



CITY OF HENDERSONVILLE PLANNING BOARD - CURRENT PLANNING COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Monday, March 14, 2022 – 2:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Rezoning: Conventional Rezoning – Brooklyn Ave (P22-14-RZO) –*Matthew Manley, AICP – Planning Manager*
 - B. Rezoning: Conditional Zoning District – Schroader Honda Expansion (P21-70-CZD) –*Tyler Morrow – Planner II*
 - C. Rezoning: Conditional Zoning District – Apple Ridge (P22-08-CZD) –*Tyler Morrow – Planner II*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** March 14th, 2022

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

TITLE OF ITEM: Rezoning: Conventional Rezoning – Brooklyn Ave (P22-14-RZO) –*Matthew Manley, AICP – Planning Manager*

SUGGESTED MOTION(S):

<p><u>For Recommending Approval:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">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 locations which align with those listed under LU 8.1.</p> <p>2. We <u>[find]</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.2. The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.3. The petition would align with the parcels proximate to the subject property which are zoned C-3 and	<p><u>For Recommending Denial:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">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 locations which align with those listed under LU 8.1.</p> <p>2. We <u>[do not find]</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The 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. <p style="text-align: center;">[DISCUSS & VOTE]</p>
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<div>located between Old Spartanburg Rd and Spartanburg Hwy.</div> <div>4. The petition creates the opportunity for infill development at a greater density / intensity.</div> <div>[DISCUSS & VOTE]</div>	
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SUMMARY: *The City is in receipt of a Zoning Map Amendment (Conventional Rezoning) application from Mark B. Pace (owner). The applicant is requesting to rezone a portion of the subject property (+/- 1.60 acres) from R-15 (Medium Density Residential) to C-3 Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN 9578-42-2392) is located at the intersection of Brooklyn Ave and Old Spartanburg Rd and is approximately 2.26 acres in total. The site is bordered on the west by Edith Dr.*

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. 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:	P22-14-RZO
PETITIONER NAME:	<ul style="list-style-type: none">Mark B. Pace [Owner]
ATTACHMENTS:	<div>1. Staff Report</div> <div>2. Zoning District Comparison</div> <div>3. Draft Ordinance</div> <div>4. Proposed Zoning Map</div> <div>5. Application / Owner Addendum</div>

REZONING: STANDARD REZONING - BROOKLYN AVE (P22-14-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 10



- Project Name & Case #:
 - Brooklyn Ave Standard Rezoning
 - P22-14-RZO
- Applicant & Property Owner:
 - Mark B. Pace
- Property Address:
 - 0 Brooklyn Ave
- Project Acreage:
 - 2.26 Acres
 - (±98,446 Square feet)
- Parcel Identification (PIN):
 - 9578-42-2392
- Current Parcel Zoning:
 - R-15 Medium Density Residential (1.6)
 - C-3 Highway Business (.66)
- Requested Zoning:
 - C-3 Highway Business
- Future Land Use Designation:
 - Neighborhood Activity Center
 - Activity Node
- Roadway Classification
 - Minor Thoroughfare (Brooklyn Ave – northeast of parcel)
 - Minor Thoroughfare (Old Spartanburg Rd – northwest of parcel)
 - Local Street (Edith Dr – southwest of parcel)

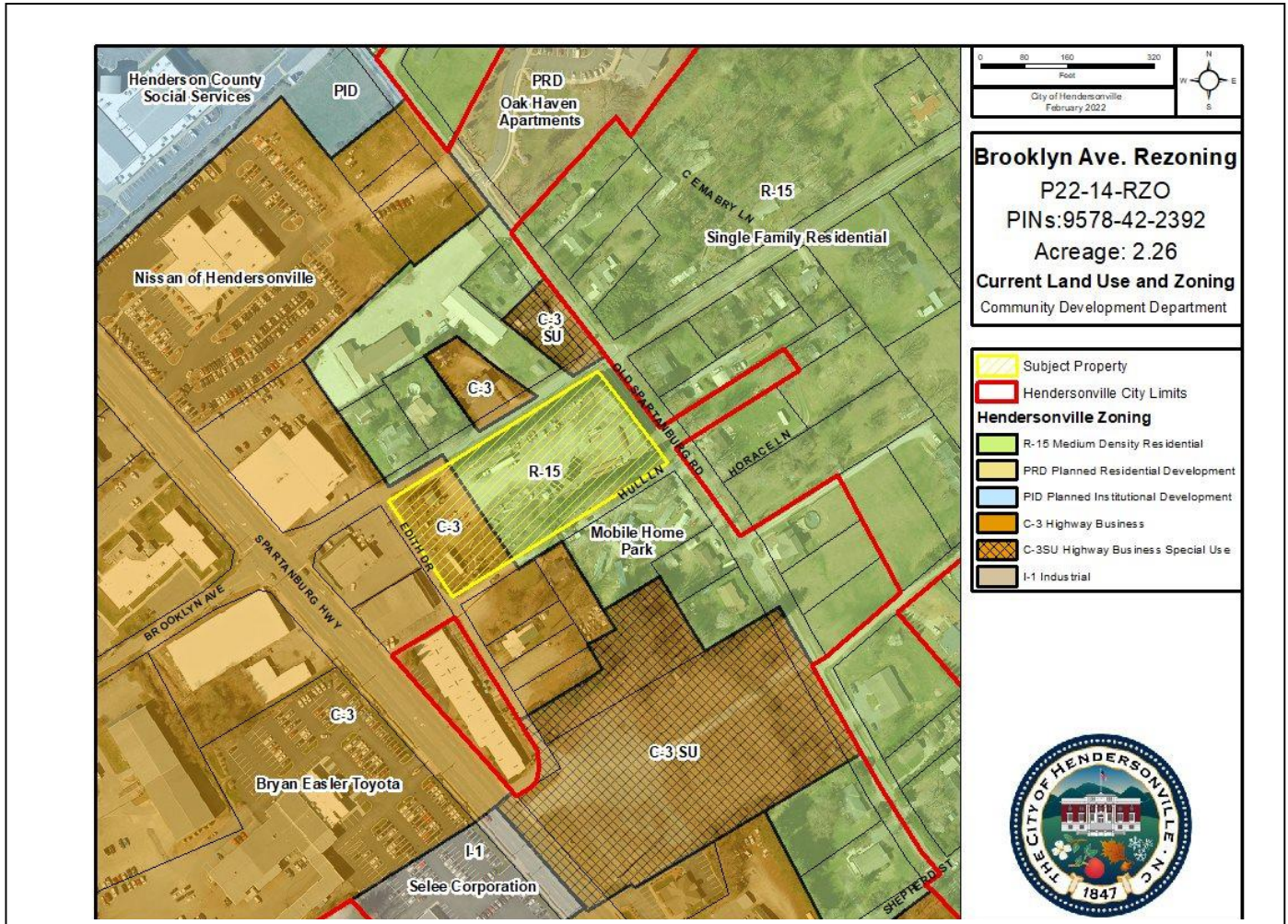


SITE VICINITY MAP

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Mark B. Pace (owner). The applicant is requesting to rezone a portion of the subject property (+/- 1.60 acres) from R-15 (Medium Density Residential) to C-3 Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN 9578-42-2392) is located at the intersection of Brooklyn Ave and Old Spartanburg Rd and is approximately 2.26 acres in total. The site is bordered on the southwest by Edith Dr.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. 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 dominate zoning districts in this area are C-3 (Highway Business) and R-15 (Medium Density Residential). C-3 zoning is found on a portion of the subject parcel along with a majority of parcels to the west (towards Spartanburg Hwy) and two parcels to the immediate north (including C-3-SU).

Some parcels to the north and south are zoned R-15 Medium Density Residential with the abundance of the R-15 district being located across Old Spartanburg Rd in the ETJ.

Many of the parcels situated between Old Spartanburg Rd (Minor Thoroughfare) and Spartanburg Highway (Major Thoroughfare) present a mix of uses and zoning with some single-family uses being located in the C-3 zoning district. The C-3 district also contains churches and a mix of business uses. From the intersection of Old Spartanburg Rd and Spartanburg Hwy, C-3 & PID (Planned Institutional Development) zoning districts make up the majority of the zoning that extends between these two corridors. Two additional parcels zoned C-3/C-3-SU extend between these two corridors south of the subject property. Excluding the subject property, there are 8 small parcels and one larger parcel with R-15 zoning situated between these two corridors.

SITE IMAGES



View of the property facing east from Edith Dr



View of western edge of property (along Edith Dr) facing Brooklyn Ave

SITE IMAGES

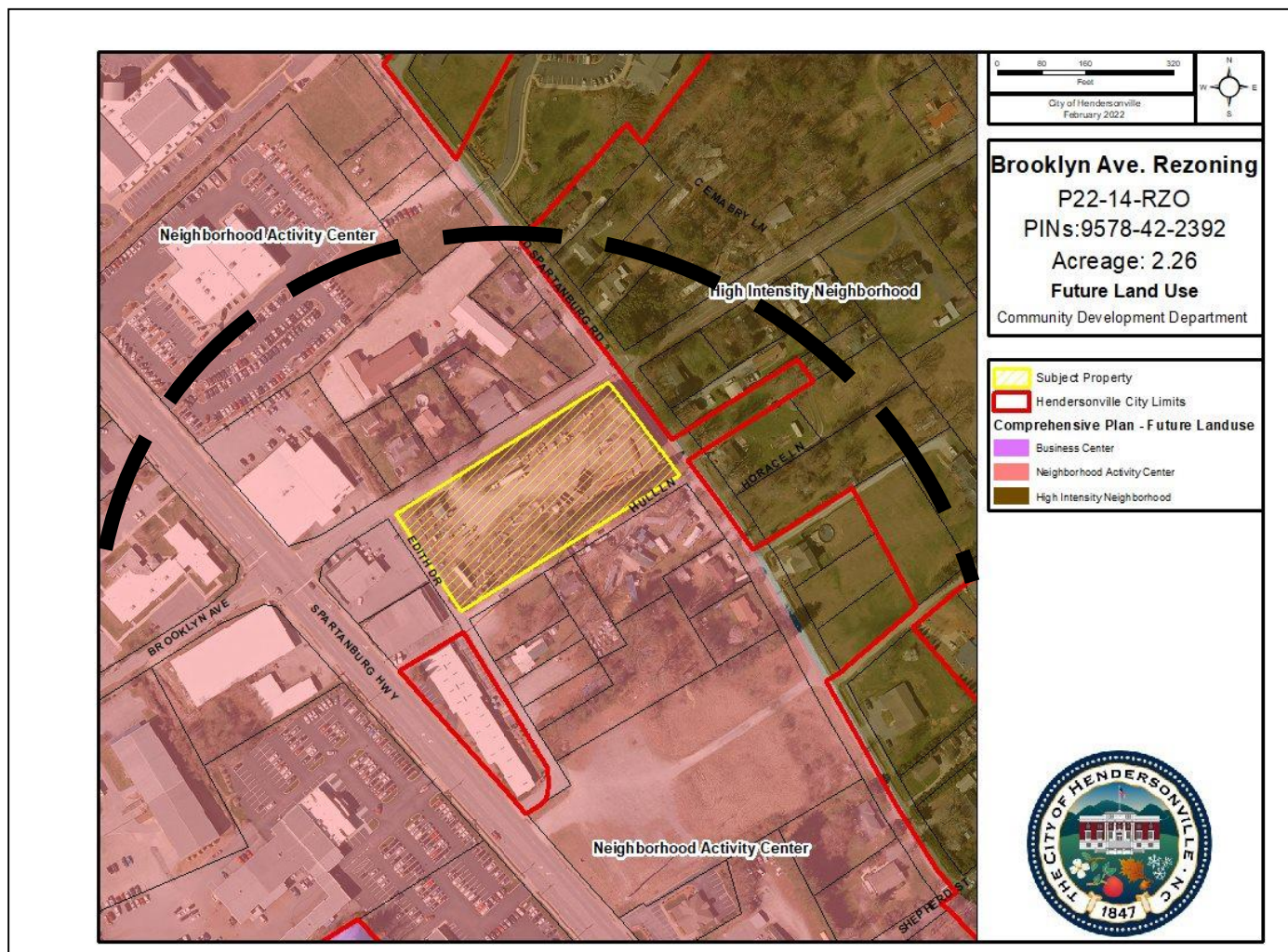


View of center of the R-15 Zoned portion of the property facing corner of Brooklyn Ave & Old Spartanburg Rd



View from center of property facing west towards Edith Dr.

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 property is located in an 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, Brooklyn Ave, and Shepherd St are each designated as Minor Thoroughfares.

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

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: <ul style="list-style-type: none"> Major intersections along existing local commercial corridors (US-25 and US176) [consistent]
	Strategy LU-8.2 Primary recommended land uses: <ul style="list-style-type: none"> Neighborhood retail sales and services [inconsistent]
	Strategy LU 8.3 Secondary recommended land uses: <ul style="list-style-type: none"> Offices [consistent] Multi-family residential [inconsistent] Live-work units [consistent] Public and institutional uses [consistent] Pedestrian amenities (plazas, outdoor seating, etc.) [inconsistent] Mixed uses [consistent]
	Strategy LU-8.4. Development guidelines: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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]

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

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.
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 a mix of R-15 and C-3 zoned parcels. 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 -
	Recent changes in the area include an approved final site plan for the development for a commercial use (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. 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	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment -</p> <p>A Water / Sewer Availability Request has not been submitted for this parcel. The site will be served by two NCDOT maintained streets (Old Spartanburg Rd and Brooklyn Ave), both of which are classified as “minor thoroughfares” in the comprehensive plan. The property boundary is also less than 200’ from the intersection of Brooklyn Ave and Spartanburg Hwy.</p>
Effect on Natural Environment	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p> <p>There is no blue line stream nor 100-year floodplain on the subject property. The parcel is lined with arborvitae trees, but is otherwise cleared of any significant vegetation. The NC Biodiversity & Wildlife Habitat Assessment data shows this parcel as unrated due to the existing impervious surface on the site.</p>

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 locations which align with those listed under LU 8.1.

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 would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.*
- The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.*
- 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.*
- The petition creates the opportunity for infill development at a greater density / intensity.*

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 site plan or a district which provides design standards.*

R-15 Medium Density Residential	C-3 Highway Business
Same in both districts	Different in each district
<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Accessory dwelling units, subject to Supplementary Standards contained in Section 16-4, below • Accessory structures • Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling (6 or less 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 • Home occupations • Parks • Planned residential developments (minor), subject to the requirements of Article VII, below (3.75 Units / Acre) • Religious institutions containing no more than 50,000 square feet of gross floor area • Residential dwellings, single-family • Residential dwellings, two-family • Signs, subject to the provisions of Article XIII • Telecommunications antennas, subject to Special Use requirements contained in Section 16-4, below. <p>Special Uses:</p> <ul style="list-style-type: none"> • Bed and breakfast facilities (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) 	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Accessory dwelling units subject to supplementary standards contained in section 16-4, below • Accessory uses and structures • Adult care centers registered with the NC Department of Health and Human Services (DHSS) (more than 6 individuals) • 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 • Home occupations • 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
- Parks
- Personal services
- Planned residential developments (minor), subject to the requirements of article VII, below (8.5 Units / Acre)
- 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
- Religious institutions
- Repair services, miscellaneous
- Residential care facilities
- Residential dwellings, single-family
- Residential dwellings, two-family
- 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
- Signs, subject to the provisions of article XIII
- Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below
- Telecommunications antennas, subject to supplementary standards contained in section 16-4, below
- Telecommunications towers, subject to supplementary standards contained in section 16-4, below
- Theaters, indoor
- Wholesale businesses

Special Uses:

- Animal boarding facilities
- Bus stations
- Child care centers
- Civic clubs and fraternal organizations
- Mini-warehouses
- Private clubs
- Public utility facilities

Dimensional Requirements:		Dimensional Requirements:	
		<u>RESIDENTIAL</u>	
Minimum Lot Area in Square Feet:	15,000	Minimum Lot Area in Square Feet:	6,000
Lot Area per Dwelling Unit in Square Feet:	15,000; 7,500 (for one additional dwelling unit)	Lot Area per Dwelling Unit in Square Feet:	6,000; 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:	Front: 30 Side: 10 Rear: 15	Principal Structure:	Front: 20 Side: 8 Rear: 10
Accessory Structures:	Front: 30 Side: 5 Rear: 5	Accessory Structures:	N/A
Maximum Height in Feet:	35	Maximum Height in Feet:	35
		<u>NON-RESIDENTIAL</u>	
		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

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A PORTION OF PARCEL NUMBER 9578-42-2392 BY CHANGING THE ZONING DESIGNATION FROM R-15 MEDIUM DENSITY RESIDENTIAL TO C-3 HIGHWAY BUSINESS

IN RE: Parcel Number: 9578-42-2392 Brooklyn Ave Rezoning
(File # P22-14-RZO)

WHEREAS, the City is in receipt of a Conventional Rezoning application from Mark B. Pace (applicant & property owners).

WHEREAS, the Planning Board took up this application at its regular meeting on March 14th, 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 April 7th, 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 9578-42-2392 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.

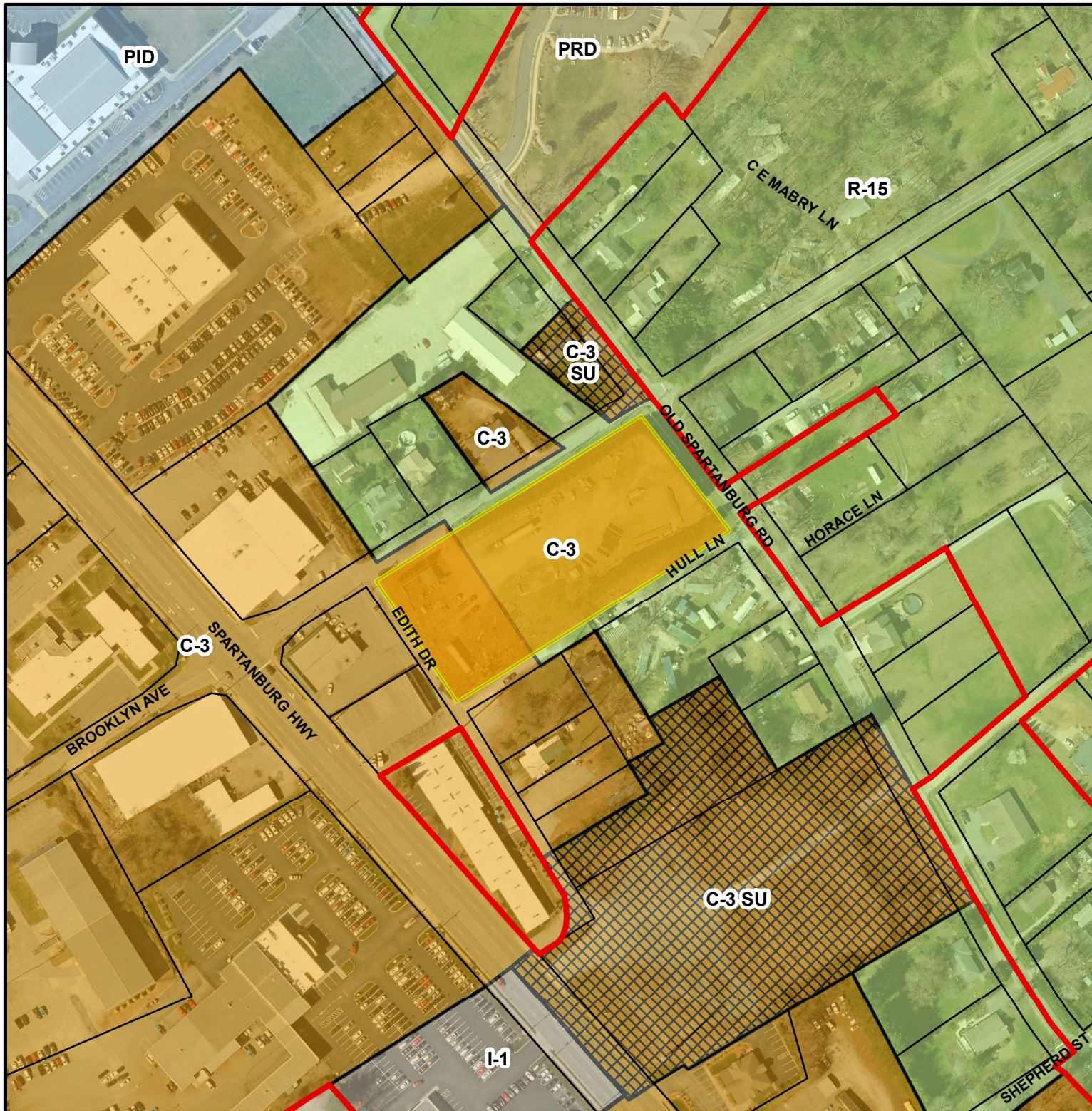
Adopted this seventh day of April 2022.

