**Goal LU-13 Business Center**: *Create an employment corridor along I-26 that supports the growth of Hendersonville as a business destination. Create a campus-like, mixed-use environment that includes office, research, and low-impact industrial uses, as well as supportive retail amenities* [CONSISTENT] **Goal LU-4.Natural Resource/Agricultural Areas**: *Create an interconnected network of green infrastructure that preserves environmentally sensitive areas, protects water resources through low-impact stormwater management, provides floodwater storage, provides community open space and recreational opportunities, and preserves agricultural resources*. [CONSISTENT] **Goal LU-9. Regional Activity Center**: *Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects.* [CONSISTENT]
	Strategy LU-13.2. Primary recommended land uses: *Offices, Research facilities, Educational Centers* [INCONSISTENT]
	Strategy LU-13.3 Secondary recommended land uses: *Supportive neighborhood retail and services along major thoroughfares* [INCONSISTENT – Francis Rd and Lakewood Rd are local streets] *Multi-family residential* [CONSISTENT]
	Strategy LU-13.4. Development guidelines: *At least 30% open space in new developments greater than five acres* [CONSISTENT] *Moderate front setbacks and appropriate landscaping* [CONSISTENT] *Encouragement of pedestrian connections to multi-use pathways and between uses* [CONSISTENT] *Requirement of façade articulation and window coverage to break up large facades* [CONSISTENT] *Mitigation or avoidance of negative visual and environmental impacts on residential areas* [CONSISTENT]
Land Use & Development	*The property is designated as a "Priority Growth Area" on the Growth Management Map (Map 8.3a). "Areas that are considered a high priority for expansion of the ETJ, annexation, and extension of infrastructure and services".* [CONSISTENT]
	The project area is identified as a "development opportunity" in the Comprehensive Plan's Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. [CONSISTENT]
	Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development [CONSISTENT]
Population & Housing	*Strategy PH-2.1. Encourage variation in lot sizes and housing types within new developments.*
	Strategy PH-2.2. Encourage provision of affordable housing units in new developments.
	Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.

Natural & Environmental Resources	***Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.***
	Strategy NR-1.1 - Discourage and reduce development of structures and impervious surfaces within the FEMA Floodway and 100 Floodplain.
	Strategy NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.
	Strategy NR-1.3 Encourage restoration of natural habitat and drainage patterns in developed areas.
	NR-1.5 - Continuously assess development and preservation efforts within areas planned as Natural Resources/Agricultural on the Future Land Use Map (Map 8.3b in Chapter 8) based on their conservation value
	Goal NR-2. - Provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements
	Strategy NR-2.1. - Encourage clustered development that preserves open space while allowing a return on investment.
	Strategy NR-2.2. - Acquire or encourage acquisition of environmentally sensitive properties
	Strategy NR-2.3. -Promote preservation of woodlands
	Strategy NR-2.4. - Promote the location and design of open space areas within developments so that they contribute to and link individual homes to the City's green infrastructure network.
	Strategy NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management
Cultural & Historic Resources	***No Goals, Strategies or Actions are directly applicable to this project.***
Community Facilities	***No Goals, Strategies or Actions are directly applicable to this project.***
Water Resources	*Strategy WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.*
	Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management
Transportation & Circulation	*Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.*
	Strategy TC-1.4. Encourage pedestrian connections between dead end streets and adjacent neighborhoods.
	Strategy TC-2.2. Preserve and expand the public greenway system as a core component of the bicycle and pedestrian transportation system

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

GENERAL REZONING STANDARDS	
Compatibility	**Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –**
	The subject property is currently vacant and is immediately adjacent to both I-26 and large undeveloped sections of Floodplain/Floodway. A regional shopping areas, Highland Square, is located less than ½ mile from the entrance of the proposed apartments. Single-family neighborhoods are further located off the northern end of Lakewood Rd. In the vicinity of the proposed development are the apartment complexes of Universal at Lakewood (291 units), Cedar Terrace (80 units) and Cedar Bluff (64 units). A nearby 99-unit two-family development recently received entitlements. Combined, these developments have a density of 4.45 units/acre. The proposed development has a density of 5.31 units/acre. The on-ramp for I-26 is less than 1 mile from the subject property.
Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The most significant changed condition in the area of the subject property is the construction of 291 apartment units as part of the Universal at Lakewood development on Lakewood Rd. Commercial development along Chimney Rock Rd has large anchor stores such as Ingles. Wal-mart and Sam's. Additionally small retail and restaurants continue to develop along this corridor. Other changed conditions include the widening of I-26 and the proposed construction of the Clear Creek Greenway, both of which sit adjacent to this site.
Public Interest	**Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -**
	Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between <50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved 1,614 units. If this project is approved, Hendersonville's recently-approved rental units would total 1,936. It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes above 120% AMI. An additional gap, beyond that reflected in the '1,650 to 2,008-unit gap', exist for those income levels greater than 120% AMI.
Public Facilities	**Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment**
	The site will be served by City water and sewer service. Lakewood Rd and Francis Rd are designated as a Local Streets in the Comprehensive Transportation Plan and are maintained by NCDOT. The subject property will be serviced by the City Fire Dept and will also be served by the City of Hendersonville Police.
Effect on Natural Environment	**Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -**

	Of the total 911 trees on the site, 383 trees are proposed to be cleared/removed (42%). The developer has proposed to plant 244 trees as part of their landscaping plan with an additional 140 trees to be planted in an effort to reforest a pasture in the floodplain. Allen Branch Creek runs along the northeastern edge of the property and a tributary bisects the property. The Allen Branch confluence with Clear Creek is located at the far northwestern point of the project site. During the site visit, staff observed deer, frogs, monarch butterflies and a variety of birds including multiple birds of prey.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition aligns with the City's 2030 Comprehensive Plan's Goals for the 'Business Center', 'Regional Activity Center' and 'Natural Resource and Agriculture Area' Future Land Uses Designations. Specifically, the proposal is consistent with the Secondary Recommended Land Uses and Development Guidelines under LU-13.

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 density and housing type are compatible with the surrounding area.*
- *The petition proposes to provide additional housing to offset local rental demand.*
- *The petition proposes to connect to the City's greenway network*
- *The petition proposes to offset tree loss with a net gain of 1 tree*

DRAFT [Rational for Denial]

- *Business Center designation does not recommend multi-family uses as a primary recommended land use. (LU-13.2).*
- *The intensity of the proposed development does not align with the environmentally sensitive area in and around the subject property - which includes substantial grading and partial removal of forest land along blue line streams / in the vicinity of a large floodplain.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- The site plan accompanying this petition contains the following provisions:
  - 8 multi-family apartment buildings + clubhouse + garages + daycare structure totaling 131,175 Sq Ft (footprint) / 420,175 Sq Ft (gross floor area) with a density of 5.31 Units / Acre.
    - Apartment Buildings 1 - 8:
      - 42 Units / Building (except Building 7 – 28 units)
      - Height – 49'-3"
      - Gross Floor Area – 404,600 Sq Ft
      - Building Footprint = 2.65 Acres
    - Day Care – 6,000 Sq Ft building on 1.67 Acre parcel
    - Clubhouse – 7,000 Sq Ft building with Pool on portion of 3.77 Acre parcel
    - Maintenance Garage – 2,575 Sq Ft
    - Other Amenities – Dog Park, Playground, Garages
  - Driveways, Parking and Sidewalks totaling 3.92 Acres (6.47% of Site)
    - Parking Provided: 530 for Apartments (1.65 spaces / unit) – 78 SPACES NOT SHOWN ON SITE PLAN
    - Parking Maximum (Encouraged): 322 for Apartments (1 space/unit)
    - Parking Provided for Day Care: 24 Spaces
    - Parking Required for Day Care: 16 Spaces
  - Common Open Space totaling 40.24 Acres (66.44% of Site)
  - Open Space = 52.51 Acres (86.71% of Site)
  - 30' Stream Buffer; 20' Transition Area; Floodplain & Floodway
  - Limits of Disturbance = 18.42 Acres
  - Greenway connections to City's proposed greenway network

- Proposed Uses:
  - Residential, Multi-Family
  - Child Care Center

- Developer Conditions:
  - Developer Proposed Concessions:
    - Floodplain Restoration - 140 Additional Trees to be planted in floodplain to reforest former pasture area (needs to be included in list of conditions).
    - Connection to future Clear Creek Greenway
  - Developer Proposed Conditions:
    - Fire Access – See Fire Marshal comments below

OUTSTANDING ISSUES & PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Urban Residential (5-25) with the following exceptions:

- Per Section 5-25-2: ***Natural Resource/Agriculture Area*** is a Future Land Use Designation (FLUD) which is not included in the list of permissible FLUDs under the Urban Residential zoning district standards [outstanding].
- Latest Version of Site Plan does not include Landscaping Plans and Elevations. Resubmit with full set [resolved].
- During the process there has been discussion of the Clear Creek Floodplain being restored. The Site Plan references a minimum of 140 trees being planted in this area. The developer has also indicated that he intends to or is considering dedicating the floodplain/floodway to the City for recreational purposes. If the developer does intend to dedicate land to the City it should be included in the CZD process. It should not be calculated as Open Space if intended for dedication [partially resolved].
- Other technical corrections and design considerations were offered by staff. These issues have been addressed to satisfy the basic standards of the Zoning District [resolved].
- All parking spaces not shown on Site Plan [outstanding]

Proposed City-Initiated Conditions:

- Include a "List of Conditions" on the Site Plan with the following subheadings: "Developer Proposed Conditions" & "City-Initiated Conditions". *[Developer Agreed]*
- List any concessions the developer is making (where City standards are being exceeded) in the list of "Developer Proposed Conditions". *[Developer Agreed]*
- Developer should include a condition to waive the limitation that Urban Residential Zoning not be located in the *Natural Resource / Agricultural Area* Future Land Use Designation given that no development is proposed within this area. *[Developer Agreed]*
- If the developer intends to dedicate the Clear Creek Floodplain/Floodway to the City at some point in the future, then the boundaries of the area should be included on the Site Plan. If the developer intends to offer the land to the City as part of the CZD proposal, then the boundaries should be included on the Site Plan and a description of the dedication should be included in the List of Conditions. *[Developer Proposed Condition]*
- Construct Round-a-bout at intersection of Francis Rd and Lakewood Rd. Conceptual approval of round-a-bout at this location has been approved by NCDOT. *[Developer Agreed – Shown on Site Plan]*
- Update Site Plan to include all proposed parking spaces. Additional 78 Parking Spaces to be located within proposed limits of disturbance as shown on site plan dated 12-23-22 *[outstanding]*

CITY ENGINEER

Site Plan Comments:

- Several comments were offered pertaining to the alignment of the proposed greenway through the development and how it will connect to the Clear Creek Greenway and/or Allen Branch Spur Trail. [resolve at final site plan]
- Sewer maintenance access needed. Provide gravel access to manholes (i.e. need to get Vactor and camera truck to manholes). Consider provision of off-street trail along sewer maintenance access to shift trail users away from parking area [outstanding]
- Ensure that greenway connection through the development is made available for public use [outstanding]
- Round-a-bout or some form of intersection treatment accommodating pedestrians, cyclists and automobiles is needed at intersection of Francis Rd and Lakewood Rd. [resolved]

Proposed City-Initiated Conditions:

- Developer to grant public access easement on greenway(s)/sidewalks within the development connecting to public greenway system. *[Developer Not Agreed]*

WATER / SEWER

Site Plan Comments:

- It looks like the clubhouse is fed prior to the backflow assembly. It needs to have BFP as well. [resolve at final site plan]
- Pool will need to be protected by RPZ and clubhouse. [resolve at final site plan]
- Need utility detail sheet with Master Meter and RPZ details. RPZ needs to be installed as close to meter as possible and above ground in a heated enclosure. [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- Fire Access as proposed is an Alternative Design to the standards established Appendix D of Fire Code [resolved]

Proposed City-Initiated Conditions:

- Developer to request approval of alternative design in the form of a Condition included in the List of Conditions on the Site Plan. *[Agreed - Developer Proposed Condition]*

STORMWATER ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- Development proposed trail to connect to Clear Creek greenway under I-26, west of confluence with Allen Branch. [resolve at final site plan]

Proposed City-Initiated Conditions:

- Given the Site is overparked, developer to provide 14 parking spaces for trailhead users *[Developer Not Agreed]*

PUBLIC WORKS

Site Plan Comments:

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

Proposed City-Initiated Conditions:

- None

NCDOT

Site Plan Comments:

- Driveway permit and sidewalk encroach will be required at Final Site Plan. [resolve at final site plan]
- Round-a-bout concept is appropriate at this location.

Proposed City-Initiated Conditions:

- None

HENDERSON COUNTY SOIL & EROSION CONTROL

Site Plan Comments:

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

Proposed Condition:

- None

TRANSPORTATION CONSULTANT

TIA Comments:

- An initial TIA was submitted on Sept 19, 2022. The review of this TIA resulted in numerous revisions being required. A revised TIA was submitted on December 14, 202.
- The expected Trip Generation for the proposed development is as follows:
    - 2,466 Daily Trips
    - 181 AM Peak Hour Trips
    - 217 PM Peak Hour Trips

Proposed Mitigation:

- Intersection 1: Chimney Rock Rd & Francis Rd/Sugarloaf Rd
    - JMTE proposes to create a dedicated through, a dedicated left turn, and a dedicated right turn lane at this intersection. It is noted that this proposed mitigation conflicts with the mitigation required by The City on Universal at Lakewood. However, this analysis shows the Universal at Lakewood mitigation worsens operation conditions.
- Intersection 2: Chimney Rock Rd & Highlands Sq. Dr. (Eastbound)
    - It is recommended to convert Intersection 2 to a through-cut by eliminating the eastbound through movement.
- Intersection 3: Chimney Rock Rd & Highlands Sq. Dr. (Westbound)
    - Intersection 3 is affected by the mitigation of Intersection 2. This will include restriping intersection 3 to one through/right lane and one dedicated right turn lane
- Intersection 4: Highland Sq. Drive & Lakewood Dr
    - No mitigation is needed at this intersection.
- Intersection 5: Francis Rd/Lakewood Rd & Access 1/Access 2
    - As discussed elsewhere this access will be constructed as a round-a-bout.
- Intersection 6: Nix Rd & Lakewood Rd
    - No mitigation is needed at this intersection.
- Intersection 7: Howard Gap Rd & Nix Rd
    - No mitigation is needed at this intersection.
- Intersection 8: Lakewood Rd & Daycare Access
    - A left turn lane with a twenty-five (25) ft storage bay and a one hundred (100) ft taper, for a total of one hundred twenty-five (125) feet is recommended at this Access Point.

Proposed Condition:

- Proposed Mitigation is under review by Transportation Consultant and NCDOT.

TREE BOARD

Recommended Conditions:

- A number of the proposed saved trees are Bradford Pears. The Tree Board recommends that they be removed and replaced with appropriate native medium maturing trees as long as replacement does not injure surrounding trees and are appropriate for the site. Otherwise, the Bradford Pear trees shall be cut and the stump killed to prevent regrowth. *[Developer Agreed]*
- Throughout the proposed development, the Tree Board recommends that any existing or developed slopes of greater than 10% be planted with appropriate native vegetation (trees, shrubs, and perennial herbaceous plants to stabilize the slopes. No turf grasses can be used. A landscape architect (with wildlife habitat management expertise) will provide and implement a vegetative planting and management plan for this proposed development condition. The Tree Board requests the opportunity to review this plan. *[Developer Agreed with exception of Tree Board Review]*
- The Tree Board also recommends that a landscape architect (with wildlife habitat management expertise) provide and implement a native vegetative planting and management plan for the common open space shown on the site plans with special emphasis on the stream corridor along Clear Creek and maintaining the rest of the area in early successional wildlife habitat. It appears that wetlands could be developed in this area. The area could certainly be utilized by residents through the use of walking trails and greenways. The Tree Board requests the opportunity to review this plan. *[Developer Agreed with exception of Tree Board Review]*
- All preserved trees must be protected from construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits. *[Developer Agreed]*

NEIGHBORHOOD COMPATIBILITY MEETING REPORT
LAKEWOOD APARTMENTS (P22-54-CZD)
NCM Meeting Dates: June 1, 2022

PETITION REQUEST: Rezoning: Urban Residential - Conditional Zoning District (UR)
APPLICANT/PETITIONER: Travis Fowler, First Victory, INC. [Applicant] & Marilyn Barnwell & Robert Hogan, Group Ventures, Inc. [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 1, 2022 at 2pm in the County Conference Room at 100 N King St and via Zoom. The meeting lasted approximately 1 hour and 13 minutes.

There were 3 members of the public in attendance in-person while 4 local residents attended virtually. The applicant and their development team were present as were 2 members of City staff.

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

There were two pre-submitted which were read by staff.

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

Concerns and questions from the public related to:

- Consideration of impacts from increased traffic,
- Condition of Lakewood Rd/Francis Rd,
- Flooding impacts,
- Tree protection,
- Affordability,
- Developer experience,
- Walkability to nearby commercial uses,
- Scope of the TIA,
- Public access through development,
- Noise from interstate and
- Treatment/developability of the pasture area/floodplain

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

TREE BOARD RECOMMENDATION
LAKEWOOD APARTMENTS (P22-54-CZD)
MEETING DATE: SEPTEMBER 20, 2022

PETITION REQUEST: Rezoning: Urban Residential - Conditional Zoning District (PCD)

APPLICANT/PETITIONER: Travis Fowler, First Victory, Inc. [Applicant]
Marilyn Barnwell & Robert Hogan, Group Ventures, Inc [Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at a regular meeting on Tuesday September 20, 2022. The following Tree Board members were present: Mark Madsen, Mary Davis, Andy Crawford, Glenn Lange, Mac Brackett, and Pat Christie. The following recommendations were made:

SUMMARY

Of the total 911 trees on the site, 383 trees are proposed to be cleared/removed (42%). The developer has proposed to plant 244 trees as part of their landscaping plan with an additional 140 trees to be planted in an effort to reforest a pasture in the floodplain.

MOTION

1. A number of the proposed saved trees are Bradford Pears. The Tree Board recommends that they be removed and replaced with appropriate native medium maturing trees as long as replacement does not injure surrounding trees and are appropriate for the site. Otherwise, the Bradford Pear trees shall be cut and the stump killed to prevent regrowth.

2. Throughout the proposed development, the Tree Board recommends that any existing or developed slopes of greater than 10% be planted with appropriate native vegetation (trees, shrubs, and perennial herbaceous plants to stabilize the slopes. No turf grasses can be used. A landscape architect (with wildlife habitat management expertise) will provide and implement a vegetative planting and management plan for this proposed development condition. The Tree Board requests the opportunity to review this plan.

3. The Tree Board also recommends that a landscape architect (with wildlife habitat management expertise) provide and implement a native vegetative planting and management plan for the common open space shown on the site plans with special emphasis on the stream corridor along Clear Creek and maintaining the rest of the area in early successional wildlife habitat. It appears that wetlands could be developed in this area. The area could certainly be utilized by residents through the use of walking trails and greenways. The Tree Board requests the opportunity to review this plan.

4. All preserved trees must be protected from construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits.

The Tree Board's recommendations, above, are based on the following guiding city code documents: Municipal Code, Chapter 46, Article IV, Division 1,Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A &C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section1.04, Part H; and the Comprehensive Plan, Vision Statement and Section 3.3, Goal NR-2, Strategy 2.3) and the City Council's adoption (Feb., 2021) of Core Values and Beliefs as guiding principles as they apply to the prioritization of existing tree canopy.

BOARD ACTION

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

LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

NOTES

SITE NOTES:

1. PROJECT ADDRESS: LAKEWOOD ROAD, HENDERSONVILLE NC 28792
2. TOTAL ACREAGE: 60.56 AC
3. ZONING: I-1 (INDUSTRIAL)
4. PROJECT PIN NUMBER(S): 9579392060, 9579382595, 9579290718, 9579192770
5. EXISTING TOPO INFO SHOWN WAS PROVIDED BY: GIS
6. EXISTING BOUNDARY INFO PROVIDED BY: GIS
7. FEMA FLOOD PANEL: 37009670000J (EFF. 10/2008)
8. RECEIVING STREAM: CLEAR CREEK
9. SOIL TYPE(S): BaB, Co, EdE, EdF, HyC
10. DEED BOOK / PAGE: 857/631
11. LATITUDE / LONGITUDE: 35.346988, -82.447351
12. DISTURBED ACREAGE: 18.42 AC.
13. EROSION CONTROL REVIEW: HENDERSON COUNTY
14. STORMWATER MANAGEMENT REVIEW: HENDERSONVILLE

GENERAL NOTES:

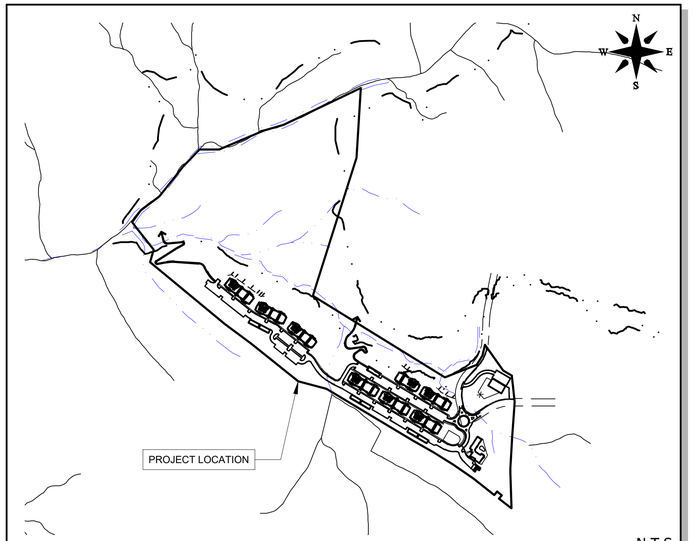
1. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGES WHICH OCCUR DURING CONSTRUCTION.
2. LOCATION OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS MADE OR IMPLIED BY THE LOCATION REFLECTED IN THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE, SIZE AND LOCATION OF ALL UTILITIES AND OTHER FEATURES WHICH MAY AFFECT CONSTRUCTION OR THE INTENDED FUNCTION OF THE DESIGN. CONTRACTOR SHALL NOTIFY DESIGNER PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS DIFFER FROM THAT INDICATED IN THE PLANS.
3. NO STREAM OR WETLAND DISTURBANCE SHALL OCCUR WITHOUT A ARMY CORPS OF ENGINEERS PERMIT.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
5. ANY EXCESS CUT MATERIAL DEVELOPED IN THE CONSTRUCTION OF THIS SITE SHALL BE DISPOSED OF IN AN APPROPRIATELY PERMITTED SPOIL SITE. CONTRACTOR TO PROVIDE PROOF OF PERMITS PRIOR TO CONSTRUCTION.
6. ANY ALTERATION TO THE PLANS MUST BE APPROVED BY THE PROJECT ENGINEER, OR APPROPRIATE AGENCY PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL OBTAIN, AND PAY FOR, PRIOR TO BEGINNING ANY WORK, ALL PERMITS AND LICENSES NECESSARY TO ACCOMPLISH THE WORK.
8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADEQUATE SUPERVISION TO PREVENT DAMAGE AND MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE AND BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD, IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND/OR ALL CODE REQUIREMENTS, RULES AND REGULATION OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.

INSPECTION SCHEDULE:

1. NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE OWNER, THE CONTRACTOR, THE ENGINEER, AND A REPRESENTATIVE OF THE APPROVING JURISDICTION.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED AT OR PRIOR TO THE PRECONSTRUCTION MEETING.
3. ENGINEER TO BE CALLED FOR PERIODIC INSPECTIONS.
4. CALL ENGINEERING PRIOR TO COVERING UNDERGROUND STRUCTURES FOR FINAL INSPECTIONS.
5. REFER TO MANUFACTURER'S SPECIFICATION MANUAL AND STATE AND LOCAL STANDARDS FOR ADDITIONAL REQUIREMENTS AND STANDARDS.

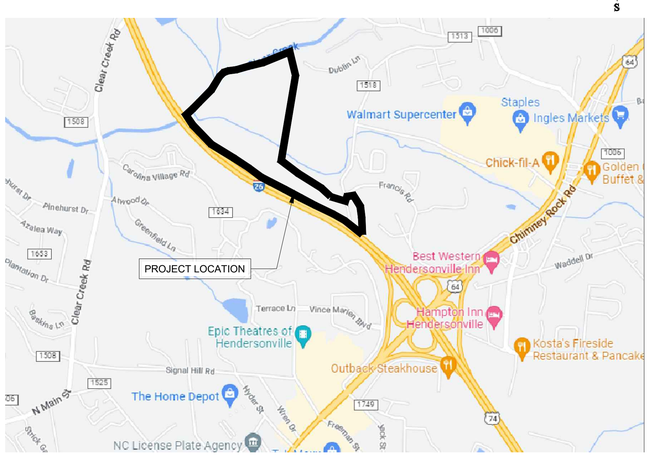
BEFORE YOU DIG !
CALL 811
N.C. ONE-CALL CENTER
IT'S THE LAW !

PROJECT MAP



N.T.S.

VICINITY MAP



N.T.S.

CONTACTS

DEVELOPER:	CONTACT INFO:
FIRST VICTORY INC	TRAVIS FOWLER TRAVIS@FIRSTVICTORY.COM 828 577 4201 542 SOUTH CALDWELL STREET BREVARD NC 28712
OWNER:	**CONTACT INFO:**
GROUP VENTURES INC	---- ---- ---- 1410 GREENVILLE HWY HENDERSONVILLE NC 28792
ENGINEER:	**CONTACT INFO:**
BROOKS ENGINEERING ASSOCIATES, PA	MARK BROOKS PE MBROOKS@BROOKSEA.COM 828-232-4700 17 ARLINGTON STREET ASHEVILLE, NC 28801
SURVEYOR:	**CONTACT INFO:**
BROOKS ENGINEERING ASSOCIATES	TROY SHRIVER, PLS TSHRIVER@BROOKSEA.COM 15 ARLINGTON STREET ASHEVILLE, NC 28801
LANDSCAPE ARCHITECT:	**CONTACT INFO:**
FIND THE LINE STUDIOS, LLC	ROB DULL, PLA ROB@FINDTHELINESTUDIOS.COM 305 POLE CREASMAN ROAD ASHEVILLE, NC 28806

SHEET INDEX

NO.:	TITLE:
C-0	COVER SHEET
C-1.0	MASTER PLAN
C-2.0	EXISTING CONDITIONS PLAN
C-4.0	OVERALL SITE PLAN
C-4.1	SITE PLAN
C-4.2	SITE PLAN
C-5.0	OVERALL STORMWATER AND GRADING PLAN
C-5.1	STORMWATER AND GRADING PLAN
C-5.2	STORMWATER AND GRADING PLAN
C-6.0	OVERALL UTILITY PLAN
C-6.1	UTILITY PLAN
C-6.2	UTILITY PLAN
L-200	OVERALL PLANTING PLAN
L-201	PLANTING PLAN
L-202	PLANTING PLAN
L-203	PLANTING PLAN
L-204	PLANTING SCHEDULE AND NOTES
L-205	OVERALL TREE REMOVAL PLAN
L-206	TREE SAVE & DEMO LIST
	ARCHITECTURAL ELEVATIONS

NO.:	TITLE:

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-09-28
5	PLANNING BOARD SUBMITTAL	2022-12-23

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

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LAKEWOOD APARTMENTS
DEVELOPMENT PLAN
CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-0

Drawing Title: COVER SHEET

L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

MASTER PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N / W / E / S

0 100 200 300

SCALE: 1"= 100

BUILDING SUMMARY				
Building Type	Footprint	Gross SF	# of Buildings	Height
XBT3	11,700	40,950	1	49'-3"
XBT5	14,650	51,275	4	49'-3"
XBT6	15,100	52,850	3	47'-1 1/4"
Clubhouse	7,000	7,000	1	25'-8 5/8"
Maint. Garage	2,575	2,575	1	20'
Daycare	6,000	6,000	1	25'
TOTALS	**131,175**	**420,175**	**11**	**N/A**

CALMAT CO.
DB. 3780, PG. 510
PIN: 9670-01-0107
ZONING: I-1

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN: 9579-18-3554
ZONING: PRD

INTERSTATE 26

LAKEWOOD RD

FRANCIS RD

4 GREENWAY SPUR WILL CONNECT TO THE CLEAR CREEK GREENWAY WEST OF CONFLUENCE WITH ALLEN BRANCH PER NCDOT APPROVAL.

EXISTING TREE TO REMAIN (TYP)

PROPOSED GREENWAY TRAIL (TYP) LOCATION TO BE DETERMINED

PROPOSED RETAINING WALL (TYP)

PROPOSED TYPE XBT5 SPLIT UNIT BUILDING (TYP) BUILDING AREA: 14,650 SQ.FT.

PROPOSED COMMON OPEN SPACE (TYP)

PROPERTY BOUNDARY

ADJOINING PROPERTY BOUNDARY (TYP)

4 20' TRANSITION ZONE (TYP)

30' STREAM BUFFER (TYP)

PROPOSED GREENWAY TRAIL (TYP) LOCATION TO BE DETERMINED

100-YR FLOODPLAIN (TYP)

PROPOSED DAYCARE CENTER BUILDING AREA: 5,900 SQ.FT.

EXISTING STREAM (TYP)

PROPOSED TYPE XBT3 SPLIT UNIT BUILDING (TYP) BUILDING AREA: 11,700 SQ.FT.

5 WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP)

PROPOSED COVERED PARKING (TYP) BUILDING AREA: 1,840 SQ.FT.

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

5 WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP)

PROPOSED TYPE XBT6 SPLIT UNIT BUILDING (TYP) BUILDING AREA: 15,100 SQ.FT.

PROPOSED COVERED PARKING (TYP) BUILDING AREA: 2,180 SQ.FT.

PROPOSED PLAYGROUND

PROPOSED FENCED DOG PARK

5 NEW ROUNDABOUT PER NCDOT SPECIFICATIONS

PROPOSED CLUBHOUSE (TYP) BUILDING AREA: 7,690 SQ.FT.

PROPOSED DUMPSTER PAD (TYP) TO INCLUDE GARBAGE AND RECYCLING

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ----
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ----
PHONE: ----
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL, PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

LAKEWOOD APARTMENTS CONDITIONS	
CITY INITIATED CONDITIONS	Developer agrees to remove Bradford Pears and cut and the stump killed to prevent regrowth.
	Developer agrees that developed slopes of greater than 10% will be planted with appropriate native vegetation (trees, shrubs, perennial herbaceous plants, and/or native grasses to stabilize the slopes. No turf grasses can be used. And that a landscape architect (with wildlife habitat management expertise) will provide and implement a vegetative planting and management plan for this proposed development condition.
	Developer agrees to hire a landscape architect (with wildlife habitat management expertise) to provide and implement a native vegetative planting and management plan for the common open space shown on the site plans with special emphasis on the stream corridor along Clear Creek and maintaining the rest of the area in early successional wildlife habitat. It appears that wetlands could be developed in this area.
	Developer agrees all preserved trees shall be protected from construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits.
DEVELOPER PROPOSED CONDITIONS	Developer request that relief be granted from Section 5-25-2 of the Zoning Code as it relates to Future Land Use Designation of Natural Resource/Agricultural not being listed as a permitted designation for Urban Residential zoning
	Developer requests approval of alternative access design to provide fire access to the development.
	Developer requests to be allowed a greater parking ratio than the maximum of 1 space per 1 unit as encouraged by code in this zoning district.
DEVELOPER PROPOSED CONCESSIONS	The developer will donate the floodway area of Clear Creek as shown on the site plan. The area will be donated to either the City of Hendersonville for the purposes of constructing a greenway, to a non-profit organization or some combination of the two.

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BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

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LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-1.0

Drawing Title: MASTER PLAN

File Location: L:\2022 Projects\557122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

EXIST. CONDITIONS LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- MONUMENT FOUND
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- CORNER TREE FOUND
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXIST. CURB
- EXIST. MANHOLE
- EXIST. MANHOLE
- EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- EXIST. UNDRGRND UTILITIES
- EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- ABANDON EASEMENT
- DEMO BUILDING
- DEMO CONCRETE
- DEMO PAVEMENT
- DEMO GRAVEL
- DEMO CURB
- D-SS DEMO SANITARY SEWER
- D-W DEMO WATER LINE
- D-U DEMO OTHER UTILITIES
- D-ST DEMO STORM DRAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE BE REMOVED

N W E S

0 150 300 450

SCALE: 1"= 150

EXISTING FLOODWAY (TYP)

EXISTING 2FT CONTOURS (TYP)

EXISTING STREAM (TYP)

100-YR FLOODPLAIN (TYP)

ADJOINING PROPERTY BOUNDARY (TYP)

CITY OF HENDERSONVILLE

20' TRANSITION ZONE (TYP)

30' STREAM BUFFER (TYP)

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT (TYP)

COMBINE EXISTING PARCELS (TYP)

EXISTING TREE TO BE REMOVED (TYP)

EXISTING TREE TO REMAIN (TYP)

EXISTING PAVEMENT(TYP)

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MAIN (TYP)

DEMO EXISTING PAVEMENT(TYP)

ABANDON EXISTING ROW (TYP)

EXISTING RIGHT-OF-WAY (TYP)

PROPERTY BOUNDARY (TYP)

LAKEWOOD RD

FRANCIS RD

INTERSTATE 26

JOHN AND CARROLL DENBEY
SB. 964, PG. 158
PIN:9670-27-1197
ZONING: R-15

CALMAT CO.
DB. 1780, PG. 504
PIN:9670-01-4104
ZONING: I-1

MICHAEL AND ALICE HARRISON
DB. 2102, PG. 120
PIN:9670-20-4932
ZONING: R-15

LEONARD AND PENNY SELF
DB. 1142, PG. 734
PIN:9670-20-3940
ZONING: R-15

MARK AND DONNA QUEEN
DB. 1338, PG. 279
PIN:9670-20-3661
ZONING: R-15

CHRISTOPHER AND JENNIFER STATON
DB. 1239, PG. 540
PIN:9670-20-4577
ZONING: R-15

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J M JR
DB. 3665, PG. 510
PIN:9579-29-7940
ZONING: PRD

CEDAR TERRACE NC LLC
DB. 1660, PG. 625
PIN:9579-39-6301
ZONING: PRD

CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN:9579-18-3554
ZONING: PRD

JONATHAN AND CHRISTINA LANGHER
DB. 3902, PG. 619
PIN:9579-38-4073
ZONING: C-2

ALBEA WILLIAMS, INC.
DB. 1370, PG. 455
PIN:9579-38-7209
ZONING: C-2

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ----
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ----
PHONE: ----
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
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EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.