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

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



Brooklyn Ave. Rezoning
P22-14-RZO
PINs:9578-42-2392
Acreage: 2.26
Proposed Zoning
Community Development Department

- Hendersonville Zoning**
- Subject Property
 - Hendersonville City Limits
 - R-15 Medium Density Residential
 - PRD Planned Residential Development
 - PID Planned Institutional Development
 - C-3 Highway Business
 - C-3SU Highway Business Special Use
 - I-1 Industrial





**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

- ☐ 1. Completed Application Form
- ☐ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 3. Application Fee

A. Property Information

Name of Project: _____

PIN(s): 9578422392

Address(es) / Location of Property: Brooklyn Ave (813)

Type of Development: Residential X Commercial Other

Current Zoning: C-3 + (R-15)

Proposed Zoning: All C-3

B. Adjacent Parcel Numbers and Uses

PIN: 95784210590 Use: C-3 Hair Salon

PIN: 9578329197 Use: C-3 Retail

PIN: 9578423171 Use: C-3 House

PIN: 9578423529 Use: C-3 House

PIN: 9578422093 Use: C-3 House

Office Use: _____

Date Received: 2/3/22 By: Terri Swann Fee Received? Y/N

C. Applicant Contact Information / **PROPERTY OWNER**Mark B Pace

* Printed Applicant Name

Printed Company Name (if applicable)

☐

Corporation

☐

Limited Liability Company

☐

Trust

☐

Partnership

☐

Other:

INDIVIDUALMark B Pace

Applicant Signature

Applicant Title (if applicable)

171 Terrace Mtn Dr

Address of Applicant

Hendersonville NC 28739

City, State, and Zip Code

828-242-1420

Telephone

mark@concretecrushing.com

Email

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

D. Applicant Contact Information

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Applicant Signature

Applicant Title (if applicable)

Address of Applicant

City, State, and Zip Code

Telephone

Email

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

D. Section 11-1 Standards

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

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

Yes - Much the area is C-3

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

Yes, A high percentage of the surrounding property is C-3

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

NONE

- d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

Yes

- e) **Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

All services available

- f) **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

No changes anticipated.

Additional Property Owners: (Signature indicates intent that this page be affixed to Application.)

*Printed Owner Name

Printed Company Name (if applicable)

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

Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Telephone

Email

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

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



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	March 14 th , 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Conditional Zoning District – Schroader Honda Expansion (P21-70-CZD) –Tyler Morrow – Planner II		

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
<p>I move Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant, [dated _____,] and presented at this meeting and subject to the following:</p> <p>1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.</p> <p><i>[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]</i></p> <p>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</p> <p><i>[list any additional permitted uses or conditions]</i></p> <p>3. The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <ol style="list-style-type: none"> 1. The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3. 	<p>I move Planning Board recommend the denial of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant</p> <p>The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <ol style="list-style-type: none"> 1. The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3. <p>We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. <p style="text-align: center;">[DISCUSS & VOTE]</p>

<p>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The development is an expansion of an existing use/business in this area.2. The subject property is classified as a priority infill area on Map 8.3a3. A portion of the property is identified as a development opportunity on Map 8.2b <p>[DISCUSS & VOTE]</p>	
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Casey Schroader of Schroader’s Honda. The applicant is requesting to rezone the subject property, PIN 9579-45-0902, located at 220 Michelle Drive. The subject property was previously 2 separate parcels PINs 9579-35-8920 and 9579-45-0833. Since receiving the rezoning application, the property owners have combined the 2 parcels into 1 parcel to create PIN 9579-45-0902.*

The site plan shows a two story 32,985 square foot expansion on the current Schroader Honda site. This expansion would include space for sales and office area.

The one story 10, 400 square foot building that Schroader Honda currently uses would remain as a warehouse and service area, as well as an existing one story 9,689 square foot metal warehouse building on the rear of the property.

In total the proposed development would be approximately 53,074. Due to the project involving more than 50,000 square feet of development and redevelopment, this project was required to undergo a conditional rezoning.

PROJECT/PETITIONER NUMBER:	P21-70-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Casey Schroader [Applicant]• Leonard and Catherine Schroader [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Draft Ordinance3. Proposed Zoning Map4. Neighborhood Compatibility Meeting Summary5. Tree Board Summary6. Proposed Site Plan7. Application

REZONING: CONDITIONAL REZONING- SCHROADER HONDA EXPANSION
(P21-70-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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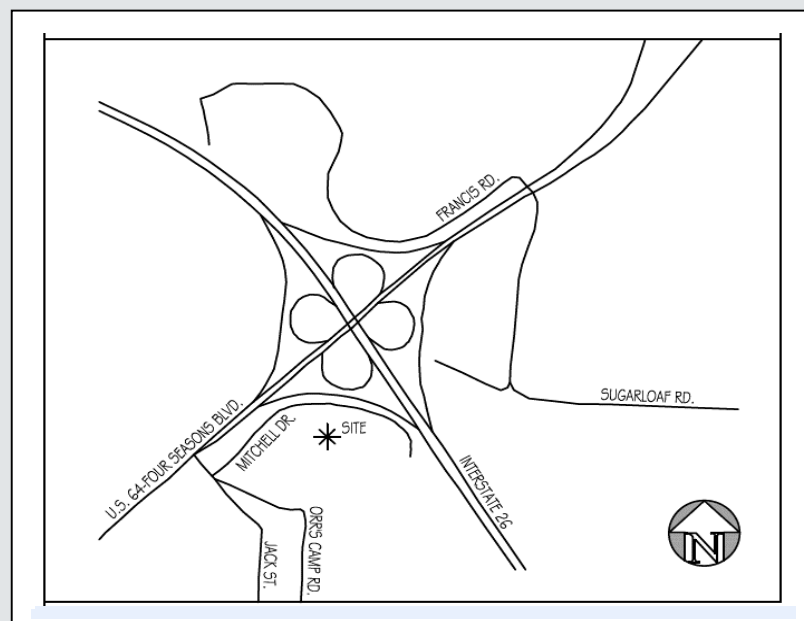
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PROJECT SUMMARY

- Project Name & Case #:
 - Schroader Honda Expansion
 - P21-70-CZD
- Applicant & Property Owner:
 - Casey Schroader [Applicant]
 - Leonard and Catherine Schroader [Owner]
- Property Address:
 - 220 Michelle Drive
- Project Acreage:
 - 4.007 Acres
- Parcel Identification (PIN):
 - 9579-45-0902
- Current Parcel Zoning:
 - C-3 Highway Business
- Future Land Use Designation:
 - Regional Activity Center
- Requested Zoning:
 - C-3 Highway Business Conditional Zoning District (C-3-CZD)
- Requested Uses:
 - Automobile sales & service establishments
 - Offices, business, professional and public
 - Retail stores
- Neighborhood Compatibility Meeting:
 - January 3rd, 2022



SITE VICINITY MAP

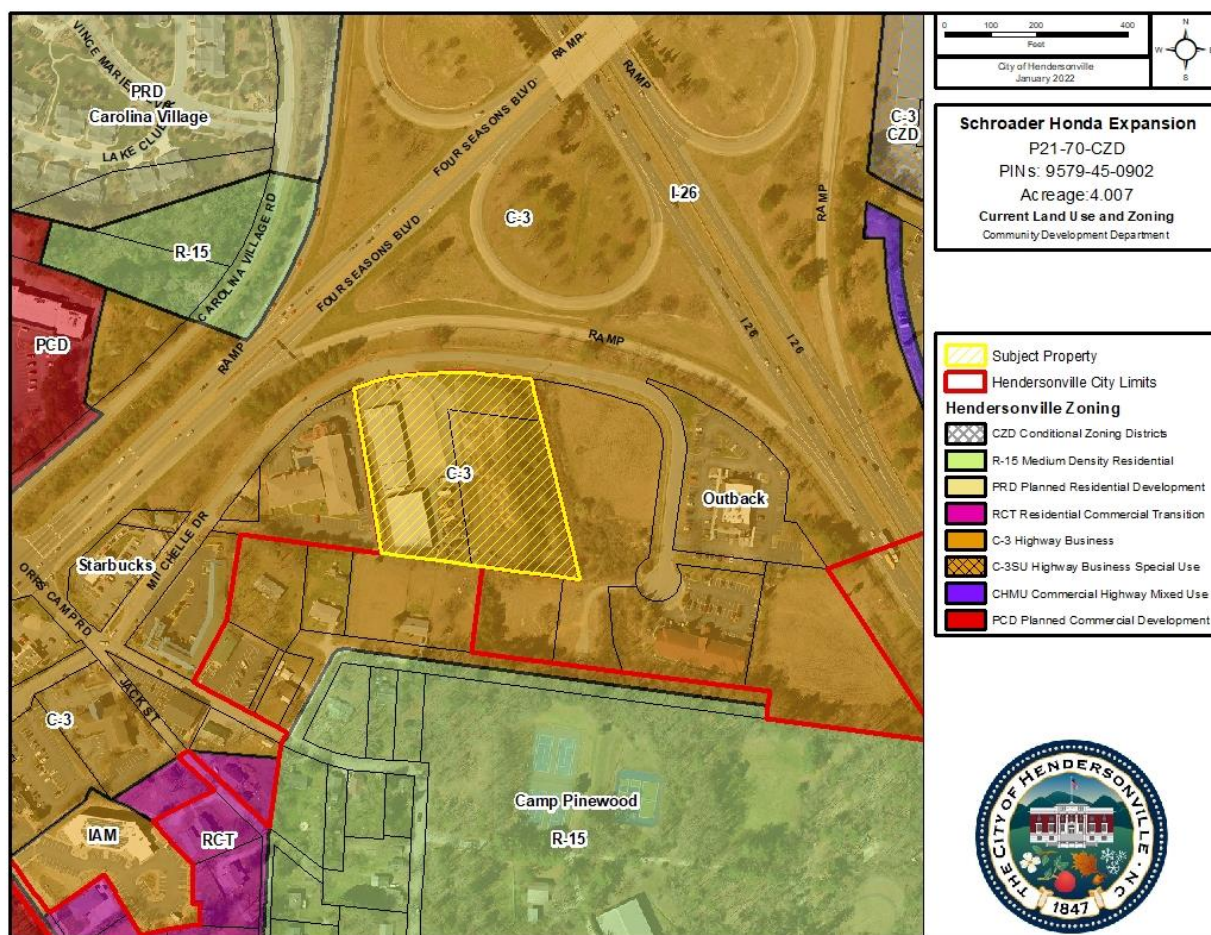
The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Casey Schroader of Schroader's Honda. The applicant is requesting to rezone the subject property, PIN 9579-45-0902, located at 220 Michelle Drive. The subject property was previously 2 separate parcels PINs 9579-35-8920 and 9579-45-0833. Since receiving the rezoning application, the property owners have combined the 2 parcels into 1 parcel to create PIN 9579-45-0902.

The site plan shows a two story 32,985 square foot expansion on the current Schroader Honda site. This expansion would include space for sales and office area.

The one-story 10,400 square foot building that Schroader Honda currently uses would remain as a warehouse and service area, as well as an existing one story 9,689 square foot metal warehouse building on the rear of the property.

In total the proposed development would be approximately 53,074. Due to the project involving more than 50,000 square feet of development and redevelopment, this project was required to undergo a conditional rezoning.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is entirely abutted by parcels zoned C-3 Highway Business. The subject property has high visibility from Four Seasons Boulevard and the on ramp for I-26 east.

The surrounding area is predominantly C-3 Highway Business due to its proximity to Four Seasons Boulevard. The uses in this area include hotel, restaurant, gas station, bank, nonprofit, and funeral home. There is also a residential use that abuts the property which is zoned C-3 Highway Business and fronts on Sarasota Lane.

The area to the south of the subject property is designated as R-15 Medium Density Residential and contains Camp Pinewood a summer camp for children.

Other districts present in the general area include Planned Residential Development (Carolina Village), Planned Commercial Development, and Residential Commercial Transition.

SITE IMAGES



View of existing one story 9,689 square foot metal warehouse building at the rear of the property.



View of the one story 10, 400 square foot building that Schroader Honda currently uses as their main building and that would remain on site if approved.

SITE IMAGES

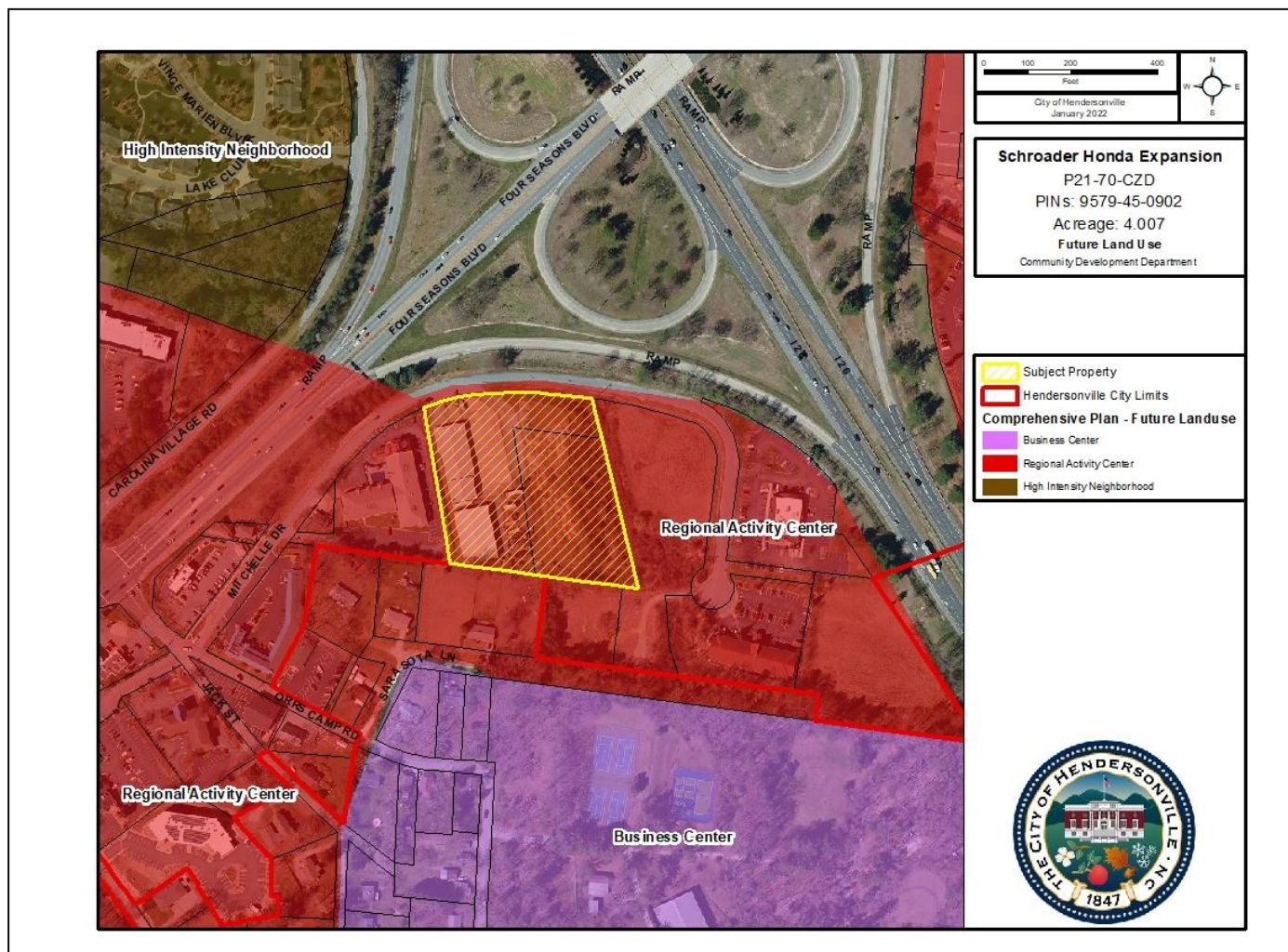


View of existing drive entrance from east to west.



View of currently vacant property that is slated to be included in the redevelopment.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The site is designated as Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map. All parcels abutting this parcel are also designated as Regional Activity Center. This designation reflects the commercial corridor along I-26 and US 64 (Four Seasons Boulevard).

The area to the south is designated as Business Center. This area is designated Business Center due to its size and frontage on I-26. The area to the northwest is designated as High Intensity Neighborhood due to Carolina Village.

All the parcels in this area have a high intensity future land use designation, whether it be residential, commercial or industrial.

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

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	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-9.1. Locations: Commercial areas surrounding the US64/I-26 and Upward Road/I-26 interchanges [Consistent]
	Strategy LU-9.2 Primary recommended land uses: Community and regional retail sales and services [Consistent]
	Strategy LU-9.3. Secondary recommended land uses: Offices [Consistent]
	Strategy LU-9.4. Development Guidelines: Mitigation of bulk of large buildings through façade detailing and window coverage Hiding of large parking lots (more than one double-row deep) from thoroughfares with out lot structures Provision of pedestrian connections to parking and other buildings and properties
Land Use & Development	The subject property is identified as a “Priority Infill Area” in the Comprehensive Plan’s Map 8.3a: Growth Management [Consistent] Priority Infill Areas: 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
	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]
	A portion of the property is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. [Consistent]

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

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Natural & Environmental Resources	Strategy NR-1.4 Control development on steep slopes in order to protect life and property from erosion and landslides and preserve the natural appearance of hillsides
Cultural & Historic Resources	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	N/A-- No Goals, Strategies or Actions are directly applicable to this project
Water Resources	WR-2.3 Enable and encourage Low-Impact Development practices in stormwater management.
Transportation & Circulation	Project did not trigger the requirement to provide a TIA.

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

GENERAL REZONING STANDARDS	
Compatibility	Is the proposed rezoning compatible or incompatible with surrounding uses?
	The surrounding land uses are commercial, vacant land zoned commercially, single family homes, and a camp to the south.
Changed Conditions	Highlight any changed conditions, on surrounding property, etc. that suggest a rezoning is appropriate.
	The proposal is to extend a business that is already operational on this site. The project that is being proposed is allowed by right under the current zoning if it had not exceeded 50,000 square feet in floor area.
Public Interest	Are there public interests or benefits that would be derived for the greater population from the rezoning?
	Schroader Honda is one of the few motorcycle retailers in Henderson County. This expansion will allow them to offer a wider retail selection and service.
Public Facilities	Are there public facilities that can support the proposed rezoning, water, wastewater, fire and police, schools, and transportation?
	The current use of the property would continue as it does today.
	The property is already served by water. Michelle Drive is an NCDOT maintained road.
Effect on Natural Environment	Would the proposed amendment result in “significantly adverse impacts” on the natural environment?
	The project is disturbing more than 1 acre. They will be required to install a City approved stormwater control measure.

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 Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.

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 development is an expansion of an existing use/business in this area.*
- *The subject property is classified as a priority infill area on Map 8.3a*
- *A portion of the property is identified as a development opportunity on Map 8.2b*

DRAFT [Rational for Denial]

-

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

COMMUNITY DEVELOPMENT DEPARTMENT

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Site Plan Review (7-3).

The petition and site plan requests that the following uses be permitted within the condition zoning district:

- Automobile sales & service establishments
- Offices, business, professional and public
- Retail stores

The site plan requests the following optional provisions (developer proposed conditions):

- The uses associated with this project require that the developer provide 118 off street spaces for the project. The developer has proposed to provide 30 spaces. This would constitute a condition for the reduction of 88 spaces.

CITY ENGINEER

- Show 6" thick concrete sidewalk continuation through driveways. [Addressed]
- Proposed retaining wall is shown within Mitchell Drive R/W. The wall should be shifted outside the R/W. [Addressed]

FIRE MARSHALL

N/A

STORMWATER ADMINISTRATOR

UTILITIES ENGINEER

- Provide more detail on water service? Re-use existing 1-inch meter and add fire line? [Addressed]

TRANSPORTATION SUMMARY

N/A: A TIA review was not trigger for this project. A driveway permit for this project will be required from NCDOT during final site plan review.

STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS

OUTSTANDING ISSUES (Compliance Required)

Land Use & Development

Population & Housing

Natural & Environmental Resources

Cultural & Historic Resources

Community Facilities

Water Resources

Transportation

REQUESTED TECHNICAL REVISIONS (Suggested Conditions)

Land Use & Development

Population & Housing

Natural & Environmental Resources

- Recommending natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond.
- Recommend replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover.
- Recommending no turf grasses to be used

Cultural & Historic Resources

Community Facilities

Water Resources

Transportation

- Make the western driveway an entrance only due to existing topography and possible site distance issues.



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

Schroader Honda Expansion (P21-70-CZD)

NCM Meeting Date: January 3rd, 2022

PETITION REQUEST: Rezoning: C-3 Highway Business Conditional Zoning District (C-3 CZD)

APPLICANT/PETITIONER: Casey Schroader

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 3rd, 2022, at 10:00 am in the City Operations Building at 305 Williams St and via Zoom.

0 members of the public were in attendance in-person with 1 citizen attending virtually. Additionally, in attendance were 4 members of City staff and the applicant attended virtually.

There were 0 pre-submitted comments.

Concerned citizens asked questions related to the need for the rezoning. Mr. Manley advised that since the project involved more than 50,000 square feet of development and redevelopment that the CZD was required within the C-3 District. There were also questions concerning the height of the building and requirements for dark sky lighting,

The citizen raised issues concerning the look of the building since it will have a show room visible from the road. The applicant stated that 75% of their function would be service. There will be a lobby/service drop-off in the front along with a parts pick-up in the front. They didn't want their customers to have to drive around to the back of the building. There were also concerns about the existing conditions of the road and needed improvements.