VICINITY MAP

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
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BROOKS ENGINEERING AND SURVEYING ASSOC. NORTH CAROLINA CERT # C-3125

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LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-2.0

Drawing Title: EXISTING CONDITIONS PLAN

Location: L:\2022 Projects\557122 First Victory, Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- ST — NEW STORM PIPE
- 6inW — NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW MANHOLE
- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N W E S

0 100 200 300

SCALE: 1"= 100



DEVELOPMENT DATA

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HENDERSONVILLE NC 28792
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PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
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PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
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SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
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HENDERSONVILLE NC 28792
EMAIL: ----
PHONE: ----
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
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PHONE: 828 674 5592
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BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

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LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-4.0

Drawing Title: OVERALL SITE PLAN

Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
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- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N W E S

0 50 100 150

SCALE: 1"= 50

GREENWAY SPUR WILL CONNECT TO THE CLEAR CREEK GREENWAY WEST OF CONFLUENCE WITH ALLEN BRANCH PER NCDOT APPROVAL.

100-YR FLOODPLAIN (TYP)

PROPOSED RETAINING WALL (TYP)

PROPOSED TYPE XBT5 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 14,650 SQ.FT.

30' STREAM BUFFER (TYP)

20' TRANSITION ZONE (TYP)

EXISTING STREAM (TYP)

PROPOSED GREENWAY TRAIL (TYP)
LOCATION TO BE DETERMINED

PROPERTY BOUNDARY (TYP)

EXISTING TREE TO REMAIN (TYP)

WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP)

INTERSTATE 26

PROPOSED 7' SIDEWALK (TYP)

PROPOSED SANITARY SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WATER SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED ADA PARKING (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ.FT.

PROPOSED STORMWATER SYSTEM
SEE DETAILS ON SHEETS C-5.0 TO 5.2

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED ASPHALT PAVING (TYP)

XBT5 SPLIT 42 UNITS BLDG #1

XBT5 SPLIT 42 UNITS BLDG #2

XBT5 SPLIT 42 UNITS BLDG #3

WIDEN ROAD TO 30' WHERE ONLY ONE ACCESS ROAD EXISTS (TYP)

CONTINUATION ON SHEET C-4.2

VICINITY MAP

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ----
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ----
PHONE: ----
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL, PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)

PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-09-28
5	PLANNING BOARD SUBMITTAL	2022-12-23

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERTIFICATE OF AUTHORIZATION C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

Designed: JHK
Drawn: ZAW
Checked: JHK

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
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BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying • Environmental Services •

LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-4.1

Drawing Title: SITE PLAN

Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

CONTINUATION ON SHEET C-4.1

SITE PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- NEW STORM PIPE (ST)
- NEW WATER LINE (6inW)
- NEW WATER FIRE HYDRANT (FH)
- NEW MANHOLE
- NEW SEWER LINE (8inSS)
- NEW SANITARY CO / SERVICE
- NEW WALL (BY OTHERS)
- NEW FENCE
- EXISTING TREE TO REMAIN

N W E S

0 50 100 150

SCALE: 1"= 50

EXISTING TREE TO REMAIN (TYP)

PROPOSED GREENWAY TRAIL (TYP)

30' STREAM BUFFER (TYP)

20' TRANSITION ZONE (TYP)

EXISTING STREAM (TYP)

100-YR FLOODPLAIN (TYP)

CONNECT TO EXISTING SIDEWALK

PROPOSED STORMWATER SYSTEM
SEE DETAILS ON SHEETS C-5.0 TO 5.2

PROPOSED TYPE XBT3 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 11,700 SQ.FT.

PROPOSED RETAINING WALL (TYP)

PROPOSED SANITARY SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WATER SYSTEM
SEE DETAILS ON SHEETS C-6.0 TO 6.2

PROPOSED WCCA SIGN

PROPOSED 18' WIDE ASPHALT ROAD

PROPOSED 5' WIDE SIDEWALK

PROPOSED DAYCARE CENTER
BUILDING AREA: 5,900 SQ.FT.

XBT6 SPLIT 42 UNITS BLDG #4

XBT3 SPLIT 28 UNITS BLDG #7

XBT6 SPLIT 42 UNITS BLDG #8

XBT6 SPLIT 42 UNITS BLDG #5

XBT6 SPLIT 42 UNITS BLDG #6

LAKEWOOD RD

FRANCIS RD

INTERSTATE 26

PROPOSED COVERED PARKING
BUILDING AREA: 2,180 SQ.FT.

PROPOSED 7' SIDEWALK (TYP)

PROPERTY BOUNDARY (TYP)

PROPOSED ADA PARKING (TYP)

PROPOSED ASPHALT PAVING (TYP)

PROPOSED TYPE XBT6 SPLIT UNIT BUILDING (TYP)
BUILDING AREA: 15,100 SQ.FT.

PROPOSED 18" CURB AND GUTTER (TYP)

PROPOSED COVERED PARKING (TYP)
BUILDING AREA: 1,840 SQ.FT.

PROPOSED ENTRY SIGN

PROPOSED 12X40 LOADING ZONE

PROPOSED PLAYGROUND

PROPOSED FENCED DOG PARK

NEW ROUNDABOUT PER
NCDOT SPECIFICATIONS

PROPOSED CLUBHOUSE (TYP)
BUILDING AREA: 7,690 SQ.FT.

PROPOSED DUMPSTER PAD (TYP)
TO INCLUDE GARBAGE AND RECYCLING

CONNECT TO EXISTING SIDEWALK

PROPOSED FENCED PLAY AREA

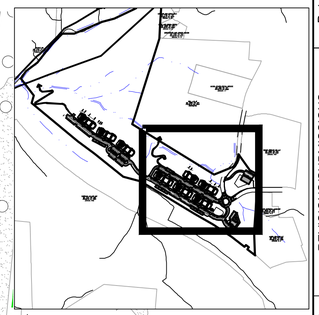
PROPOSED 5' SIDEWALK (TYP)

R112.0000

R34'

R3'

VICINITY MAP



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
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PROPERTY SIZE: 60.56 AC
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EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
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PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE: 2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING: 170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE: 1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ---
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ---
PHONE: ---
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
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EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL, PLA
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EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
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No.	REVISIONS/SUBMISSIONS	Date
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4	PLANNING BOARD SUBMITTAL	2022-09-28
5	PLANNING BOARD SUBMITTAL	2022-12-23

Revision/Submission number with a triangle indicates changes made on this sheet

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
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BROOKS ENGINEERING ASSOCIATES

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• Environmental Services •

LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

NORTH CAROLINA

CITY OF HENDERSONVILLE

Project No: 557522

C-4.2

Drawing Title: SITE PLAN

L:\2022 Projects\557122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. MINOR CONTOUR
- ELEV EXIST. MAJOR CONTOUR
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- ST NEW STORM PIPE
- NEW MINOR CONTOUR
- ELEV NEW MAJOR CONTOUR
- +137.0 NEW SPOT GRADE
- LIMITS OF DISTURBANCE
- NEW WALL (BY OTHERS)

N W E S

0 100 200 300

SCALE: 1"= 100

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
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EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
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PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
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SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ----
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ----
PHONE: ----
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
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CONTACT: ROB DULL, PLA
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EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
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CALMAT CO.
DB. 3780, PG. 548
PIN: 9670-01-4077
ZONING: I-3

UNITED STATES POSTAL SERVICE
DB. 836, PG. 127
PIN: 9579-29-9968
ZONING: I-1

COX, J. M. JR.
DB. 3665, PG. 510
PIN: 9579-29-7940
ZONING: PRD

CAROLINA VILLAGE INC
DB. 1341, PG. 582
PIN: 9579-18-3554
ZONING: PRD

INTERSTATE 26

LAKEWOOD RD.

FRANCIS RD

SHEET C-5.1

SHEET C-5.2

No.	REVISIONS/SUBMISSIONS	Date
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NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

15 Arlington Street
Asheville, N.C. 28801
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Fax: 1-828-232-1331
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BROOKS ENGINEERING ASSOCIATES

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LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-5.0

Drawing Title: OVERALL STORMWATER AND GRADING PLAN

File Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\C\Y\L BASE 557522.dwg

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. MINOR CONTOUR
- ELEV EXIST. MAJOR CONTOUR
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- ST NEW STORM PIPE
- NEW MINOR CONTOUR
- ELEV NEW MAJOR CONTOUR
- +17.0 NEW SPOT GRADE
- LIMITS OF DISTURBANCE
- NEW WALL (BY OTHERS)

N W E S

0 50 100 150

SCALE: 1"= 50

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
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PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
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SIDE SETBACK: 5 FT
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PARKING PROVIDED (WCCA): 24
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SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
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PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

EXISTING STREAM (TYP)
100-YR FLOODPLAIN (TYP)
PROPOSED RETAINING WALL (TYP)
30' STREAM BUFFER (TYP)
20' TRANSITION ZONE (TYP)
PROPERTY BOUNDARY (TYP)
PROPOSED DROP INLET (TYP)
PROPOSED HDPE STORMWATER PIPE (TYP)
PROPOSED STORMTECH SYSTEM (TYP)
PROPOSED SANITARY SEWER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPOSED BUILDING FOOTPRINT (TYP)
PROPOSED RIPRAP OUTLET (TYP)
PROPOSED WATER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPOSED 18" CURB AND GUTTER (TYP)
PROPOSED ASPHALT PAVING (TYP)
PROPOSED LIMITS OF DISTURBANCE (TYP)
PROPOSED CURB INLET (TYP)
PROPOSED JUNCTION BOX (TYP)
INTERSTATE 26
XBT5 SPLIT 42 UNITS BLDG #1
XBT5 SPLIT 42 UNITS BLDG #2
XBT5 SPLIT 42 UNITS BLDG #3
CONTINUATION ON SHEET C-5.2

VICINITY MAP

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
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NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
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LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522

C-5.1

Drawing Title: SITE, STORMWATER AND UTILITY PLAN

Location: L:\2022 Projects\557122 First Victory, Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR (-ELEV-)
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW RIPRAP OUTLET
- NEW STORM PIPE (ST)
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR (ELEV)
- NEW SPOT GRADE (+17.0)
- LIMITS OF DISTURBANCE
- NEW WALL (BY OTHERS)

N W E S

0 50 100 150

SCALE: 1"= 50

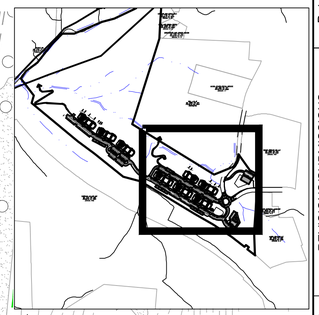
CONTINUATION ON SHEET C-5.1

EXISTING SANITARY SEWER (TYP)
EXISTING STREAM (TYP)
100-YR FLOODPLAIN (TYP)
20' TRANSITION ZONE (TYP)
30' STREAM BUFFER (TYP)
PROPOSED RIPRAP OUTLET (TYP)
PROPOSED JUNCTION BOX (TYP)
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PROPOSED STORMTECH SYSTEM (TYP)
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PROPOSED SANITARY SEWER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPERTY BOUNDARY (TYP)
PROPOSED WATER SYSTEM SEE DETAILS ON SHEET C-6.0 TO 6.2
PROPOSED DROP INLET (TYP)
PROPOSED LIMITS OF DISTURBANCE (TYP)
PROPOSED 18" CURB AND GUTTER (TYP)
PROPOSED ASPHALT PAVING (TYP)

XBT6 SPLIT 42 UNITS BLDG #4 — ffe 04.5 / ffe 14.5
XBT13 SPLIT 28 UNITS BLDG #7 — ffe 97 / ffe 07
XBT6 SPLIT 42 UNITS BLDG #5 — ffe 08.5 / ffe 18.5
XBT6 SPLIT 42 UNITS BLDG #8 — ffe 00.5 / ffe 10.5
XBT6 SPLIT 42 UNITS BLDG #6 — ffe 12.0 / ffe 22.0
ffe 23.0
ffe 16.0

LAKEWOOD RD
FRANCIS RD
INTERSTATE 26

VICINITY MAP



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD ROAD
HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
PROPERTY SIZE: 60.56 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
ZONING CLASSIFICATION: I-1 (INDUSTRIAL)
PROPOSED ZONING CLASSIFICATION: UR (URBAN RESIDENTIAL)
PROPOSED NUMBER OF UNITS: 322
PROPOSED DENSITY: 322/60.56= 5.31 UNITS/AC
MAXIMUM BUILDING HEIGHT: 64 FT
FRONT SETBACK: 14 FT FROM BACK OF CURB
SIDE SETBACK: 5 FT
REAR SETBACK: 10 FT
PARKING REQUIREMENTS (APTS): 322 UNITS * 1 SPACE/UNIT=322
PARKING PROVIDED (APTS): 1.65 SPACES/UNIT * 322 UNITS = 530
PARKING REQUIREMENTS (WCCA): 4 DO/PU SPACES + 12 EMP. SPACES = 16
PARKING PROVIDED (WCCA): 24
PROJECT AREA: 60.56 AC.
SITE COVERAGE - BUILDINGS: 136,030 SQ.FT. (3.12 AC.) - 5.15%
SITE COVERAGE - OPEN SPACE:2,287,491 SQ.FT. (52.51 AC.) - 86.71%
SITE COVERAGE - STREETS & PARKING:170,569 SQ.FT. (3.92 AC.) - 6.47%
SITE COVERAGE - OTHER FACILITIES: 43,903 SQ.FT. (1.01 AC.) - 1.67%
SITE COVERAGE - COMMON OPEN SPACE:1,753,175 SQ.FT. (40.24AC.) - 66.44%
PROPERTY OWNER: GROUP VENTURES INC
CONTACT: ----
ADDRESS: 1410 GREENVILLE HWY
HENDERSONVILLE NC 28792
EMAIL: ----
PHONE: ----
DEVELOPER: FIRST VICTORY INC
CONTACT: TRAVIS FOWLER
ADDRESS: 542 SOUTH CALDWELL STREET
BREVARD NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: 828 577 4201
ENGINEER: BROOKS ENGINEERING
CONTACT: MARK BROOKS PE
ADDRESS: 17 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: MBROOKS@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: FIND THE LINE STUDIOS, LLC
CONTACT: ROB DULL, PLA
ADDRESS: 305 POLE CREASMAN ROAD
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828 674 5592
LIMITS OF DISTURBANCE: 802,175 SQ.FT. (18.42 AC.)
PROJECT SITE IS NOT WITHIN CITY LIMITS. THIS SITE WILL BE ANNEXED FOR SEWER. THE NEAREST CITY BOUNDARY IS THE ADJACENT PROPERTY TO THE NORTH.

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
4	PLANNING BOARD SUBMITTAL	2022-09-28
5	PLANNING BOARD SUBMITTAL	2022-12-23

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOC. NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brookssea.com

BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying • Environmental Services •

LAKEWOOD APARTMENTS
DEVELOPMENT PLAN
CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522
C-5.2
Drawing Title: STORMWATER AND GRADING PLAN

Location: L:\2022 Projects\557122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING PAVEMENT
- EXIST. MANHOLE
- EXIST. MANHOLE
- E-SS EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- E-W EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- E-OU EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- E-U EXIST. UNDRGRND UTILITIES
- E-ST EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- E-SE EXIST. SEWER EASEMENT
- E-WE EXIST. WATER EASEMENT
- 6inW NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW WATER VALVE
- NEW AIR/VAC RLS VALVE
- NEW WATER BLOW-OFF VALVE
- NEW WATER DOMESTIC METER
- P-WE NEW WATER EASEMENT
- NEW MANHOLE
- 8inSS NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- P-SE NEW SEWER EASEMENT

N W E S

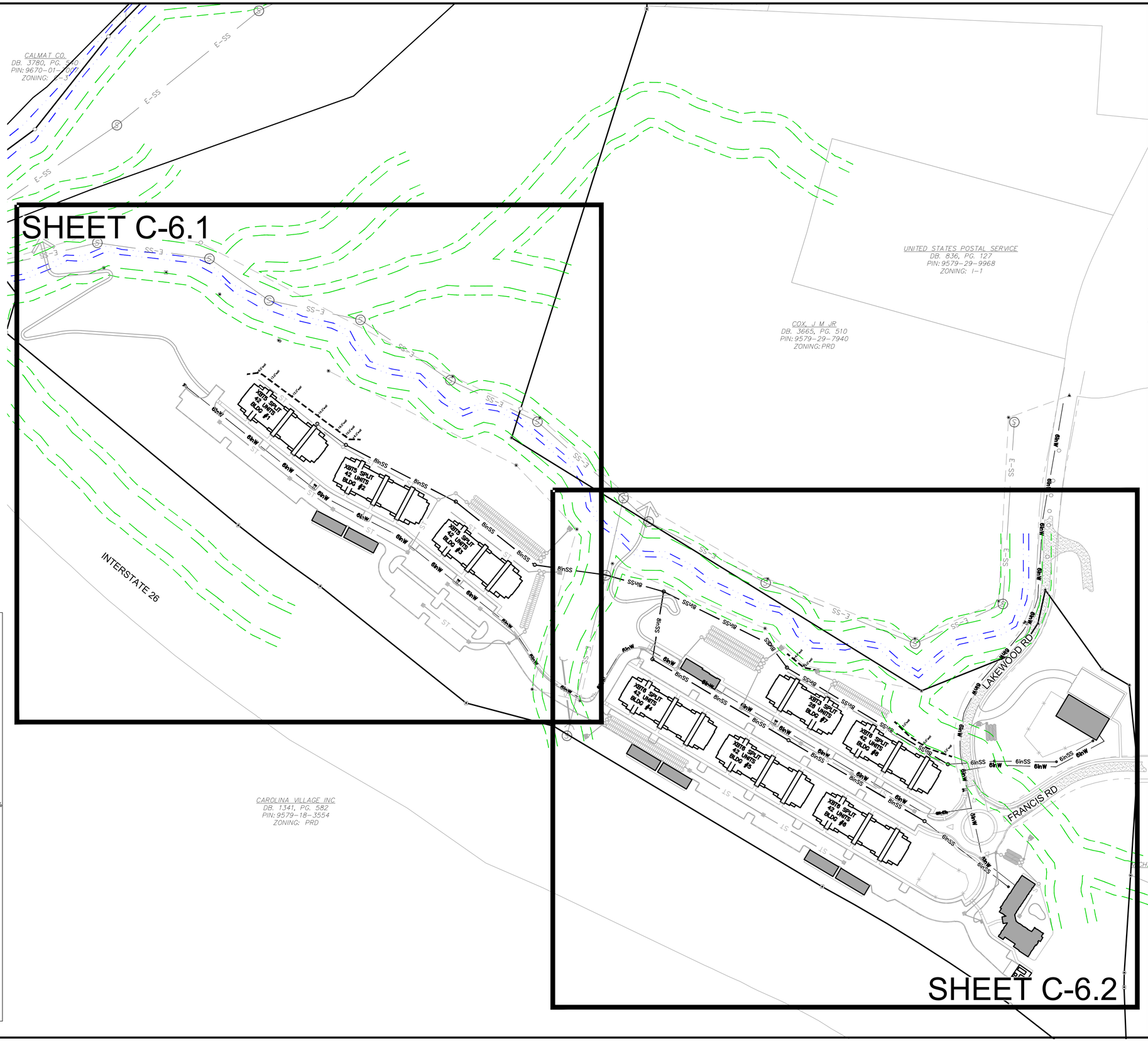
0 100 200 300

SCALE: 1"= 100

DEVELOPMENT DATA

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HENDERSONVILLE NC 28792
PIN NUMBER: 9579392060, 9579382595, 9579290718, 9579192770
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EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: HENDERSONVILLE
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PARKING PROVIDED (WCCA): 24
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PHONE: ----
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Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

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LAKEWOOD APARTMENTS
DEVELOPMENT PLAN
CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522
C-6.0
Drawing Title: OVERALL UTILITY PLAN

X:\Location\ L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
- EXISTING PAVEMENT
- EXIST. MANHOLE
- EXIST. MANHOLE
- E-SS — EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- E-W — EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
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- EXIST. POWER POLE
- E-U — EXIST. UNDRGRND UTILITIES
- E-ST — EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- E-SE — EXIST. SEWER EASEMENT
- E-WE — EXIST. WATER EASEMENT
- 6inW — NEW WATER LINE
- NEW WATER FIRE HYDRANT
- NEW WATER VALVE
- NEW AIR/VAC RLS VALVE
- NEW WATER BLOW-OFF VALVE
- NEW WATER DOMESTIC METER
- P-WE — NEW WATER EASEMENT
- NEW MANHOLE
- 8inSS — NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- P-SE — NEW SEWER EASEMENT

N W E S

0 50 100 150

SCALE: 1"= 50

DEVELOPMENT DATA

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EXISTING STREAM (TYP)
PROPERTY BOUNDARY (TYP)
INTERSTATE 26
PROPOSED RETAINING WALL (TYP)
30' STREAM BUFFER (TYP)
PROPOSED STORMWATER SYSTEM SEE DETAILS ON SHEET C-5.0 TO 5.2
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED 6" SANITARY SEWER (TYP)
PROPOSED 8" SANITARY SEWER (TYP)
PROPOSED BUILDING FOOTPRINT (TYP)
PROPOSED 6" WATERLINE (TYP)
PROPOSED 18" CURB AND GUTTER (TYP)
PROPOSED EDGE OF PAVEMENT (TYP)
PROPOSED FIRE HYDRANT (TYP)
XBT5 SPLIT 42 UNITS BLDG #1
XBT5 SPLIT 42 UNITS BLDG #2
XBT5 SPLIT 42 UNITS BLDG #3
12.0'wall
14.0'wall
16.0'wall
10.0'wall
6inW
8inSS

CONTINUATION ON SHEET C-6.2

VICINITY MAP

No.	REVISIONS/SUBMISSIONS	Date
1	PRELIMINARY	2022-05-19
2	CZD SUBMITTAL	2022-06-01
3	CZD RESUBMITTAL	2022-09-02
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Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNARD, III

BROOKS ENGINEERING AND SURVEYING ASSOC. NORTH CAROLINA CERT # C-3125

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Designed: JHK
Drawn: ZAW
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 2022-12-23

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Asheville, N.C. 28801
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BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying • Environmental Services •

NORTH CAROLINA

LAKEWOOD APARTMENTS

DEVELOPMENT PLAN

CITY OF HENDERSONVILLE

Project No: 557522

C-6.1

Drawing Title: UTILITY PLAN

Location: L:\2022 Projects\557522 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg

CONTINUATION BELOW

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- 100-YR FLOODPLAIN
- EXIST. RIGHT OF WAY
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- WV EXIST. WATER VALVE
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- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- E-SE EXIST. SEWER EASEMENT
- E-WE EXIST. WATER EASEMENT
- 6inW NEW WATER LINE
- FH NEW WATER FIRE HYDRANT
- NEW WATER VALVE
- NEW AIR/VAC RLS VALVE
- NEW WATER BLOW-OFF VALVE
- W NEW WATER DOMESTIC METER
- P-WE NEW WATER EASEMENT
- NEW MANHOLE
- 8inSS NEW SEWER LINE
- C NEW SANITARY CO / SERVICE
- P-SE NEW SEWER EASEMENT

N W E S

0 50 100 150

SCALE: 1"= 50

DEVELOPMENT DATA

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CONTINUATION ON SHEET C-6.1

EXISTING STREAM (TYP)
100-YR FLOODPLAIN (TYP)
EXISTING SANITARY SEWER (TYP)
APPROXIMATE SANITARY TIE-IN LOCATION (TYP)
30' STREAM BUFFER (TYP)
PROPOSED FIRE HYDRANT (TYP)
PROPOSED STORMTECH SYSTEM (TYP)
PROPOSED RETAINING WALL (TYP)
PROPOSED BUILDING FOOTPRINT (TYP)
PROPERTY BOUNDARY (TYP)
EXISTING FIRE HYDRANT (TYP)
APPROXIMATE WATER TIE-IN LOCATION
PROPOSED 18' CURB AND GUTTER (TYP)
PROPOSED EDGE OF PAVEMENT (TYP)
PROPOSED 6" SANITARY SEWER (TYP)
PROPOSED SANITARY CLEANOUT (TYP)
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED 8" SANITARY SEWER (TYP)
PROPOSED 4" MASTER METER ASSEMBLY AND 6" RPZ BACKFLOW ASSEMBLY
PROPOSED 6" WATERLINE (TYP)

XBT6 SPLIT 42 UNITS BLDG #4
XBT13 SPLIT 28 UNITS BLDG #7
XBT6 SPLIT 42 UNITS BLDG #8
XBT6 SPLIT 42 UNITS BLDG #5
XBT6 SPLIT 42 UNITS BLDG #6

LAKEWOOD RD
FRANCIS RD
INTERSTATE 26

VICINITY MAP

CONTINUATION ABOVE

No.	REVISIONS/SUBMISSIONS	Date
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LAKEWOOD APARTMENTS
DEVELOPMENT PLAN
CITY OF HENDERSONVILLE NORTH CAROLINA

Project No: 557522
C-6.2
Drawing Title: UTILITY PLAN

Location: L:\2022 Projects\568122 First Victory_Lakewood Road Civil\Dwg\CIVIL BASE 557522.dwg



VICINITY MAP

EXISTING TREES NOTES:

TOTAL EXISTING TREES (SURVEYED): 911

TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528

*TREES REPLACED IN LANDSCAPE: 244

*TREES TO BE PLANTED AS PART OF STREAM & FLOODPLAIN RESTORATION: 140 MIN.

VEHICLE USE AREA: 1 TREE / 2 SHRUBS PER 4,000 SF
TOTAL VUA: 169,600 SF
TREES REQUIRED: 43
TREES PROVIDED: 160
SHRUBS REQUIRED: 85
SHRUBS PROVIDED: 234

PLANTING STRIPS: PROPOSED DAYCARE
1 TREE & 5 SHRUBS PER 40LF
TOTAL LF: 185
TREES REQUIRED: 5
TREES PROVIDED: 6
SHRUBS REQUIRED: 23
SHRUBS PROVIDED: 38

STREET TREES: N/A

PROPERTY BUFFERS: N/A

PROPERTY OWNER:
GROUP VENTURES INC.
1410 GREENVILLE HWY
HENDERSONVILLE, NC 28792

DEVELOPER CONTACT:
FIRST VICTORY INC.
TRAVIS FOWLER
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

LANDSCAPE ARCHITECT:
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
ASHEVILLE, NC
828.674.5592

CIVIL ENGINEER:
JOHN KINNAIRD, PE
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

SURVEYOR:
TROY SHRIVER, PLS
BROOKS ENGINEERING ASSOC.
17 ARLINGTON ST.
ASHEVILLE, NC 28801
828.232.4700

0 50' 100' 200' 300' 400'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

CONSTRUCTION

DATE:
9.2.22

SHEET TITLE:

OVERALL PLANTING PLAN

SHEET NO.
L-200

(19) Otto Luyken English Laurel
(6) Tupelo
(19) Little Lime® Panicle Hydrangea
(5) River Birch Multi-Trunk
(12) American Hornbeam
(4) Tupelo
(77) Dwarf Fothergilla
(21) Rose Creek Abelia
(20) Little Lime® Panicle Hydrangea
(9) Otto Luyken English Laurel
(9) Swamp White Oak
(6) Tupelo
(12) Eastern Redbud Multi-trunk
(7) River Birch Multi-Trunk
(7) Otto Luyken English Laurel
(6) American Holly
(4) Legacy Sugar Maple
(5) Otto Luyken English Laurel
(13) Legacy Sugar Maple
(11) October Glory Red Maple
(20) Green Vase Sawleaf Zelkova

XBT3 SPLIT
28 UNITS

XBT6 SPLIT
42 UNITS

XBT6 SPLIT
42 UNITS

4.0' wall
6.0' wall
3.0' wall
5.0' wall
3.0' wall

BRANCH

SME

4.0%
5.0%
4.0%
2.5%

MATCHLINE L-202
MATCHLINE L-201

0 15' 30' 60' 90' 120'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1585
ROBERT J DULL

CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-201

ALLEN BRANCH

(8) American Hornbeam

(31) October Glory Red Maple

(96) Dwarf Fothergilla

(18) Otto Luyken English Laurel

(7) Dwarf Fothergilla

(19) Green Vase Sawleaf Zelkova

(4) Swamp White Oak

(2) American Sycamore

XBT5 SPLIT
42 UNITS

XBT6 SPLIT
42 UNITS

XBT6 SP
42 UNIT

4.0% 10.0% 4.0%

(12) Little Henry' Sweetspire

(42) Otto Luyken English Laurel

(20) Legacy Sugar Maple

MATCHLINE L-203
MATCHLINE L-202
MATCHLINE L-202
MATCHLINE L-201

0 15' 30' 60' 90' 120'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:

FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J. DULL

CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-202

(4) Swamp White Oak

(2) American Sycamore(s)

(18) Otto Luyken English Laurel

(61) Dwarf Fothergilla

(12) Legacy Sugar Maple

(11) October Glory Red Maple

(16) Green Vase Sawleaf Zelkova

(12) Little Henry® Sweetspire

XBT5 SPLIT
42 UNITS

XBT5 SPLIT
42 UNITS

+8.0' wall
+13.0' wall
+12.0' wall
+14.0' wall
+16.0' wall
+10.0' wall
+6.0' wall

4.0%

4.0%

+35'

+44'

+44'

+35'

6inW

SME

MATCHLINE L-202

MATCHLINE L-202

0 15 30' 60' 90' 120'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:

PLANTING PLAN

SHEET NO.
L-203

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B	53	
	ACE LEG	Acer saccharum 'Legacy' / Legacy Sugar Maple	2" Cal.	B&B	49	
	BET NIG	Betula nigra / River Birch Multi-Trunk	2" Cal.	B&B	12	
	CAR AME	Carpinus caroliniana / American Hornbeam	2" Cal.	B&B	20	
	CER EAS	Cercis canadensis / Eastern Redbud Multi-trunk	8` Ht.	B&B	12	
	ILE AME	Ilex opaca 'Satyr Hill' / American Holly	6` Ht.	B&B	6	
	NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	B&B	16	
	PLA OCC	Platanus occidentalis / American Sycamore	2" Cal.	B&B	4	
	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	17	
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B	55	
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
	ABE RCR	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal, 18-24" ht.		21	
	FOT GAR	Fothergilla gardenii / Dwarf Fothergilla	3 gal, 18-24" ht.		241	
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal, 18-24" ht.		39	
	ITE SPR	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal, 18-24" ht.		24	
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal, 24" min. ht.		118	

LANDSCAPE NOTES:

1. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

2. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF THE WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.

3. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND IRRIGATION OR DRAINAGE PIPING AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S COST.

4. PROVIDE TREES, SHRUBS AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULE FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE . LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, INCLUDING POOR BRANCHING STRUCTURE OR DAMAGED TRUNKS.

5. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS.

6. BED PREPARATION:
REMOVE ALL DEBRIS, BRUSH, STUMPS, ROCKS, AND CONSTRUCTION TRASH.
SPRAY WEEDS WITH GLYPHOSATE TWO WEEKS BEFORE PLANTING. WHEN SOIL IS DRY, TILL EXISTING CLAY TO A DEPTH OF 8" AND RAKE OUT ALL CLODS AND DEBRIS. SPREAD TRIPLE SUPER PHOSPHATE AT RATE OF 5 LBS/1000 SF OR 1LB/100SF. SPREAD 3" OF SOIL MIX (SEE #7 BELOW). TILL MIX THOROUGHLY INTO NATIVE SOIL AND RAKE SMOOTH. WHERE SLOPES ARE TOO STEEP TO TILL, PLANT HOLE BY HOLE, DIGGING SOIL AMENDMENTS THOROUGHLY INTO NATIVE SOIL, AND DIGGING HOLES A MINIMUM OF 2 X THE SIZE OF ROOTBALL.

SOIL MIX IS A 60/40 BLEND OF WHICH 60% IS COMPOST AND 40% IS BLACK SCREENED TOPSOIL. ASHEVILLE MULCH YARD'S AEB MIX IS AN ACCEPTABLE SUBSTITUTE FOR COMPOST. LA TO APPROVE ANY SUBS. MUST BE CERTIFIED WEED FREE AND BLACK, WELL-ROTTED WITH NO CLUMPS OF PARTIALLY DECOMPOSED LEAVES.