The commentor stated this will be an asset to the area with an updated facility, but he has several questions.

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



TREE BOARD RECOMMENDATION

Schroader Honda Expansion (P21-70-CZD)

January 26th, 2022

PETITION REQUEST: Rezoning: C-3 Highway Business Conditional Zoning District (C-3 CZD)

APPLICANT/PETITIONER: Casey Schroader

TREE BOARD ACTION SUMMARY:

Staff and the applicant presented to the Tree Board at a special called meeting on January 26th, 2022. The following Recommendation was made:

The Tree Board recommends the following development conditions be placed on this property:

- 1. Recommending natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond.*
- 2. Recommend replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover.*
- 3. Recommending no turf grasses to be used.*

BOARD ACTION

Motion: Mary Davis

Roll Call Vote:

Yeas: Mary Davis, Landon Justice, Mark Madsen, Glenn Lange, Pat Christie, Mac Brackett.

Nays: None

Absent: Andy Crawford

Recused: None

CONDITIONAL REZONING CONCEPT PLANS FOR

SCHROADER'S HONDA POWERSPORTS

HENDERSONVILLE ETJ

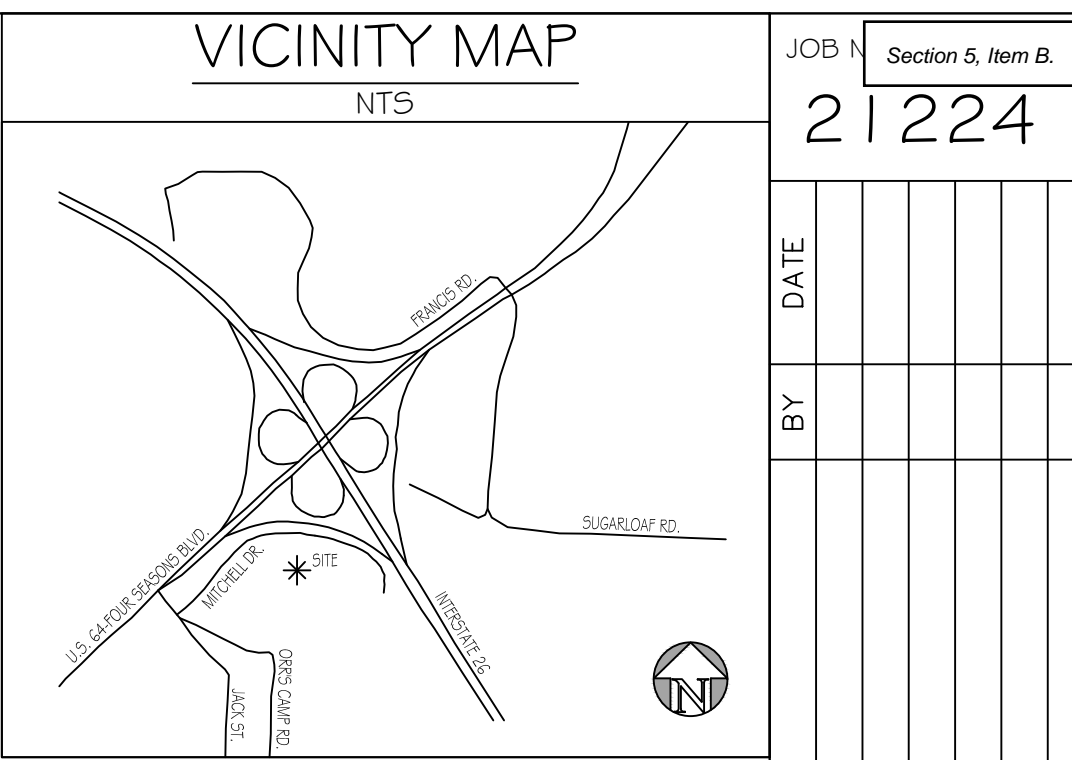
HENDERSON COUNTY, N.C.

OWNER:

LEONARD A. SCHROADER

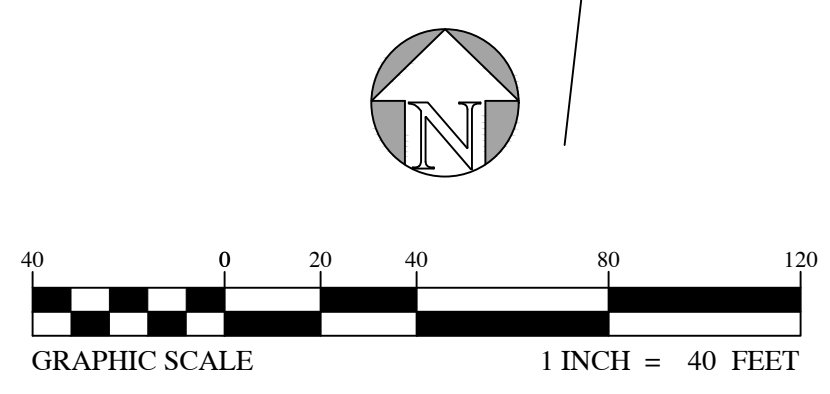
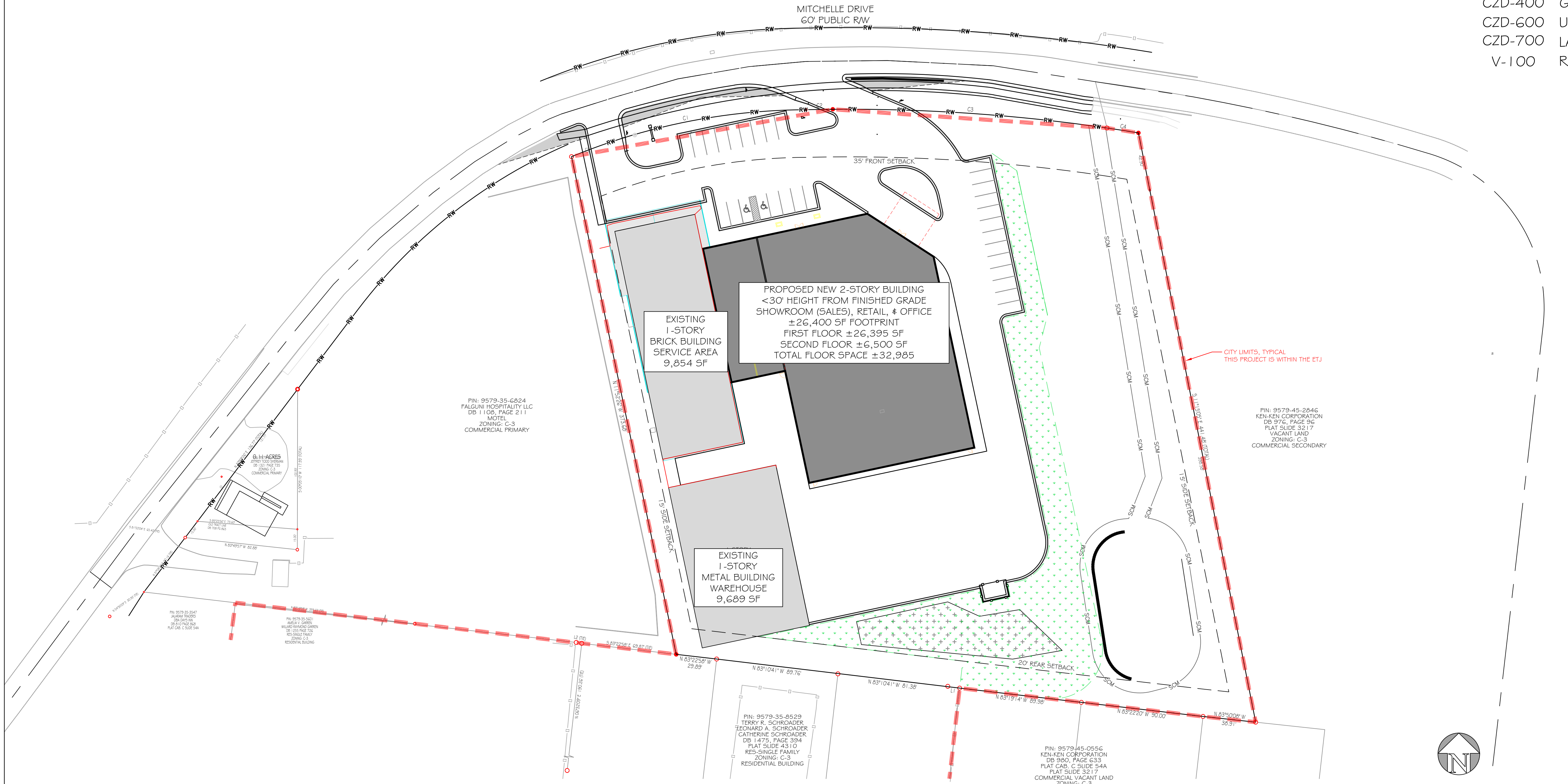
ENGINEER:

ODOM ENGINEERING PLLC



SHEET LIST

CZD-000	COVER
CZD-100	EXISTING CONDITIONS
CZD-200	PRELIMINARY SITE PLAN
CZD-400	GRADING & STORM PLAN
CZD-600	UTILITY PLAN
CZD-700	LANDSCAPE & LIGHTING PLAN
V-100	RECOMBINATION PLAT/SURVEY



JOB N

Section 5, Item B.

21224

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD

HENDERSONVILLE ETJ

HENDERSON COUNTY, NC

COVER

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043

ph: 828.247.4498 fax: 828.247.4498

NC License: 74086

1" = 40'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-000

43



JOB N
21224

Section 5, Item B.

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

SITE CONCEPT PLANS

SCHROADER'S HONDA - C3D

HENDERSONVILLE ETJ
HENDERSON COUNTY, NC

EXISTING CONDITIONS

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4406 fax: 828.247.4406
NC License: 74006

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

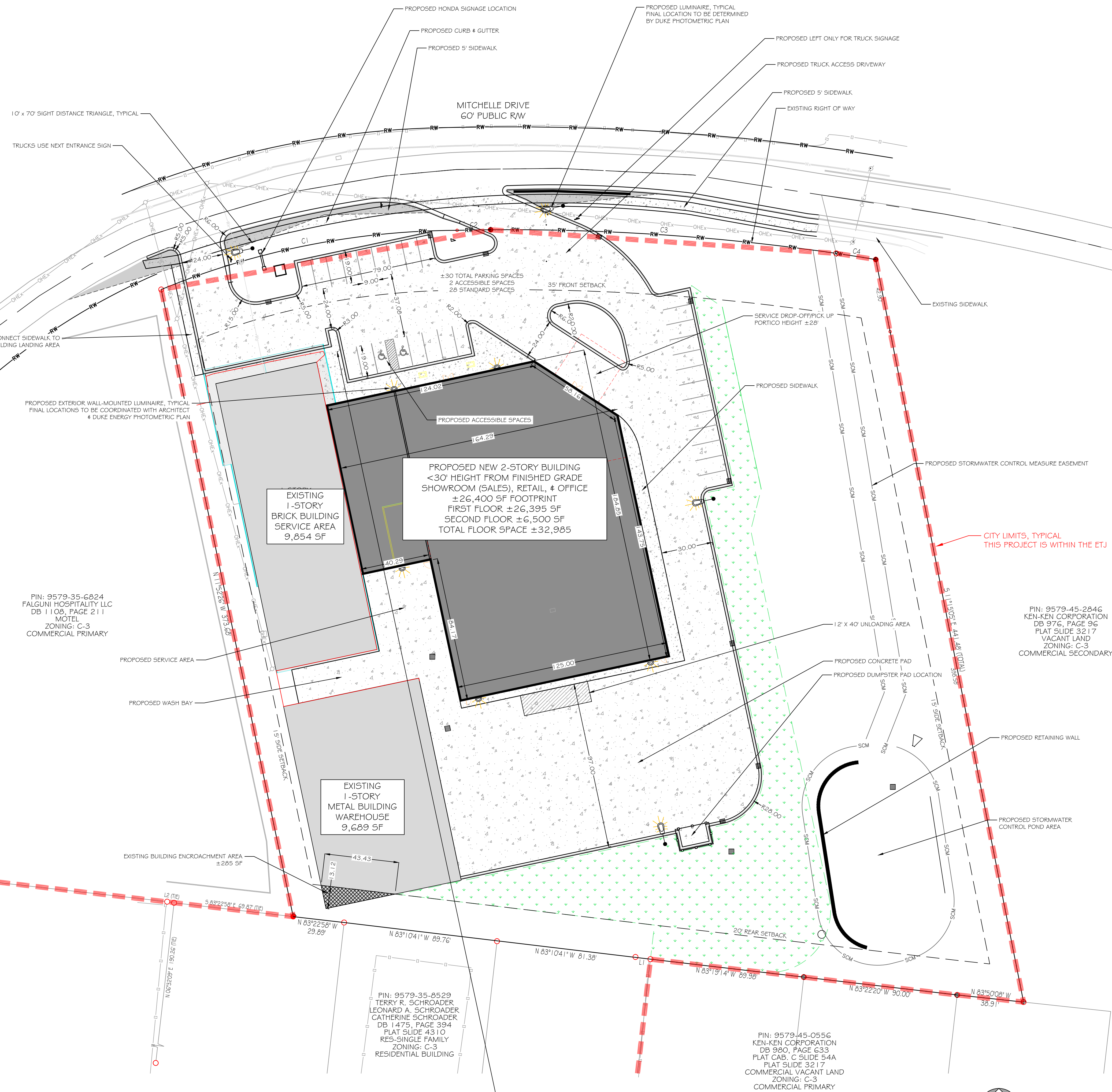
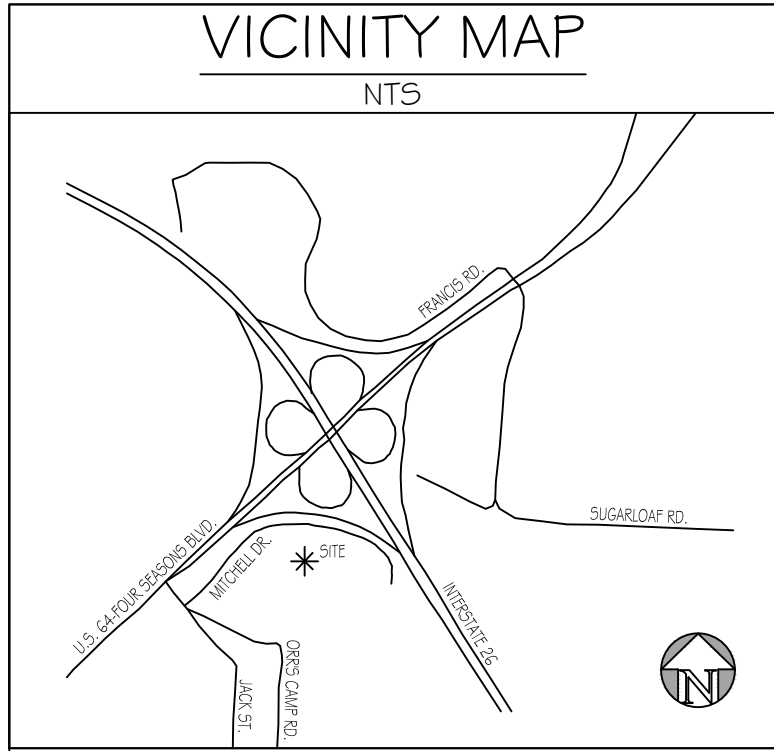
CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-100

44



DATE: 01/07/2022

TITLE OF PROJECT: SCHROADER'S HONDA

DESIGNER: ODOM ENGINEERING PLLC
ADDRESS: 169 OAK STREET
FOREST CITY, NC 28043
CONTACT: WILLIAM F. MCBRAYER, P.E.
will@odomengineering.com
826-429-9787

PROPERTY OWNER/DEVELOPER: LEONARD A. SCHROADER
ADDRESS: 220 MITCHELLE DRIVE
HENDERSONVILLE, NC 28792
CONTACT: CASEY SCHROADER
2hondaguys@gmail.com

EXISTING PROJECT ZONING: COMMERCIAL C-3

PROPOSED PROJECT ZONING: COMMERCIAL C-3 CZD

PROPOSED USE:
AUTOMOBILE SALES & SERVICE ESTABLISHMENT ± 34,173 SF
OFFICE, BUSINESSSES, PROFESSIONAL AND PUBLIC ± 16,370 SF
RETAIL STORES ± 1,388 SF

PID NUMBER: 9579358920

TOTAL ACREAGE: 4.007 AC (174,555 SF)

APPROXIMATE DISTURBED AREA: 2.898 AC (126,243 SF)

PROPOSED 26,500 SF 2-STORY BUILDING

BUILDING HEIGHT: <30' FROM FINISHED GRADE

PARKING REQUIREMENTS

CURRENT ZONING REQUIREMENT	
14,630 SF SHOWROOM (5 SALES EMPLOYEES MAX)	
1 SPACE/2 EMPLOYEES	3 SPACES
9,919 SF OFFICE SPACE	
1 SPACE/500 SF REQUIRED:	33 SPACES
1,388 SF RETAIL	
1 SPACE/250 SF REQUIRED	6 SPACES
9,869 SF SERVICE AREA	
2 SPACES/300 SF	66 SPACES
9,689 SF WAREHOUSE SPACE	
1 SPACE/1,000 SF REQUIRED:	10 SPACES
TOTAL REQUIRED PARKING SPACES	118 SPACES
REQUESTED REDUCTION	88 SPACES
PROPOSED PARKING SPACES	30 SPACES

EXISTING PROJECT AREA SUMMARY

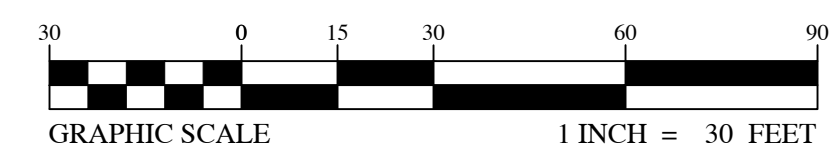
BUILDING AREA:	19,986 SF (0.459 AC)
PAVEMENT/OTHER IMPERVIOUS AREA:	40,207 SF (0.923 AC)
TOTAL PERVIOUS AREA:	114,362 SF (2.62 AC)
EXISTING IMPERVIOUS TOTAL:	60,193 SF (1.381 AC)
	34.48% IMPERVIOUS

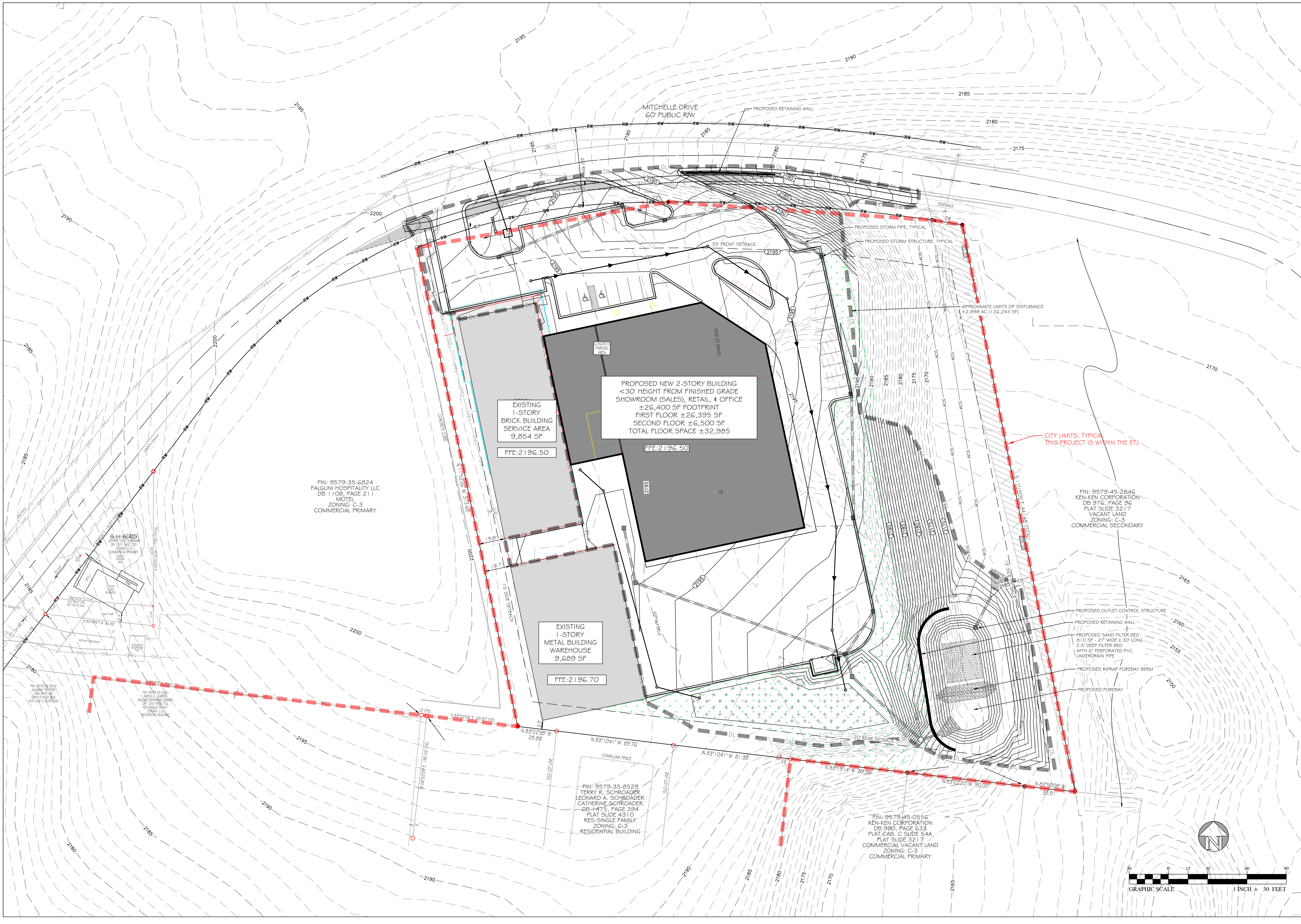
TOTAL PROJECT AREA:	4,007 AC (174,555 SF)
PROPOSED LOT AREA:	N/A
NEW BUILDING AREA:	26,057 SF (0.598 AC)
EXISTING BUILDINGS:	19,986 SF (0.459 AC)
TOTAL BUILDING COVERAGE:	46,043 SF (1.057 AC)
COMMON OPEN SPACE:	17,967 SF (0.412 AC) ± 10.29% OF SITE AREA
OTHER OPEN SPACE:	57,062 SF (1.268 AC)
STREETS & PARKING & OTHER IMPERVIOUS AREA:	53,483 SF (1.228 AC)
OTHER FACILITIES:	-/- SF (-/- AC)
TOTAL PERVIOUS AREA:	75,029 SF (1.722 AC)
PROPOSED IMPERVIOUS:	99,526 SF (2.285 AC)
	57.02% IMPERVIOUS