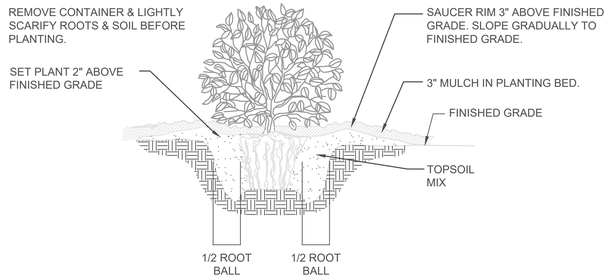
7. PLANT AND WATER THOROUGHLY. CONFIRM THAT PERENNIAL AND GROUNDCOVER ROOT BALLS WILL BE COVERED WHEN SOIL HAS SETTLED AFTER WATERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE SITE AND COVER WITH COMPOST ANY ROOT BALLS THAT ARE EXPOSED 1" OR MORE ABOVE GRADE DUE TO SETTLING OR FREEZE/THAW.

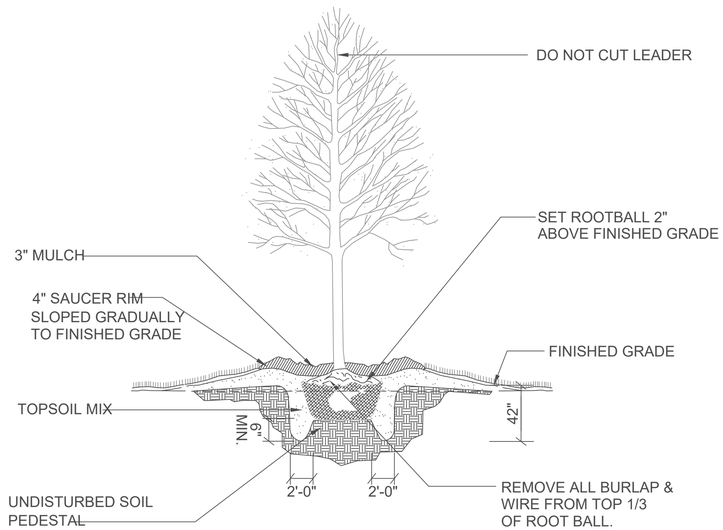
8. B&B TREES CAN BE PLANTED IN NATIVE SOIL, UNLESS THAT SOIL IS COMPACTED CONSTRUCTION CLAY(IF SO, USE40% NATIVE SOIL AND 60% SOIL MIX AS BACKFILL). DO NOT USE MUDDY SOIL FOR BACKFILLING.

9. INSTALLATION OF PLANT MATERIAL BELOW EXISTING TREES SHALL BE DONE WITHOUT TILLING TO PROTECT THE EXISTING ROOT STRUCTURES. HOLES FOR PLANT MATERIAL IN THESE AREAS SHALL BE DUG BY HAND. HAND DUG HOLES FOR SHRUBS AND CONTAINER TREES SHALL RECEIVE 60% SOIL MIX AS BACKFILL.

10.INSTALLATION OF PERENNIALS AND GROUND COVERS UNDER EXISTING TREES - BUILD UP SOIL (MAX HEIGHT 3") USING SOIL MIX AND SPREAD PLANT ROOTS OUT FOR SHALLOWER PLANTING.

11. MULCH: FOR TREES AND SHRUBS, MULCH SHALL BE 2" DOUBLE GROUND PINE, FREE FROM DELETERIOUS MATERIALS. PERENNIALS, GRASSES AND GROUND COVERS SHALL BE MULCHED WITH 2" ASHEVILLE MULCH YARDS AEB OR SIMILAR COMPOST.





FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

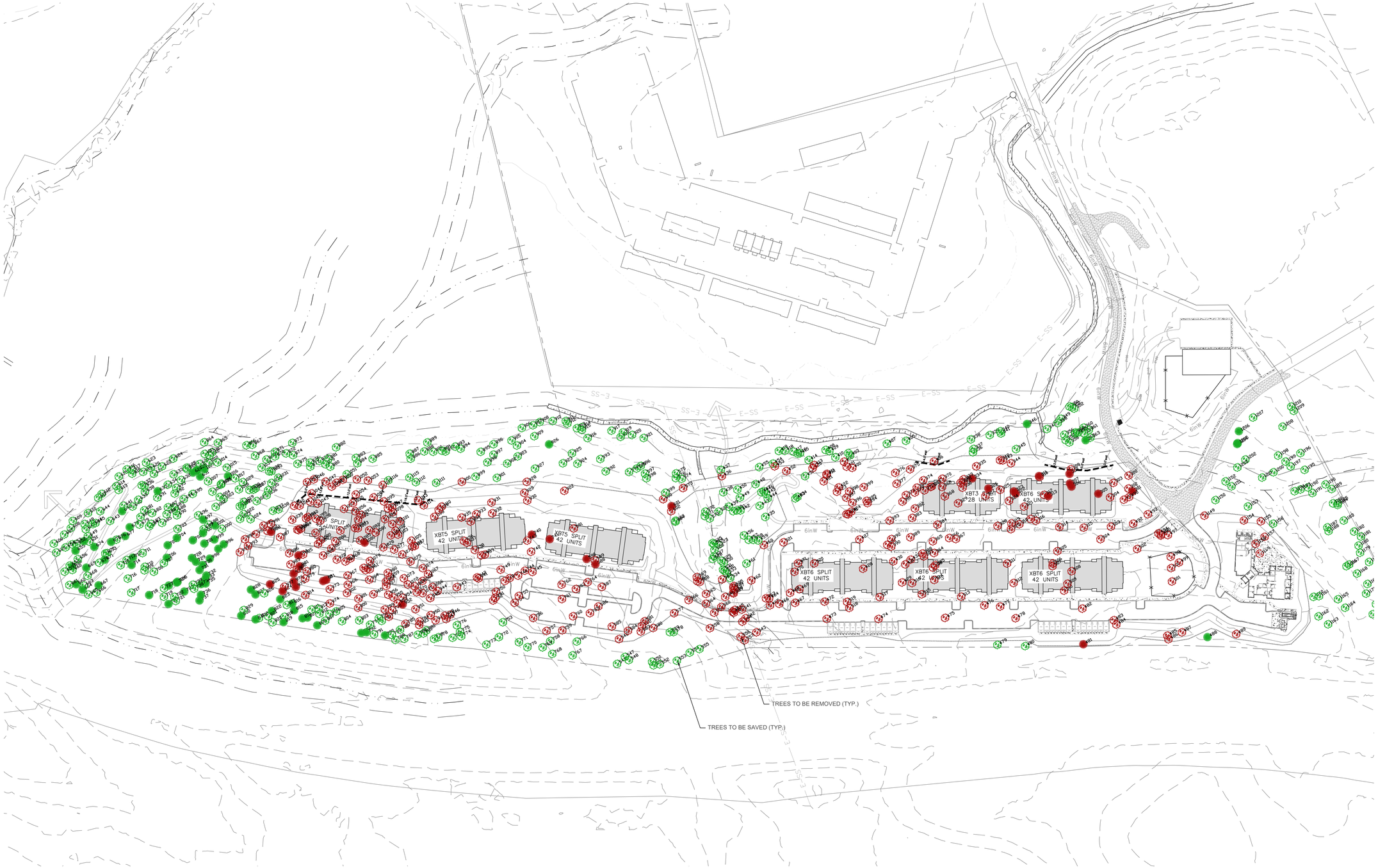
CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:

PLANTING SCHEDULE AND NOTES

SHEET NO.
L-204



EXISTING TREES NOTES:

TOTAL EXISTING TREES (SURVEYED): 911

TREES TO BE REMOVED: 383
TREES TO BE SAVED: 528

*TREES REPLACED IN LANDSCAPE: 244

*TREES TO BE PLANTED AS PART OF STREAM & FLOODPLAIN RESTORATION: 140 MIN.

0 50' 100' 200' 300' 400'

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
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542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DULL

NOT FOR CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:
OVERALL TREE REMOVAL PLAN