NO TREES GREATER THAN 12" DIAMETER AT BREAST HEIGHT CURRENTLY EXIST ON SITE

COMMON OPEN SPACE
TYPICAL HATCH

1. NATURAL VEGETATION SHALL BE RETAINED ON THE SLOPE OUTSIDE OF DISTURBANCE AND APPROPRIATE NATIVE GRASSES AND HERBACEOUS PLANTS BE PLANTED BEYOND THE IMPERMEABLE PARKING SURFACE, AND DOWN TO AND AROUND THE RETAINING POND.
2. TREES, SHRUBS, GRASSES, AND HERBACEOUS PLANTS SHALL BE REPLANTED IN THE SLOPE AREA TO BE DISTURBED NORTH OF THE RETAINING POND. THIS WILL PROVIDE A BUFFER AND FILTER AS WELL AS DECREASE EROSION AND WATER RUNOFF. IT CAN PROVIDE A TRANSITION TO ADJUTING PROPERTY AS WELL AS ADDITIONAL FUTURE COVER
3. NO TURF GRASSES SHALL BE USED ON STEEP SLOPES
4. THE DEVELOPER REQUESTS THAT THE PARKING REQUIREMENT OF 118 SPACES BE REDUCED TO 30 SPACES





PIN: 9579-35-6824
FALGUNI HOSPITALITY LLC
DB 1108, PAGE 211
MOTEL
ZONING: C-3
COMMERCIAL PRIMARY

EXISTING
1-STORY
BRICK BUILDING
SERVICE AREA
9,854 SF
FFE:2196.50

PROPOSED NEW 2-STORY BUILDING
<30' HEIGHT FROM FINISHED GRADE
SHOWROOM (SALES), RETAIL, & OFFICE
±26,400 SF FOOTPRINT
FIRST FLOOR ±26,395 SF
SECOND FLOOR ±6,500 SF
TOTAL FLOOR SPACE ±32,985
FFE:2196.50

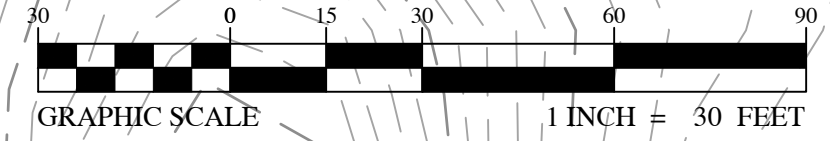
EXISTING
1-STORY
METAL BUILDING
WAREHOUSE
9,689 SF
FFE:2196.70

PIN: 9579-35-8529
TERRY R. SCHROADER
LEONARD A. SCHROADER
CATHERINE SCHROADER
DB-1475, PAGE 394
PLAT SLIDE 4310
RES-SINGLE FAMILY
ZONING: C-3
RESIDENTIAL BUILDING

PIN: 9579-45-0556
KEN-KEN CORPORATION
DB 980, PAGE 633
PLAT CAB. C SLIDE 54A
PLAT SLIDE 3217
COMMERCIAL VACANT LAND
ZONING: C-3
COMMERCIAL PRIMARY

PIN: 9579-45-2846
KEN-KEN CORPORATION
DB 976, PAGE 96
PLAT SLIDE 3217
VACANT LAND
ZONING: C-3
COMMERCIAL SECONDARY

PROPOSED OUTLET CONTROL STRUCTURE
PROPOSED RETAINING WALL
PROPOSED SAND FILTER BED
2' DEEP FILTER BED
WITH 6" PERFORATED PVC
UNDERDRAIN PIPE
PROPOSED RIPRAP FOREBAY BERM
PROPOSED FOREBAY



JOB NO. 21224

Section 5, Item B.

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

SCHROADER'S HONDA - CZD

HENDERSONVILLE ETJ
HENDERSON COUNTY, NC

GRADING & STORM PLAN

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043
ph: 828.247.4406 fax: 828.247.4408
NC License: 4408

SCALE: 1" = 30'

DATE: 03/08/2022

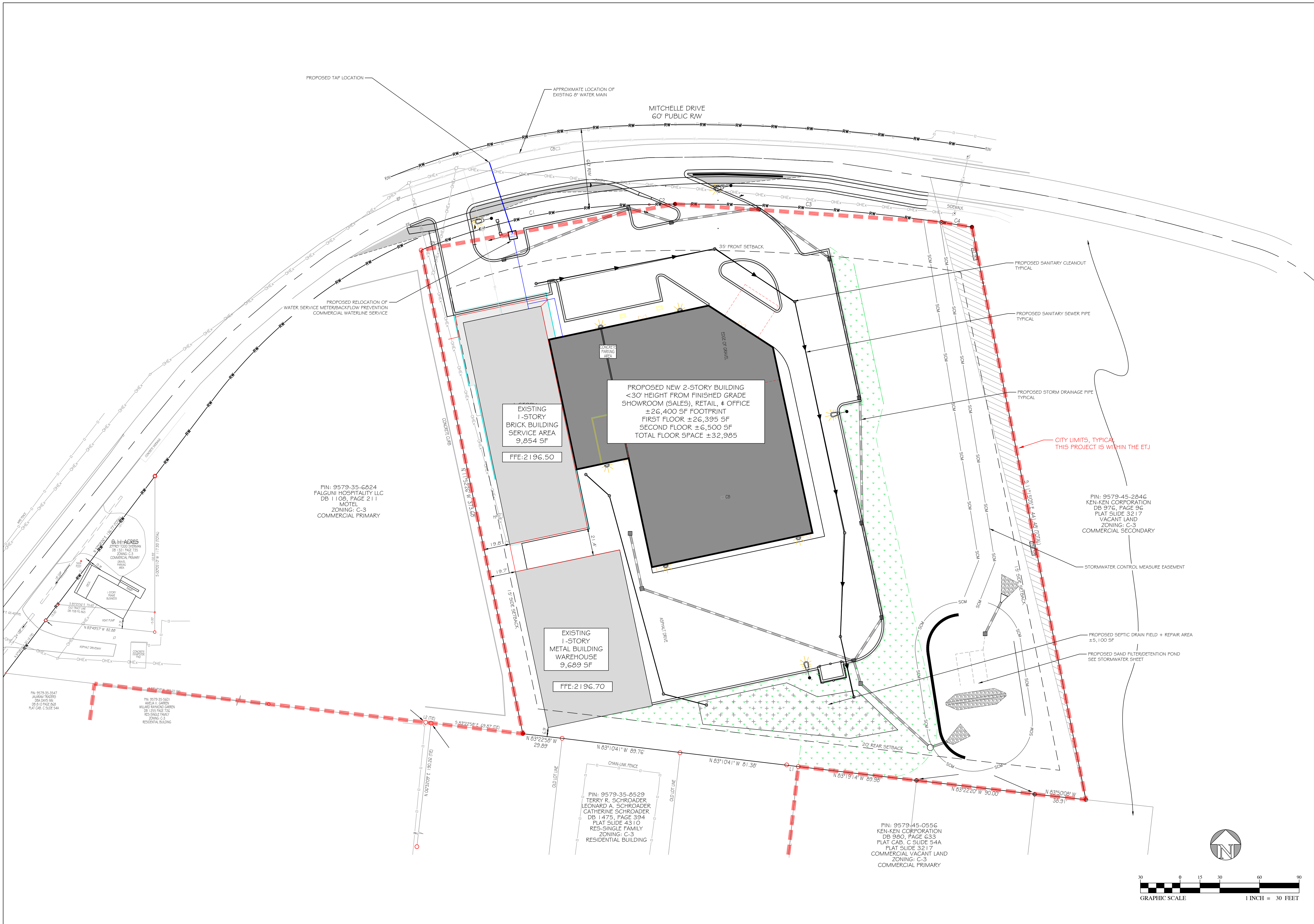
DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-400



JOB N
21224

Section 5, Item B.

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

CERTIFICATION

SCHROADER'S HONDA - CZD
HENDERSONVILLE ETJ
HENDERSON COUNTY, NC

UTILITY PLAN

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

1

2

3

4

5

6

GRAPHIC SCALE

1 INCH = 30 FEET

1

2

3

4

5

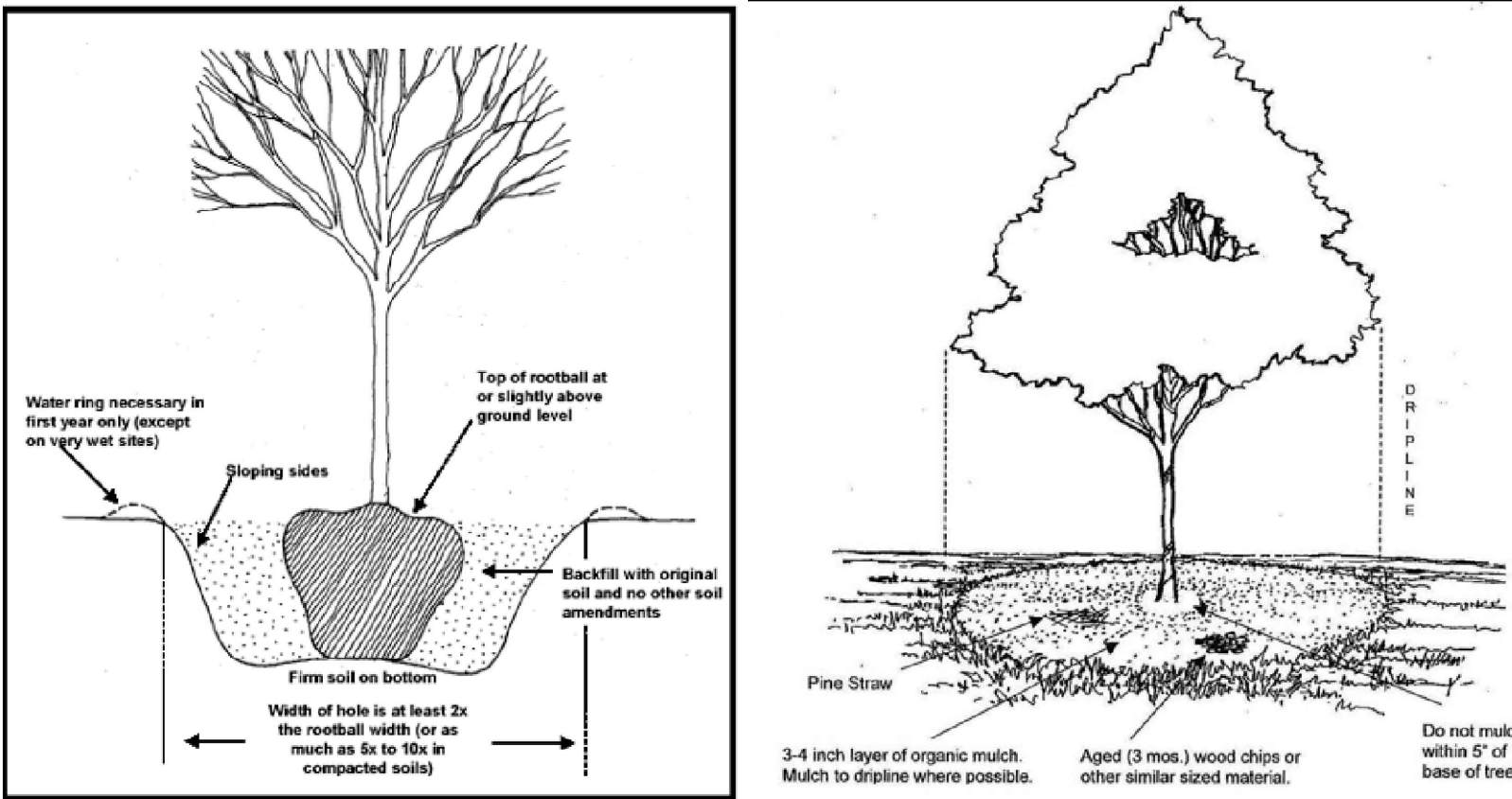
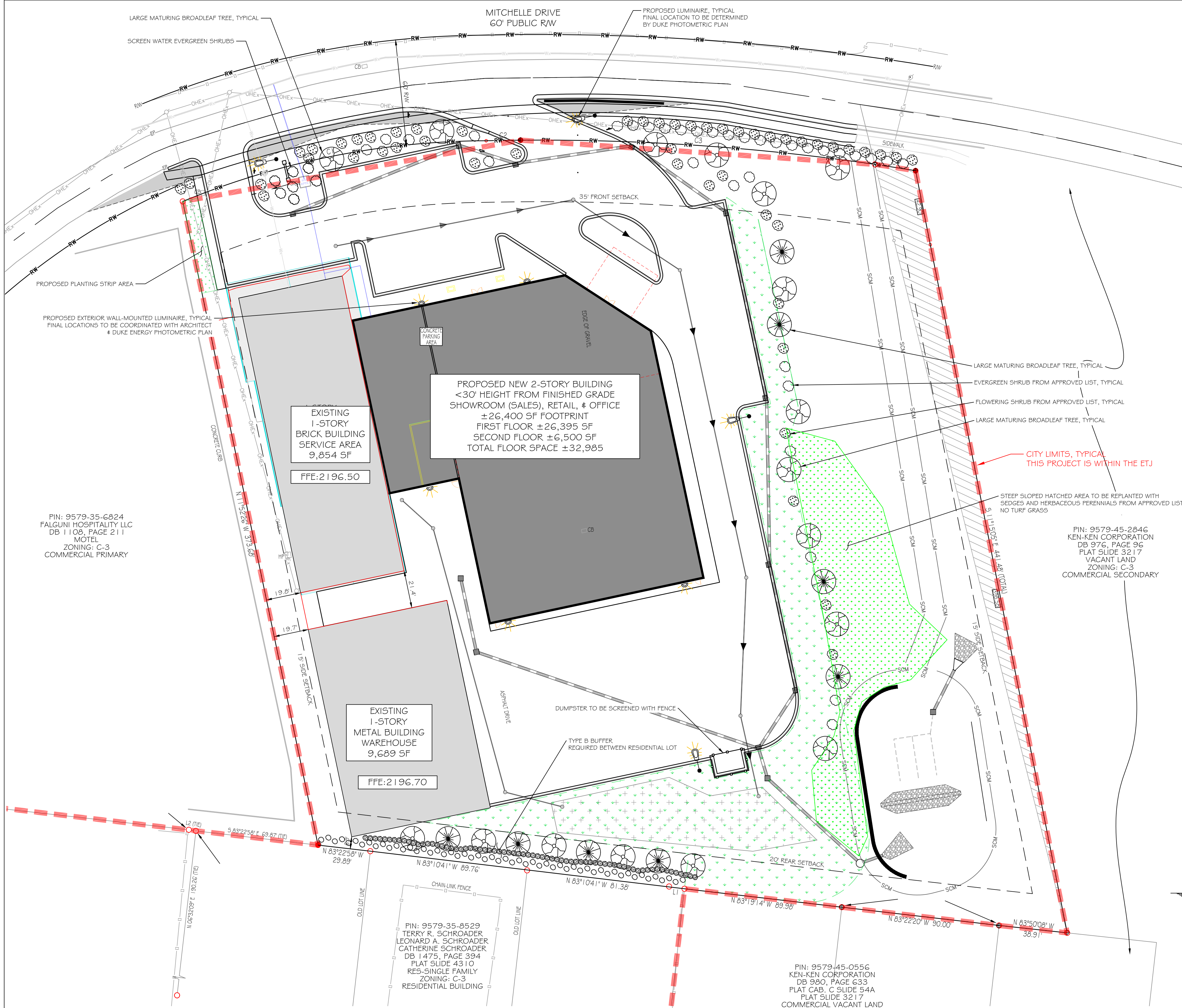
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GRAPHIC SCALE

1 INCH = 30 FEET

CZD-600

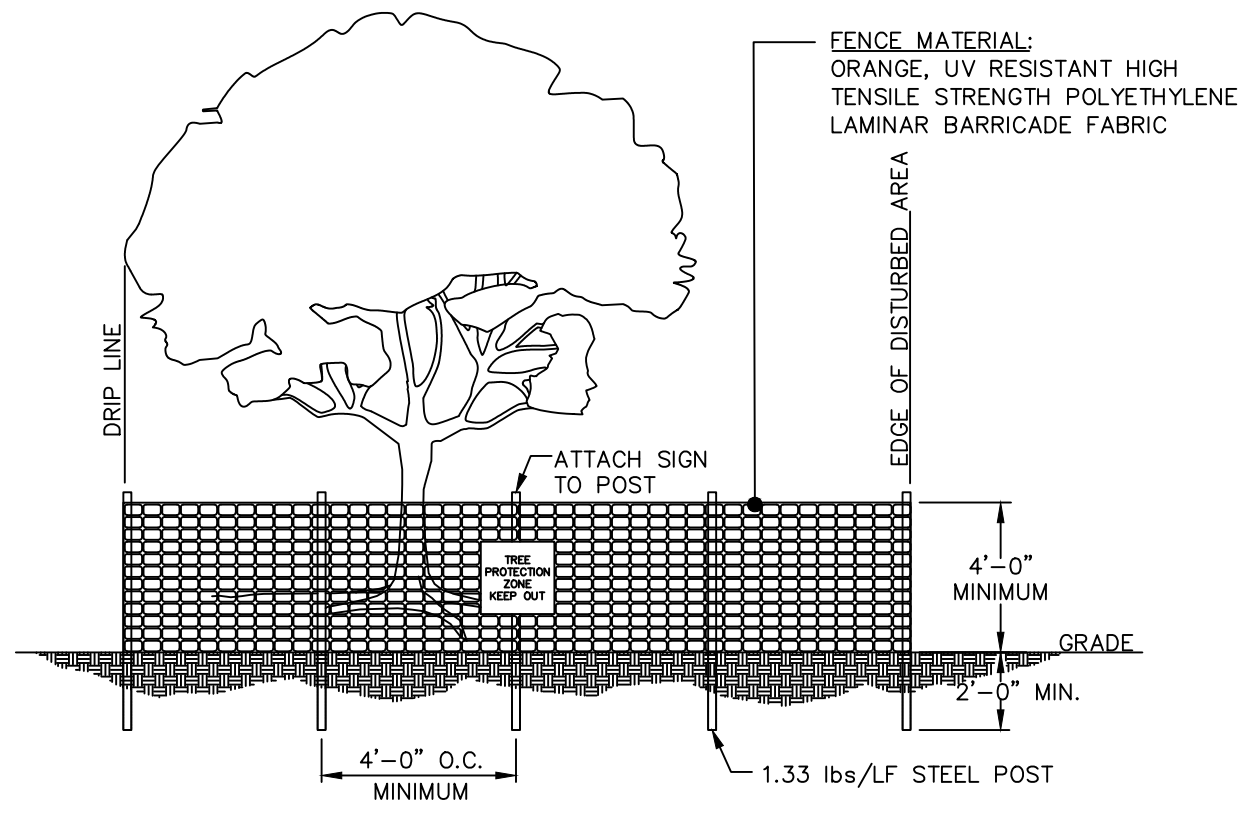
47



SITE NOTES:
NO TREES GREATER THAN 1 1/2" DIAMETER AT BREAST HEIGHT CURRENTLY EXIST ON SITE

LEGEND:
COMMON OPEN SPACE
TYPICAL HATCH

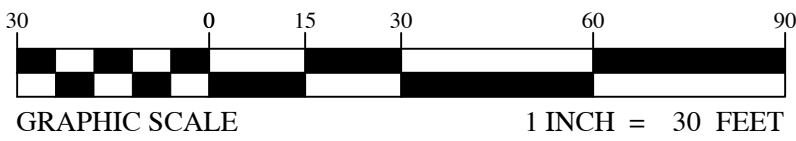
LANDSCAPE CALCULATIONS:	
STREET BUFFER AREA 325/5 = 65 1 SHRUB PER 5 LF	440 TOTAL LF - 115 DRIVEWAY LF = 325 LF BUFFER 65 SHRUBS REQUIRED (65 PROVIDED)
VEHICULAR USE AREA 53,483/4,000 = 14 1 TREE PER 4,000 SF 2 SHRUBS PER 4,000 SF	53,483 SF (1.228 AC) 14 TREES REQUIRED (14 PROVIDED) 28 SHRUBS REQUIRED (28 PROVIDED)
REAR TYPE B BUFFER 4 BROADLEAF CANOPY TREE/100 LF 25 EVERGREEN SHRUBS PER 100 LF @ 4' O.C. 33 FLOWERING SHRUBS PER 100 LF	209 LF 9 TREES REQUIRED (9 TREES PROVIDED) 53 EVERGREEN SHRUBS REQUIRED (54 PROVIDED) 70 FLOWERING SHRUBS REQUIRED (70 PROVIDED)



- NOTES:**
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 - INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
 - THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 - TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

PLANTING SCHEDULE

SYMBOL	QUANTITY	TYPE	CONDITION	SIZE
	67	EVERGREEN SHRUB FROM APPROVED LIST	B & B	MIN 18-24" HT
	120	FLOWERING SHRUB FROM APPROVED LIST	B & B	MIN 18-24" HT
	25	LARGE BROADLEAF TREE FROM APPROVED LIST	B & B	1.5-2" CAL, 5-6' HT.