SHEET NO.
L-205

Point #	Diameter & Species
300	30" Poplar
301	26" Pine
302	20" Ash
303	31" Poplar
304	30" Cherry Cluster
305	20" Pine
306	25" Pine
307	19" Pine
308	19" Pine
309	16" X 18" Cherry
310	30" Oak
311	18" Pine
312	20" Chestnut Oak
313	26" Pine
314	12" Poplar
315	12" Poplar
316	15" Cherry
317	12" Cherry
318	12" Cherry
319	12" X 12" Cherry
320	24" Poplar
321	16" Cherry
322	18" Pine
323	19" Pine
324	14" White Oak
325	14" Cherry
326	14" Pine
327	15" Walnut
328	19" Hardwood*
329	14" Poplar
330	12" Cherry
331	15" Cherry
332	23" Red Oak
333	13" Red Oak
334	12" Pine
335	35" Red Oak
336	16" Cherry
337	18" Cherry
338	15" Maple
339	12" Maple
340	13" Maple
341	12" X 14" Cherry
342	18" White Oak
343	19" Hickory
344	17" Cherry
345	13" Cherry
346	14" Pine
347	15" Maple
348	24" Maple
349	21" Maple
350	12" Cherry
351	20" Cherry
352	20" Cherry
353	14" X 8" Maple
354	35" Cherry
355	23" Cherry
356	14" Maple
357	15" Cherry
358	18" Maple
359	13" Maple
360	20" Poplar
361	22" Poplar
362	20" Pine
363	17" Maple
364	12" Cherry
365	12" X 10" Poplar
366	20" X 10" Poplar
367	12" Poplar
368	17" Cherry
369	16" Cherry
370	28" Poplar
371	35" Cherry
372	12" Maple
373	12" Beech
374	32" White Oak
375	34" Maple
376	19" Maple
377	15" X 8" Maple
378	12" Poplar
379	19" White Oak
380	12" Cherry
381	14" Poplar
382	12" Poplar
383	12" Poplar
384	11" X 10" Poplar
385	12" Poplar
386	12" Cherry
387	15" Poplar
388	12" Poplar
389	14" Poplar
390	12" Poplar
391	12" Poplar
392	17" Poplar
393	26" Poplar
394	35" Poplar
395	17" Poplar
396	32" Poplar
397	20" Poplar
398	15" Poplar
399	21" Poplar
400	21" Maple
401	12" Maple
402	19" Maple
403	28" Maple
404	36" Maple
405	28" Poplar
406	14" Maple
407	25" Chestnut Oak
408	20" Maple
409	20" Maple
410	21" Maple
411	15" Black Gum
412	17" Black Gum
413	26" Poplar
414	17" Hickory
415	20" Maple
416	14" Maple
417	14" Maple
418	13" Maple
419	19" Maple
420	14" White Oak
421	20" Maple
422	19" Poplar
423	12" Sourwood
424	27" Poplar
425	15" Hickory
426	12" Poplar
427	28" Cherry
428	13" Poplar
429	12" Walnut
430	14" X 12" Poplar
431	13" X 5" Poplar
432	11" X 7" Poplar
433	15" Poplar
434	12" Poplar
435	12" Poplar
436	15" Maple
437	16" X 13" X 11" Maple
438	15" Sycamore
439	16" Chestnut Oak
440	14" Poplar
441	15" Poplar
442	16" Poplar
443	12" X 12" Cherry
444	21" White Oak
445	13" Cherry
446	12" Cherry
447	14" X 13" Cherry
448	16" Maple
449	13" Poplar
450	17" Cherry
451	21" Red Oak
452	20" Maple
453	22" Maple
454	15" X 8" Maple
455	15" X 12" Maple
456	14" Poplar
457	13" Poplar
458	11" X 6" Poplar
459	9" X 8" Poplar
460	15" X 6" Poplar
461	23" Red Oak
462	15" X 10" X 9" Cherry
463	14" Cherry
464	12" Cherry
465	12" Cherry
466	17" Maple
467	26" Poplar
468	14" Cherry
469	13" Cherry
470	15" X 10" Cherry
471	13" Poplar
472	18" X 8" X 4" Poplar
473	14" Poplar
474	19" Bradford Pear
475	12" X 11" Poplar
476	12" Poplar
477	9" X 8" x 2" Poplar
478	10" X 9" X 4" Poplar
479	16" Cherry
480	12" Poplar
481	14" Pine
482	15" X 13" Walnut
483	10" X 8" Walnut
484	11" X 7" Maple
485	12" X 9" Poplar
486	11" X 9" Maple
487	13" X 10" Cherry
488	13" Pine
489	14" Poplar
490	13" Cherry
491	13" Poplar
492	16" Walnut
493	30" Cherry
494	30" Cherry
495	17" Cherry
496	12" Cherry
497	16" Cherry
498	13" Poplar
499	13" Poplar
500	11" Poplar
501	10" X 8" Poplar
502	12" Poplar
503	Pear Cluster
504	13" Poplar
505	10" X 8" Poplar
506	12" Poplar
507	12" Poplar
508	15" Walnut
509	14" Walnut
510	12" X 10" Walnut
511	14" Poplar
512	10" X 8" Pear
513	12" Poplar
514	14" Poplar
515	18" Pear
516	20" X 8" X 6" Pear
517	12" X 6" Poplar
518	13" Poplar
519	11" X 8" Poplar
520	12" Poplar
521	13" Poplar
522	13" Poplar
523	12" Maple
524	16" X 12" Maple
525	13" Maple
526	13" Maple
527	16" Maple
528	16" Maple
529	18" X 17" Poplar
530	14" Maple
531	24" Poplar
532	14" Poplar
533	12" Poplar
534	14" X 12" Poplar
535	13" Maple
536	24" Poplar
537	12" Maple
538	14" X 13" Poplar
539	16" Maple
540	20" Poplar
541	22" Poplar
542	18" Poplar
543	26" Poplar
544	14" Poplar
545	14" Maple
546	12" Poplar
547	14" X 4" Poplar
548	9" X 6" Poplar
549	12" Poplar
550	15" Poplar
551	13" Pear
552	13" Poplar
553	10" X 10" Pear
554	10" X 6" X 3" Pear
555	12" Poplar
556	16" Poplar
557	18" Poplar
558	11" X 9" Cherry
559	14" Birch
560	20" Hickory
561	16" Poplar
562	21" X 14" Poplar
563	20" Poplar
564	22" Oak
565	12" Birch
566	14" Poplar
567	16" X 11" Poplar
568	20" Poplar
569	13" X 13" Birch
570	18" Maple
571	16" Maple
572	20" X 12" Maple
573	30" Poplar
574	22" Chestnut Oak
575	12" White Oak
576	13" Cherry
577	12" Poplar
578	Pear Cluster
579	Pear Cluster
580	12" Poplar
581	19" Poplar
582	12" Poplar
583	14" Poplar
584	13" Poplar
585	14" Sycamore
586	12" Cherry
587	Pear Cluster
588	12" Pine
589	13" Poplar
590	15" Pine
591	Pear Cluster
592	17" Cherry
593	14" Cherry
594	20" Cherry
595	20" Poplar
596	15" Cherry
597	15" Cherry
598	20" White Oak
599	16" Poplar
600	17" Poplar
601	18" Pine
602	10" X 6" Pear
603	13" Poplar
604	16" Poplar
605	18" Poplar
606	24" Maple
607	20" Maple
608	17" White Oak
609	31" Maple
610	17" Poplar
611	22" Maple
612	15" Poplar
613	12" Chestnut Oak
614	18" Chestnut Oak
615	13" Hickory
616	30" Maple Cluster
617	12" Maple
618	15" Beech
619	20" Chestnut Oak
620	24" Chestnut Oak
621	13" Beech
622	17" White Oak
623	15" X 10" Maple
624	16" Chestnut Oak
625	17" Chestnut Oak
626	15" Maple
627	18" Pine
628	12" Pine
629	15" Pine
630	17" Chestnut Oak
631	12" Pine
632	18" Red Oak
633	12" Chestnut Oak
634	14" Chestnut Oak
635	15" Pine
636	15"Red Oak
637	15" Chestnut Oak
638	11" X 7" Maple
639	23" Red Oak
640	13" Chestnut Oak
641	21" Maple
642	17" Pine
643	16" X 15" Chestnut Oak
644	25" Chestnut Oak
645	12" Sourwood
646	16" Poplar
647	12" Poplar
648	15" White Oak
649	13" Chestnut Oak
650	22" Pine
651	11" X 6" Chestnut Oak
652	13" Red Oak
653	17" Chestnut Oak
654	20" Poplar
655	12" Pine
656	28" White Oak
657	16" Chestnut Oak
658	22" Pine
659	16" White Oak
660	15" Poplar
661	15" Red Oak
662	22" Pine
663	16" White Oak
664	14" Pine
665	15" Poplar
666	12" Chestnut Oak
667	34" Pine
668	14" Poplar
669	20" Pine
670	16" Chestnut Oak
671	20" Pine
672	15" Chestnut Oak
673	13" Chestnut Oak
674	30" Pine
675	16" Pine
676	13" Chestnut Oak
677	21" Pine
678	13" Pine
679	18" Red Oak
680	12" Chestnut Oak
681	12" Chestnut Oak
682	16" Chestnut Oak
683	17" Red Oak
684	15" Red Oak
685	12" X 7" Poplar
686	16" Red Oak
687	14" White Oak
688	12" X 6" Maple
689	13" Chestnut Oak
690	12" Poplar
691	13" Chestnut Oak
692	15" White Oak
693	12" White Oak
694	16" Red Oak
695	13" X 11" Red Oak
696	12" Red Oak
697	13" Pine
698	11" X 10" Chestnut Oak
699	12" White Oak
700	20" Pine
701	20" Pine
702	18" Pine
703	16" Red Oak
704	13" Pine
705	12" Pine
706	12" Pine
707	12" Red Oak
708	12" Chestnut Oak
709	13" White Oak
710	12" White Oak
711	11" X 10" Maple
712	14" Pine
713	12" Red Oak
714	24" Pine
715	24" Chestnut Oak
716	12" Red Oak
717	14" White Oak
718	12" X 11" Pine
719	12" White Oak
720	14" Pine
721	12" White Oak
722	15" White Oak
723	19" Pine
724	25" Pine
725	13" Pine
726	17" Pine
727	13" White Oak
728	19" Pine
729	15" Pine
730	16" Pine
731	20" Pine
732	18" Pine
733	12" Pine
734	15" Pine
735	14" X 13" Pine
736	18" Pine
737	13" Pine
738	15" White Oak
739	18" White Oak
740	14" Hemlock
741	9" X 9" Pine
742	14" Poplar
743	12" Poplar
744	10" X 7" Poplar
745	Pear Cluster
746	12" Poplar
747	12" Poplar
748	12" Poplar
749	10" Poplar
750	10" X 12" Poplar
751	17" Poplar
752	14" Poplar
753	12" Poplar
754	12" Poplar
755	14" Poplar
756	12" Poplar
757	12" Poplar
758	10" X 7" Poplar
759	12" X 10" X 7" Pear
760	14" Poplar
761	12" Poplar
762	14" Poplar
763	13" Poplar
764	14" Poplar
765	Cherry Cluster
766	12" Poplar
767	12" Cherry
768	12" Poplar
769	14" X 8" X 6" Pear
770	12" Poplar
771	12" Poplar
772	Pear Cluster
773	12" Pear
774	31" White Oak
775	13" White Oak
776	17" White Oak
777	12" White Oak
778	14" White Oak
779	13" White Oak
780	12" White Oak
781	15" Red Oak
782	15" White Oak
783	14" White Oak
784	14" Poplar
785	12" White Oak
786	17" White Oak
787	14" White Oak
788	18" White Oak
789	12" White Oak
790	15" Pine
791	15" White Oak
792	20" Pine
793	18" Pine
794	12" White Oak
795	12" White Oak
796	12" White Oak
797	17" White Oak
798	12" White Oak
799	16" White Oak
800	13" White Oak
801	13" White Oak
802	15" White Oak
803	14" Red Oak
804	12" X 10" White Oak
805	12" White Oak
806	12" White Oak
807	15" White Oak
808	17" Pine
809	15" Pine
810	19" Pine
811	12" White Oak
812	14" White Oak
813	15" White Oak
814	16" Red Oak
815	16" Pine
816	17" Pine
817	12" White Oak
818	12" White Oak
819	21" Pine
820	14" White Oak
821	12" White Oak
822	19" Pine
823	19" Pine
824	15" Pine
825	20" Pine
826	19" Red Oak
827	20" Pine
828	16" Pine
829	14" White Oak
830	14" Pine
831	14" Pine
832	19" White Oak
833	12" White Oak
834	18" Pine
835	12" Red Oak
836	15" White Oak
837	12" Red Oak
838	15" Red Oak
839	19" Pine
840	16" Pine
841	15" Red Oak
842	14" Pine
843	16" Pine
844	16" Pine
845	14" Pine
846	17" Pine
847	17" Pine
848	13" Pine
849	15" Pine
850	13" Pine
851	13" Pine
852	13" Pine
853	12" Pine
854	12" Pine
855	13" White Oak
856	15" Red Oak
857	18" Pine
858	11" X 10" Red Oak
859	13" Pine
860	15" Pine
861	14" Pine
862	14" White Oak
863	14" Red Oak
864	16" Poplar
865	15" Hickory
866	22" Poplar
867	16" Maple
868	18" Chestnut Oak
869	21" Maple
870	21" Maple
871	16" Hickory
872	17" Silver Bell
873	16" Silverbell
874	16" Chestnut Oak
875	24" Maple
876	12" Poplar
877	16" Chestnut Oak
878	12" Chestnut Oak
879	19" Maple
880	13" Sourwood
881	19" White Oak
882	29" White Oak
883	14" X 9" Silver Bell
884	18" Hickory
885	28" White Oak
886	18" Silver Bell
887	12" Chestnut Oak
888	29" Maple
889	16" Hickory
890	13" Red Oak
891	16" Hickory
892	12" Cherry
893	16" Hickory
894	15" Cherry
895	14" Cherry
896	22" X 14" Maple
897	12" Maple
898	24" Sycamore
899	17" Poplar
900	22" X 16" Poplar
901	14" Cherry
902	18" Cherry
903	14" X 12" X 12" Cherry
904	17" Maple
905	15" Maple
906	16" Cherry
907	23" Maple
908	19" Maple
909	22" Red Oak
910	13" Red Oak
911	15" Sycamore
912	13" X 10" Maple
913	18" X 18" Maple
914	11" X 7" Maple
915	18" Maple
916	14" Maple
917	24" X 18" Maple
918	14" Cherry
919	19" Maple
920	15" X 12" X 10" Silver Bell
921	16" Maple
922	9" X 7" Poplar
923	16" Cherry
924	18" Poplar
925	16" Cherry
926	19" Pine
927	30" White Oak
928	15" X 9" Hickory
929	15" X 12" Cherry
930	Cherry Cluster
931	12" X 11" Poplar
932	19" Poplar
933	10" X 11" Poplar
934	12" Poplar
935	13" Poplar
936	13" Poplar
937	13" Poplar
938	12" Cherry
939	12" Poplar
940	12" Poplar
941	12" Poplar
942	12" Poplar
943	22" Poplar
944	14" White Oak
945	14" White Oak
946	19" White Oak
947	17" Poplar
948	12" Poplar
949	12" White Oak
950	12" X 10" White Oak
951	12" Poplar
952	12" Pine
953	12" White Oak
954	12" White Oak
955	17" Red Oak
956	15" Red Oak
957	14" Red Oak
958	19" Poplar
959	17" Red Oak
960	17" Red Oak
961	12" White Oak
962	12" White Oak
963	20" Red Oak
964	15" White Oak
965	12" White Oak
966	12" Red Oak
967	12" Chestnut Oak
968	12" White Oak
969	17" Poplar
970	16" Red Oak
971	17" Pine
972	16" Pine
973	15" Red Oak
974	11" Red Oak
975	18" Pine
976	16" Pine
977	12" White Oak
978	19" Pine
979	15" White Oak
980	12" White Oak
981	18" Pine
982	16" White Oak
983	13" White Oak
984	20" Pine
985	13" White Oak
986	16" Red Oak
987	15" Poplar
988	12" Pine
989	14" Red Oak
990	14" Red Oak
991	14" Red Oak
992	14" Red Oak
993	24" Red Oak
994	12" Red Oak
995	12" Red Oak
996	18" Pine
997	16" Pine
998	16" Pine
999	12" Pine
1000	11" X 9" Chestnut Oak
1001	13" Pine
1002	14" X 10" Red Oak
1003	11" X 10" Chestnut Oak
1004	12" Red Oak
1005	14" Chestnut Oak
1006	13" White Oak
1007	25" Red Oak
1008	12" White Oak
1009	14" Pine
1010	18" Maple
1011	26" Chestnut Oak
1012	12" Chestnut Oak
1013	18" Chestnut Oak
1014	20" Chestnut Oak
1015	28" Chestnut Oak
1016	13" Pine
1017	19" Red Oak
1018	26" Chestnut Oak
1019	18" Red Oak
1020	14" White Oak
1021	12" Chestnut Oak
1022	12" Red Oak
1023	12" Red Oak
1024	12" Red Oak
1025	12" Chestnut Oak
1026	12" Sourwood
1027	14" Oak
1028	15" Poplar
1029	12" White Oak
1030	16" Poplar
1031	20" White Oak
1032	15" Maple
1033	17" Red Oak
1034	21" Chestnut Oak
1035	14" Chestnut Oak
1036	13" Chestnut Oak
1037	17" Chestnut Oak
1038	12" Red Oak
1039	36" Red Oak
1040	14" White Oak
1041	14" White Oak
1042	15" Chestnut Oak
1043	12" Poplar
1044	13" Red Oak
1045	23" Hickory
1046	15" Maple
1047	12" Chestnut Oak
1048	19" Chestnut Oak
1049	15" Chestnut Oak
1050	15" Chestnut Oak
1051	12" Chestnut Oak
1052	32" Hickory
1053	21" White Oak
1054	18" Poplar
1055	15" Poplar
1056	30" Poplar
1057	12" White Oak
1058	19" X 8" Maple
1059	13" Red Oak
1060	13" Maple
1061	13" Maple
1062	14" Red Oak
1063	12" Red Oak
1064	12" Red Oak
1065	19" White Oak
1066	16" Poplar
1067	13" Poplar
1068	28" Red Oak
1069	13" White Oak
1070	15" White Oak
1071	15" Poplar
1072	13" White Oak
1073	14" White Oak
1074	13" X 10" X 8" Maple
1075	14" Poplar
1076	18" Poplar
1077	13" Hickory
1078	19" Poplar
1079	12" Chestnut Oak
1080	24" Pine
1081	12" Chestnut Oak
1082	15" X 14" X 6" Chestnut Oak
1083	15" X 10" Red Oak
1084	15" Red Oak
1085	14" Poplar
1086	13" Red Oak
1087	15" Red Oak
1088	12" White Oak
1089	12" Red Oak
1090	15" White Oak
1091	16" Red Oak
1092	12" Poplar
1093	18" Hickory
1094	12" X 11" Chestnut Oak
1095	15" Hickory
1096	12" Maple
1097	12" White Oak
1098	12" Hickory
1099	20" Poplar
1100	12" Poplar
1101	14" White Oak
1102	12" Poplar
1103	22" X 10" Red Oak
1104	12" Poplar
1105	18" Poplar
1106	16" Red Oak
1107	14" White Oak
1108	12" Poplar
1109	12" Poplar
1110	15" Poplar
1111	16" Poplar
1112	13" Poplar
1113	15" Poplar
1114	14" Poplar
1115	12" Poplar
1116	26" Hickory
1117	14" Hickory
1118	16" Red Oak
1119	18" Poplar
1120	12" Poplar
1121	15" Maple
1122	15" Red Oak
1123	16" Poplar
1124	16" Poplar
1125	17" Poplar
1126	13" Poplar
1127	13" Maple
1128	16" Poplar
1129	13" Maple
1130	22" Pine
1131	12" Birch
1132	17" Birch
1133	15" Birch
1134	16" Birch
1135	17" Cherry
1136	15" Cherry
1137	13" Birch
1138	14" Birch
1139	14" Birch
1140	18" Maple
1141	18" White Oak
1142	25" X 17" White Oak
1143	Birch Cluster
1144	19" White Oak
1145	16" Red Oak
1146	12" Poplar
1147	12" Pine
1148	14" Pine
1149	12" X 10" Poplar
1150	12" X 10" Poplar
1151	13" Poplar
1152	17" Poplar
1153	12" X 10" Poplar
1154	12" Poplar
1155	15" Cherry
1156	12" Walnut
1157	17" Walnut
1158	12" Walnut
1159	12" Bradford Pear
1160	21" Cherry
1161	13" Bradford Pear
1162	12" Bradford Pear
1163	12" X 8" Cherry
1164	12" Walnut
1165	12" Walnut
1166	20" Poplar
1167	18" White Oak
1168	13" Maple
1169	26" X 19" Poplar
1170	19" Poplar
1171	22" White Oak
1172	18" Walnut
1173	13" Poplar
1174	15" Poplar
1175	30" Poplar
1176	23" Poplar
1177	13" Red Oak
1178	13" Birch
1179	12" X 8" Birch
1180	12" Cherry
1181	20" Poplar
1182	15" Poplar
1183	15" X 15" Poplar
1184	17" Poplar
1185	17" Poplar
1186	15" Red Oak
1187	18" Poplar
1188	20" Red Oak
1189	21" Maple
1190	25" Red Oak
1191	15" Poplar
1192	16" Poplar
1193	16" Red Oak
1194	17" Poplar
1195	18" Poplar
1196	15" Poplar
1197	12" Poplar
1198	12" Poplar
1199	12" Poplar
1200	14" Poplar
1201	16" X 8" Poplar
1202	14" Bradford Pear
1203	29" Poplar
1204	14" Pine
1205	12" Pine
1206	13" Pine
1207	22" White Oak
1208	24" Poplar
1209	18" X 12" Maple
1210	13" Maple

FIND THE LINE STUDIOS

CONSULTANT

LAKEWOOD APARTMENTS

PREPARED FOR:
FIRST VICTORY INC.
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

REVISIONS

NO.	REMARKS	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1565 ROBERT J DILL

CONSTRUCTION

DATE:
9.2.2022

SHEET TITLE:

TREE SAVE & TREE DEMO LIST

SHEET NO.
L-206



BUILDING TYPE 3 - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



BUILDING TYPE 3 - FRONT ELEVATION 1
SCALE: 1/8" = 1'-0"

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1519 Walnut St, Suite 1305 | Philadelphia, PA 19102 | tel 215.545.0121

DHI COMMUNITIES
a D.R. Horton Company

NOT FOR CONSTRUCTION

DHI Communities
Ascend Lakewood Apartments
Hendersonville, NC

FOR REVIEW ONLY

		DATE
PROJECT:	22009	
ISSUE:	Concept Plan Submittal	09.02.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 3	

A3.01.01

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BUILDING TYPE 3 - SIDE ELEVATION 2

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



BUILDING TYPE 3 - REAR ELEVATION 1

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

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DHI Communities

Ascend Lakewood Apartments

Hendersonville, NC

		DATE
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ISSUE:	Concept Plan Submittal	09.02.2022
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CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 3	

A3.01.02

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BUILDING TYPE 5 - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



BUILDING TYPE 5 - FRONT ELEVATION 1
SCALE: 1/8" = 1'-0"

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Ascend Lakewood Apartments
Hendersonville, NC

		DATE
PROJECT:	22009	
ISSUE:	Concept Plan Submittal	09.02.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 5	

A3.02.01

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BUILDING TYPE 5 - SIDE ELEVATION 2

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



BUILDING TYPE 5 - REAR ELEVATION 1

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

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CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 5	

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BUILDING TYPE 6 - SIDE ELEVATION | 2
SCALE: 1/8" = 1'-0"



BUILDING TYPE 6 - FRONT ELEVATION | 1
SCALE: 1/8" = 1'-0"

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REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 6	

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BUILDING TYPE 6- SIDE ELEVATION | 2
SCALE: 1/8" = 1'-0"



BUILDING TYPE 6 - REAR ELEVATION | 1
SCALE: 1/8" = 1'-0"

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Hendersonville, NC

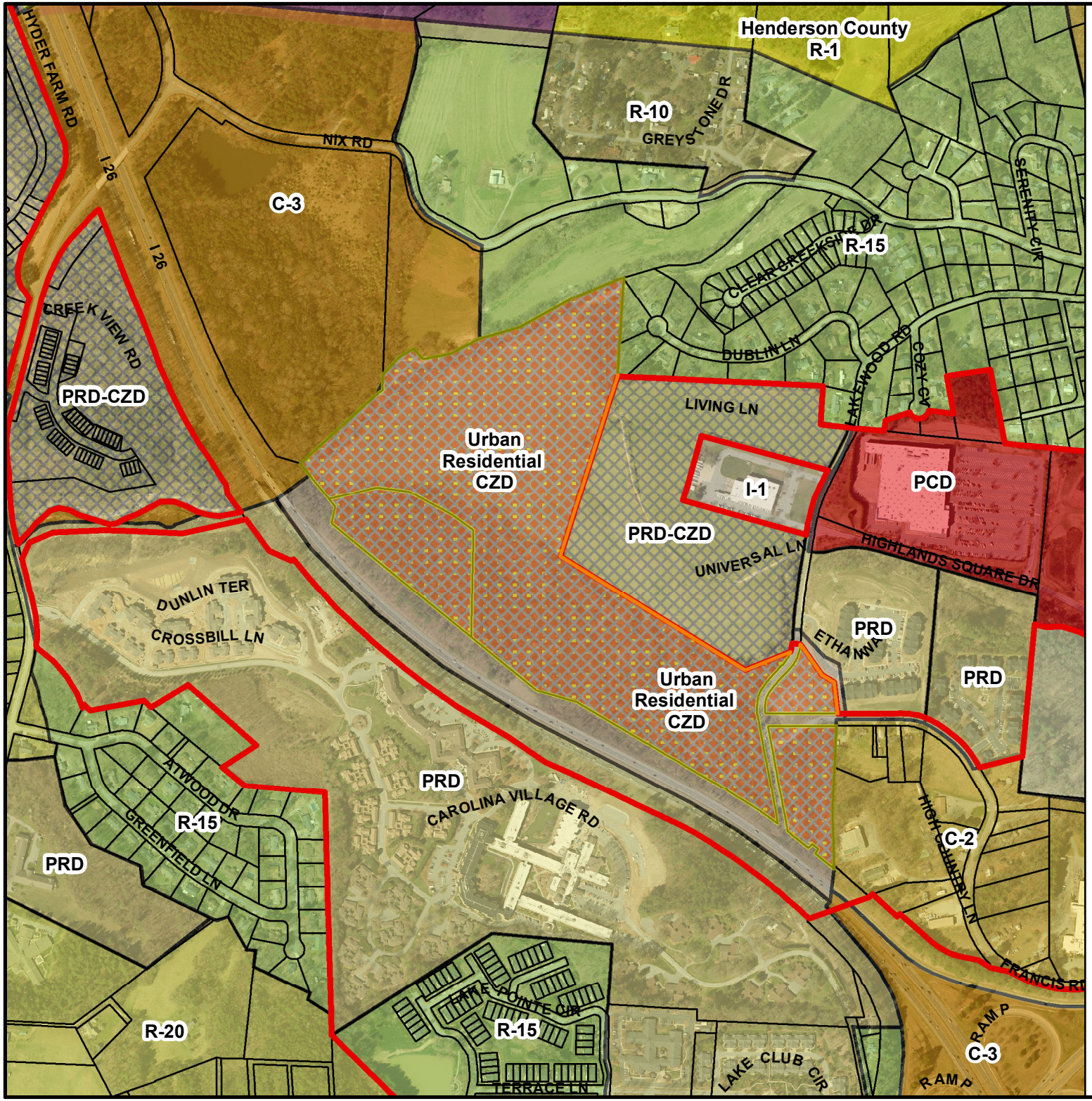
FOR REVIEW ONLY

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		DATE
PROJECT:	22009	
ISSUE:	Concept Plan Submittal	09.02.2022
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DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	
	BUILDING TYPE 6	