JOB N
21224

Section 5, Item B.

DATE	
BY	
DESCRIPTION	
REV	1
REV	2
REV	3
REV	4
REV	5
REV	6

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD

HENDERSONVILLE, NC

HENDERSONVILLE ETJ

LANDSCAPE & LIGHTING PLAN

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043

ph: 828.247.4406 fax: 828.247.4408

NC License: 14408

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-700

48



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	March 14 th , 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Conditional Zoning District – Apple Ridge (P22-08-CZD) –Tyler Morrow – Planner II		

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
<p>I move Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated _____], and presented at this meeting and subject to the following:</p> <p>1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.</p> <p><i>[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]</i></p> <p>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</p> <p><i>[list any additional permitted uses or conditions]</i></p> <p>3. The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <ol style="list-style-type: none"> 1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4. 	<p>I move Planning Board recommend the denial of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant</p> <p>The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <ol style="list-style-type: none"> 1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4. <p>We <u>do not find</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. Business Center does not recommend single family as a primary or secondary recommended land use. (LU-13) <p style="text-align: center; margin-top: 20px;">[DISCUSS & VOTE]</p>

<p>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The development addresses the need for affordable housing (PH-2.2). 2. The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses. 3. The development provides two different models of affordable housing. 4. Multi-family is a secondary recommended land use in Business Center (LU 13.3) <p><i>[DISCUSS & VOTE]</i></p>	
---	--

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres.*

The proposed 80 dwelling on 16.90 acres is a density of 4.73 units per acre. No other uses are proposed to be permitted by the rezoning.

The site plan shows 3 multi-family structures and a club house. This includes 30 3-bedroom units and 30 1 & 2 bedroom units.

The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.

PROJECT/PETITIONER NUMBER:	P22-08-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • The Housing Assistance Corporation [Applicant] • Thomas and Sherry Thompson [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Neighborhood Compatibility Meeting Summary 5. Tree Board Summary 6. Proposed Site Plan 7. Application / Owner Addendum

Rezoning: Conditional Rezoning- Apple Ridge (P22-08-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 11

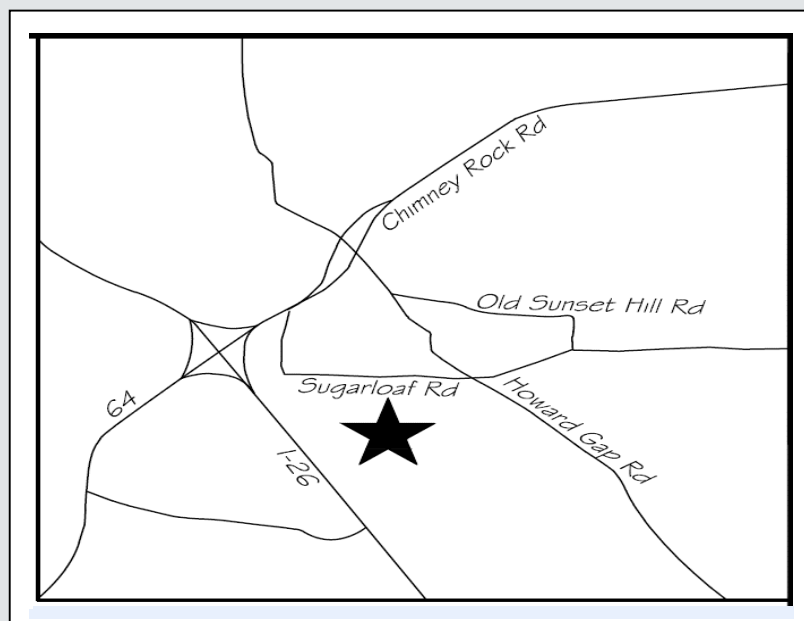
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PROJECT SUMMARY

- Project Name & Case #:
 - Apple Ridge
 - P22-08-CZD
- Applicant & Property Owner:
 - Housing Assistance Corporation [Applicant]
 - Thomas and Sherry Thompson [Owner]
- Property Address:
 - 524 E. Prince Road
- Project Acreage:
 - 16.90 Acres
- Parcel Identification (PIN):
 - 9579-74-0966
- Current Parcel Zoning:
 - R-15 Medium density Residential
- Future Land Use Designation:
 - Business Center
- Requested Zoning:
 - Planned Residential Development Conditional Zoning District (PRD-CZD)
- Requested Uses:
 - Residential dwelling, multi-family
 - Residential dwelling, single-family
- Neighborhood Compatibility Meeting:
 - January 31st, 2022



SITE VICINITY MAP

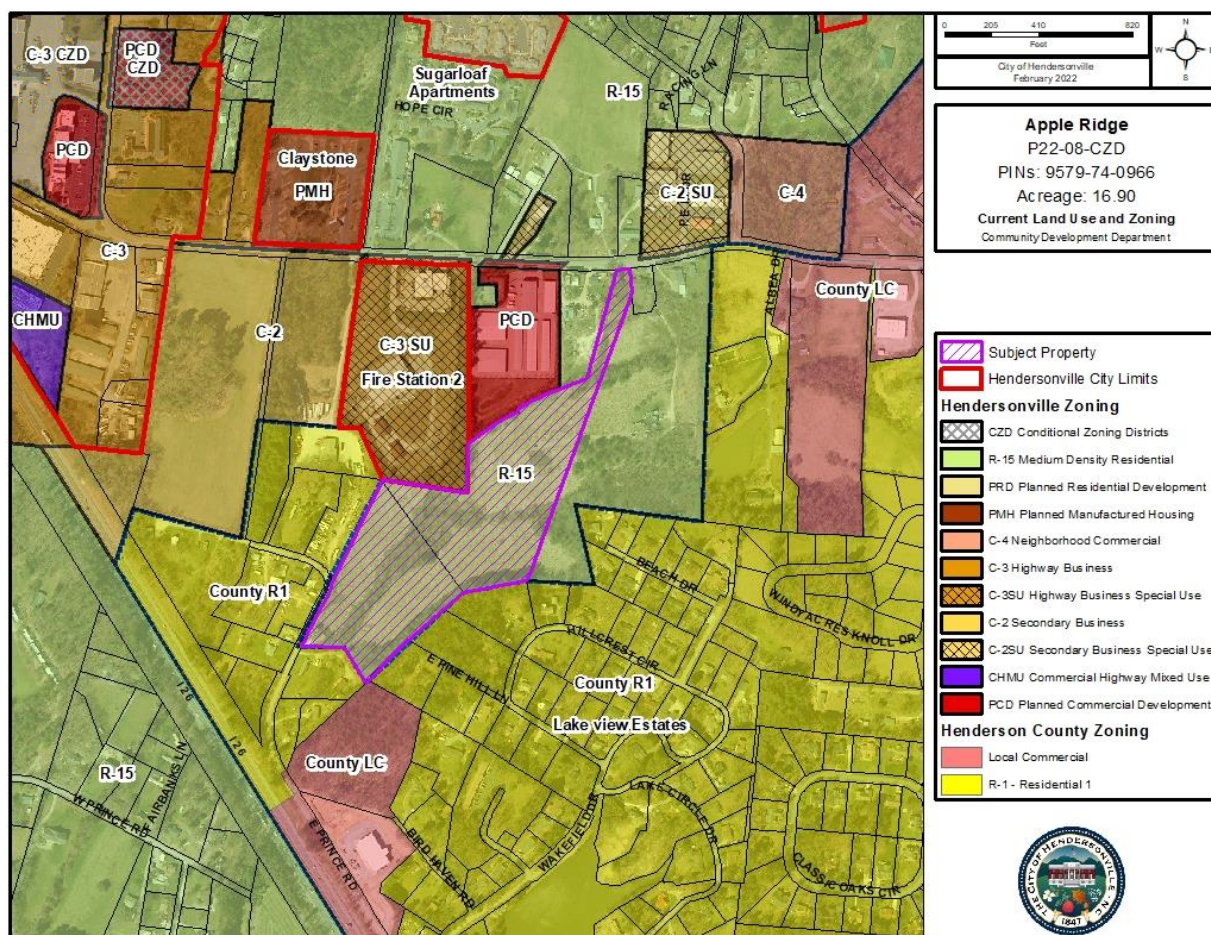
The City of Hendersonville is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres.

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The site plan shows 3 multi-family structures and a club house. This includes 30 3-bedroom units and 30 1- & 2-bedroom units.

The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is surrounded by a variety of zoning classifications and uses. The uses range from single family residential to mini warehouses and public facilities.

Parcels to the southeast are zoned Henderson County R-1. This area is comprised of the Lake View Estates neighborhood. This neighborhood consists of mostly single-family residences with some two-family residences mixed in.

Parcels to the west primarily contain commercial uses and zoning classifications. This area contains City of Hendersonville Fire Station # 2, AAA mini-storage, vacant land, and The Cascades Mountain Resort.

Parcels to the north are zoned commercial and residential. This area contains high density residential uses such as the Claystone Manufactured Housing Development and the Sugar Loaf and Sugar Hill apartments.

SITE IMAGES



View looking north. Cleared area depicts the area slated for single family parcels and the cul-de-sac street.

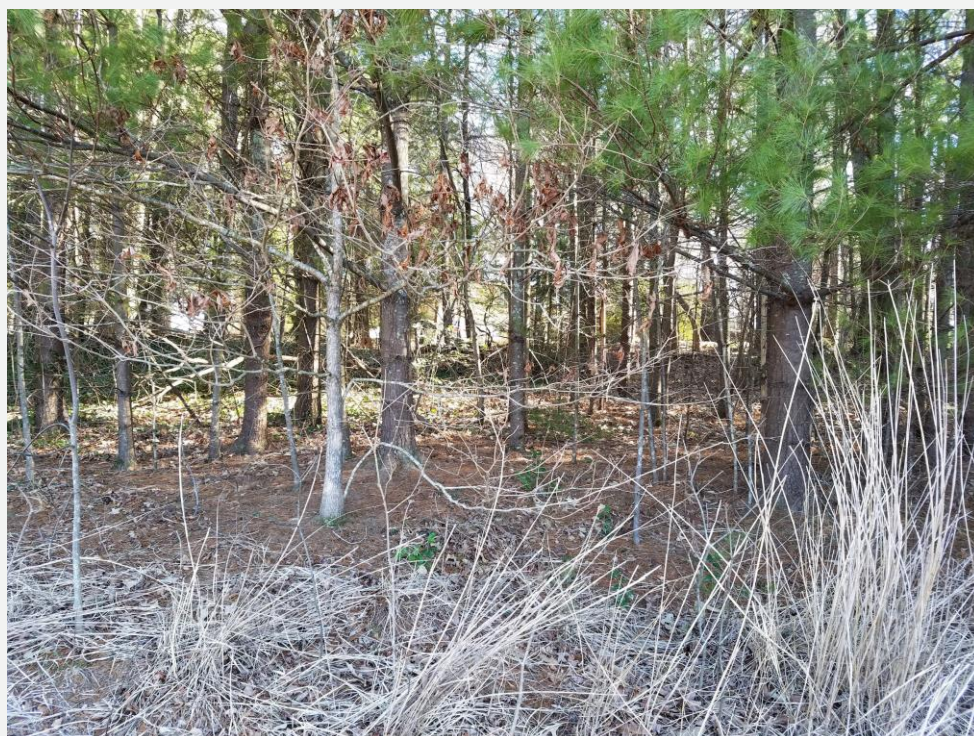


View of one of the blue line streams on the property.

SITE IMAGES



View of where proposed connection to E. Prince Road will occur.



Typical existing vegetated buffer in place between proposed site and adjacent single-family homes.

SITE IMAGES

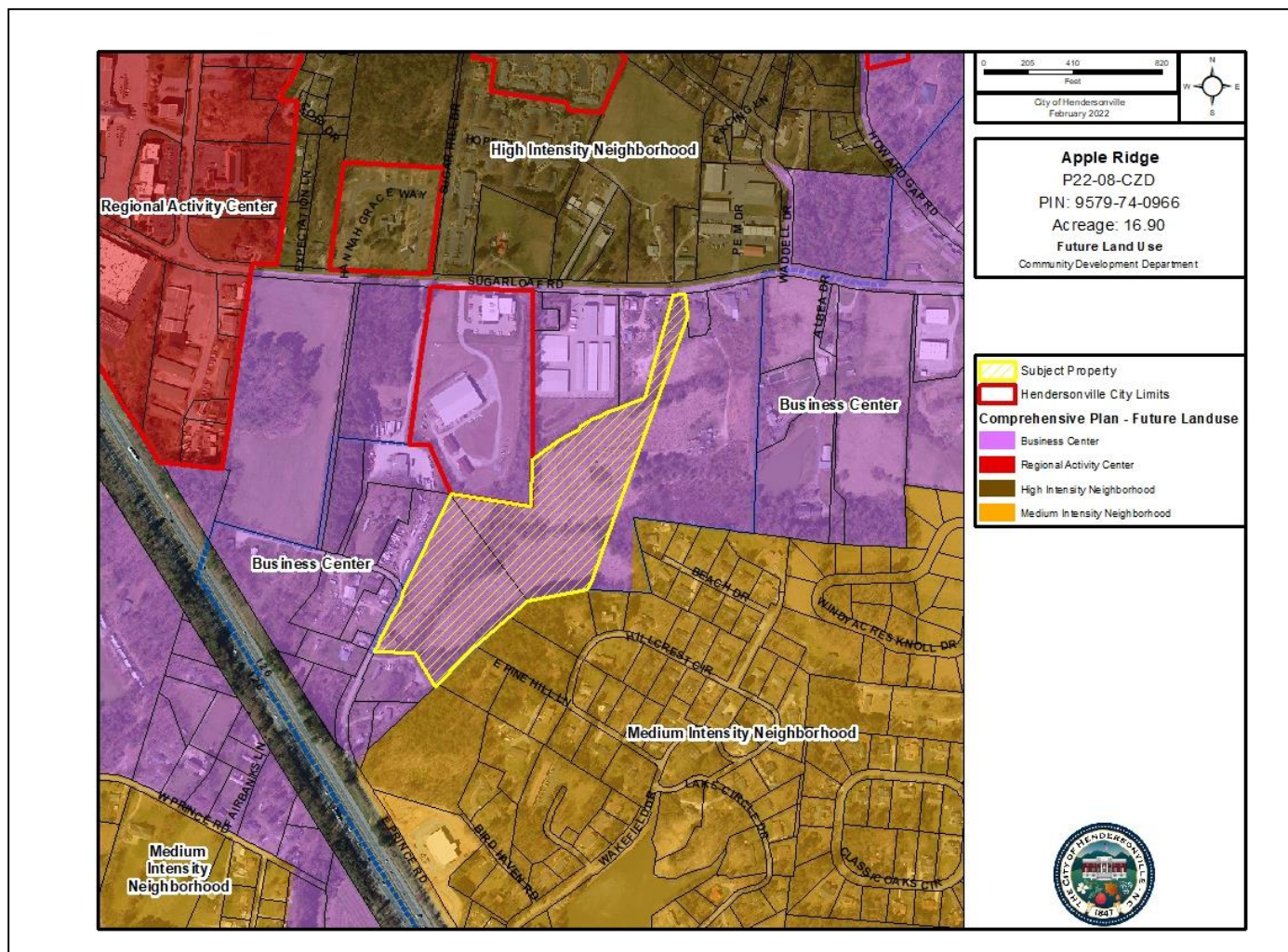


View from east to west looking across the property. Trees shown in the picture follow the stream on site.



General area where building A or C for the multi-family development would be located.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The site is designated as Business Center due to its large size and 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.

Parcels to the east and south are designated as Medium Intensity Neighborhood. This classification represents the Lake View Estates neighborhood that encompasses the majority of this area. Parcels to the north are designated as High Intensity Neighborhood. This area has a mix of uses including commercial, multi-family housing and a manufactured housing development. Parcels to the northwest are designated as Regional Activity Center. This designation reflects the commercial node around the I-26 interchange with US 64/Chimney Rock Road.

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

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>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</p>
	<p>Strategy LU-13.1. Locations: Most of I-26 frontage, Areas around the Blue Ridge Community College, Existing, older industrial properties (Consistent)</p>
	<p>Strategy LU-13.2. Primary recommended land uses: Offices, Research facilities, educational centers (Inconsistent)</p>
	<p>Strategy LU-13.3. Secondary recommended land uses: Multi-family residential (Consistent)</p>
	<p>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)</p>
Land Use & Development	<p>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)</p>
	<p>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. (Consistent)</p>

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

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	PH-2 Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.
	PH – 2.1 Encourage variation in lot sizes and housing types within new developments.
	PH – 2.2. Encourage provision of affordable housing units in new developments. PH 2.2.1 Require encourage at least 10%of...units sold in a new development to be affordable to people making up to 80% of the area median household income.
	PH-3.1 Establish neighborhood design guidelines that promote safe walkable and bikeable neighborhoods while accommodating the automobile. PH 3.1.1...pedestrian friendly design features; PH 3.1.2...public space features that calm traffic and provide space for pedestrian gathering and circulation.
Natural & Environmental Resources	NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.
	NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management.
Cultural & Historic Resources	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	CF-6.1 Encourage community open-space or play areas in new or redeveloped residential neighborhoods.
Water Resources	WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.
	WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management.
Transportation & Circulation	TC-3.4 Improve roadways as needed to implement the land use vision and meet level of service requirements. TC-3.4.5 widen and improve existing roadways as indicated on Map 7.3a (includes Sugarloaf)

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

GENERAL REZONING STANDARDS	
Compatibility	Is the proposed rezoning compatible or incompatible with surrounding uses?
	A mix of commercial and residential uses are found in the immediate area. Single family residential and multi-family residential are both found near the proposed project area.
Changed Conditions	Highlight any changed conditions, on surrounding property, etc. that suggest a rezoning is appropriate.
	The city has a desperate need for affordable housing. This development provides two different forms of affordable housing.
Public Interest	Are there public interests or benefits that would be derived for the greater population from the rezoning?
	The addition of 20 single-family homes and 60 apartment units will fill a need for additional housing stock in Hendersonville.
Public Facilities	Are there public facilities that can support the proposed rezoning, water, wastewater, fire and police, schools, and transportation?
	They will be constructing a street that meets the City of Hendersonville requirements for a public street.
	The Water & Sewer department has received an availability request and has indicated there are adequate facilities in the area to serve the development.
Effect on Natural Environment	Would the proposed amendment result in “significantly adverse impacts” on the natural environment?
	Site is currently a greenfield, new development reflects a significant increase in impervious surfaces.
	The site plan shows preservation of mature trees along the blue line streams. The site plan also shows preservation of the 50’ stream buffer.
	The site currently has 1,080 trees 12” or greater DBH on site. The developer is proposing to remove 47 trees and retain 1,033 trees 12” or greater DBH. The applicants are also proposing to plant 65 new trees.

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 Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.

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 development addresses the need for affordable housing (PH-2.2).*
- *The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses.*
- *The development provides two different models of affordable housing.*
- *Multi-family is a secondary recommended land use in Business Center (LU 13.3)*

DRAFT [Rational for Denial]

- *Business Center does not recommend single family as a primary or secondary recommended land use. (LU-13)*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

COMMUNITY DEVELOPMENT DEPARTMENT

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Site Plan Review (7-3).

The petition and site plan requests that “residential dwellings, multi-family” and “residential dwellings, single-family” be the permitted uses on site.