A3.03.02

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0 270 540 1,080 Feet

N E S

City of Hendersonville
October 2022

Lakewood Road Apartments

P22-54-CZD

PINs: 9579-39-2060, -38-2595, -29-0718, -19-2770

Acreage: 60.56

Proposed Zoning

Community Development Department

- Subject Property
- Hendersonville City Limits

Hendersonville Zoning

- CZD Conditional Zoning Districts
- R-40 Estate Residential
- R-20 Low Density Residential
- R-15 Medium Density Residential
- R-10 Medium Density Residential
- PRD Planned Residential Development
- C-3 Highway Business
- C-2 Secondary Business
- PCD Planned Commercial Development
- I-1 Industrial

Henderson County Zoning

- I - Industrial
- R-1 - Residential 1

Ordinance #O-2_-__

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

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

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

WHEREAS, the Planning Board took up this application at its regular meeting on January 12, 2023; voting 0-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on February 2, 2023, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770, changing the zoning designation from I-1, Industrial to UR-CZD, Urban Residential Conditional Zoning District

2. Development of the parcel pursuant to this Ordinance is subject to the following.

    a. Development shall comply with the site plan submitted by the applicant dated _____, 2022, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].

    b. Permitted uses shall include:

        i. Residential Dwellings, Multi-Family

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

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

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

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

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

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

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

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

Applicant/Developer: Travis Fowler, First Victory

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: Marilyn Barnwell, Group Ventures, Inc.

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Property Owner: Robert Hogan, Group Ventures Inc.

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Read

Unread

Entry #: 24

Date Submitted: 5/19/2022 1:23 PM

Date:

5/16/2022

Name of Project

First Victory Lakewood Road

Address/Location of Property

Lakewood Road

List 10 digit PIN or 7 digit PID number for each property

9579392060, 9579382595, 9579290718, 9579192770

Check type of Development

Residential

Current Zoning

ETJ

Proposed Zoning

Urban Residential

List requested uses

Apartment Complex

Total Acreage

60.56

Proposed Building Sq. ft.

128,000

Dwelling Units

324

Conceptual Plan

Concept Plans 557522.pdf
2.1 MB

Conditional Zoning District Petition
(Continued)

Proposed conditions for the site:

This project proposes the construction of 9, 36 unit apartment buildings, an amenities building, and a WCCA facility along with associated roads, parking, and landscaping.

It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary.

Explain consistency with the City's Comprehensive Plan:

Per the comprehensive plan, this project will encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.
It will also conform with the goal to provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements.
A Headstart Program run by WNC Source(WCCA) is planned for the site, providing needed child care for the area.
Accès from the residential area to the adjacent ~35 acre open pace is planned via a crossing of Allen Branch giving the resident access to the to be constructed greenway on Clear Creek.

Explain compatibility with surrounding land uses:

There are existing apartment complexes to the east and north. I-26 is to the south. Topography is steep t o the west and that steep area will remain undeveloped.

Explain whether changed conditional require a map amendment:

Explain how the petition is in the public interest:

This project will provide needed housing for the community. It is also proposing to provide a WCCA facility and open space to be conserved.

Explain whether adequate public facilities are available:

Water and sewer allocations have been received. A traffic impact study is being completed.

Explain the impact the petition would have on the natural environment:

The project would involve construction of 11 buildings, roads, and parking, so clearing and grading would be required. The nearby streams would be protected with erosion control measures. The project will comply with the tree ordinance. The project is also proposing to have a large amount of open space.

Additional information:

Note additional approvals prior to issuance of Zoning Compliance Permit may include, but are not limited to:

1. Henderson County Sedimentation & Erosion Control Permit
2. Stormwater management plan
3. Utility approval
4. NCDOT permit
5. Any other applicable permits as determined by the Development Assistance Department

Signature pages for Conditional Zoning District Petition

Designated Agent

Travis Fowler

Address

542 South Caldwell st, Brevard, North Carolina 28712

Phone
(828) 884-7934

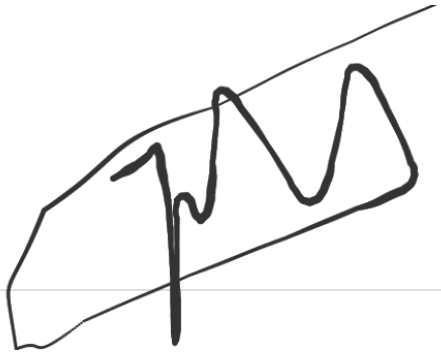
Email
travis@firstvictory.com

Applicant Name
First Victory

Address
542 south caldwell st, brevard, North Carolina 28712

Phone
(828) 577-4201

Signature



Signature of the property owner acknowledges 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.

Property Owner Name
GROUP VENTURES INC

Address

PID or PIN #
9579392060, 9579382595, 9579290718, 9579192770

Signature

Property Owner Name

Address

PID or PIN #

Signature

Signature pages for Conditional Zoning District Petition (continued)

Signature of the property owner acknowledges 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.

Property Owner Name

Address

PID or PIN #

Signature

Property Owner Name

Address

PID or PIN #

Signature

Property Owner Name

Address

PID or PIN #

Signature

City Of Hendersonville
Community Development Department
100 N. King Street Hendersonville, NC 28792
Phone (828)697-3010 Fax (828)697-6185
www.hendersonvillenc.gov

Application Number: _____

Property Owner Signatures:

Printed Name Marilyn Bamwell

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature Marilyn Bamwell

Title Vice president Email mb.bamwell@gmail.com

Address of Property Owner 161 Nimbus Lane Hendersonville NC 28739

Printed Name Robert Hogan

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature Robert Hogan

Title TREASURER Email hogan robert c @ bellsouth.net

Address of Property Owner 314 4th Ave W. Hendersonville, NC 28739

Printed Name _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____

Title _____ Email _____

Address of Property Owner _____

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Matthew Manley	**MEETING DATE:**	January 12, 2023
AGENDA SECTION:	New Business	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – 806 Shepherd St. (P22-110-RZO) –*Matthew Manley, AICP / Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:	**For Recommending Denial:**
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: 9578-41-9518) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following: **1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because**: 1. The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at the location of the subject property. **2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:** 1. The petition allows for increased intensity of uses at the intersection of two minor thoroughfares. 2. The petition would align with the parcels proximate to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy. 3. The petition creates the opportunity for infill development at a greater density / intensity.	I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-41-9518) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following: **1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:** 1. The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at the location of the subject property **2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because**: 1. The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a site plan or a district which provides design standards. **[DISCUSS & VOTE]**

4. The petition promotes walkable neighborhoods by creating mixed land use patterns that place residents within walking distance of services. **[DISCUSS & VOTE]**	

SUMMARY: *The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from David Mayo (applicant) and Diane & James Ward (owners). The applicant is requesting to rezone the subject property from R-15 (Medium Density Residential) to C-3 (Highway Business). The subject parcel (PIN 9578-41-9518) is located at the intersection of Shepherd St. and Old Spartanburg Rd and is approximately 0.56 acres in total. The parcel contains an existing structure originally built as a single-family residence.*

As a standard rezoning, there will not be a binding site plan, list of uses and/or conditions placed on the site if rezoned. All permitted uses within the C-3 district would be allowed on the site.

The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	P22-110-RZO
PETITIONER NAME:	1. David Mayo (Merged Holdings, LLC) [applicant] 2. Diane & James Ward [owners]
ATTACHMENTS:	1. Staff Report 2. Zoning District Comparison 3. Draft Ordinance 4. Proposed Zoning Map 5. Application

REZONING: STANDARD REZONING – 806 SHEPHERD ST (P22-110-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2
EXISTING ZONING & LAND USE 3
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REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) 7
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) 9
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 10

- Project Name & Case #:
  - 806 Shepherd St. Conversion
  - P22-110-RZO
- Applicant & Property Owner:
  - David Mayo (Merged Holdings, LLC) [applicant]
  - Diane & James Ward [owners]
- Property Address:
  - 806 Shepherd St.
- Project Acreage:
  - .56 Acres
  - (±24,393.6 Square feet)
- Parcel Identification (PIN):
  - 9578-41-9518
- Current Parcel Zoning:
  - R-15 Medium Density Residential
- Requested Zoning:
  - C-3 Highway Business
- Future Land Use Designation:
  - Neighborhood Activity Center
  - Activity Node
- Roadway Classification
  - Minor Thoroughfare (Shepherd St. – south of parcel)
  - Minor Thoroughfare (Old Spartanburg Rd – east of parcel)



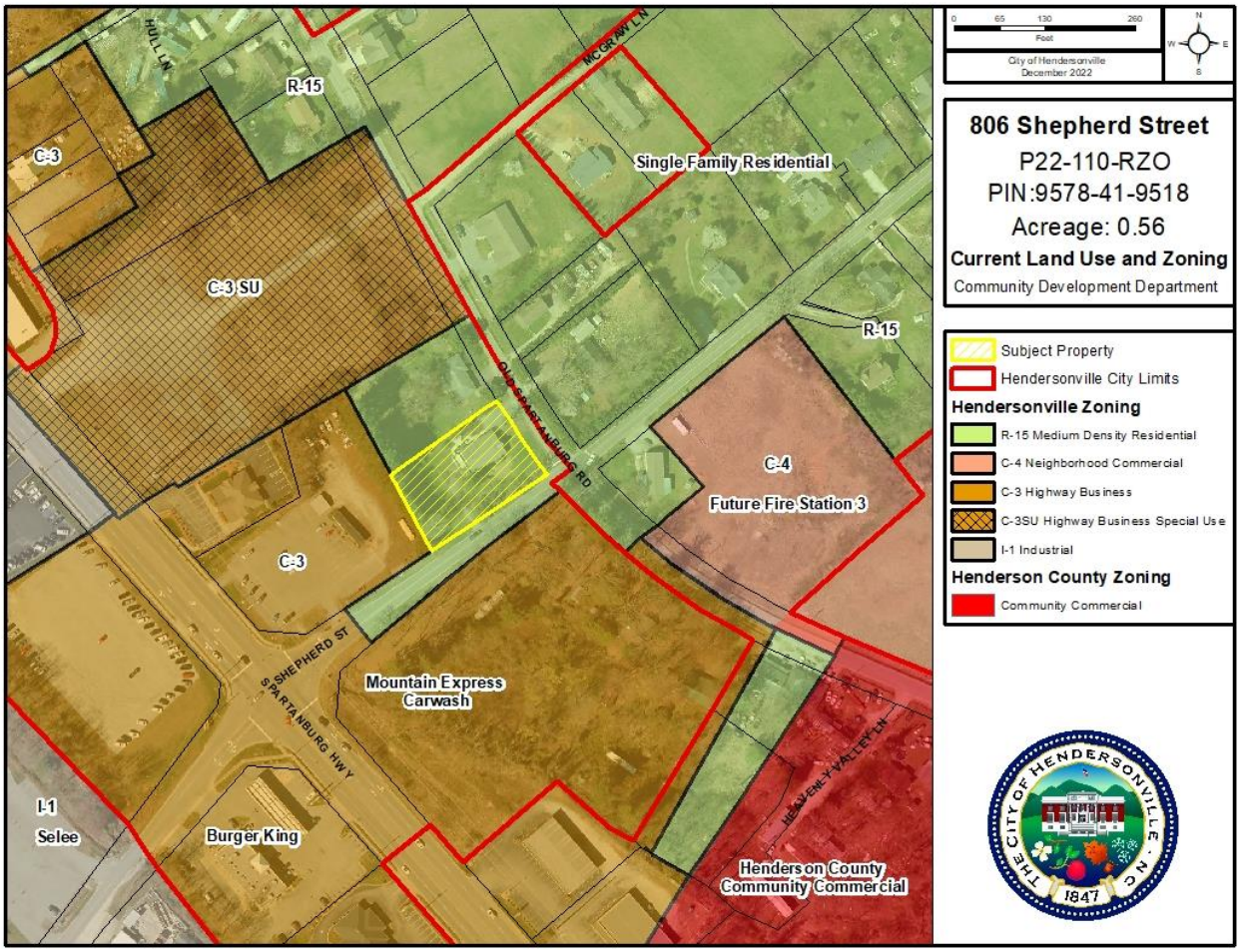
SITE VICINITY MAP

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from David Mayo (applicant) and Diane & James Ward (owners). The applicant is requesting to rezone the subject property from R-15 (Medium Density Residential) to C-3 (Highway Business). The subject parcel (PIN 9578-41-9518) is located at the intersection of Shepherd St. and Old Spartanburg Rd and is approximately 0.56 acres in total. The parcel contains an existing structure originally built as a single-family residence.

As a standard rezoning, there will not be a binding site plan, list of uses and/or conditions placed on the site if rezoned. All permitted uses within the C-3 district would be allowed on the site.

The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The two dominant zoning districts in this area are C-3 (Highway Business) and R-15 (Medium Density Residential). C-3 zoning abuts the western property line of the subject property and is also found directly across Shepherd St. to the south of the subject parcel. Some parcels to the northeast are zoned R-15 Medium Density Residential with the abundance of the R-15 district being located to the east / northeast on the opposite side of Old Spartanburg Rd in the ETJ.

Parcels situated between Old Spartanburg Rd (Minor Thoroughfare) and Spartanburg Highway (Major Thoroughfare) contain a mix of commercial and residential uses with some single-family uses located in C-3 zoning districts.

In proximity of the Old Spartanburg Rd / Shepherd St. intersection, a mix of C-3, C-4 and R-15 zoning districts exist. The subject property and the adjacent parcel to the northwest are zoned R-15 and are surrounded by C-3 zoning districts to the north, west, and south with R-15 zoning districts to the northeast directly across Old Spartanburg Rd.

SITE IMAGES



View of subject property from Old Spartanburg Rd facing west



View from subject property facing east across the intersection of Old Spartanburg Rd and Shepherd St.