The site plan accompanying this petition appears to meet the relevant and applicable standards established by the Subdivision Ordinance. However, if approved the applicants will be required to submit a preliminary plat which will be reviewed by staff and the Planning Board.

The site plan requests the following optional provisions (developer proposed conditions):

- Make one stormwater control measures a stormwater wetland if the soil conditions allow a stormwater wetland. This would have to be determined during the detailed design process.
- Preserve as many 12” or larger canopy trees as possible.
- All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.

CITY ENGINEER

N/A

FIRE MARSHALL

N/A

STORMWATER ADMINISTRATOR

Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site. (Possible Recommended Condition)

FLOODPLAIN ADMINISTRATOR

N/A

TRANSPORTATION ENGINEER

N/A

STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS

OUTSTANDING ISSUES (Compliance Required)

Land Use & Development

Population & Housing

- Exterior setbacks to adjacent property lines need to reflect 30' and should also be reflected in the setback table. [Outstanding]

Natural & Environmental Resources

Cultural & Historic Resources

Community Facilities

Water Resources

Transportation

REQUESTED TECHNICAL REVISIONS (Suggested Conditions)

Land Use & Development

Population & Housing

Natural & Environmental Resources

- Preserve as many 12” or larger canopy trees as possible.
- All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
- Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).
- Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.
- Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site (NR-3.2)

Cultural & Historic Resources

Community Facilities

Water Resources

Transportation

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PARCEL IDENTIFICATION NUMBER 9579-74-0966 BY CHANGING THE ZONING DESIGNATION FROM R-15 MEDIUM DENSITY RESIDENTIAL TO PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT– CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Number: 9579-74-0966 – 524 E. Prince Road (Apple Ridge) - (File # P22-08-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Ashlynn McCoy of The Housing Assistance Corporation (applicant) and Thomas and Sherry Thompson (property owners) for the development of 60 apartments and 20 single family homes on approximately 16.90 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on March 14th, 2022; voting 0-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on April 7th, 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: Parcel Number: 9579-74-0966 from R-15 Medium Density Residential to PRD-CZD (Planned Residential Development– Conditional Zoning District)
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following.
 - a. Permitted uses shall include:
 - i. Residential Dwellings, Multi-Family
 - ii. Residential Dwellings, Single Family
 - b. Conditions that shall be satisfied prior to final site plan approval include:
 - i. Preserve as many 12” or larger canopy trees as possible.
 - ii. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
 - iii. Make one stormwater control measures a stormwater wetland if the soil conditions allow a stormwater wetland. This would have to be determined during the detailed design process.
3. This ordinance shall be not be effective until the stipulated list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 7th, 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

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to the imposition of all conditions stated.

Applicant/Developer: The Housing Assistance Corporation

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: Thomas Thompson

Signature:_____

Printed Name:_____

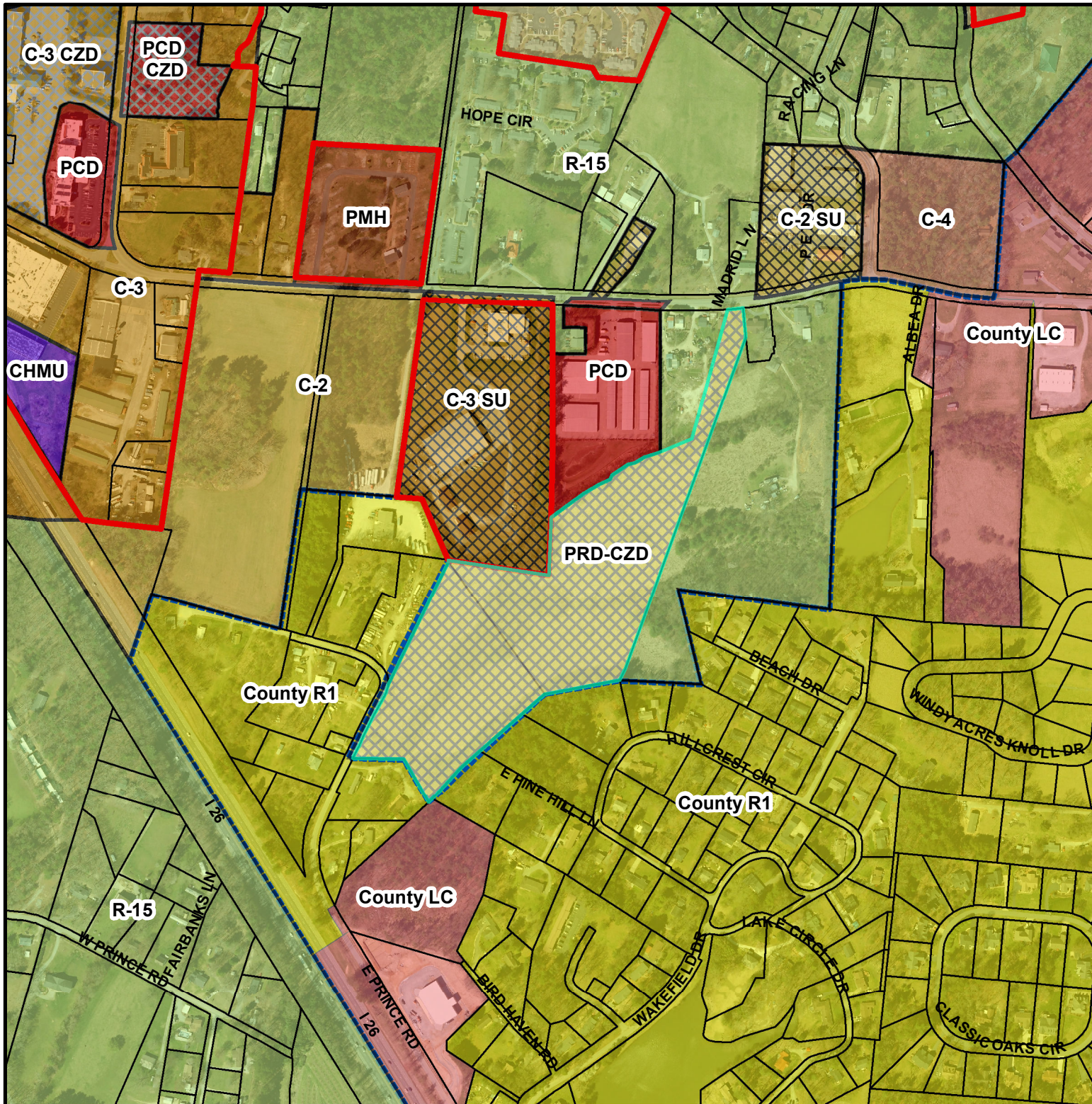
Date:_____

Property Owner: Sherry Thompson

Signature:_____

Printed Name:_____

Date:_____



Apple Ridge
P22-08-CZD
PIN: 9579-74-0966
Acreage: 16.90
Proposed Zoning
Community Development Department

-  Subject Property
-  Hendersonville City Limits
- Hendersonville Zoning**
-  CZD Conditional Zoning Districts
 -  R-15 Medium Density Residential
 -  PRD Planned Residential Development
 -  PMH Planned Manufactured Housing
 -  C-4 Neighborhood Commercial
 -  C-3 Highway Business
 -  C-3SU Highway Business Special Use
 -  C-2 Secondary Business
 -  C-2SU Secondary Business Special Use
 -  CHMU Commercial Highway Mixed Use
 -  PCD Planned Commercial Development
- Henderson County Zoning**
-  Local Commercial
 -  R-1 - Residential 1





NEIGHBORHOOD COMPATIBILITY MEETING REPORT

APPLE RIDGE (P22-08-CZD)

NCM Meeting Date: January 31st, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Ashlynn McCoy- The Housing Assistance Corporation

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 31st, 2022 at 2pm in the City Operations Building at 305 Williams St and via Zoom.

10 members of the public were in attendance in-person with 2 others attending virtually. Additionally, in attendance were 3 members of the applicant team and 3 members of City staff.

There were 0 pre-submitted comments.

Concerned citizens asked questions related to the price of the units and affordability. At the time, the applicant did not have a rental range for the units available to share at the meeting. The applicant advised the rents would be dependent on their funding source which wasn't determined yet. Questions were also raised about the existing mobile home on the site, ownership of the property, single family home square footages, playground access and homeowner associations.

Citizens raised issues related to traffic safety, affordability, impact on environment (tree removal and stormwater runoff), density, stream protections, setbacks, the proposed sewer pump station being located near an adjacent well and that the paper had published the meeting starting at 3pm instead of 2pm. (Bill Moss with the Hendersonville Lighting stated it was printed in error. Staff extended the meeting for those who showed up late and HAC gave their opening presentation again.)

One commentor stated that the City desperately needs affordable housing but stated that the project needs to be done right.

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



TREE BOARD RECOMMENDATION

Apple Ridge (P22-08-CZD)

Meeting Date: February 15th, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Ashlynn McCoy- The Housing Assistance Corporation

TREE BOARD ACTION SUMMARY:

Staff and the applicant presented to the Tree Board at their regular meeting on February 15th, 2022. The following Recommendation were made:

The Tree Board recommends the following development conditions be placed on this property:

1. Preserve as many 12" or larger canopy trees as possible.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
3. Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).
4. Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

BOARD ACTION

Motion: Glenn Lange

Roll Call Vote:

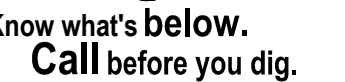
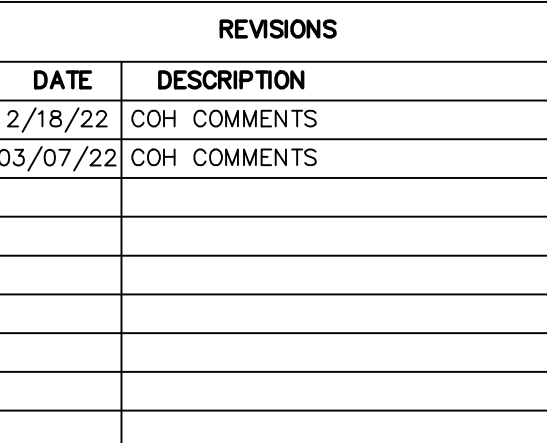
Yeas: Mary Davis, Landon Justice, Mark Madsen, Glenn Lange, Pat Christie, Mac Brackett.

Nays: None

Absent: Andy Crawford

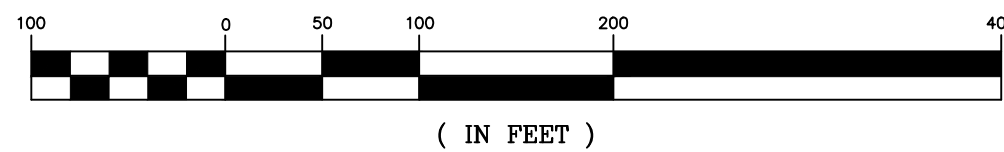
Recused: None

Apple Ridge
Hendersonville Township
Henderson County
North Carolina

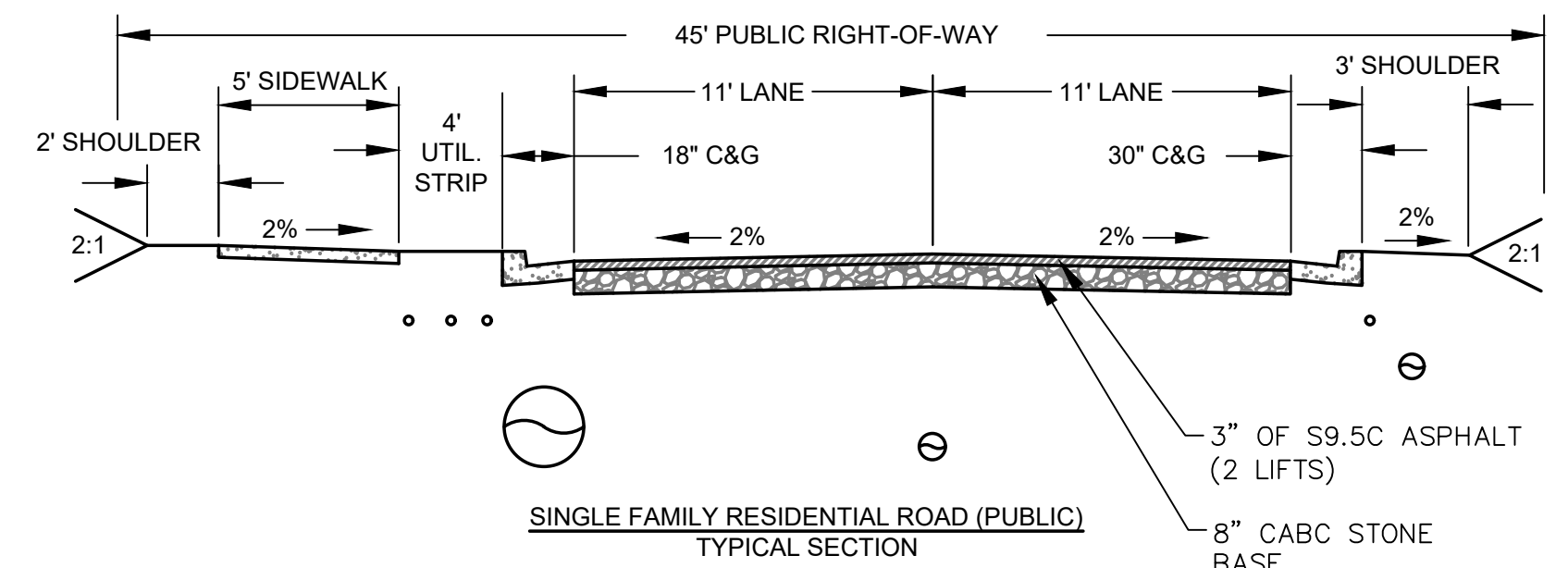


Preliminary Site Plan

SCALE: 1"=100'

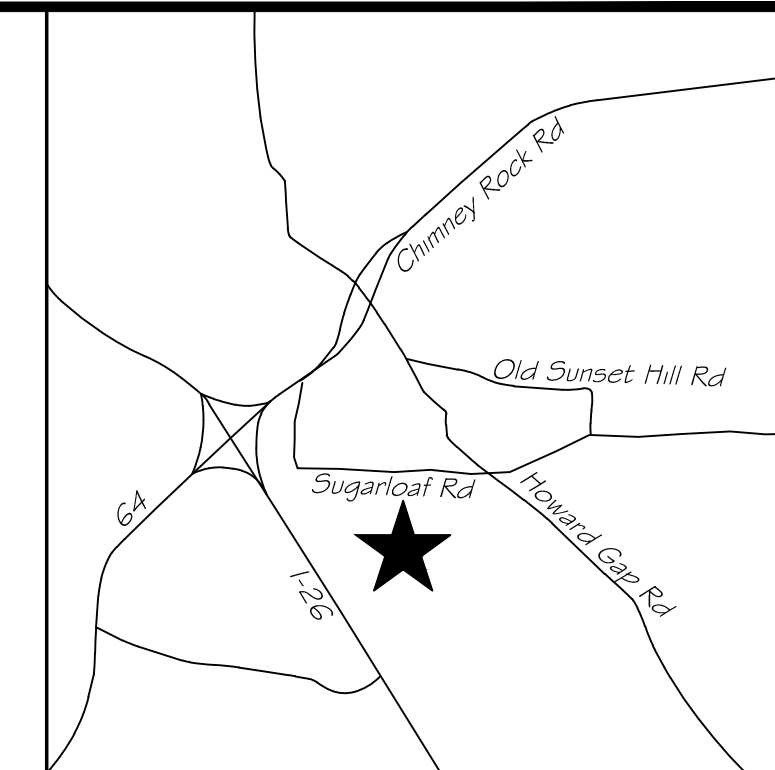


1. MAKE ONE STORMWATER WETLAND IF THE SOIL CONDITIONS ALLOW A STORMWATER WETLAND. THIS WOULD BE TO BE DETERMINED DURING THE DETAILED DESIGN PROCESS.
2. PRESERVE AS MANY 12" OR LARGER CANOPY TREES AS POSSIBLE.
3. ALL PRESERVED TREES MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15-4C REGARDLESS OF USE FOR A TREE CREDIT.



WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342



LOCATION MAP
N.T.S.

Apple Ridge

Hendersonville Township
Henderson County
North Carolina

i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

ii. Title of Project: Apple Ridge - Multi-Family
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.
WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
828-687-7177

Developer: The Housing Assistance Corporation
PO Box 2057
Hendersonville, NC 28793
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson
524 E Prince Road
PO Box 563
Dana, NC 28724
780 Sugarloaf Road
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

v. Parking Requirements:

1. Calculation of parking spaces required per ordinance.
- | | |
|----------------------------------|--------------------|
| (30) 3 BR Units x 2 spaces | = 60 spaces |
| (30) 1 & 2 BR Units x 1.5 spaces | = 45 spaces |
| | = 105 spaces total |
2. Notation of parking spaces provided.
- = 112 spaces provided

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 2		
TOTAL PROJECT AREA	269,200 SF	(6.23 AC) (100%)
PROPOSED LOT AREAS	-	-
SITE COVERAGE - BUILDINGS	24,331 SF	(0.56 AC) (8.99%)
SITE COVERAGE - OPEN SPACE	167,102 SF	(3.83 AC) (61.50%)
SITE COVERAGE - STREETS/PARKING/WALKS	75,389 SF	(1.73 AC) (27.77%)
SITE COVERAGE - OTHER FACILITIES	2,357 SF	(0.05 AC) (0.80%)
SITE COVERAGE - COMMON OPEN SPACE	99,787 SF	(2.29 AC) (36.76%)

Proposed Length of Roads - 1,141 LF
Minimum Building Height - Max Allowed 35'
- Proposed 35'

Preliminary
Not For
Construction

REVISIONS

DATE	DESCRIPTION
2/18/22	COH COMMENTS
03/07/22	COH COMMENTS



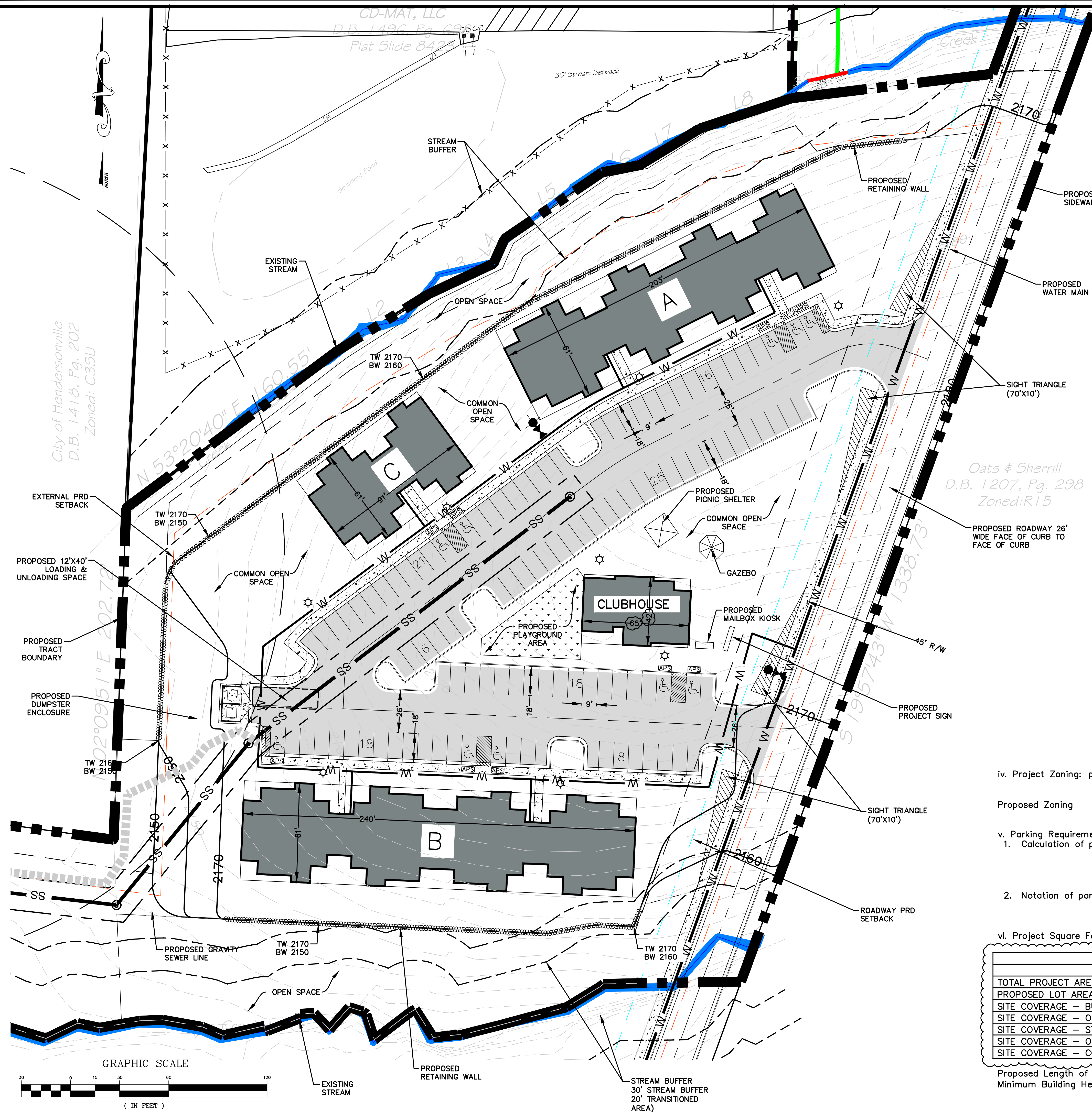
Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Site Plan
Multi-Family
Development

C-200

SCALE: 1"=30'

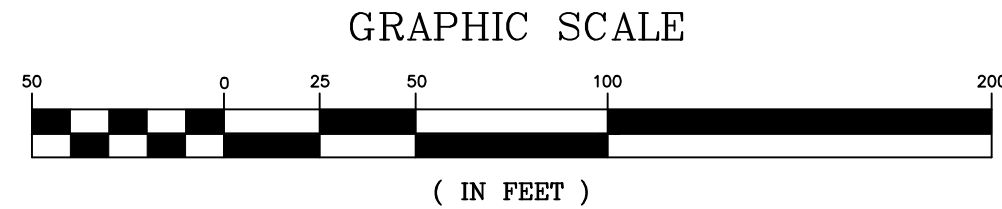


**Preliminary
Not For
Construction**

PROJECT NUMBER:	21164
DATE:	10/21
DRAWN BY:	KHC
CHECKED BY:	WRB

C-201

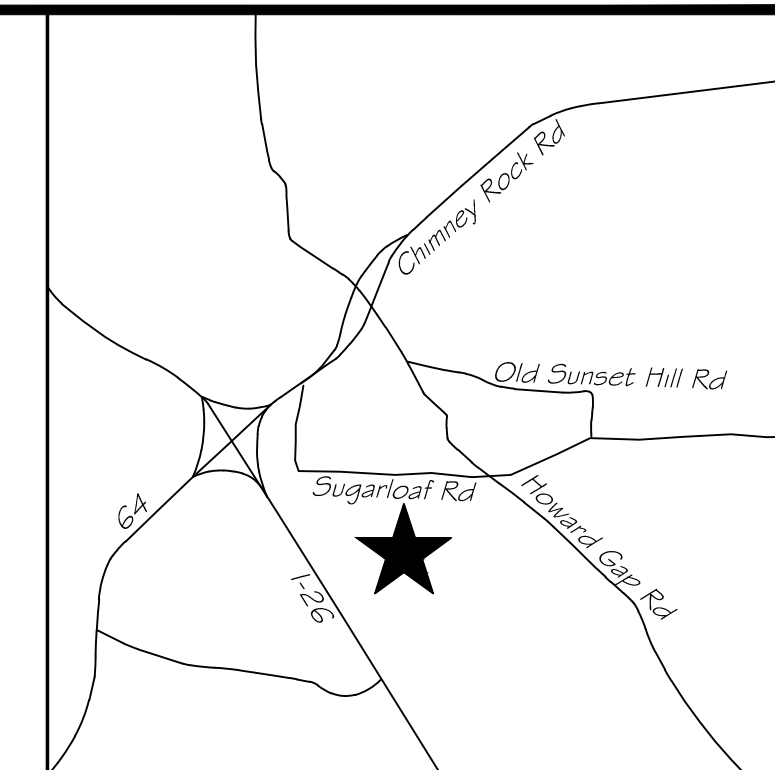
72



WGLA ENGINEERING, PLLC
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HENDERSONVILLE, NC 28739
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NC LICENSE P-1342

Apple Ridge

Hendersonville Township
Henderson County
North Carolina



LOCATION MAP
N.T.S.

i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

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R-15 (Medium Density Residential)

Proposed Zoning	PRD-CZD
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Proposed Length of Roads	- 1,141 LF
Minimum Building Height	- Max Allowed
	- Proposed

VEHICULAR USE AREA - 39,760 SF

REQUIRED PLANTING/PROVIDED PLANTINGS
-11 TREES
-22 SHRUBS

STREET BUFFER - 365 LF

REQUIRED PLANTING/PROVIDED PLANTINGS

-73 EVERGREEN OR DECIDUOUS SHRUBS

NOTES;
SECTION 6-13-4 REQUIRES THAT LIGHTING "SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDOE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHT-OF- WAY.

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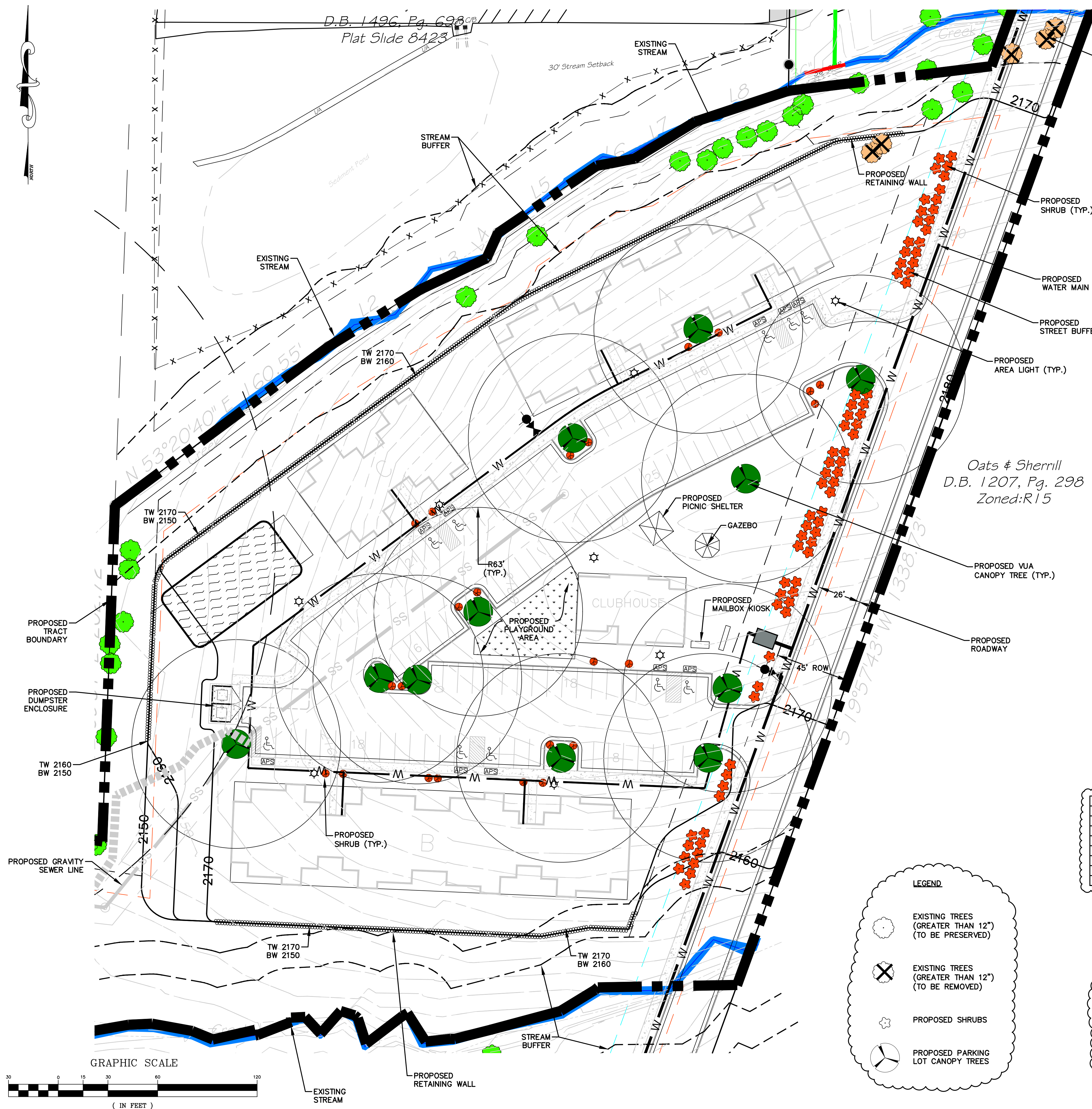
Know what's below.
Call before you dig.


PROJECT NUMBER: 21164
DATE: 1/22
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Landscape &
Resource Layout Plan
Development

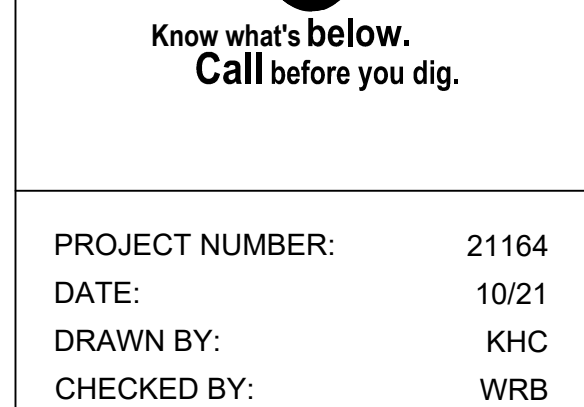
C-300

SCALE: 1"=30'



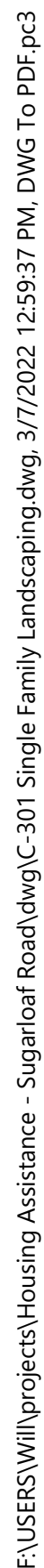


**Preliminary
Not For
Construction**

[illegible]

C-301

SCALE: 1"=50'



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Apple Ridge
Hendersonville Township
Henderson County
North Carolina

**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION
02/18/22	COH COMMENTS
03/07/22	COH COMMENTS



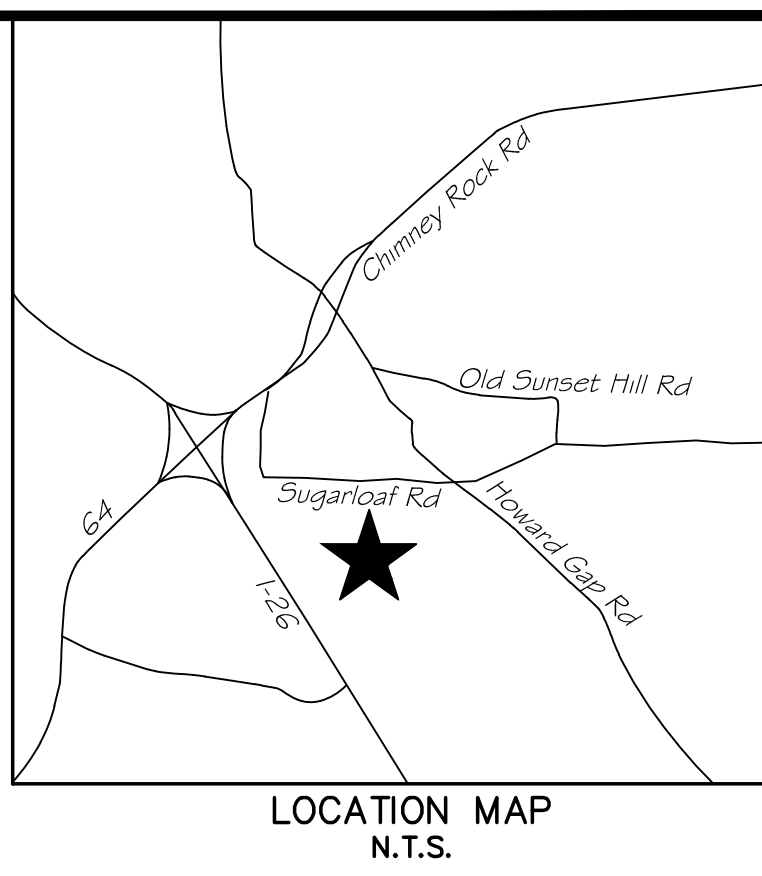
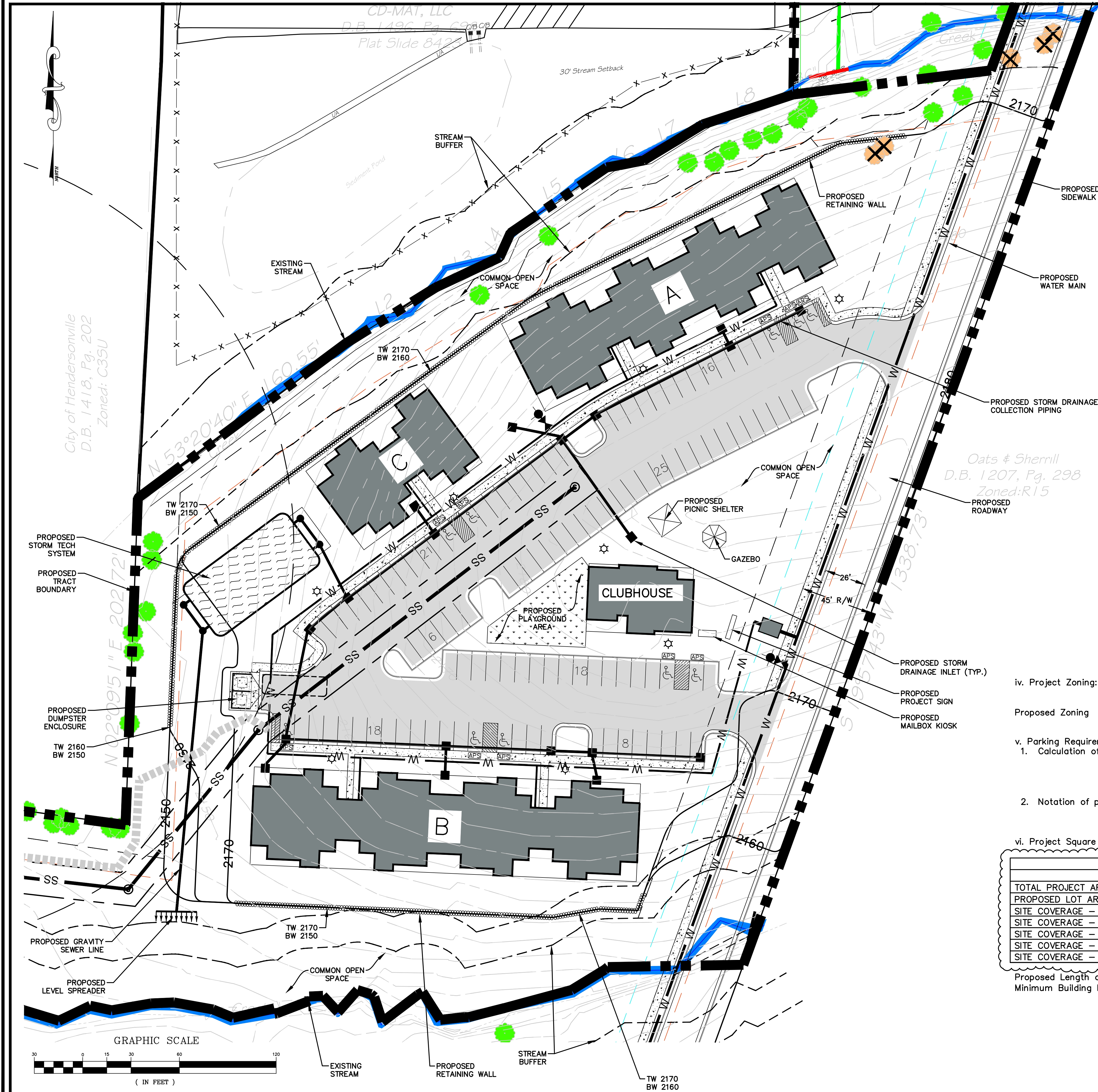
Know what's below.
Call before you dig.

PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Storm Water
Management Plan

C-400

SCALE: 1"=30'



i. Date with month, day, year: 02/04/2022
Revised 03/07/2022

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60 Multi-Family Units

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Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

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Apple Ridge
Hendersonville Township
Henderson County
North Carolina

Preliminary
Not For
Construction



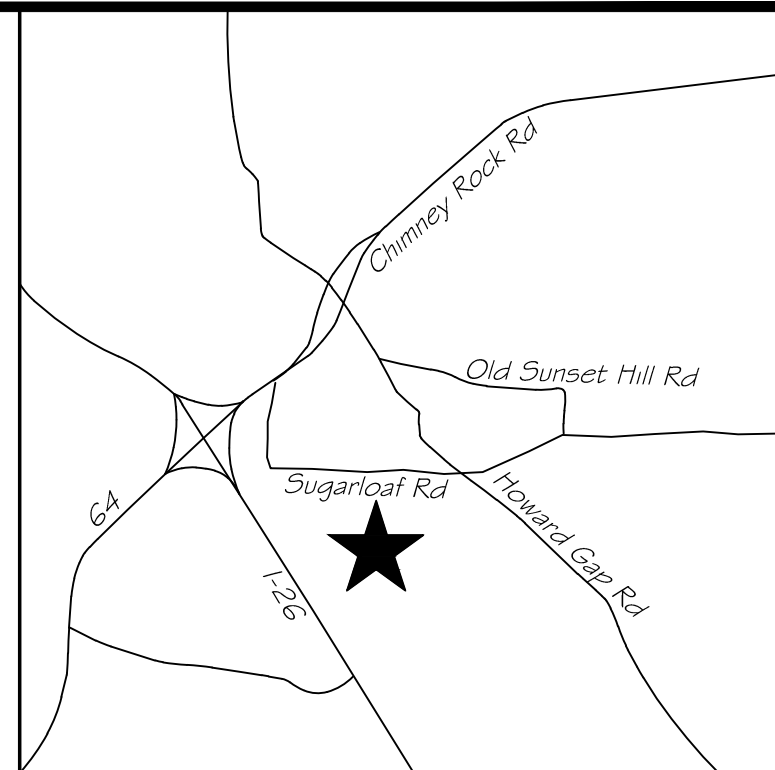
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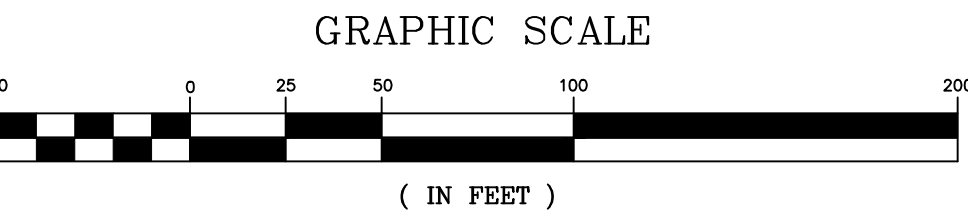
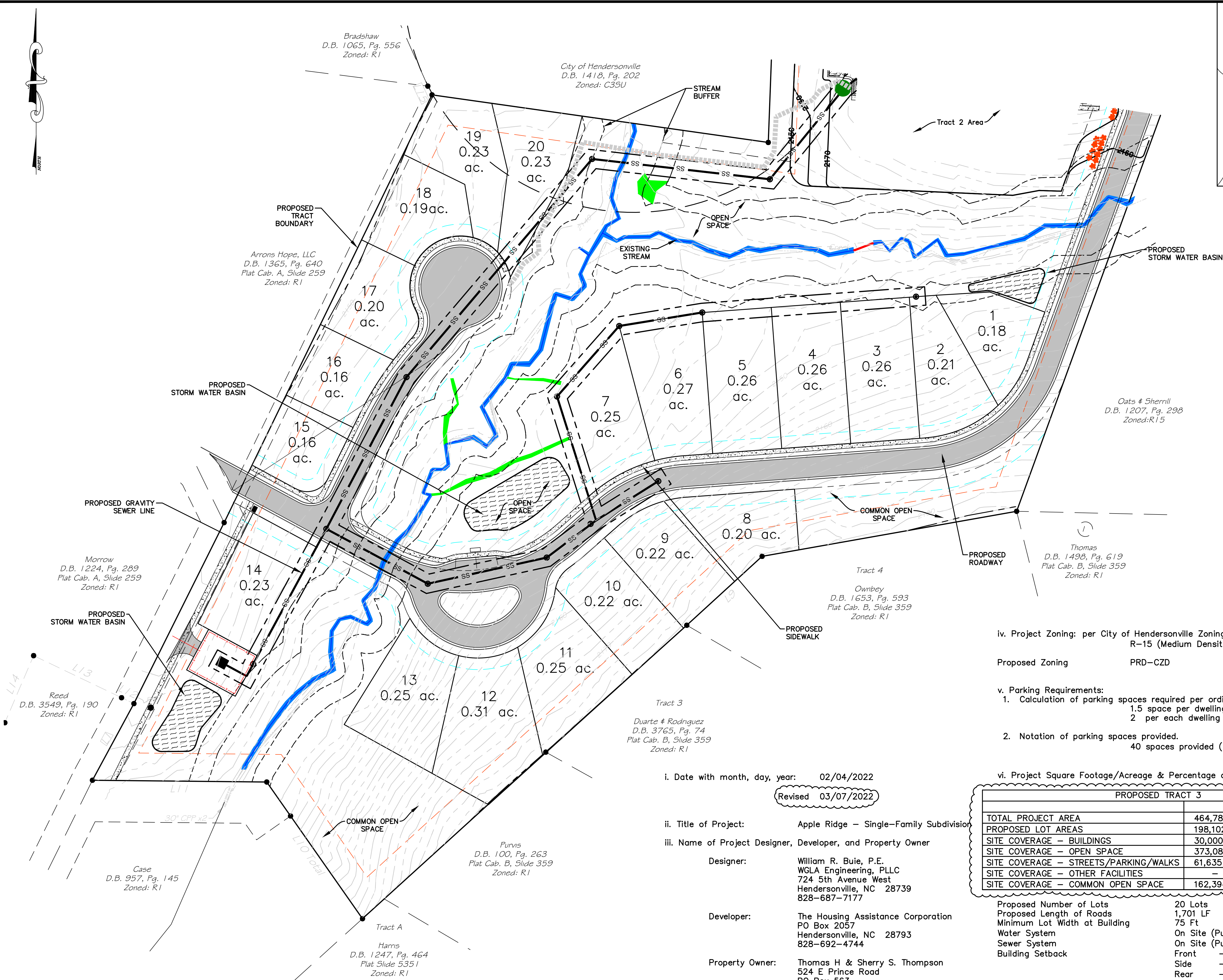
Preliminary
Storm Water
Management Plan

C-401

SCALE: 1"=50'



LOCATION MAP
N.T.S.



iv. Project Zoning: per City of Hendersonville Zoning Map
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.
1.5 space per dwelling unit with 1 or 2 bedrooms
2 per each dwelling unit 3 bedrooms or more
 - Notation of parking spaces provided.
40 spaces provided (2 per lot)

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 3			
TOTAL PROJECT AREA	464,785 SF	(10.67 AC)	(100%)
PROPOSED LOT AREAS	198,102 SF	(4.54 AC)	(42.55%)
SITE COVERAGE - BUILDINGS	30,000 SF	(0.69 AC)	(6.47%)
SITE COVERAGE - OPEN SPACE	373,086 SF	(8.56 AC)	(80.0%)
SITE COVERAGE - STREETS/PARKING/WALKS	61,635 SF	(1.41 AC)	(13.21%)
SITE COVERAGE - OTHER FACILITIES	-	-	-
SITE COVERAGE - COMMON OPEN SPACE	162,394 SF	(3.73 AC)	(34.96%)

Proposed Number of Lots	20 Lots
Proposed Length of Roads	1,701 LF
Minimum Lot Width at Building	75 Ft
Water System	On Site (Public) City of Hendersonville
Sewer System	On Site (Public) City of Hendersonville
Building Setback	Front - 20' Primary
	Side - 10'
	Rear - 15'
	Front - 30' Accessory Structure
	Side - 5'
	Rear - 5'

i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

ii. Title of Project: Apple Ridge - Single-Family Subdivision

iii. Name of Project Designer, Developer, and Property Owner

Designer:	William R. Buie, P.E. WGLA Engineering, PLLC 724 5th Avenue West Hendersonville, NC 28739 828-687-7177
Developer:	The Housing Assistance Corporation PO Box 2057 Hendersonville, NC 28793 828-692-4744
Property Owner:	Thomas H. & Sherry S. Thompson 524 E Prince Road PO Box 563 Dana, NC 28724 780 Sugarloaf Road Dana, NC 28724

Tract 3
Duarte & Rodriguez
D.B. 3765, Pg. 74
Plat Cab. B, Slide 359
Zoned: R1

Tract 4
Ownbey
D.B. 1653, Pg. 593
Plat Cab. B, Slide 359
Zoned: R1

Thomas
D.B. 1498, Pg. 619
Plat Cab. B, Slide 359
Zoned: R1

Purvis
D.B. 100, Pg. 263
Plat Cab. B, Slide 359
Zoned: R1

Tract A
Harris
D.B. 1247, Pg. 464
Plat Slide 5351
Zoned: R1

Case
D.B. 957, Pg. 145
Zoned: R1

Reed
D.B. 3549, Pg. 190
Zoned: R1

Morrow
D.B. 1224, Pg. 289
Plat Cab. A, Slide 259
Zoned: R1

PROPOSED STORM WATER BASIN

PROPOSED GRAVITY SEWER LINE

PROPOSED STORM WATER BASIN

Arrons Hope, LLC
D.B. 1365, Pg. 640
Plat Cab. A, Slide 259
Zoned: R1

PROPOSED TRACT BOUNDARY

City of Hendersonville
D.B. 1418, Pg. 202
Zoned: C35U

Bradshaw
D.B. 1065, Pg. 556
Zoned: R1

STREAM BUFFER

OPEN SPACE

EXISTING STREAM

OPEN SPACE

COMMON OPEN SPACE

PROPOSED ROADWAY

PROPOSED SIDEWALK

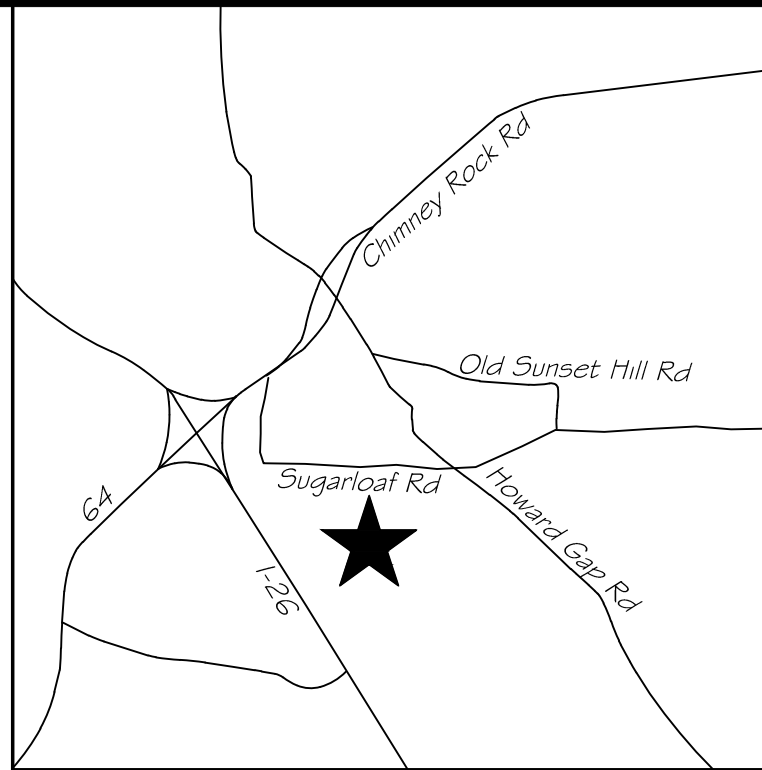
PROPOSED STORM WATER BASIN

Oats & Sherrill
D.B. 1207, Pg. 298
Zoned: R15

Tract 2 Area

WGLA Engineering

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NC LICENSE P-1342



LOCATION MAP
N.T.S.

Apple Ridge

Hendersonville Township
Henderson County
North Carolina

**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION
02/18/22	COH COMMENTS
03/07/22	COH COMMENTS

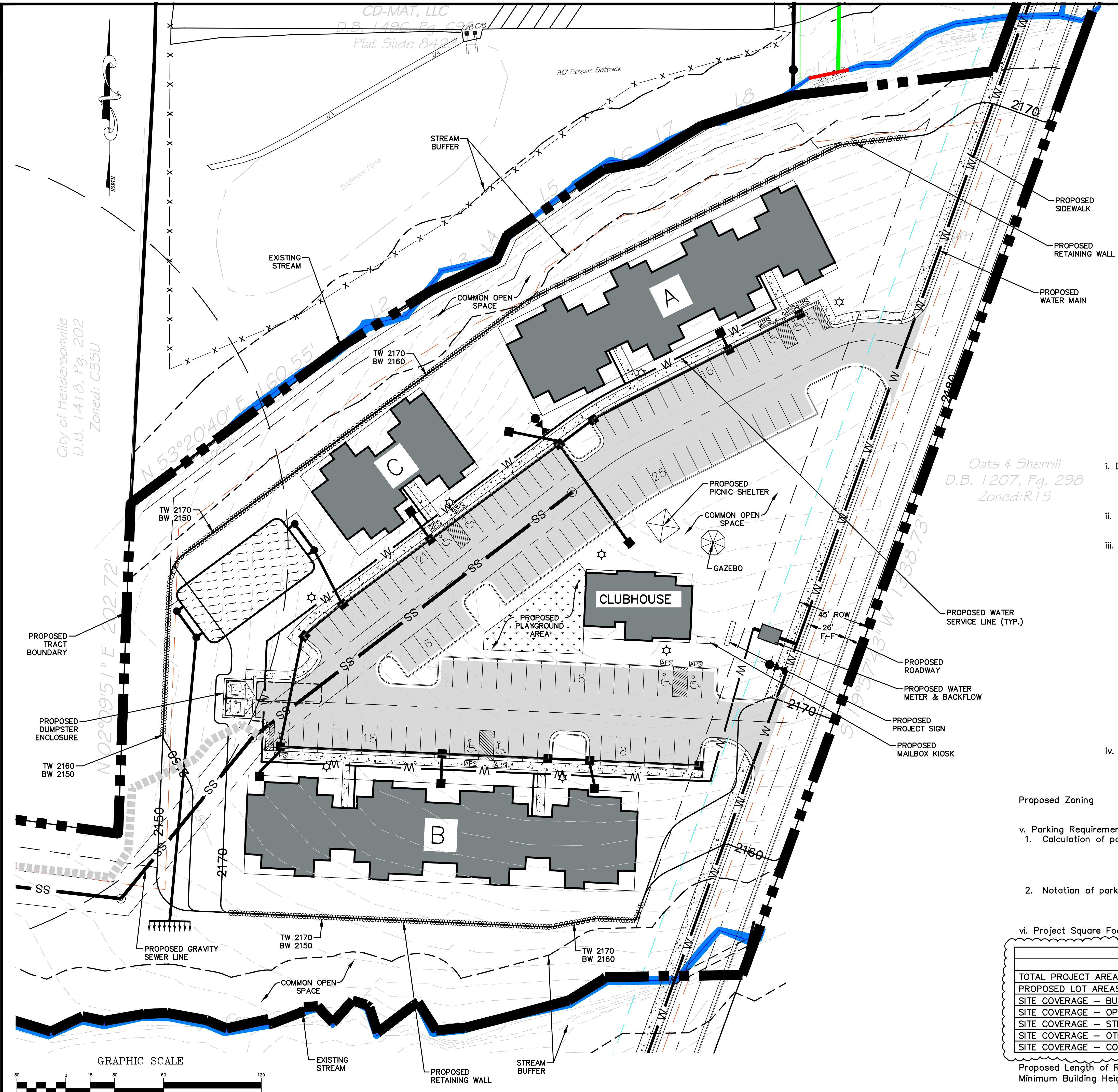


PROJECT NUMBER: 21164
DATE: 10/21
DRAWN BY: KHC
CHECKED BY: WRB

Preliminary
Utility Plan

C-500

SCALE: 1"=30'



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Revised 03/07/2022

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60 Multi-Family Units

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iv. Project Zoning: per City of Hendersonville Zoning Map

Proposed Zoning R-15 (Medium Density Residential)
PRD-CZD

v. Parking Requirements:

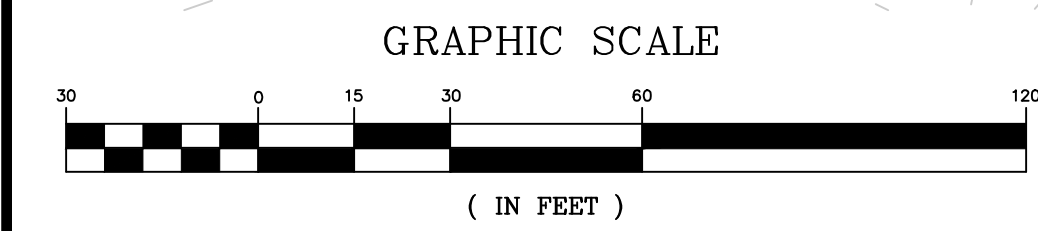
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Construction



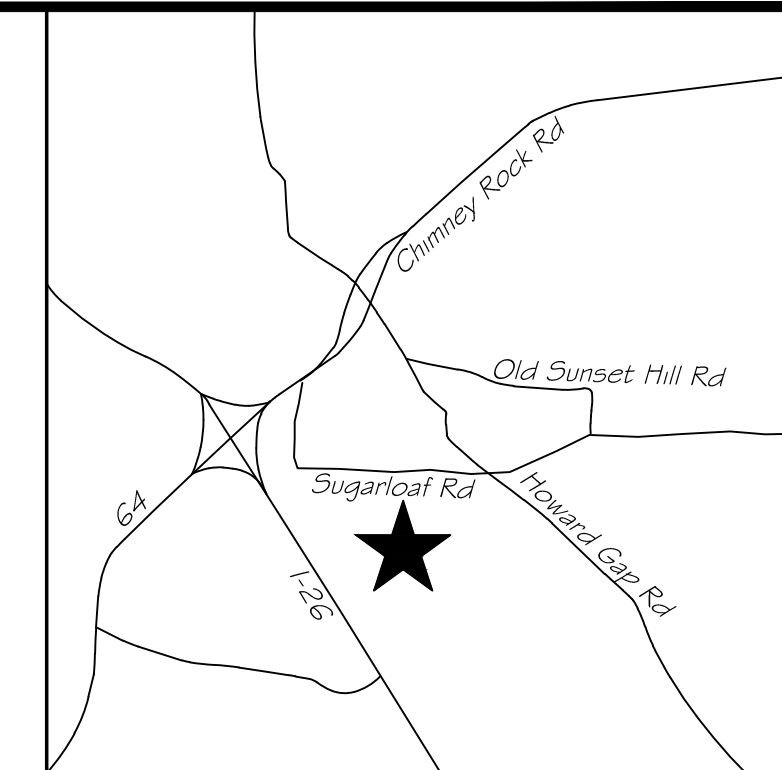
Know what's below.
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PROJECT NUMBER: 21164
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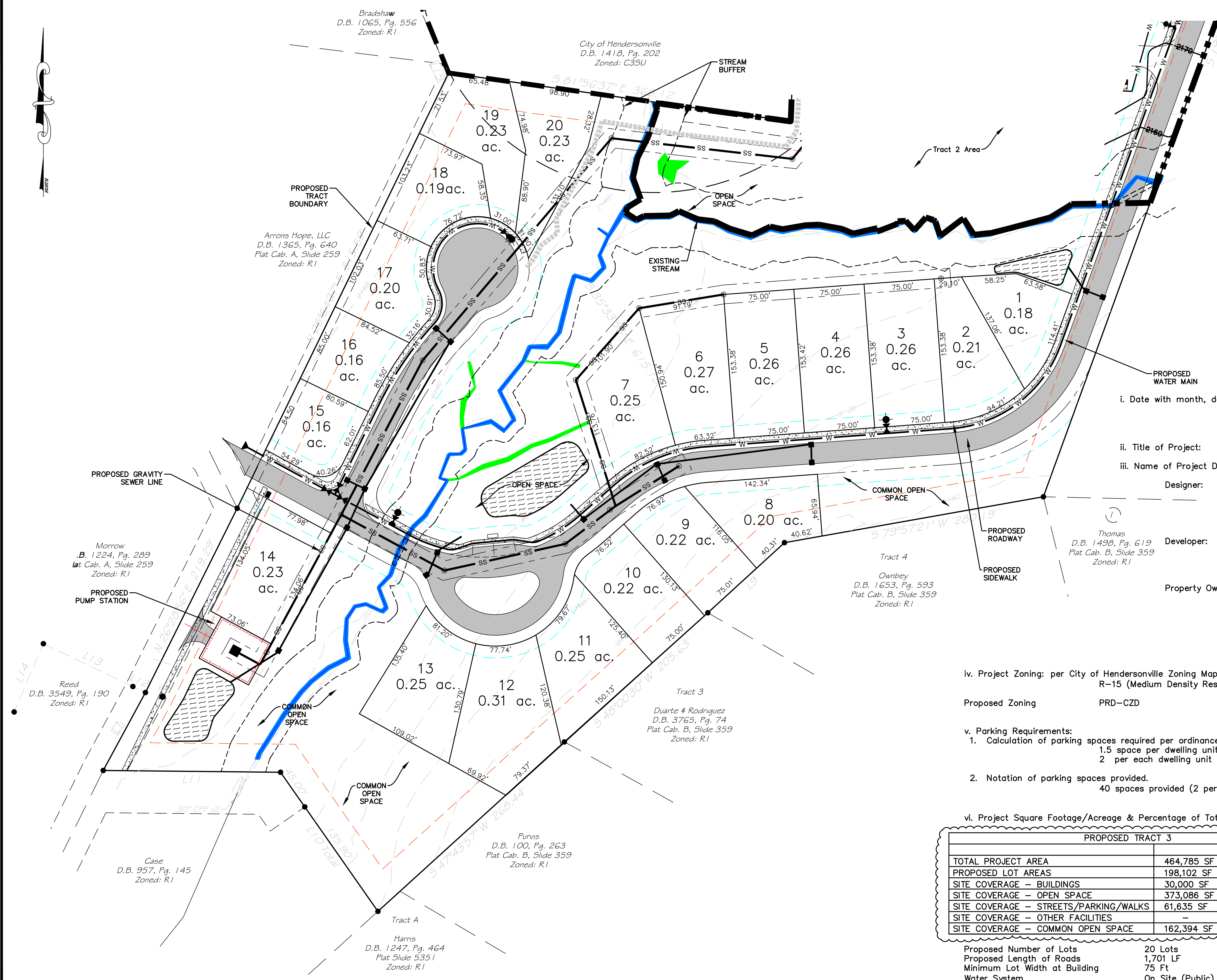
Preliminary
Utility Plan

C-501

SCALE: 1"=50'



LOCATION MAP
N.T.S.



i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

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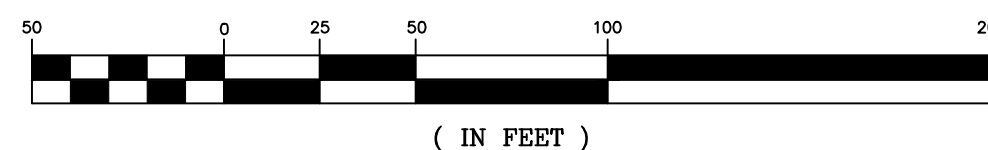
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Sewer System	On Site (Public) City of Hendersonville
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	Side — 10'
	Rear — 15'
	Front — 30' Accessory Structure
	Side — 5'
	Rear — 5'

GRAPHIC SCALE



(IN FEET)



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

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

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

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

[Application Continued on Next Page]

Office Use:

Date Received: 1/21/22

By: Terri Swann

Fee Received? Y/N

check # 27335

A. Applicant Contact Information

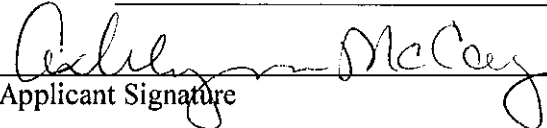
The Housing Assistance Corporation

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☒ Other: **Nonprofit Organization**


Applicant Signature

Executive Director

Applicant Title (if applicable)

214 N. King Street

Address of Applicant

Hendersonville, NC 28792

City, State, and Zip Code

828-692-4744

Telephone

ashlynn@housing-assistance.com

Email

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

[Application Continued on Next Page]

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

Thomas Thompson
*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: Thomas H. Thompson
Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code Dana, NC 28724

_ Telephone 828-329-1304

_ Email thomashtompson@bellsouth.net

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

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

Note: Additional Owner Signature pages attached.

C. Property Information

Name of Project: Apple Ridge

PIN(s): 9579-74-0966

Address(es) / Location of Property: 524 E. Price Rd. and 780 Sugarloaf Rd. Hendersonville
NC 28792

Type of Development: ☒ Residential ___ Commercial ___ Other Current

Zoning: R-15

Total Acreage: 16.90 Acres

Proposed Zoning: Planned Residential Development Conditional Zoning District

Proposed Building Square Footage: Building A: 27,531 SF, Building B: 33,051 SF, Building
C: 12,411 SF, Club House: 1,986 SF, Single Family Units: 1,300 SF

Number of Dwelling Units: 80 Total Units

List of Requested Uses: Construction of 60 Multifamily Units and 20 Single Family Units

D. Proposed Development Conditions for the Site

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

The Housing Assistance Corporation is requesting a rezoning of the above mentioned parcels from an R-15 residential zoning district to a Conditional Zoning District (CZD) for the construction of an affordable multi-family and single family development consisting of 60 apartment units and 20 single family units on approximately 16.90 acres. This equates to a density of approximately 4.7 units per acre. The multifamily portion consist of three separate buildings and will include a clubhouse, playground, gazebo, and picnic area. The multifamily portion also is planned to have 112 parking spaces. The single family development units will be approximately 1,300 SF.

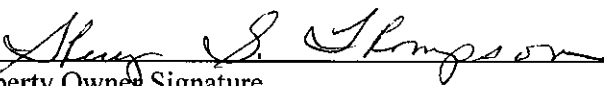
Additional Property Owners: (Signature indicates intent that this page be affixed to Application.)

Sherry S Thompson
*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Dana, NC 28724

Telephone

828-329-1304

_Email thomashthompson@bellsouth.net

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*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Telephone

Email

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

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