SITE IMAGES

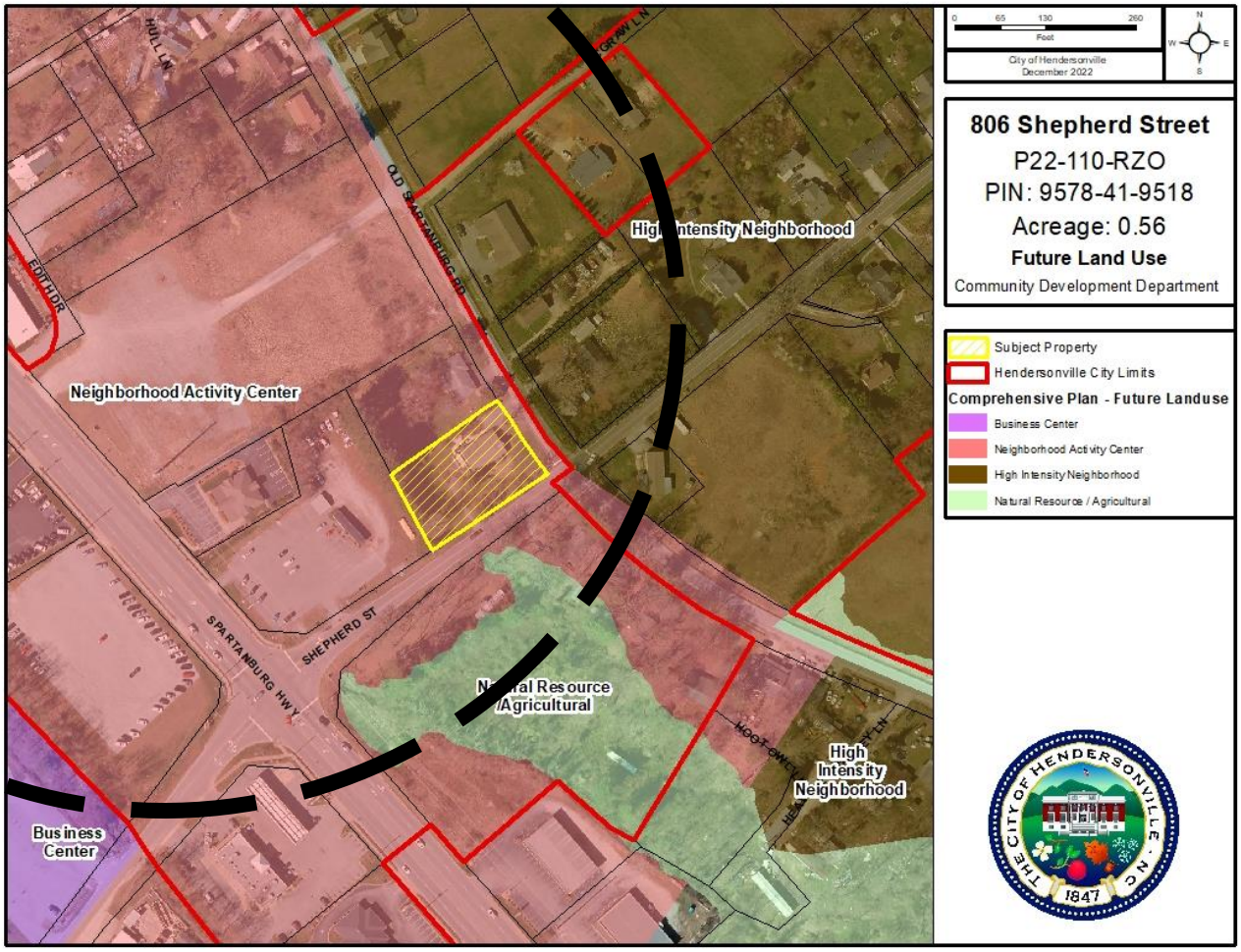


View from subject property from Old Spartanburg Rd facing southwest towards the BP service station at the intersection of Old Spartanburg Rd and Spartanburg Hwy



View of subject property from Shepherd St facing north towards Old Spartanburg Rd

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates this parcel as Neighborhood Activity Center. The subject property is also located in a designated Activity Node. High Intensity Neighborhood is the designation for parcels located to the east of Old Spartanburg Rd.

Spartanburg Highway is designated as a Major Thoroughfare while Old Spartanburg Rd and Shepherd St are each designated as Minor Thoroughfares.

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	*Goal LU-8. Neighborhood Activity Center: Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.*
	Strategy LU-8.1. Locations: • *Major intersections along existing local commercial corridors (US-25 and US176) [CONSISTENT]*
	Strategy LU-8.2 Primary recommended land uses: • *Neighborhood retail sales and services [CONSISTENT]*
	Strategy LU 8.3 Secondary recommended land uses: • *Offices [CONSISTENT]* • *Multi-family residential [INCONSISTENT]* • *Live-work units [CONSISTENT]* • *Public and institutional uses [CONSISTENT]* • *Pedestrian amenities (plazas, outdoor seating, etc.) [CONSISTENT]* • *Mixed uses [CONSISTENT]*
	Strategy LU-8.4. ***Development guidelines:*** *• Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear [INCONSISTENT]* *• Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation [INCONSISTENT]* *• Provision of pedestrian connections to parking and other buildings/properties [INCONSISTENT]* ***Activity Nodes:*** *• Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors [CONSISTENT]* *• Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way) [INCONSISTENT]* *• Location of all parking to the side or rear of buildings or in a garage encouraged [INCONSISTENT]* *• Improved pedestrian connections to surrounding neighborhoods [INCONSISTENT]* *• Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects. [INCONSISTENT]*
Land Use & Development	*Growth Management: Designated as a "Priority Infill Areas" (Map 8.3a) - Priority Infill Areas (beige): Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]*
	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT] *Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a. [CONSISTENT]*

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	*Goal PH-1- Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes* Strategy PH-1.1 – Promote Compatible infill development
	Goal PH-3 – Promote safe and walkable neighborhoods. Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.
Natural & Environmental Resources	No Goals, Strategies, or Actions are directly applicable to this petition. The subject property is across the street from an area designated as Natural Resource / Agriculture
Cultural & Historic Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Community Facilities	No Goals, Strategies, or Actions are directly applicable to this petition.
Water Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Transportation & Circulation	TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.

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

GENERAL REZONING STANDARDS	
Compatibility	**Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property -**
	The subject property as well as the surrounding area is made up of primarily a mix of R-15 and C-3 zoned parcels with some C-4 located in proximity to the subject property. R-15 is primarily located east of Old Spartanburg Rd while the areas west of Old Spartanburg Rd contains a mix of C-3 and R-15. Locating higher intensity zoning districts within Activity Nodes and at key intersections is appropriate.
Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The parcel already contains a structure originally built as a single-family residence. Recent changes in the area the construction of a commercial carwash at the corner of Shepherd St and Spartanburg Hwy. This parcel includes additional out parcels, not yet slated for development, which are zoned C-3 and extend from Spartanburg Hwy to Old Spartanburg Rd (across from subject property). Additionally, a parcel at the corner of Shepherd St and Old Spartanburg Rd was recently rezoned from R-15 to C-4 Neighborhood Commercial by the City for the placement of a Fire Station.
Public Interest	**Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -**
	The rezoning would allow for a wide range of commercial uses and residential uses at the intersection of two minor thoroughfares.

Public Facilities	**Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment -**
	The parcel already contains a structure originally built as a single-family residence. The site has City water. An availability request for sewer has not yet been submitted. The site will be served by two NCDOT maintained streets (Old Spartanburg Rd and Shepherd St.), both of which are classified as "minor thoroughfares" in the comprehensive plan.
Effect on Natural Environment	**Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -**
	The parcel already contains an existing structure. There is no blue line stream nor 100-year floodplain on the subject property. However, a 100-year floodplain is located across the street on the property south of Shepherd St. The NC Biodiversity & Wildlife Habitat Assessment data shows this parcel as unrated due to the existing impervious surface on the site.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at the location of the subject property.

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

DRAFT [Rationale for Approval]

- *The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.*
- *The petition would align with the parcels adjacent to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy.*
- *The petition creates the opportunity for infill development at a greater density / intensity.*
- *The petition promotes walkable neighborhoods by creating mixed land use patterns that place residents within walking distance of services.*

DRAFT [Rational for Denial]

- *The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a binding site plan (CZD) or a district which provides design standards.*

Use Comparison

R-15	C-3
• Accessory dwelling units, subject to Supplementary Standards contained in Section 16-4, below	
• Accessory structures	
• Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling (6 or less individuals)	• Adult care centers registered with the NC Department of Health and Human Services (DHSS) (more than 6 individuals)
• Camps	
• Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling	• Child care centers (more than 6 individuals) – Special Use
• Home occupations	
• Parks	
• Planned residential developments (minor), subject to the requirements of Article VII, below (3.75 Units / Acre)	• Planned residential developments (minor), subject to the requirements of article VII, below (8.5 Units / Acre)
• Religious institutions containing no more than 50,000 Sq Ft of GFA	• Religious institutions (no Sq Ft cap)
• Residential dwellings, single-family	
• Residential dwellings, two-family	
• Signs, subject to the provisions of Article XIII	
• Telecommunications antennas, subject to Special Use requirements contained in Section 16-4, below.	
• Special Uses:	
• Bed and breakfast facilities (Permitted in C-3)	• Bed and breakfast facilities (Permitted in C-3)
• Cemeteries	
• Public utility facilities	
• Schools, primary & secondary, containing no more than 50,000 square feet of gross floor area (Permitted in C-3)	• Schools, primary & secondary, containing no more than 50,000 square feet of gross floor area (Permitted in C-3)

C-3

- Animal hospitals and clinics as long as they contain no outdoor kennels
- Automobile car washes
- Automobile sales and service establishments
- Automotive paint and body work
- Banks and other financial institutions
- Bed and breakfast facilities
- Business services
- Congregate care facilities, subject to supplementary standards contained in section 16-4, below
- Construction trades facilities so long as the storage of equipment and materials is screened from view from any public rights-of-way
- Convenience stores with or without gasoline sales
- Cultural arts buildings
- Dance and fitness facilities
- Dry cleaning and laundry establishment containing less than 6,000 square feet of floor area
- Farm equipment sales and service
- Food pantries, subject to the supplementary standards contained in section, 16-4 below)
- Food processing establishments containing less than 10,000 square feet of gross floor are
- Funeral homes
- Golf driving ranges and par three golf courses
- Greenhouses and commercial nurseries
- Hotels and motels
- Laundries, coin-operated
- Microbreweries, subject to supplementary standards contained in section 16-4, below
- Mobile food vendors, subject to supplementary standards contained in section 16-4, below
- Mobile homes sales establishments so long as they are situated on a major thoroughfare containing four or more traffic lanes
- Music and art studios
- Newspaper offices and printing establishments
- Nursing homes subject to supplementary standards contained in section 16-4, below
- Offices, business, professional and public
- Parking lots and parking garages
- Personal services
- Progressive care facilities subject to supplementary standards contained in section 16-4, below
- Public and semi-public buildings
- Recreational facilities, indoors
- Recreational facilities, outdoors, commercial
- Repair services, miscellaneous
- Residential care facilities
- Rest homes subject to supplementary standards contained in section 16-4, below
- Restaurants
- Restaurants, drive-in
- Retail stores
- Schools, post-secondary, business, technical and vocational
- Schools, primary and secondary
- Service stations
- Small scale manufacturing, subject to the supplementary standards contair in section 16-4, below
- Telecommunications towers, subject to supplementary standards containe in section 16-4, below
- Theaters, indoor
- Wholesale businesses

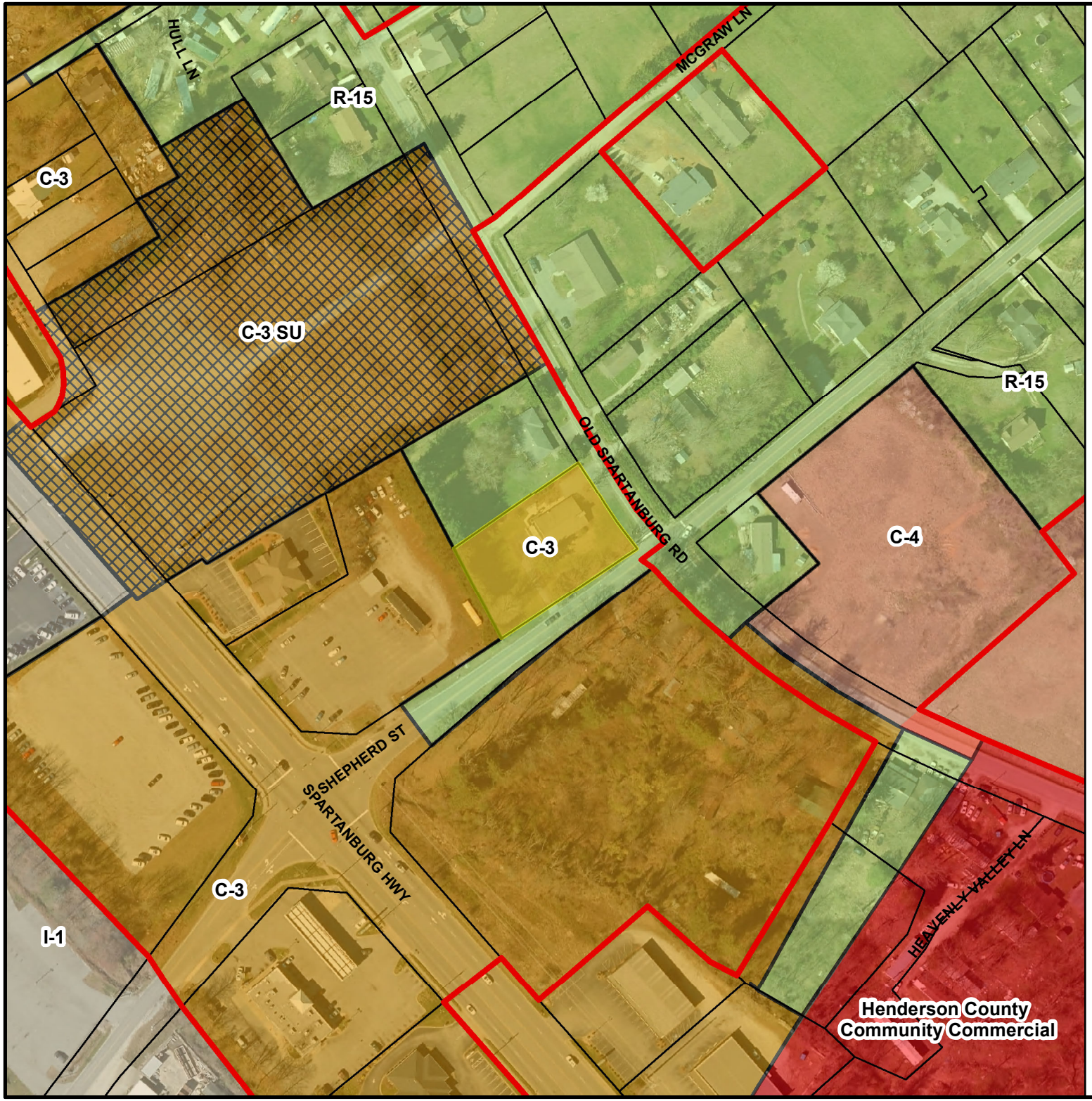
+ **Special Uses:**

- Animal boarding facilities
- Bus stations
- Civic clubs and fraternal organizations
- Mini-warehouses
- Private clubs

Use Comparison

Dimensional Standards Comparison

R-15		C-3	
Dimensional Requirements:		**Dimensional Requirements:**	
		RESIDENTIAL	
Minimum Lot Area in Square Feet:	15,000	Minimum Lot Area in Square Feet:	6,000
Lot Area per Dwelling Unit in Square Feet:		Lot Area per Dwelling Unit in Square Feet:	
	15,000;		6,000;
	7,500 (for one additional dwelling unit)		4,000 (for one additional dwelling unit).
Minimum Lot Width at Building Line in Feet:	85	Minimum Lot Width at Building Line in Feet:	50
Minimum Yard Requirements in Feet:		Minimum Yard Requirements in Feet:	
Principal Structure:		Principal Structure:	
	Front: 30		Front: 20
	Side: 10		Side: 8
	Rear: 15		Rear: 10
Accessory Structures:		Accessory Structures:	N/A
	Front: 30		
	Side: 5		
	Rear: 5		
Maximum Height in Feet:	35	Maximum Height in Feet:	35
		NON-RESIDENTIAL	
		Minimum Lot Area in Square Feet:	10,000
		Lot Area per Dwelling Unit in Square Feet:	N/A
		Minimum Lot Width at Building Line in Feet:	80
		Minimum Yard Requirements in Feet:	
		Principal Structure:	
			Front: 35
			Side: 15
			Rear: 20
		Accessory Structures:	N/A
		Maximum Height in Feet:	48



0 65 130 260
Feet

N
E
S

City of Hendersonville
December 2022

806 Shepherd Street

P22-110-RZO

PIN:9578-41-9518

Acreage: 0.56

Proposed Zoning

Community Development Department

Subject Property

Hendersonville City Limits

Hendersonville Zoning

- R-15 Medium Density Residential
- C-4 Neighborhood Commercial
- C-3 Highway Business
- C-3SU Highway Business Special Use
- I-1 Industrial

Henderson County Zoning

- Community Commercial

THE CITY OF HENDERSONVILLE · N.C. · 1847

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBER 9578-41-9518 BY CHANGING THE ZONING DESIGNATION FROM R-15 MEDIUM DENSITY RESIDENTIAL TO C-3 HIGHWAY BUSINESS

IN RE: Parcel Number: 9578-41-9518 806 Shepherd St Rezoning
(File # P22-022-RZO)

WHEREAS, the City is in receipt of a Conventional Rezoning application from Diane Ward (applicant & property owner).

WHEREAS, the Planning Board took up this application at its regular meeting on April 11th, 2022; voting _____ to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on May 4th, 2022, 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: A portion of parcel number 9578-41-9518 from R-15 Medium Density Residential to C-3 Highway Business.

2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.

3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this seventh day of April 2022.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney