



CITY OF HENDERSONVILLE CURRENT PLANNING COMMITTEE

City Hall | 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville NC 28792
Thursday, April 10, 2025 – 3:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Rezoning: Conditional Zoning District – Meadowcrest (25-12-CZD) – *Sam Hayes – Planner II*
 - B. Rezoning: Standard Rezoning – 135 Sugarloaf Rd | P24-43-RZO – *Matthew Manley, AICP / Long-Range Planning Manager*
 - C. Rezoning: Standard Rezoning–2620 Chimney Rock Road (and other associated White Pine Villas parcels) (25-14-RZO) – *Tyler Morrow– Current Planning Manager*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: April 10th, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Meadowcrest (25-12-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PIN: 9569-94-7077) from R-15 (Medium-Density Residential) to UR-CZD (Urban Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 4/1/25], and presented at this meeting and subject to the following:

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

- a) Residential, Multi-Family
 - 132, 1-3 Bedroom Units

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

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

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

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9569-94-7077) from R-15 (Medium-Density Residential) to UR-CZD (Urban Residential - Conditional Zoning District) based on the following:

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

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

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

1. The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.
2. The petition proposes a density that is out of character with the surrounding neighborhood
3. The petition would generate excessive traffic, noise and light in an existing residential neighborhood.
4. The petition would have a negative impact on the natural resources of Hendersonville.

<p>The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.</p> <p>4(3). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The petition incorporates a mix of housing types into an existing urban neighborhood. 2. The petition places residents within an area of existing city services and infrastructure. 3. The petition places residents within an area of existing job opportunities. 4. The petition will provide more housing to support existing and future residents of Hendersonville. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: Here’s a revised version of your text:

The City of Hendersonville has received an application for a Conditional Zoning District from the Housing Assistance Corporation for the property located at 0 Dermid Avenue (PIN: 9569-94-7077). The property is currently zoned as Low Density Residential (R-20), and the applicant is requesting a rezoning to Urban Residential Conditional Use District (UR-CZD).

The project is planned in two phases, with both phases featuring similar buildings and amenities. Each phase will include three apartment buildings, a community building, and a playground. Phase I will consist of 60 units, while Phase II will include 72 units. The streets within the development will be private; however, the applicant has agreed to establish a stub-out in the northwestern corner of the property to allow for future access.

Additionally, the Housing Assistance Corporation has submitted an application to the state Housing Finance Agency for this year’s round of Low Income Housing Tax Credits (LIHTC) to support Phase I of the project.

PROJECT/PETITIONER NUMBER:	25-12-CZD
PETITIONER NAME:	The Housing Assistance Corporation [owner/applicant]

ATTACHMENTS:

1. Staff Report
2. Comprehensive Plan & FLUM Consistency Worksheet
3. Goals & Guiding Principles Evaluation Worksheet
4. Proposed Site Plan
5. Neighborhood Compatibility Summary
6. Draft Ordinance
7. Application / Owner Signature Addendum / LLC Record

REZONING: CONDITIONAL REZONING - MEADOWCREST (25-12-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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REZONING STANDARDS ANALYSIS & CONDITIONS..... **Error! Bookmark not defined.**

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 12

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 12



PROJECT SUMMARY

- Project Name & Case #:
 - Meadowcrest
 - 25-12-CZD

- Applicant & Property Owner:
 - The Housing Assistance Corporation

- Property Address:
 - 0 Dermid Avenue

- Project Acreage:
 - 10.48

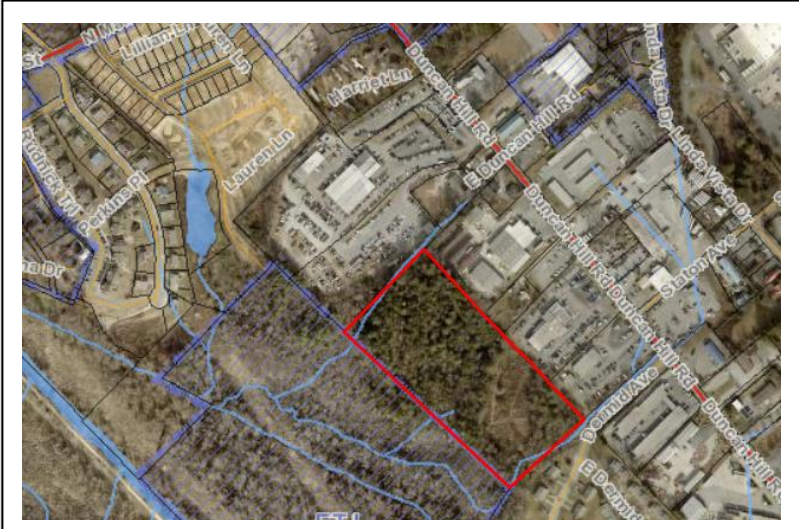
- Parcel Identification (PIN):
 - 9569-94-7077

- Current Parcel Zoning:
 - R-20 Low Density Residential

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

- Future Land Use Designation:
 - Multi-Generational Living

- Neighborhood Compatibility Meeting:
 - March 5th, 2025



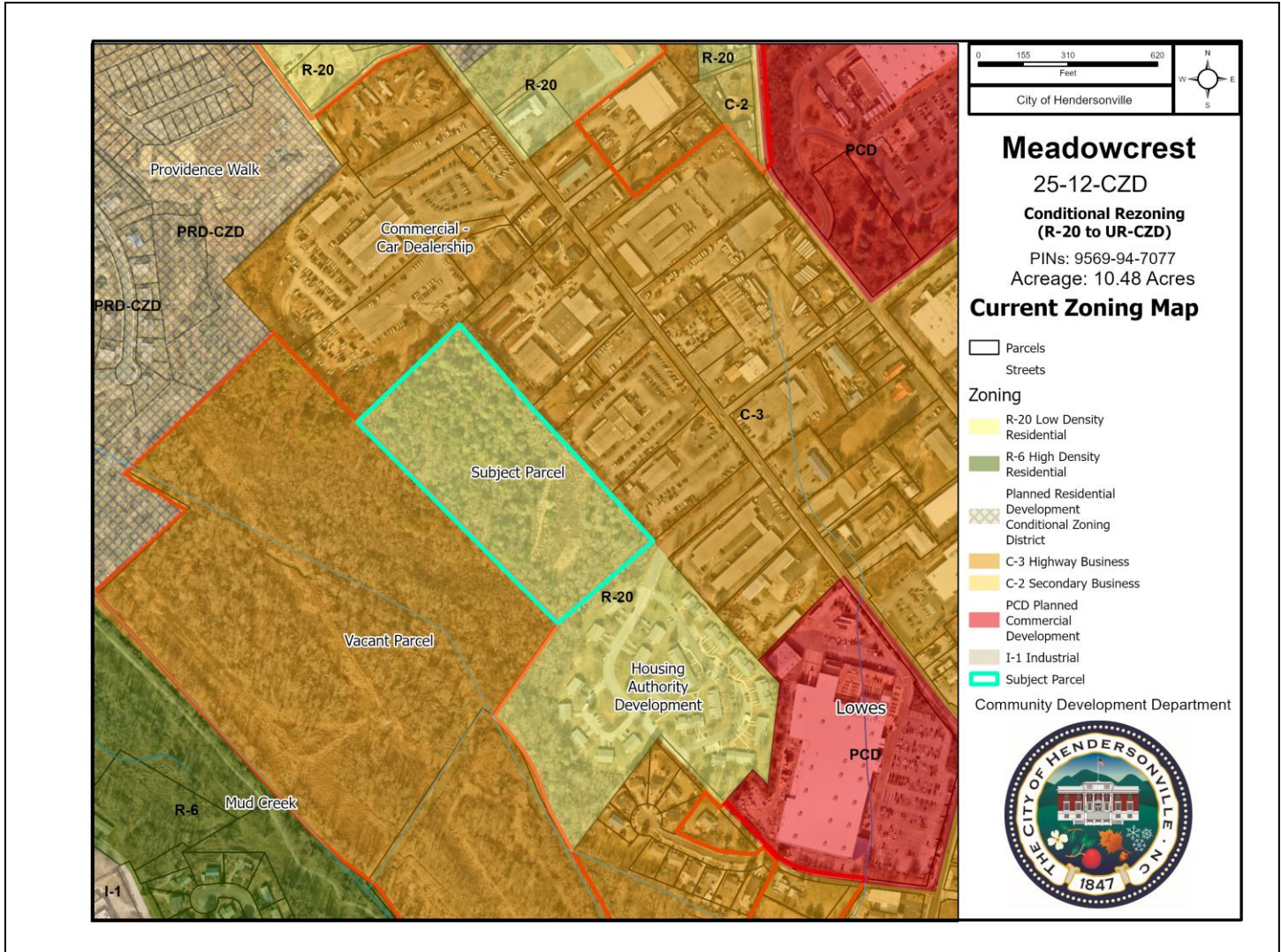
SITE VICINITY MAP

The City of Hendersonville has received an application for a Conditional Zoning District from the Housing Assistance Corporation for the property located at 0 Dermid Avenue (PIN: 9569-94-7077). The property is currently zoned as Low Density Residential (R-20), and the applicant is requesting a rezoning to Urban Residential Conditional Use District (UR-CZD).

The project is planned in two phases, with both phases featuring similar buildings and amenities. Each phase will include three apartment buildings, a community building, and a playground. Phase I will consist of 60 units, while Phase II will include 72 units. The streets within the development will be private; however, the applicant has agreed to establish a stub-out in the northwestern corner of the property to allow for future access.

Additionally, the Housing Assistance Corporation has submitted an application to the state Housing Finance Agency for this year’s round of Low Income Housing Tax Credits (LIHTC) to support Phase I of the project.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Low Density Residential (R-20). The adjacent property, owned by the Housing Authority, is also zoned R-20 and contains duplexes and quadplexes. The parcels surrounding the property to the east, north, and west are zoned Highway Business (C-3), with businesses along Duncan Hill Road, including car dealerships, a grocery store, and a home improvement store. Nearby, there is a Planned Residential Development – Conditional Zoning District (PRD-CZD) known as Providence Walk, which consists of single-family homes.

SITE IMAGES



View of subject property from Dermid Avenue. One of two blue line streams runs through the southern portion of the property. The other blue line stream runs through the northern portion of the property.



View looking south from site to Dermid Avenue.

SITE IMAGES



View through trees of adjacent property located on Dermid Avenue.



View of western portion of property from center of property.

SITE IMAGES

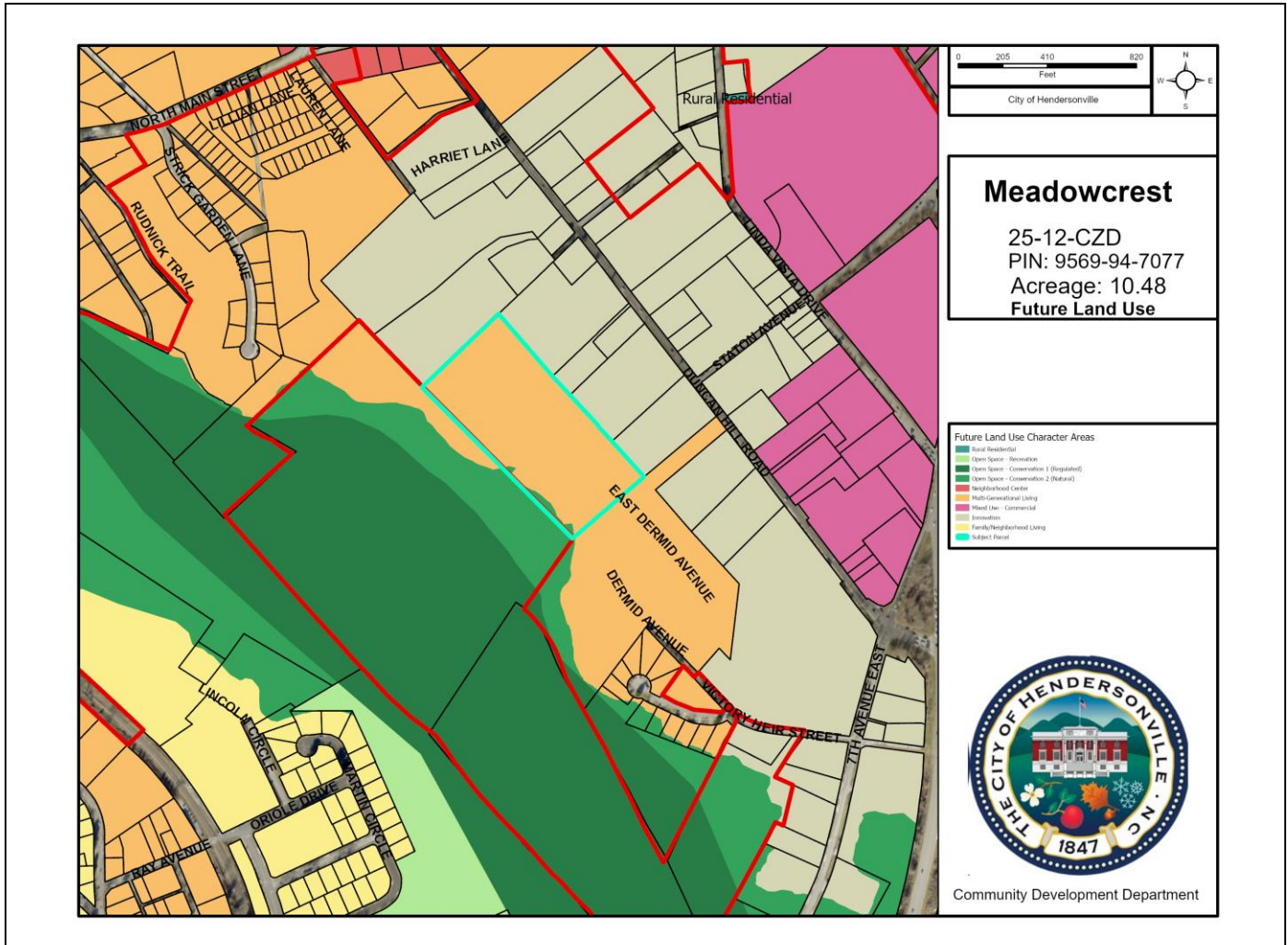


Northeastern edge of property. An adjacent building can be seen in the distance.



View looking south from the subject property. Through the trees, homes located on Dermid Avenue can be seen.

FUTURE LAND USE



City of Hendersonville Future Land Use

The subject property is designated as Multi-Generational Living in the Gen H comprehensive plan. This designation encompasses the Housing Authority-owned parcel to the south of the subject property, as well as a portion of the property to the southwest. Parcels to the east of the property are classified as Innovation.

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Residential, multi-family
- Total Dwelling Units: 132 total (60 in Phase I, 72 in Phase II)
- Site: 10.48 acres
- Density: 13 Units / Acre
- Buildings:
 - Total Footprint – 53,860 square feet
 - Community Buildings (2) Footprint – 1,986 square feet
 - Building 100 Footprint – 4,770 square feet
 - Building 200 Footprint – 8,800 square feet
 - Building 300 Footprint – 8,926 square feet
 - Building 500 Footprint – 8,926 square feet
 - Building 600 Footprint – 9,540 square feet
 - Building 700 Footprint – 8,926 square feet
 - Height:
 - Mid-point of gable between ridge and eaves (height by definition) = max 34'
- Open Space: 3.08 acres
- Common Open Space: 1.05 acres
- Transportation:
 - The site is currently undeveloped. The proposed access point is off of Dermid Avenue. No public streets will be provided in this development.
 - Staff requested a second access stub-out be proposed for the north west corner of the property, which could eventually connect to the stub-out created by Providence Walk. Due to topographical challenges, the applicant requested to not extend the stub out to the property line, but instead, to create an easement to allow the city to eventually establish a road connection in the future.
- Sidewalks:
 - 7' wide sidewalks are provided throughout the site.
 - The applicant has proposed a crosswalk at the exit from their driveway entrance on Dermid Avenue.
- Lighting:
 - All site lighting will be required to conform to the City's lighting standards for multi-family developments. The lighting plan is a component of the final site plan review.
- Parking:
 - Off-Street Parking
 - Required: 1 per unit (1-2 bedroom units) = 96 spaces, 1.5 per unit (3+ bedroom units) = 54 spaces. Total Required 150 spaces
 - Provided: 256 spaces
 - The LIHTC design requirements require that for family projects, there is a **minimum** of 1.75 parking spaces per unit.
 - Drive Aisle
 - Minimum of 24' wide

- In front of buildings, all drive aisle are 26’ wide to accommodate fire safety regulations.
- Landscaping:
 - This development will be required to plant:
 - Vehicular Use Landscaping
 - Interior parking lot plantings (Sec. 15-9a)
 - Street Trees (Sec. 15-15)
 - Common space plantings
 - Trees (Sec. 5-25-5.2b)
 - A detailed Landscaping Plan will be provided at final site plan
- Building Design:
 - 3-Story design
 - Building Materials – Brick masonry and vinyl siding
 - Central open-air access stairway
 - First-floor patios and balconies proposed on upper levels.
 - Roofline features a variety of gables and false gables
- Natural Resources
 - There are two blue line streams on the property. One is located along the southern portion of the property, and the other is located on the northern portion.
- Floodplain: N/A
 - The southwestern edge of the property includes part of the 100 year and 500 year floodplain.
 - The 100 year floodplain will not be impacted by the proposed design.
- Stream Buffer: N/A
 - On their preliminary site plan, the applicant is abiding by the stream buffer requirements.

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Urban Residential (5-25) (minus any developer proposed conditions).
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping:
 - Final determination on planting credits, species, locations, final quantity of required vs. proposed new plantings. The current plan shows a buffer along the outer edge of the property which may

- not be required per the City’s zoning ordinance.
- All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City’s ordinances.

Proposed City-Initiated Conditions:

1. None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

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

PUBLIC WORKS:

Preliminary Site Plan Comments:

1. A right-of-way is needed to connect from property line to Dermid Avenue. (Resolve at Final Site Plan)
2. SESC Plan approval required by Henderson County Site Development (Resolve at Final Site Plan)

Proposed City-Initiated Conditions:

1. None

Developer Proposed Conditions

1. Building Orientation Per Section 5-25-5.1: Applicant requests relief from Section 5-25-5.1 of the zoning code as it relates to the building orientation. While the proposed buildings do not directly front onto areas such as parks or plazas, each of the proposed multi-family buildings directly adjoins open space area being provided for the community. Additionally, the proposed community building, playground, picnic pavilion and outdoor spaces are intended to serve as a significant central gathering area and meeting space for the community.
2. Fire Sprinklers: Applicant shall equip all buildings, including non-residential occupancies with an approved automatic fire sprinkler system.
3. TIA (Traffic Impact Analysis): The developer request that the TIA be waived rather than deferred, granting relief from Sec. 5-25-2.3.1 of the zoning code. The proposed trip generation does not meet the threshold established under Article 6. Furthermore, as a LIHTC product, trip generation is expected to be below typical averages.
4. Secondary Access: While not required for fire service, the applicant agrees to grant a future easement in the Southwest Corner of Phase 2 for the extension and connection of adjacent developments in the future for secondary access. The alignment and extents of the easement will be

determined in the future and will not impact any access, utilities, parking or structures proposed with this project.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

<p>1) COMPREHENSIVE PLAN CONSISTENCY</p>	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property was excluded from the <u>Land Supply Map</u> analysis. The subject property was excluded from the <u>Suitability Assessment</u> analysis.</p> <p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Multi-Generational Living Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: N/A</p>
<p>2) COMPATIBILITY</p>	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p> <p>The proposed introduction of residential use is compatible with the development along Dermid Avenue that is owned by the Housing Authority.</p> <p><u>EXISTING CONDITIONS</u> The subject property is currently vacant. A large portion of the property is wooded, with a clearing on the southern portion of the property. There are streams running along the southernmost and northernmost sides of the property. The adjacent properties have a mix of uses. Duncan Hill Road has several car dealerships, a grocery store, and other commercial businesses. Dermid Avenue is a residential development owned by the Housing Authority. To the southwest of the property is a large property that is currently wooded and largely sits within the flood plain. Within close proximity to the subject property is the Providence Walk development.</p> <p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A</p>

	<p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: N/A Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The need for more affordable housing is an ongoing problem within the City of Hendersonville and broader region.</p>
<p>4) Public Interest</p>	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p> <p>The status of the region’s affordable housing crisis is well documented from reports such as the Bowen Study. The City of Hendersonville is currently engaged in a Strategic Housing Plan to further address this issue.</p>
<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p> <p>The subject property will be served by City of Hendersonville services. The subject property is located near one of the city’s main entry corridors.</p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p> <p>Mature Trees: There are a number of mature trees and vegetation around the subject property. Much of the tree canopy will need to be removed, however, the applicant is seeking to preserve existing tree canopy.</p> <p>Floodplain and Blue Line Streams: The subject property has a small portion of floodplain on the lower southwestern corner. The preliminary site plan shows the applicant is not impacting the 100 year floodplain. There are two blue line streams on the property. The applicant has shown they will take proper measures per the city’s ordinance to protect the stream buffers.</p>

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

The petition is consistent with the Future Land Use and Conservation Map Designation of 'Downtown' and the corresponding Character Area Description found in Chapter IV of the Gen H Comprehensive Plan.

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

DRAFT [Rationale for Approval]:

- *The petition incorporates a mix of housing types into an existing urban neighborhood.*
- *The petition places residents within an area of existing city services and infrastructure.*
- *The petition places residents within an area of existing job opportunities.*
- *The petition will provide more housing to support existing and future residents of Hendersonville.*

DRAFT [Rational for Denial]

- *The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.*
- *The petition proposes a density that is out of character with the surrounding neighborhood*
- *The petition would generate excessive traffic, noise and light in an existing residential neighborhood.*
- *The petition would have a negative impact on the natural resources of Hendersonville.*

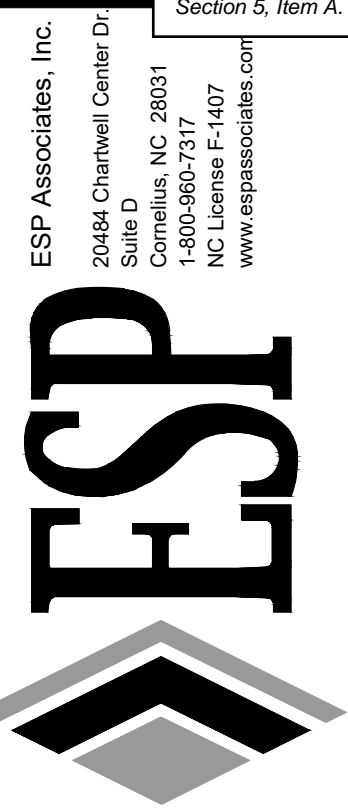
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	NA	NA
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	NA	NA
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Multi-Generational Living	
Character Area Description (Pg. 122-131)	Somewhat Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	NA	NA

Chapter 4 - The Vision for the Future	Consistent
GOALS	
VIBRANT NEIGHBORHOODS (Pg. 93)	
Promote lively neighborhoods that increase local safety.	Consistent
Enable well-maintained homes, streets, and public spaces.	Consistent
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent
The design allows people to connect to nearby destinations, amenities, and services.	Somewhat Consistent
Abundant Housing Choices (Pg. 93)	
Housing provided meets the need of current and future residents.	Consistent
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent
Housing condition/quality exceeds minimum standards citywide	Consistent
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Somewhat Consistent
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent
Authentic Community Character (Pg. 94)	
Downtown remains the heart of the community and the focal point of civic activity	Consistent
A development near a gateway sets the tone, presenting the image/brand of the community.	NA
Historic preservation is utilized to maintain the city's identity.	NA
A development is considered a quality development that preserves the city center or neighborhood.	Consistent
Safe Streets and Trails (Pg. 95)	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Somewhat Consistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent
Design embraces the principles of walkable development.	Consistent
Reliable & Accessible Utility Services	
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent
Satisfying Work Opportunities (pg. 96)	
The development promotes quality job options.	Consistent
Welcoming & Inclusive Community	

Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
Resilient Community	
N/A	
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	NA
New business and office space promotes creative hubs.	NA
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive.	Consistent
Sense of Place (Pg. 102)	
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements.	Consistent
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	Consistent
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

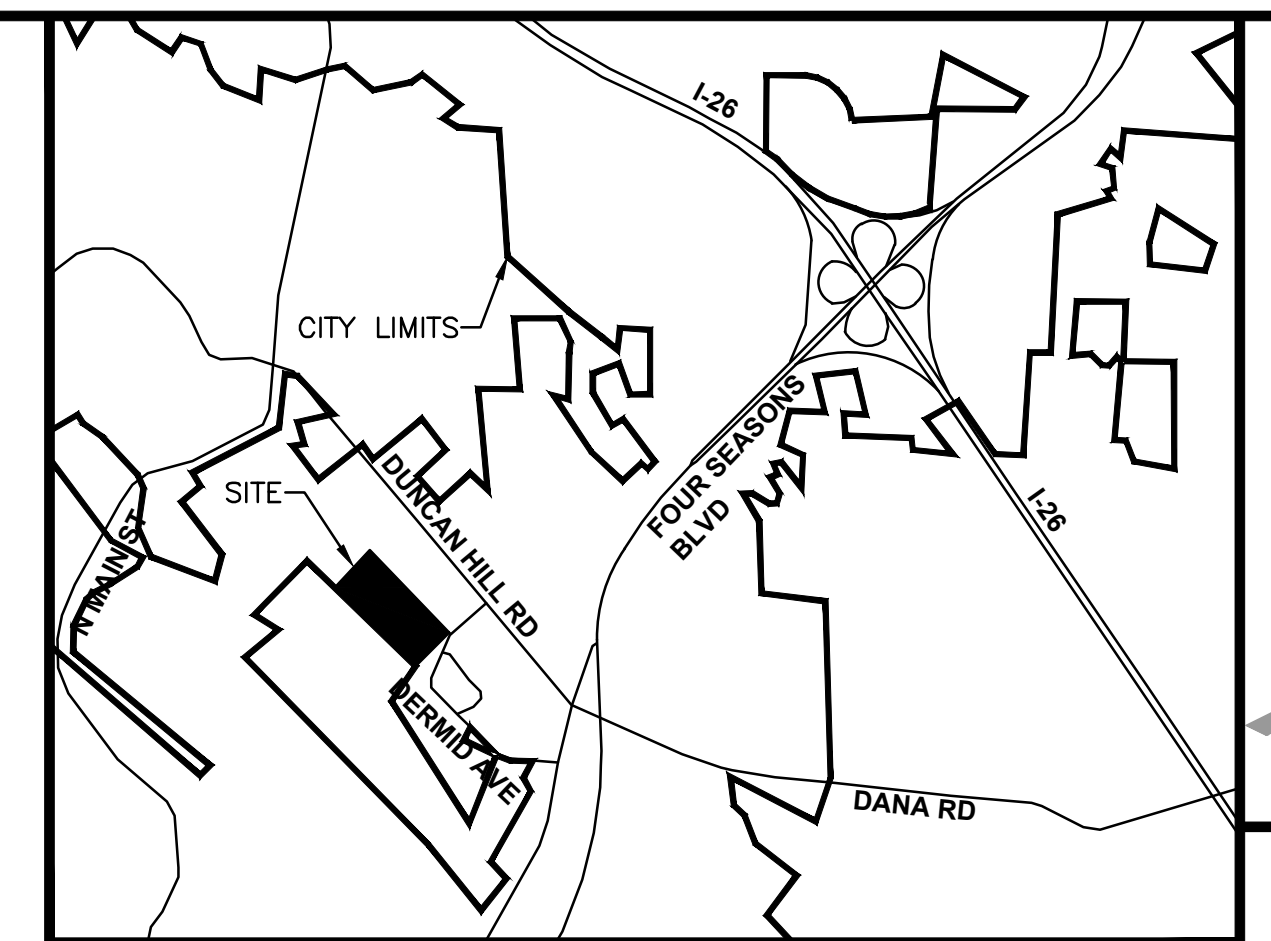
Inconsistent
NA
NA

NA
NA



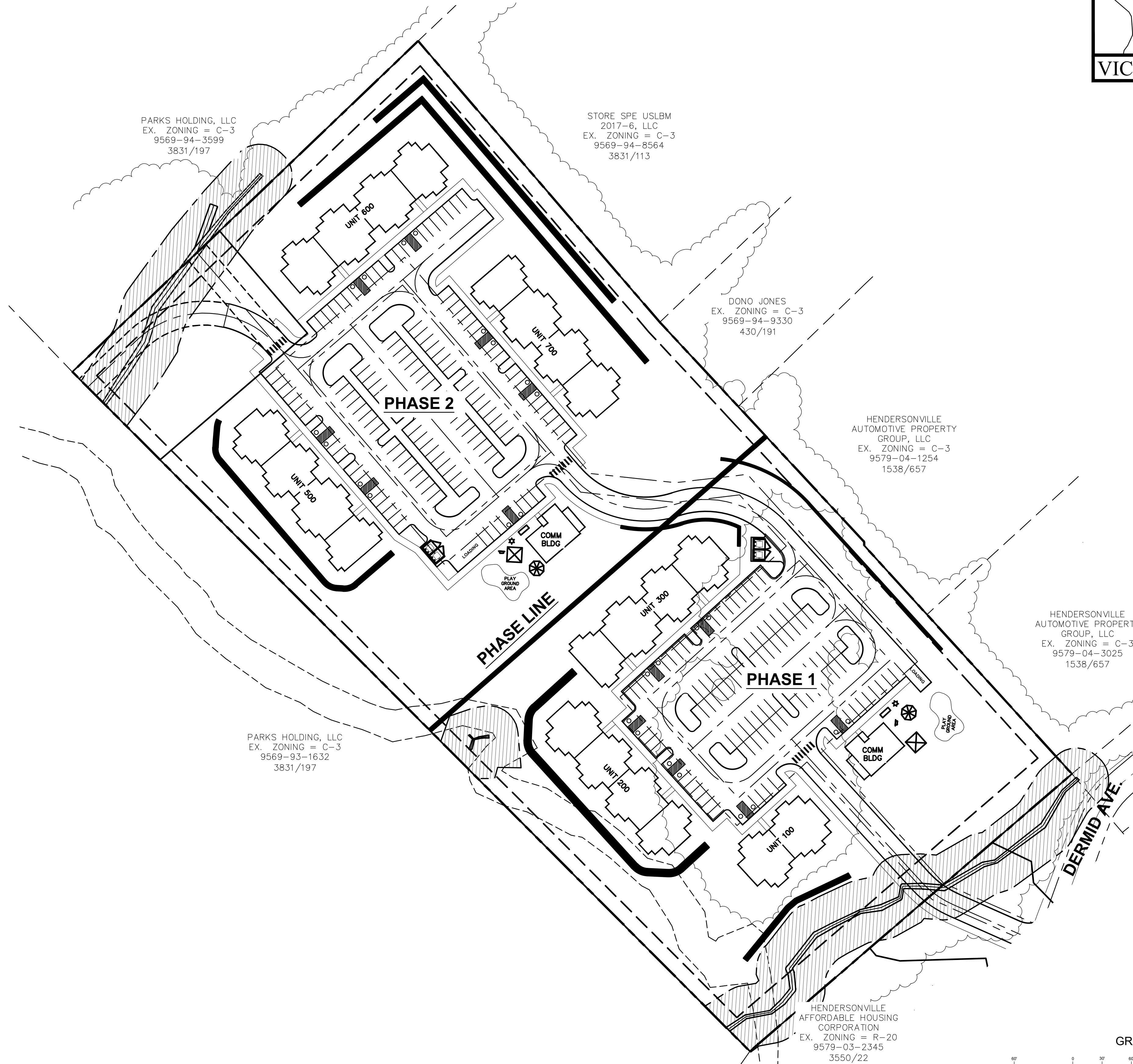
MEADOWCREST

LOCATED IN THE CITY OF HENDERSONVILLE HENDERSONVILLE, NORTH CAROLINA



VICINITY MAP: N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	SITE SURVEY
C2.0	OVERALL SITE PLAN
C-2.1	SITE PLAN PHASE 2
C-2.2	SITE PLAN PHASE 1
C-3.0	OVERALL GRADING PLAN
C-3.1	GRADING PLAN PHASE 2
C-3.2	GRADING PLAN PHASE 3
C-6.0	OVERALL UTILITY PLAN
C-6.1	UTILITY PLAN PHASE 2
C-6.2	UTILITY PLAN PHASE 1
L-1.1	PLANTING PLAN (1 of 2)
L-1.2	PLANTING PLAN (2 of 2)
L-2.1	TREE CANOPY PLAN



SITE NOTES

- ALL PROPOSED ACCESS IS PRIVATE.
- CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
- THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-
- ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
- THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
- PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
- THE MAXIMUM BUILDING HEIGHT IS 34'.
- ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 26' WIDE.
- ALL STANDARD PARKING SPACES ARE 9'x18'
- ALL SIDEWALKS ARE 7' WIDE.
- ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADI FOR FIRE ACCESS
- ALL RADI DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
- MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
- ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
- NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
- ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3,600 PSI STRENGTH AT 28 DAYS.
- LIGHTING PLAN TO BE PROVIDED WITH FINAL SITE REVIEW AND TO BE DESIGNED BY OTHERS.
- IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
- ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
- SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
- SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.

SITE DATA:

OWNER:
THE HOUSING ASSISTANCE CORPORATION
214 KING STREET
HENDERSONVILLE, NC 28792

PARCEL DATA:
AREA: 10.48 ACRES
PIN#: 9569-94-7077
DB/PG: 4088/405
DENSITY: 12.40 UNITS/AC

SITE ZONING:
EXISTING PARCEL ZONING: R-20
PROPOSED PARCEL ZONING: UR

CITY LIMITS:
PROJECT AREA IS WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF HENDERSONVILLE, IN THE COUNTY OF HENDERSON, NORTH CAROLINA

PHASE 1:
NUMBER OF UNITS: 60 + 1 COMMUNITY BUILDING (1800+SF)
PARKING REQUIRED: 100 (1.5/unit + 1/200sf Com. Bldg.)
PARKING PROVIDED: 116 (1.76/unit + 1/200sf Com. Bldg.)

PHASE 2:
NUMBER OF UNITS: 72 + 1 COMMUNITY BUILDING (1800+SF)
PARKING REQUIRED: 118 (1.5/unit + 1/200sf Com. Bldg.)
PARKING PROVIDED: 140 (1.80/unit + 1/200sf Com. Bldg.)

UR ZONING BUILDING SETBACKS:
FRONT: 14' (from proposed curb)
SIDE: 5'
REAR: 10' or 14' (from proposed curb)
MAX. HEIGHT: 62'
MIN. WIDTH: 20'
SEPARATION: 20' (provided)

UTILITIES:
SEWER SERVICE: PUBLIC - CITY OF HENDERSON
WATER SERVICE: PUBLIC - CITY OF HENDERSON

PROJECT SQUARE FOOTAGE/ACREAGE & PERCENTAGE OF TOTAL SITE

TOTAL PROJECT AREA:	10.48 AC (100%)
SITE COVERAGE - BUILDINGS:	1.22 AC (11.7%)
SITE COVERAGE - OPEN SPACE (landscaped):	3.08 AC (29.4%)
SITE COVERAGE - STREETS & PARKING:	2.77 AC (26.4%)
SITE COVERAGE - OTHER FACILITIES:	0.00 AC (0.0%)
SITE COVERAGE - COMMON OPEN SPACE:	1.05 AC (10.0%)
SITE COVERAGE - REMAINDER PVIOUS AREA/OPEN SPACE:	2.36 AC (22.5%)

PARKS HOLDING, LLC
EX. ZONING = C-3
9569-94-3599
3831/197

STORE SPE USLBM
2017-6, LLC
EX. ZONING = C-3
9569-94-8564
3831/113

DONO JONES
EX. ZONING = C-3
9569-94-9330
430/191

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
EX. ZONING = C-3
9579-04-1254
1538/657

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
EX. ZONING = C-3
9579-04-3025
1538/657

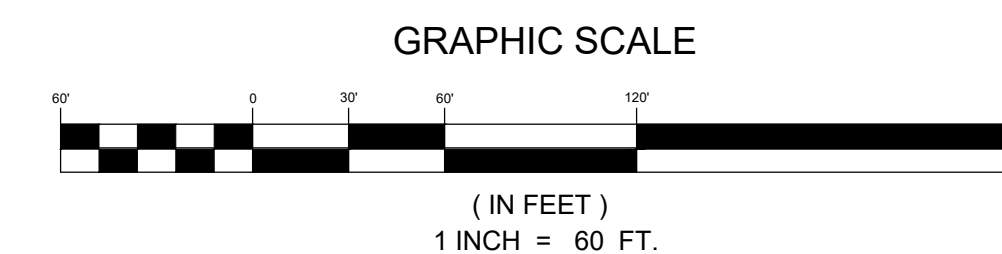
PARKS HOLDING, LLC
EX. ZONING = C-3
9569-93-1632
3831/197

HENDERSONVILLE
AFFORDABLE HOUSING
CORPORATION
EX. ZONING = R-20
9579-03-2345
3550/22

ENGINEERING FIRM: ESP ASSOCIATES, INC.
20484 CHARTWELL CENTER DR., SUITE D
CORNELIUS, NC 28031
(704) 990-6429
DANNY WATSON, PE
DWATSON@ESPASSOCIATES.COM

DEVELOPER: HOUSING ASSISTANCE CORPORATION
214 N KING ST
HENDERSONVILLE, NC, 28792
(828)-682-3009
(828)-692-4744

REVIEW AGENCY: CITY OF HENDERSONVILLE
160 SIXTH AVENUE, SUITE E
HENDERSONVILLE, NC 28792
(828)-697-3000



THIS SET IS CURRENT THROUGH SHEET DATE 03/07/25

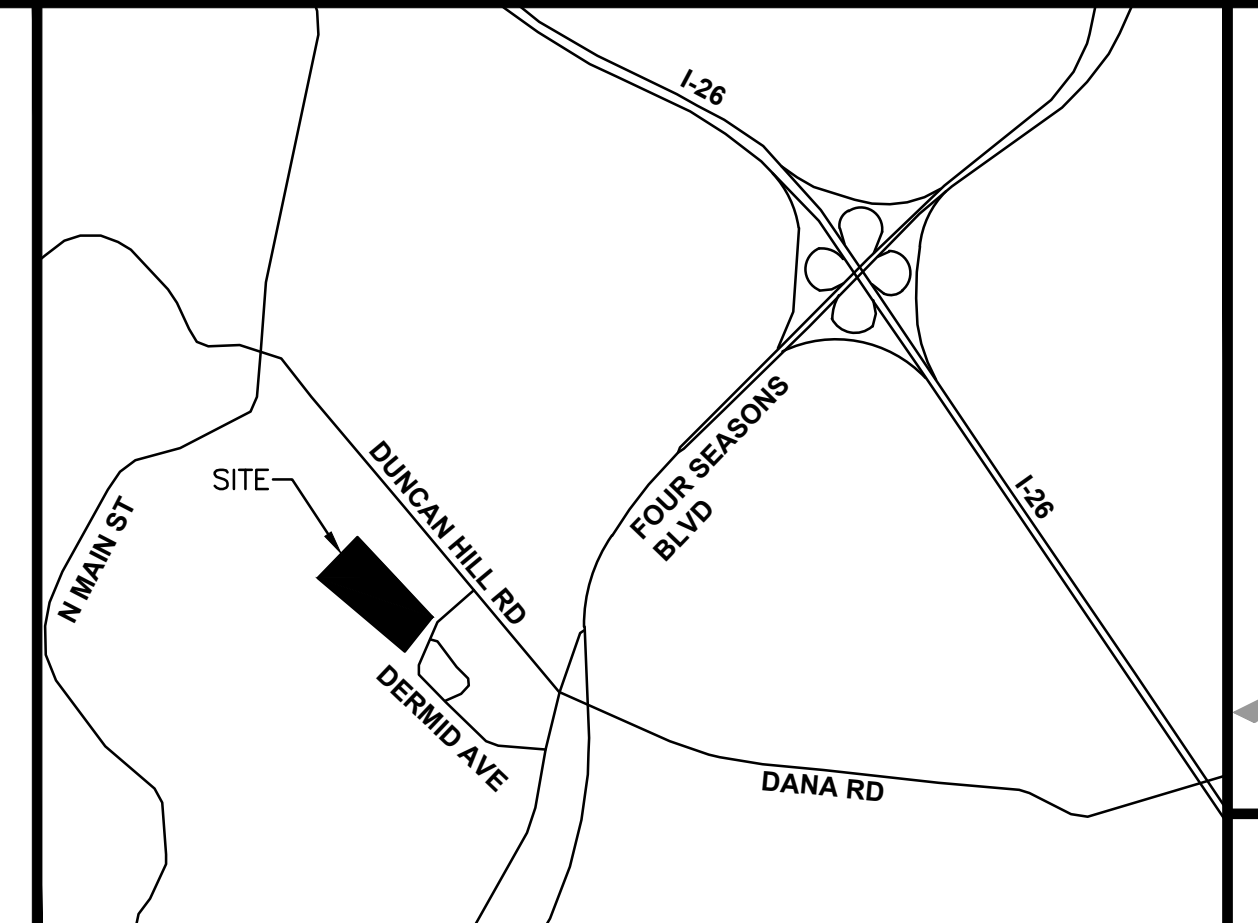
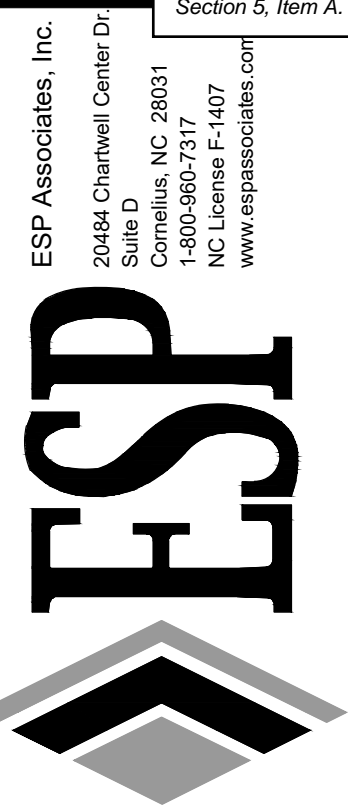
NO.	DATE	REVISION	BY

COVER
MEADOWCREST
HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

PROJECT INFORMATION
PROJECT MANAGER: DW
DESIGNED BY: DK
DRAWN BY: DK
PROJECT NUMBER: 25-00332
ORIGINAL DATE: 2025/02/21
SHEET: C0.0

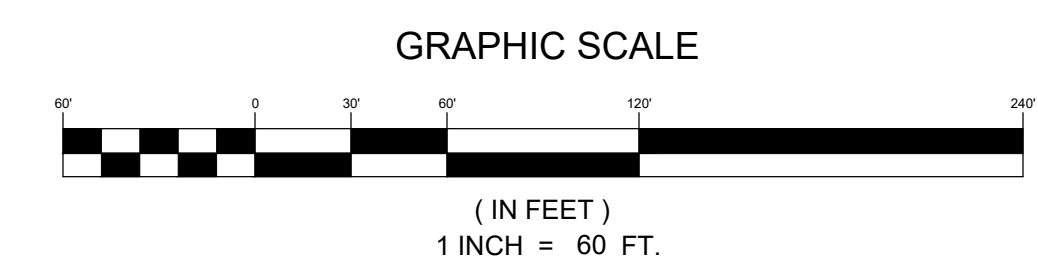
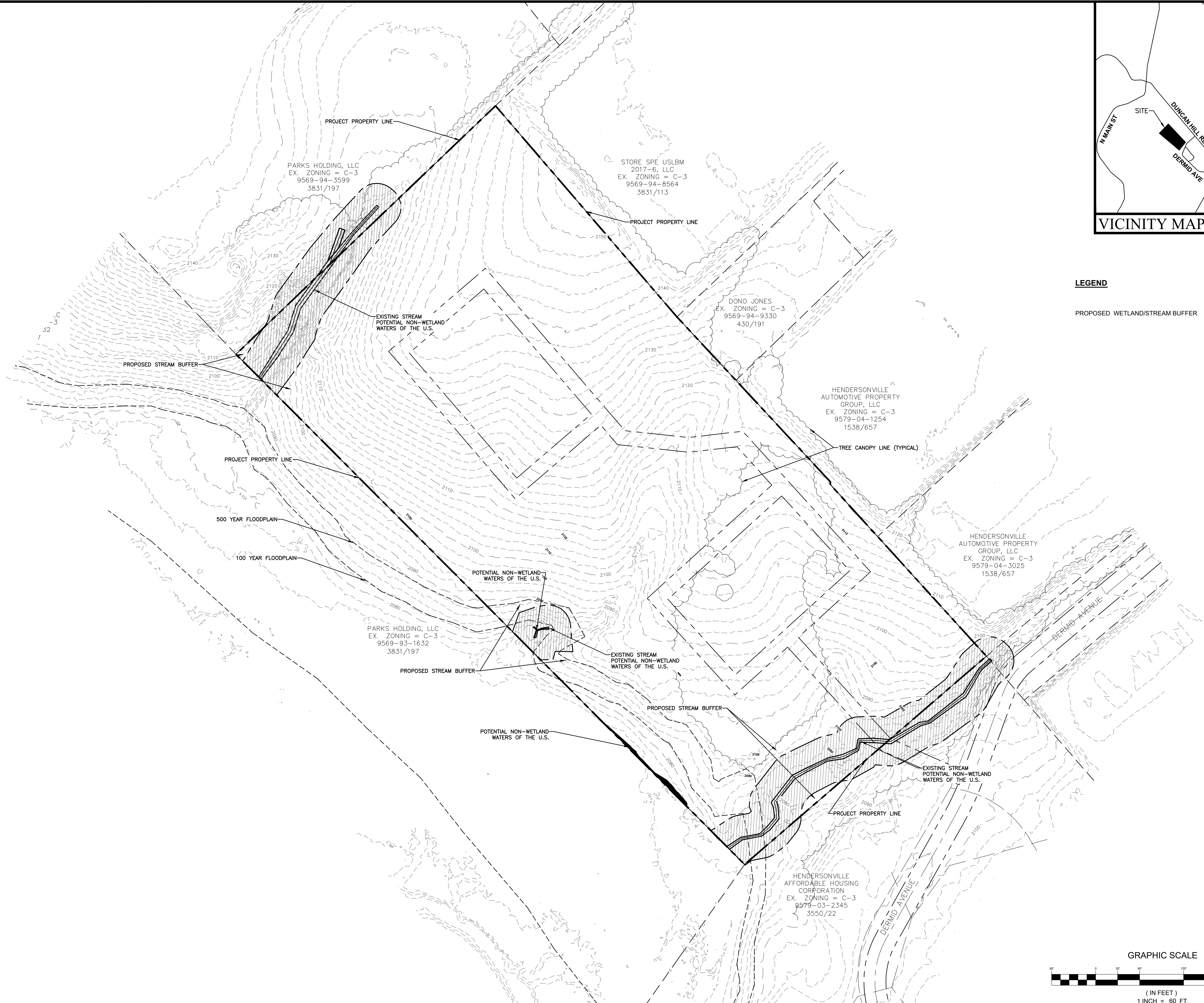
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VICINITY MAP: N.T.S.

LEGEND

PROPOSED WETLAND/STREAM BUFFER



NO.	DATE	REVISION	BY

SITE SURVEY

MEADOWCREST

HENDERSONVILLE, NC

HOUSING ASSISTANCE CORPORATION

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-1.0**

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 20484 CHARTWELL CENTER DR., SUITE D CORNELIUS, NC 28031
PHONE: (704) 990-6429
CONTACT: DANNY WATSON, PE
EMAIL: DWATSON@ESPASSOCIATES.COM

DEVELOPER: HOUSING ASSISTANCE CORPORATION
ADDRESS: 214 N KING ST HENDERSONVILLE, NC, 28792
FAX: (828)-682-3009
CONTACT: (828)-692-4744

REVIEW AGENCY: CITY OF HENDERSONVILLE
ADDRESS: 160 SIXTH AVENUE, SUITE E HENDERSONVILLE, NC 28792
PHONE: (828)-697-3000

DEVELOPER PROPOSED CONDITIONS:

BUILDING ORIENTATION PER SECTION 5-25-5.1:
 APPLICANT REQUESTS RELIEF FROM SECTION 5-25-5.1 OF THE ZONING CODE AS IT RELATES TO BUILDING ORIENTATION. WHILE THE PROPOSED BUILDINGS DO NOT DIRECTLY FRONT ONTO AREAS SUCH AS PARKS OR PLAZAS: EACH OF THE PROPOSED MULTI-FAMILY BUILDINGS DIRECTLY ADJOINS OPEN SPACE AREA BEING PROVIDED FOR THE COMMUNITY. ADDITIONALLY, THE PROPOSED COMMUNITY BUILDING, PLAYGROUND, PICNIC PAVILION AND OUTDOOR SPACES ARE INTENDED TO SERVE AS A SIGNIFICANT CENTRAL GATHERING AREA AND MEETING SPACE FOR THE COMMUNITY.

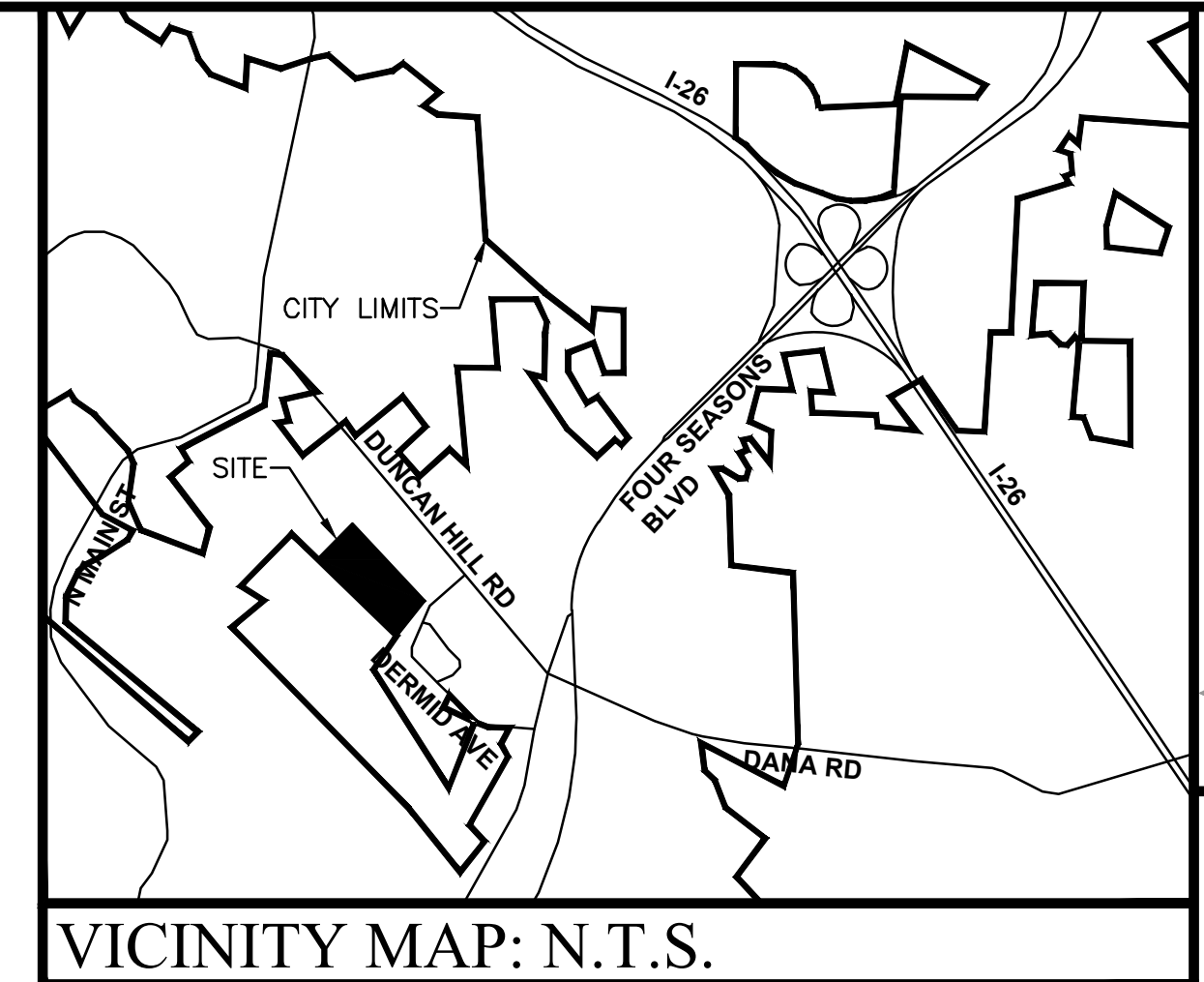
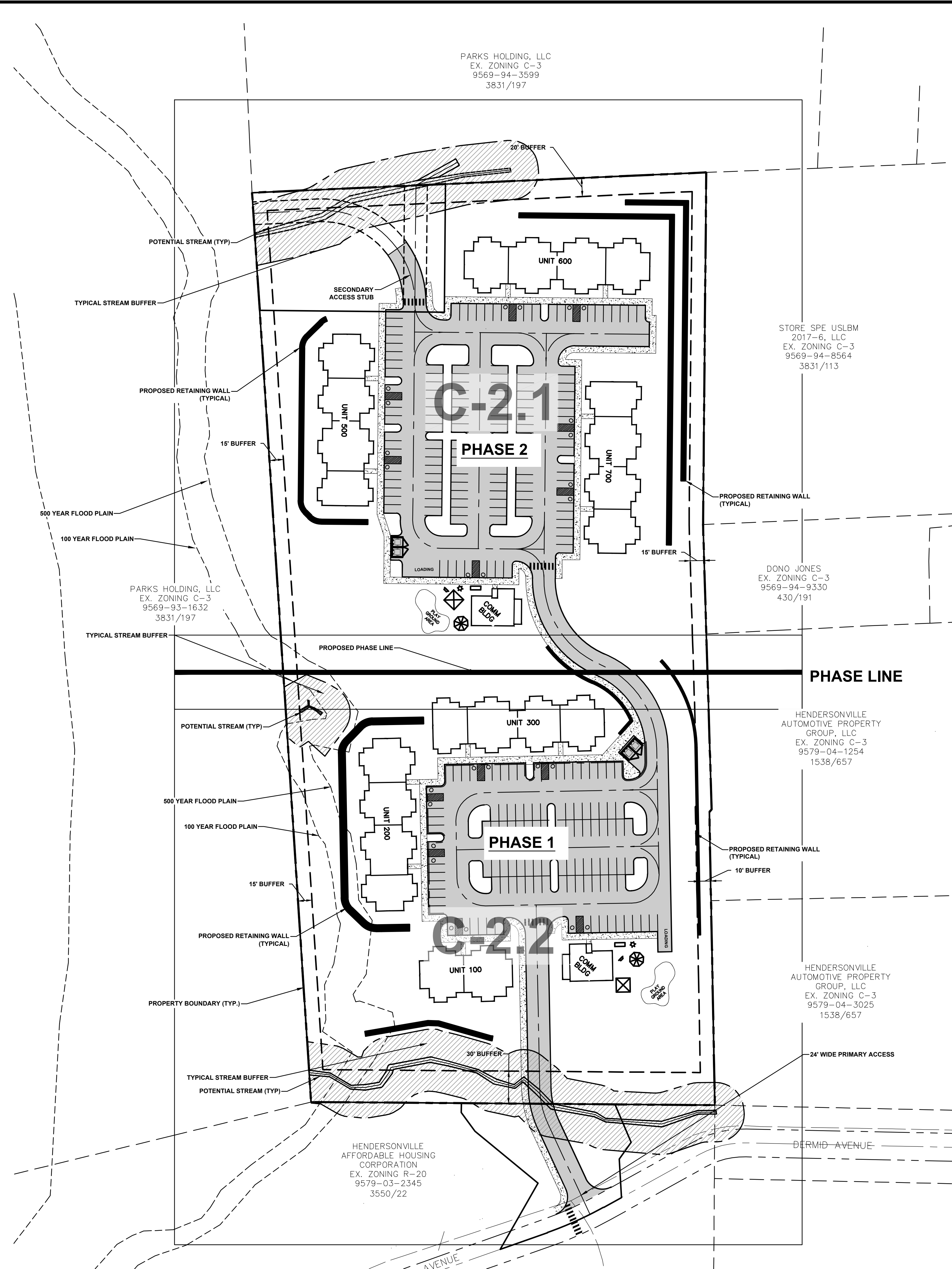
FIRE SPRINKLERS
 APPLICANT SHALL EQUIP ALL BUILDINGS, INCLUDING NON-RESIDENTIAL OCCUPANCIES WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

TIA (TRAFFIC IMPACT ANALYSIS)
 THE DEVELOPER REQUEST THAT THE TIA BE WAIVED RATHER THAN DEFERRED, GRANTING RELIEF FROM SEC. 5-25-2.3.1 OF THE ZONING CODE. THE PROPOSED TRIP GENERATION DOES NOT MEET THE THRESHOLD ESTABLISHED UNDER ARTICLE 6. FURTHERMORE, AS A LHCT PRODUCT, TRIP GENERATION IS EXPECTED TO BE BELOW TYPICAL AVERAGES.

SECONDARY ACCESS
 WHILE NOT REQUIRED FOR FIRE SERVICE. THE APPLICANT AGREES TO GRANT A FUTURE EASEMENT IN THE SOUTHWEST CORNER OF PHASE 2 FOR THE EXTENSION AND CONNECTION OF ADJACENT DEVELOPMENTS IN THE FUTURE FOR SECONDARY ACCESS. THE ALIGNMENT AND EXTENTS OF THE EASEMENT WILL BE DETERMINED IN THE FUTURE AND WILL NOT IMPACT ANY ACCESS, UTILITIES, PARKING OR STRUCTURES PROPOSED WITH THIS PROJECT.

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMD
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-
4. ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
5. THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
6. PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
7. THE MAXIMUM BUILDING HEIGHT IS 34'.
8. ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 26' WIDE.
9. ALL STANDARD PARKING SPACES ARE 9'x18'
10. ALL SIDEWALKS ARE 7' WIDE.
11. ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADI FOR FIRE ACCESS
12. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
13. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
14. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
15. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
16. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
17. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3,600 PSI STRENGTH AT 28 DAYS.
18. LIGHTING PLAN TO BE PROVIDED WITH FINAL SITE REVIEW AND TO BE DESIGNED BY OTHERS.
19. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



LEGEND



SITE DATA:

OWNER:
 THE HOUSING ASSISTANCE CORPORATION
 214 KING STREET
 HENDERSONVILLE, NC 28792

PARCEL DATA:
 AREA: 10.48 ACRES
 PIN#: 9569-94-7077
 DB/PG: 4088/405
 DENSITY: 12.40 UNITS/AC

SITE ZONING:
 EXISTING PARCEL ZONING: R-20
 PROPOSED PARCEL ZONING: UR

CITY LIMITS:
 PROJECT AREA IS WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF HENDERSONVILLE, IN THE COUNTY OF HENDERSON, NORTH CAROLINA

PHASE 1:
 NUMBER OF UNITS: 60 + 1 COMMUNITY BUILDING (1800+SF)
 PARKING REQUIRED: 100 (1.5/unit + 1/200sf Com. Bldg.)
 PARKING PROVIDED: 116 (1.76/unit + 1/200sf Com. Bldg.)

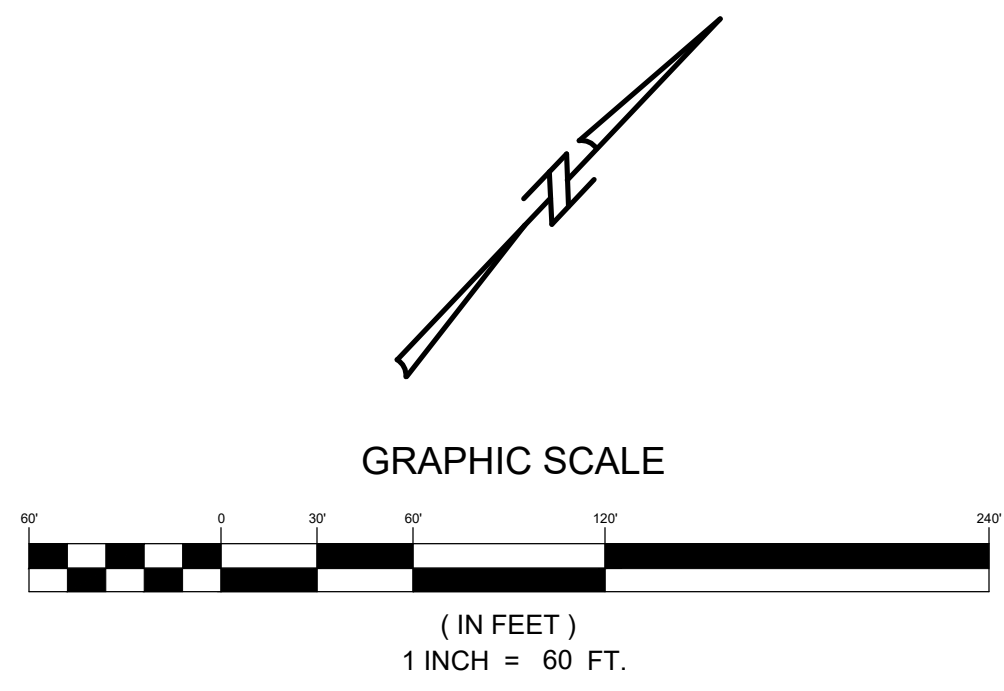
PHASE 2:
 NUMBER OF UNITS: 72 + 1 COMMUNITY BUILDING (1800+SF)
 PARKING REQUIRED: 118 (1.5/unit + 1/200sf Com. Bldg.)
 PARKING PROVIDED: 140 (1.80/unit + 1/200sf Com. Bldg.)

UR ZONING BUILDING SETBACKS:
 FRONT: 14' (from proposed curb)
 SIDE: 5'
 REAR: 10' or 14' (from proposed curb)
 MAX. HEIGHT: 62'
 MIN. WIDTH: 20'
 SEPARATION: 20' (provided)

UTILITIES:
 SEWER SERVICE: PUBLIC - CITY OF HENDERSON
 WATER SERVICE: PUBLIC - CITY OF HENDERSON

PROJECT SQUARE FOOTAGE/ACREAGE & PERCENTAGE OF TOTAL SITE

TOTAL PROJECT AREA:	10.48 AC (100%)
SITE COVERAGE - BUILDINGS:	1.22 AC (11.7%)
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SITE COVERAGE - OTHER FACILITIES:	0.00 AC (0.0%)
SITE COVERAGE - COMMON OPEN SPACE:	1.05 AC (10.0%)
SITE COVERAGE - REMAINDER PVIOUS AREA/OPEN SPACE:	2.36 AC (22.5%)



Section 5, Item A.

ESP
 ESP Associates, Inc.
 20484 Chartwell Center Dr.
 Suite D
 Cornelius, NC 28031
 1-800-960-7317
 NC License F-1407
 www.espassociates.com

NO.	DATE	REVISION	BY

OVERALL SITE PLAN

MEADOWCREST

HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

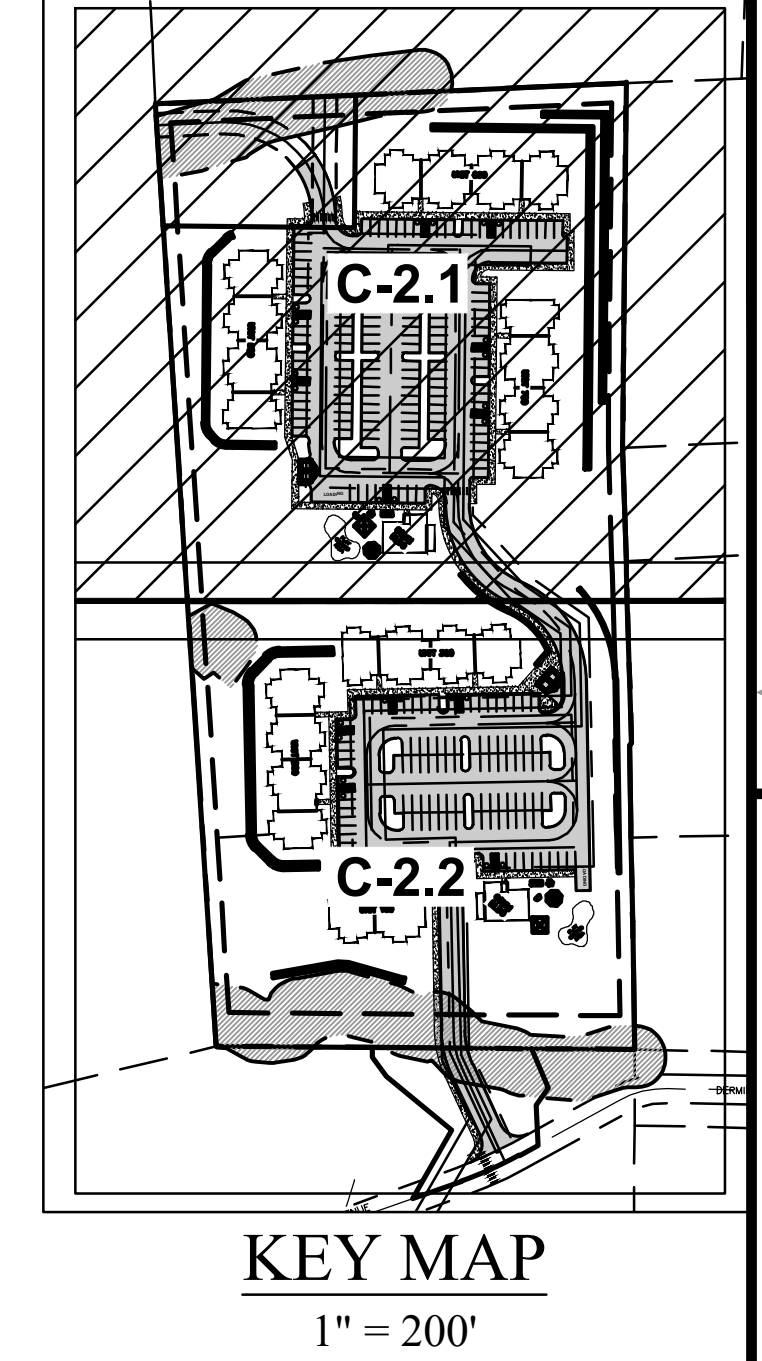
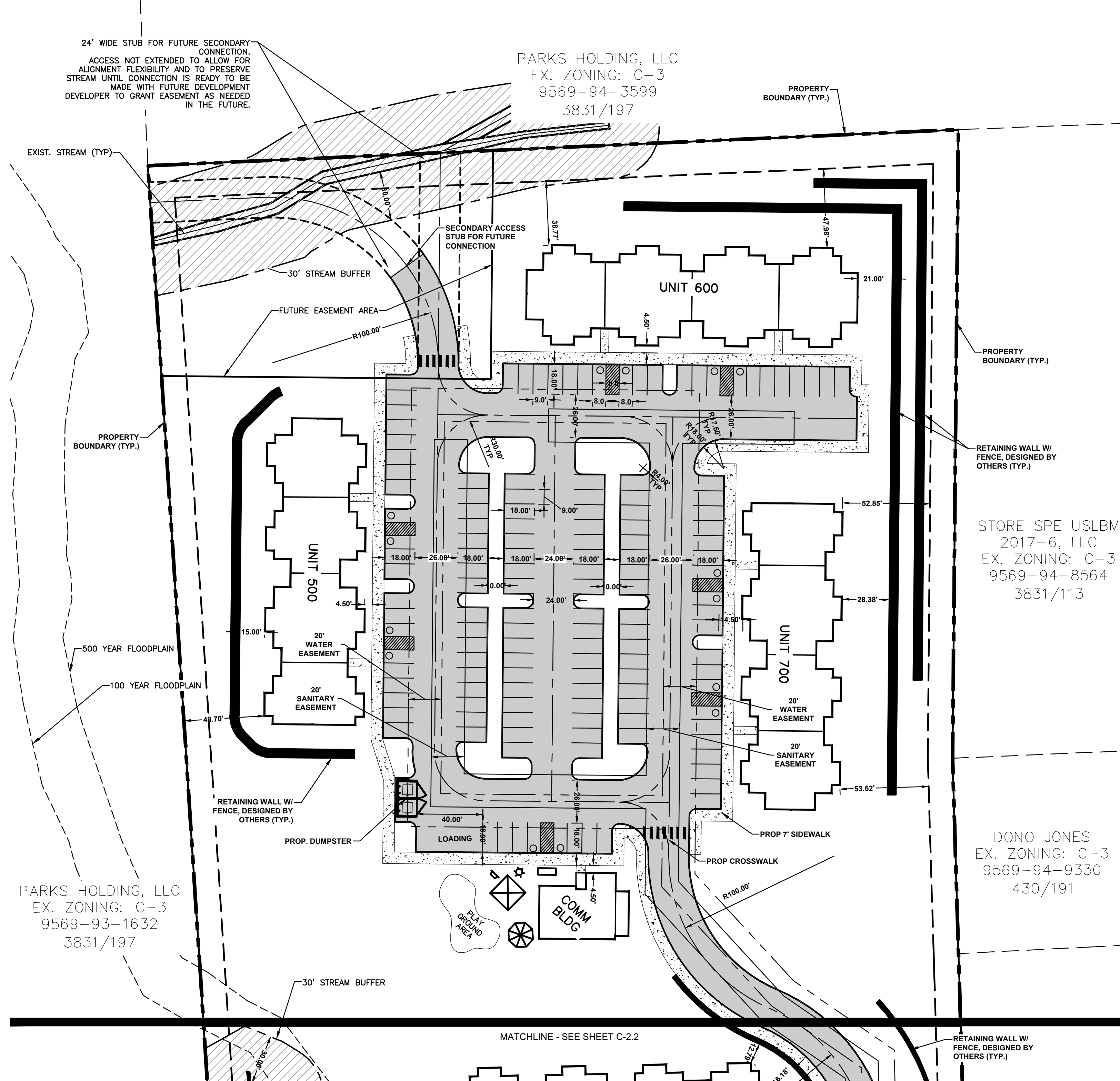
PROJECT INFORMATION	
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21
SHEET:	C2.0

26

PHASE 2

SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMP ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID.
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-.
4. ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
5. THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
6. PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
7. THE MAXIMUM BUILDING HEIGHT IS 34'.
8. ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 26' WIDE.
9. ALL STANDARD PARKING SPACES ARE 9'x18'.
10. ALL SIDEWALKS ARE 7' WIDE.
11. ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADIUS FOR FIRE ACCESS.
12. ALL RADIUS DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
13. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
14. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
15. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
16. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
17. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3,600 PSI STRENGTH AT 28 DAYS.
18. LIGHTING PLAN TO BE PROVIDED WITH FINAL SITE REVIEW AND TO BE DESIGNED BY OTHERS.
19. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



PARKS HOLDING, LLC
EX. ZONING: C-3
9569-93-1632
3831/197

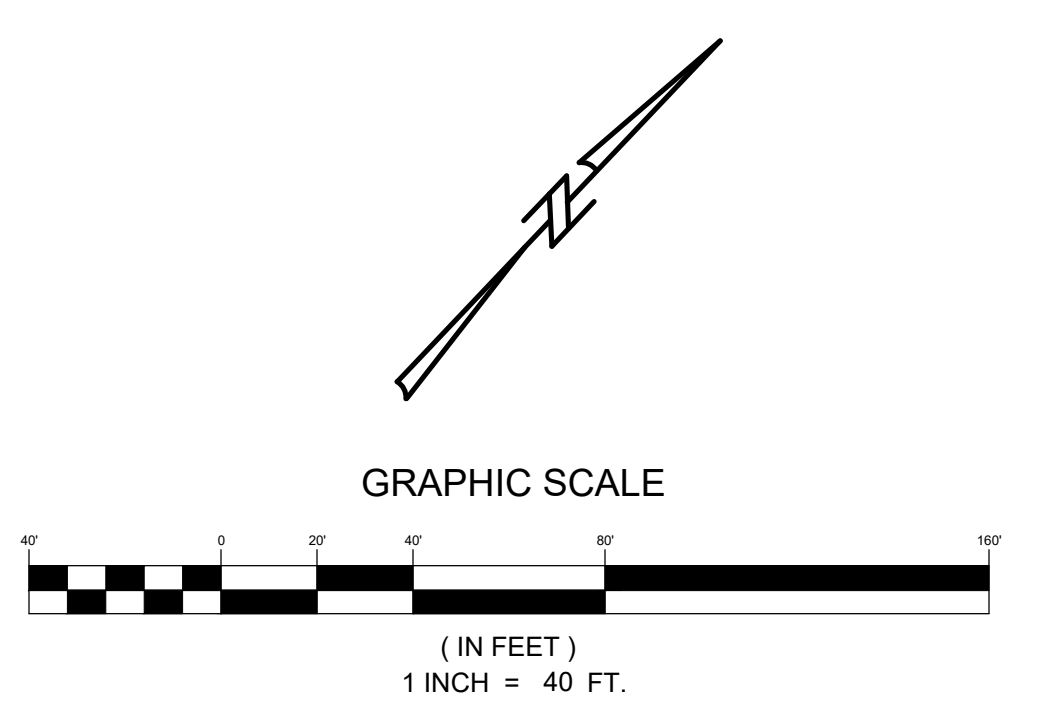
PARKS HOLDING, LLC
EX. ZONING: C-3
9569-94-3599
3831/197

STORE SPE USLBM
2017-6, LLC
EX. ZONING: C-3
9569-94-8564
3831/113

DONO JONES
EX. ZONING: C-3
9569-94-9330
430/191

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. PAVEMENT
- PROP. WETLAND/STREAM BUFFER



ESP Associates, Inc.
20484 Chatham Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.espassociates.com

ESP

Section 5, Item A.

NO.	DATE	REVISION	BY

SITE PLAN PHASE 2

MEADOWCREST

HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER: DW

DESIGNED BY: DK

DRAWN BY: DK

PROJECT NUMBER: 25-00332

ORIGINAL DATE: 2025/02/21

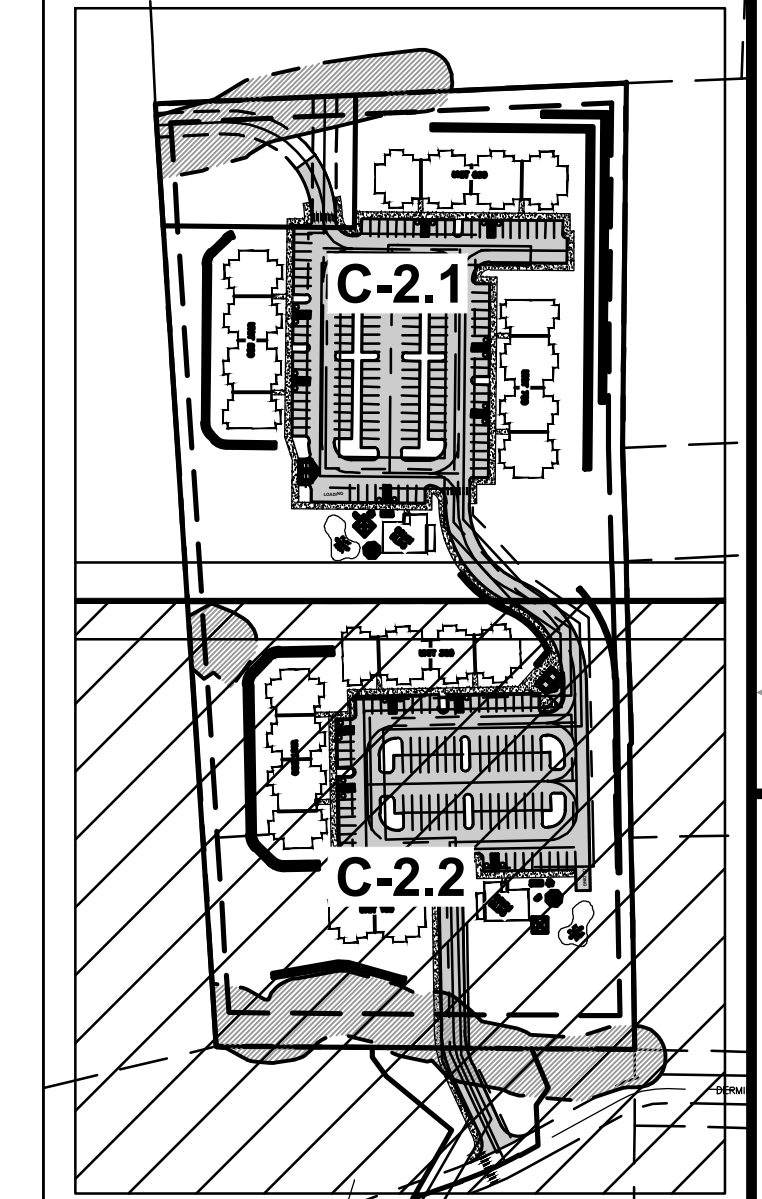
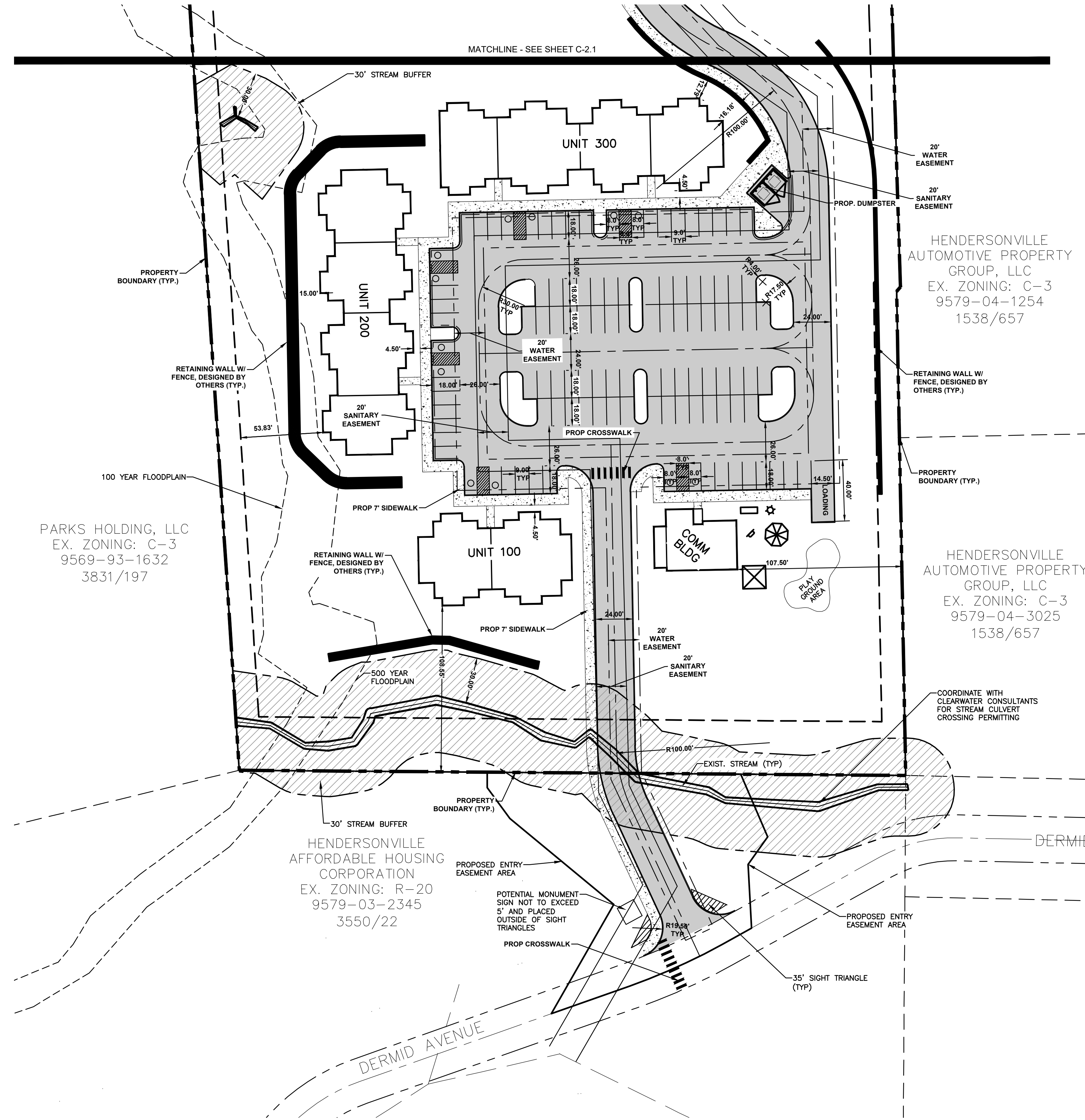
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PHASE 1

SITE NOTES

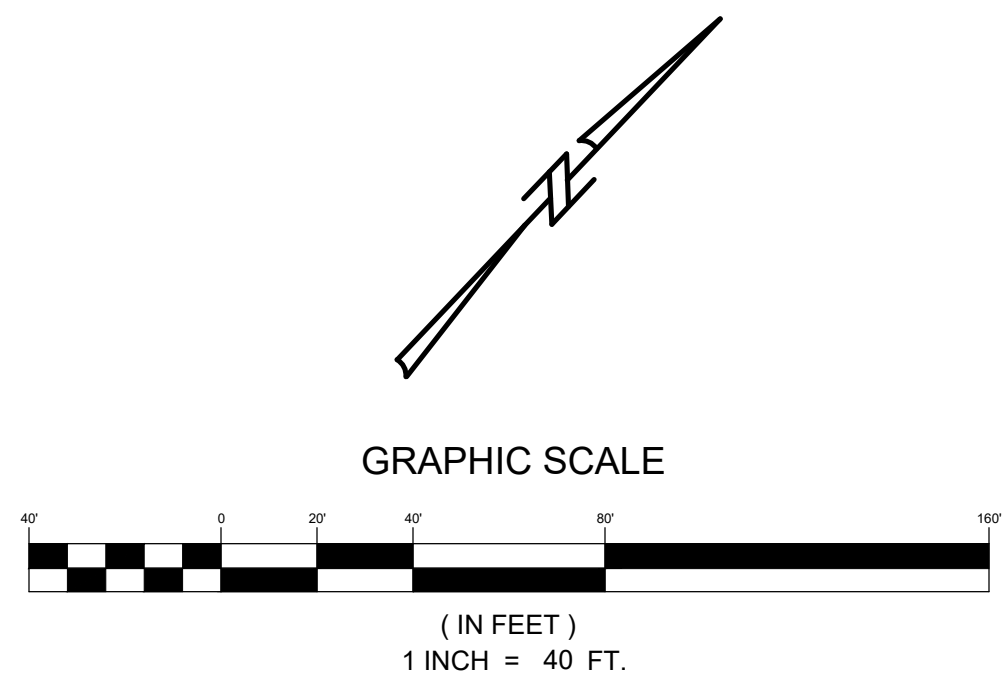
1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID.
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-.
4. ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
5. THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
6. PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
7. THE MAXIMUM BUILDING HEIGHT IS 34'.
8. ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 26' WIDE.
9. ALL STANDARD PARKING SPACES ARE 9'x18'.
10. ALL SIDEWALKS ARE 7' WIDE.
11. ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADIUS FOR FIRE ACCESS.
12. ALL RADIUS DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
13. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
14. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
15. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
16. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
17. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3,600 PSI STRENGTH AT 28 DAYS.
18. LIGHTING PLAN TO BE PROVIDED WITH FINAL SITE REVIEW AND TO BE DESIGNED BY OTHERS.
19. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



KEY MAP
1" = 200'

LEGEND

PROP. CONCRETE SIDEWALK	
PROP. PAVEMENT	
PROP. WETLAND/STREAM BUFFER	



ESP Associates, Inc.
20484 Chatham Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
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SITE PLAN PHASE 1

MEADOWCREST

HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

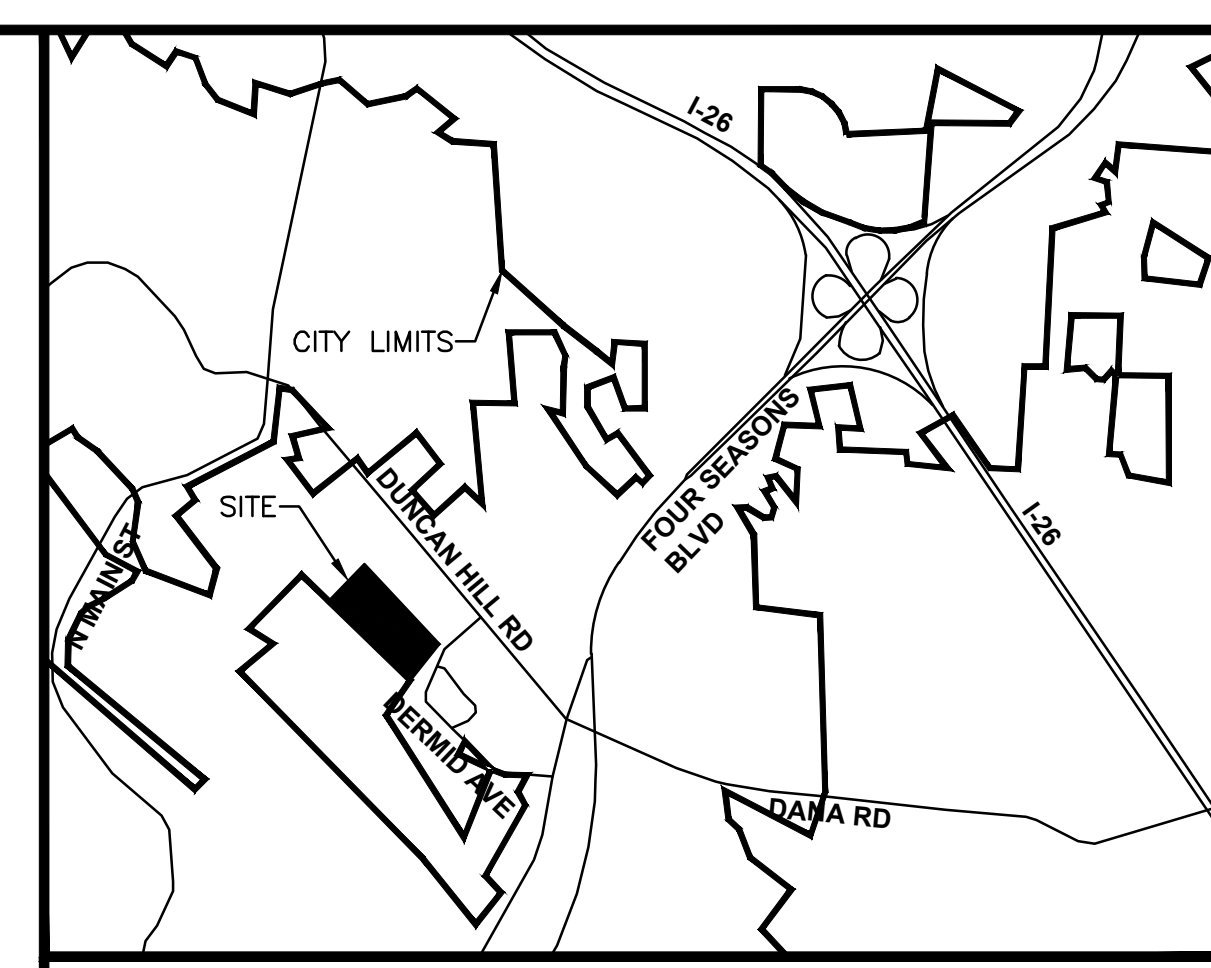
NO.	DATE	REVISION	BY

PROJECT INFORMATION	
PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

C-2.2

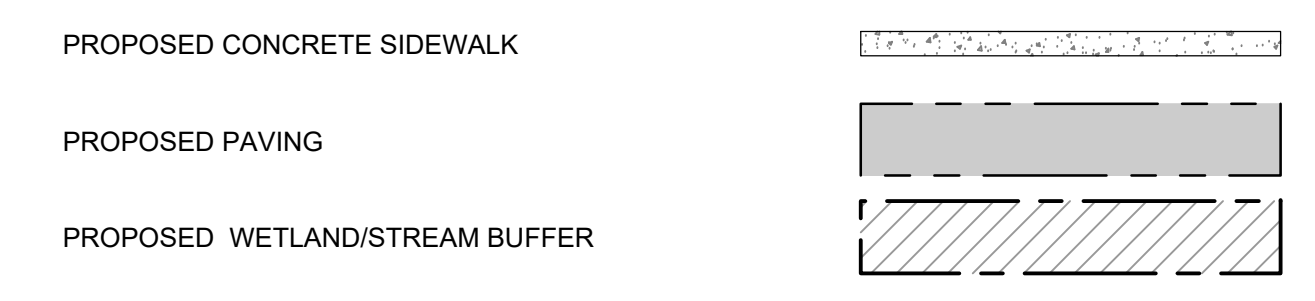
SHEET:

28



VICINITY MAP: N.T.S.

LEGEND



SITE NOTES

1. ALL PROPOSED ACCESS IS PRIVATE.
2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID
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8. ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE. AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 28' WIDE.
9. ALL STANDARD PARKING SPACES ARE 9'x18'
10. ALL SIDEWALKS ARE 7' WIDE.
11. ALL DIRECT ACCESS DRIVE AISLES HAVE A 30' CENTERLINE RADII FOR FIRE ACCESS
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19. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.

NO.	DATE	REVISION	BY

OVERALL GRADING PLAN

MEADOWCREST

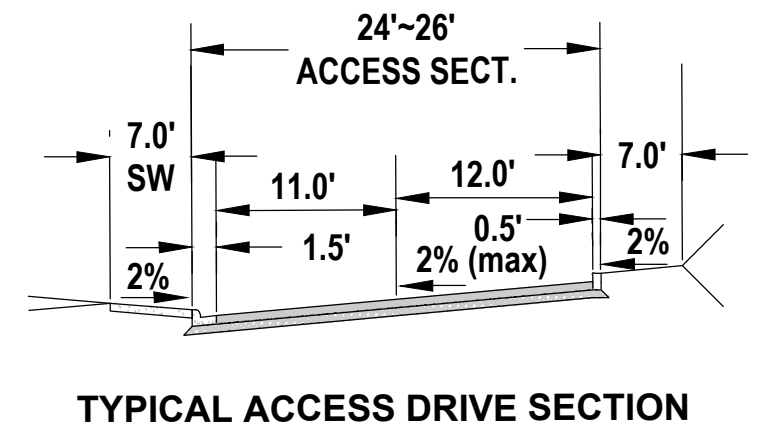
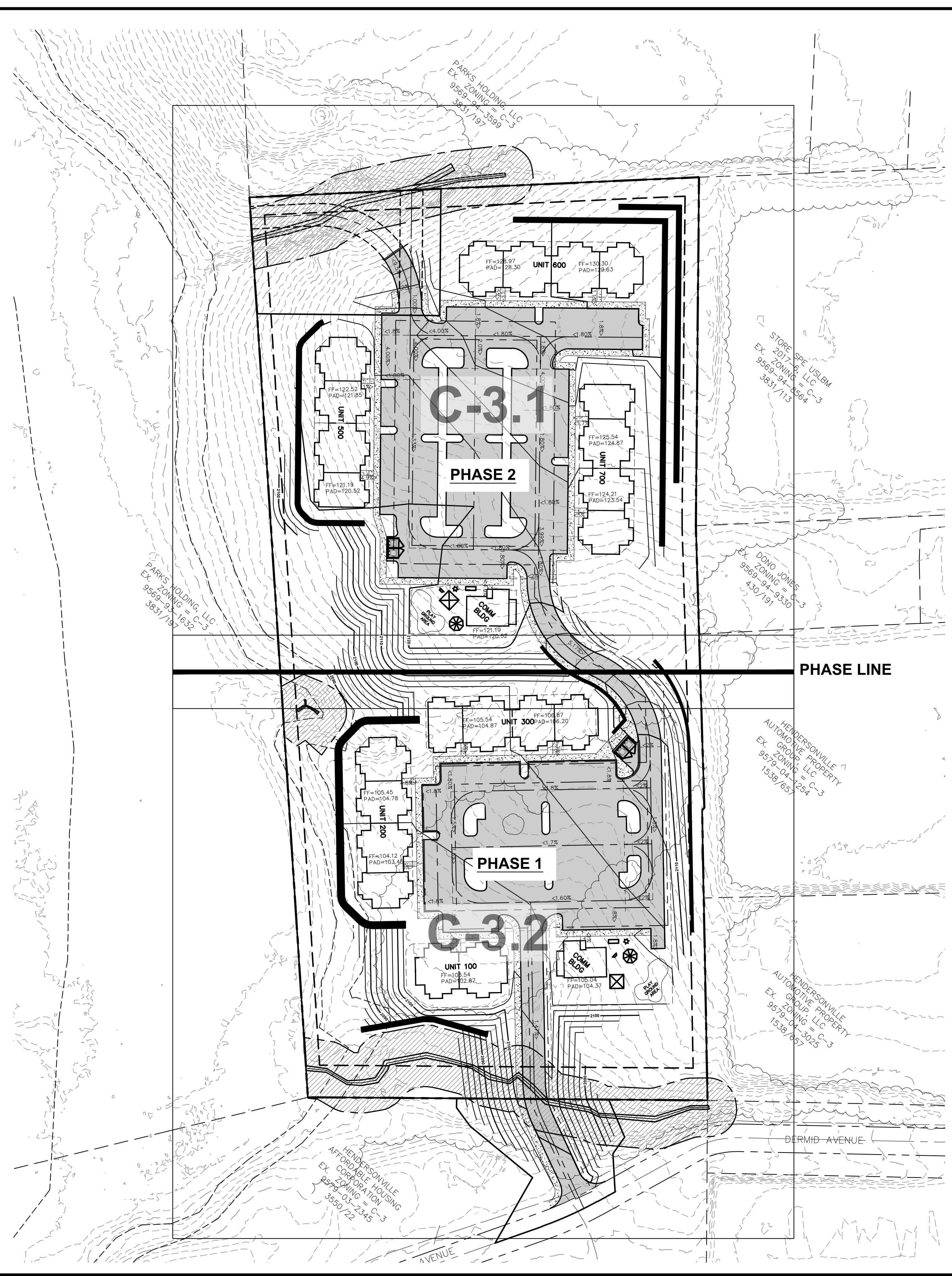
HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

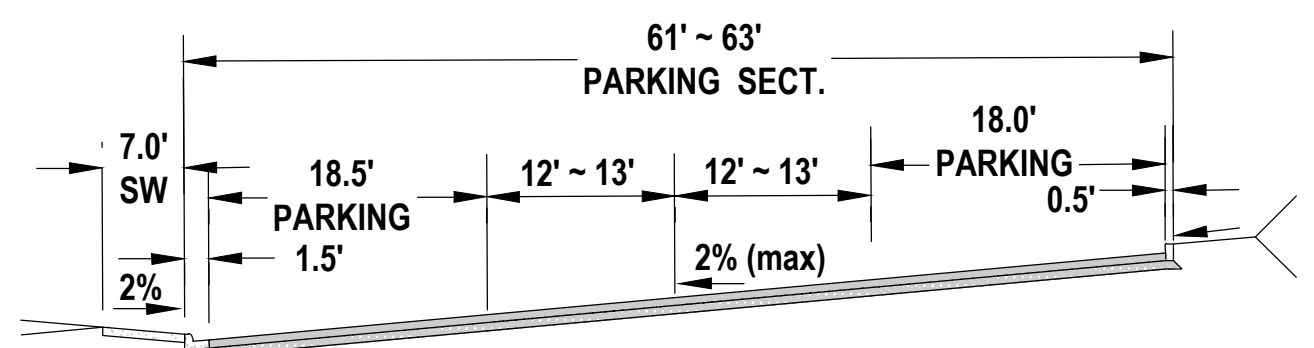
PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-3.0**



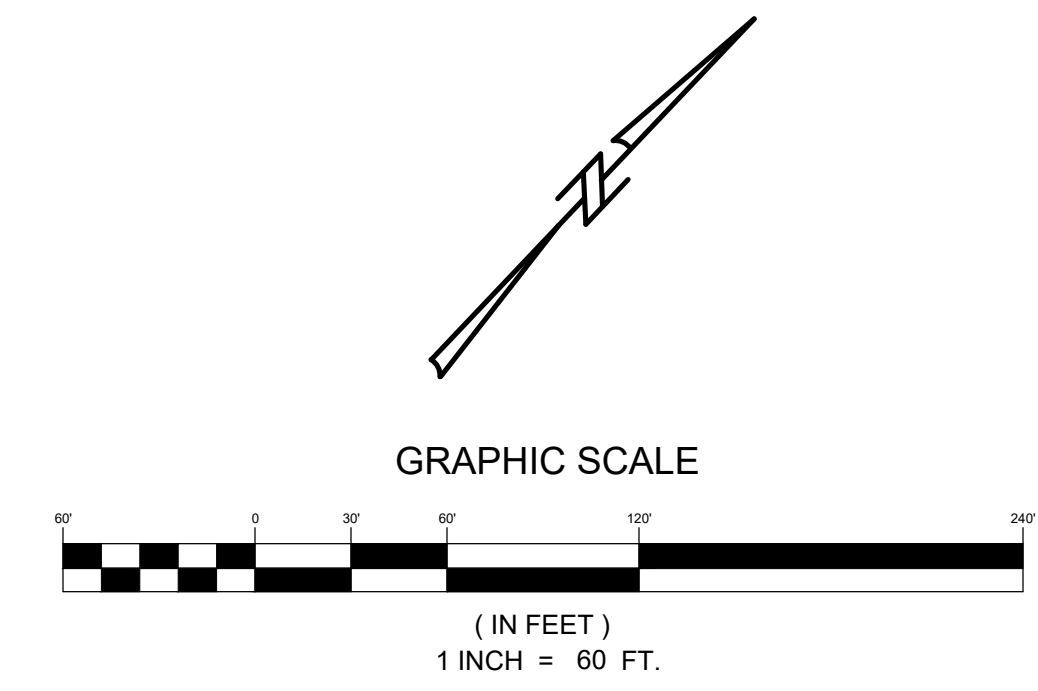
TYPICAL ACCESS DRIVE SECTION



TYPICAL PARKING AND DRIVE AISLE SECTION

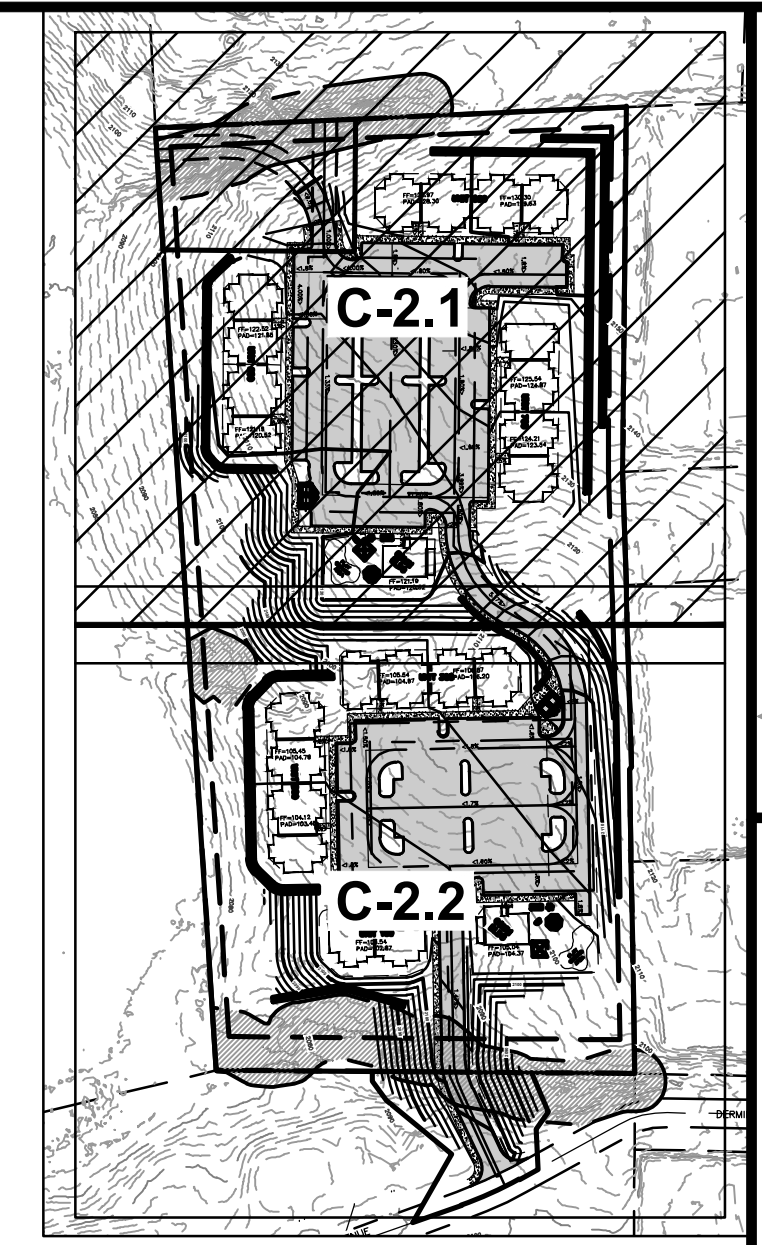
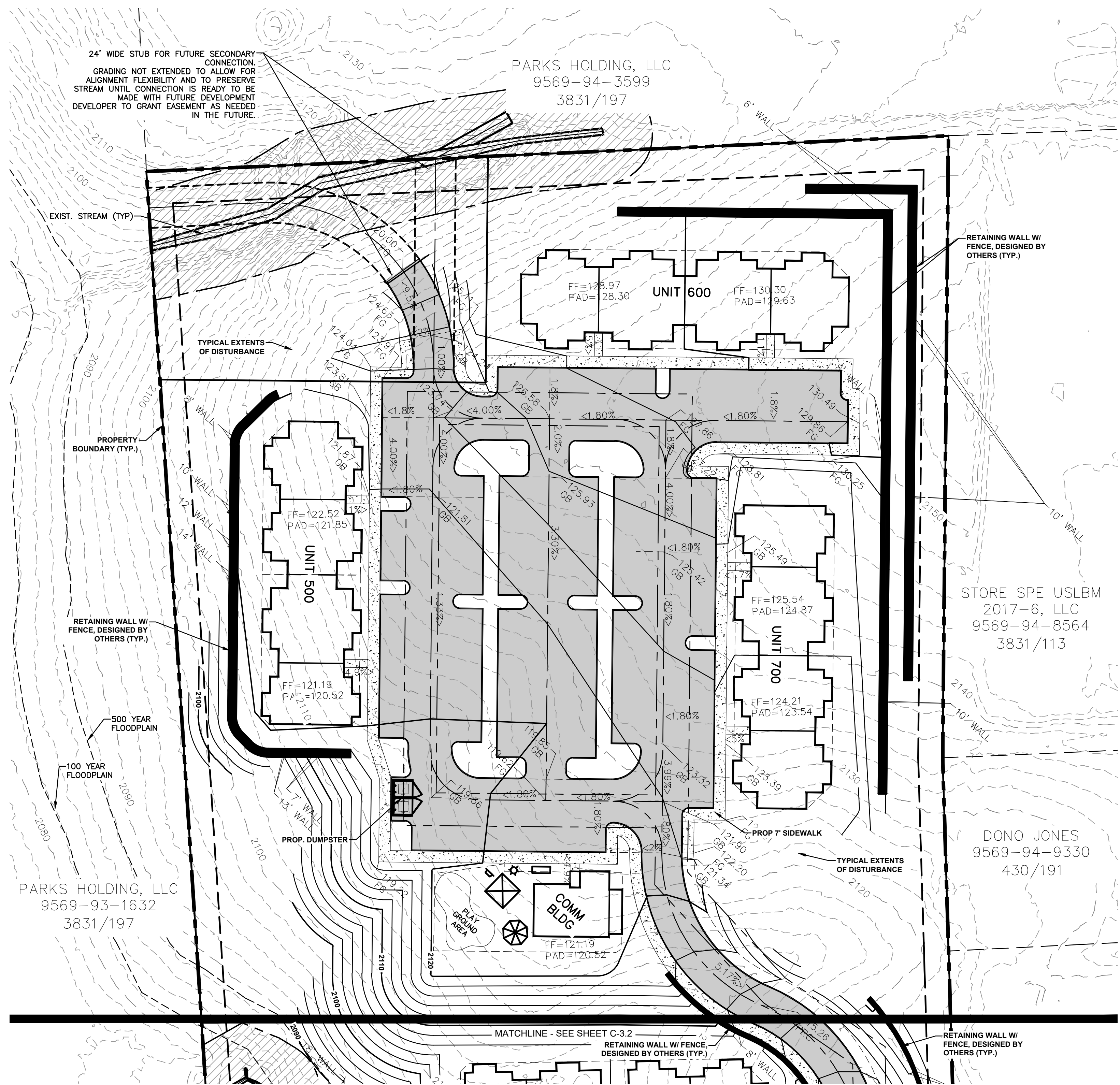
SECTION NOTES

1. SECTION IS NOT TO SCALE
2. PAVEMENT DESIGN SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER OR MEET NCDOT STANDARDS, WHICHEVER IS GREATER.
3. FINAL SURFACE COURSE SHALL BE APPLIED UPON APPROVAL OF CITY OF HENDERSONVILLE.



SITE NOTES

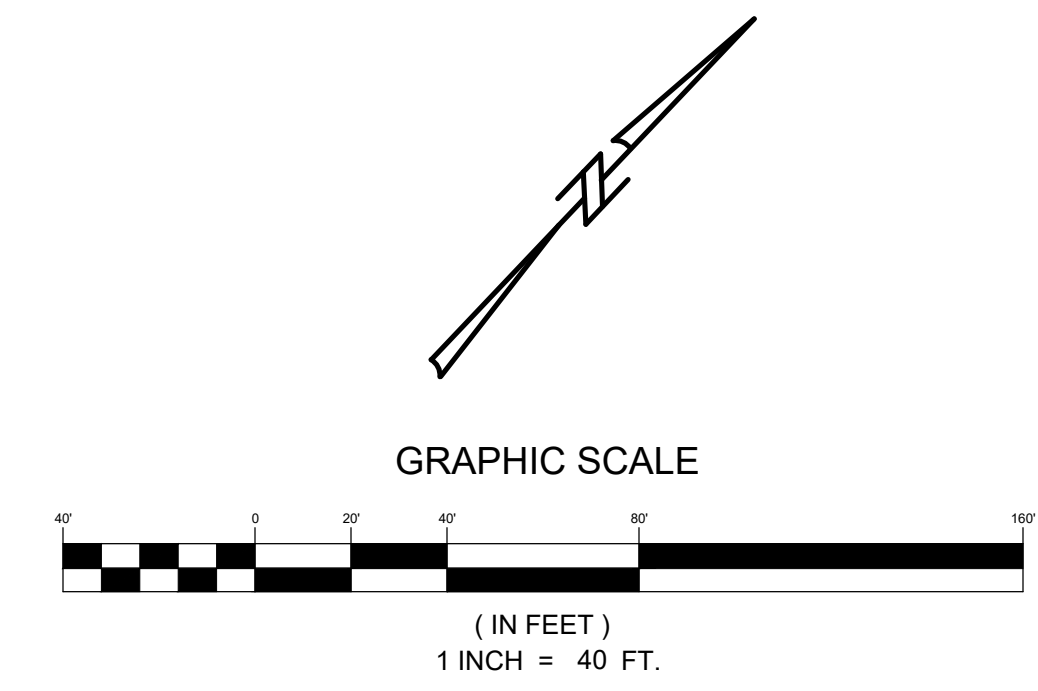
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2. CROSSWALKS AND CURB RAMPS ARE PROPOSED TO CONNECT INTERNAL SIDEWALKS AND TO EXISTING SIDEWALKS IN DERMID.
3. THE MAXIMUM PROPOSED ROAD GRADE IS 5.2%+/-.
4. ALL SIGNAGE SHALL BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY AND SIGHT TRIANGLES, AND WILL GO THROUGH A SEPARATE REVIEW PROCESS AT FINAL SITE PLAN REVIEW.
5. THE COMPLEX OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL PORTIONS OF THE SITE INCLUDING ALL DEVELOPED AREAS, UNDEVELOPED AREAS, AND PRIVATE UTILITIES.
6. PROJECT IS PLANNED TO BE COMPLETED IN TWO (2) PHASES.
7. THE MAXIMUM BUILDING HEIGHT IS 34'.
8. ALL DRIVE AISLES ARE A MINIMUM OF 24' WIDE AND PRIVATE. AISLES IN FRONT OF BUILDINGS ARE A MINIMUM OF 26' WIDE.
9. ALL STANDARD PARKING SPACES ARE 9'x18'.
10. ALL SIDEWALKS ARE 7' WIDE.
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13. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
14. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 1.0%, UNLESS SPILL CURB IS INDICATED.
15. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
16. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
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19. IRRIGATION PLAN, IF REQUIRED, TO BE DESIGNED BY OTHERS.
20. ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
21. SITE TRIANGLES 35' X 35' SHALL BE PRESERVED FOR ALL INTERSECTIONS (TYP.). ADDITIONAL SIGHT TRIANGLES OF 10' X 70' SHALL BE PROVIDED FOR ACCESS ONTO THOROUGHFARE, COMMERCIAL, AND NCDOT STREETS (TYP.).
22. SESC PLANS AND PERMITTING SHALL BE PROVIDED TO THE APPROPRIATE LOCAL OR STATE AGENCY DURING FINAL CIVIL DESIGN.



KEY MAP
 1" = 200'

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVING
- PROPOSED WETLAND/STREAM BUFFER



NO.	DATE	REVISION	BY

GRADING PLAN PHASE 2
MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

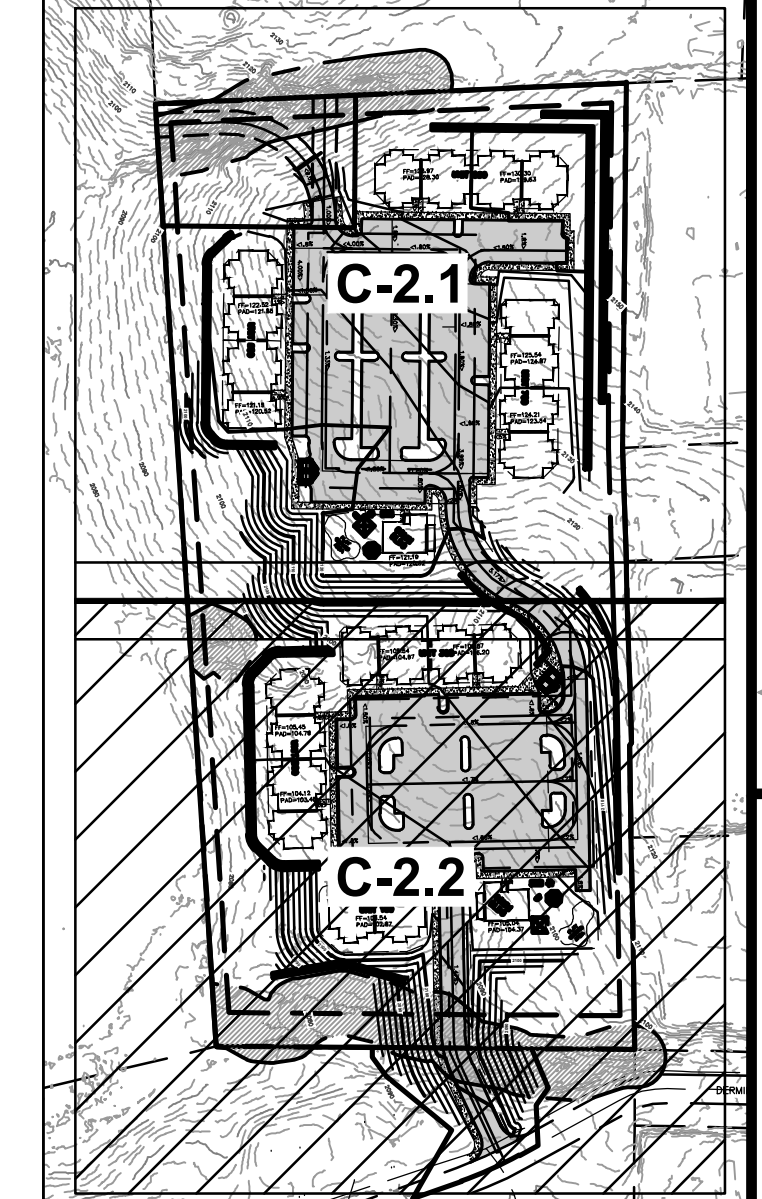
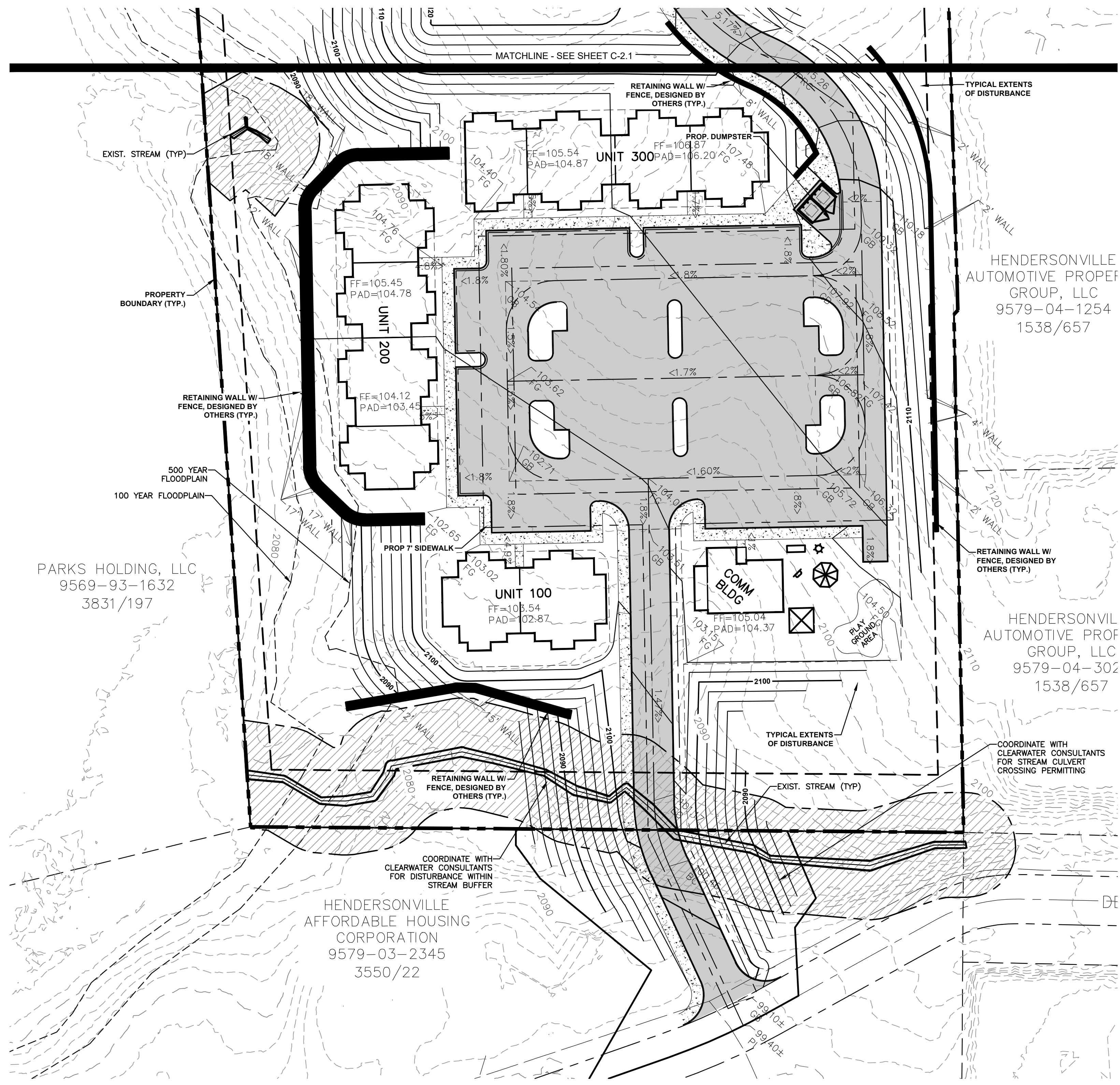
PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-3.1**

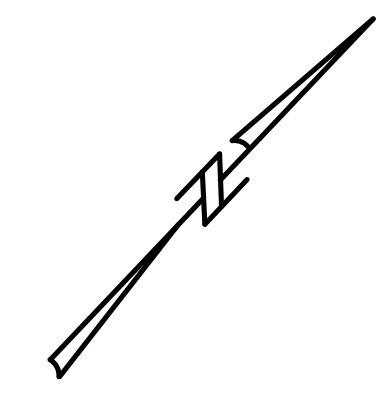
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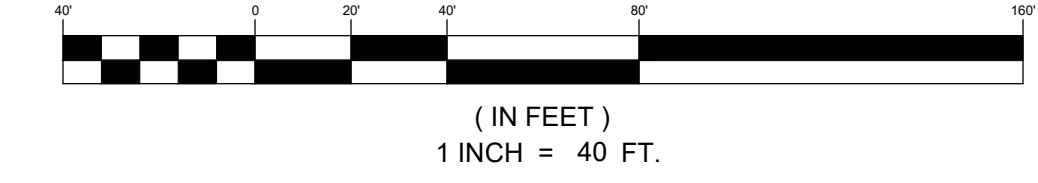


LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVING
- PROPOSED WETLAND/STREAM BUFFER



GRAPHIC SCALE



NO.	DATE	REVISION	BY

GRADING PLAN PHASE 3

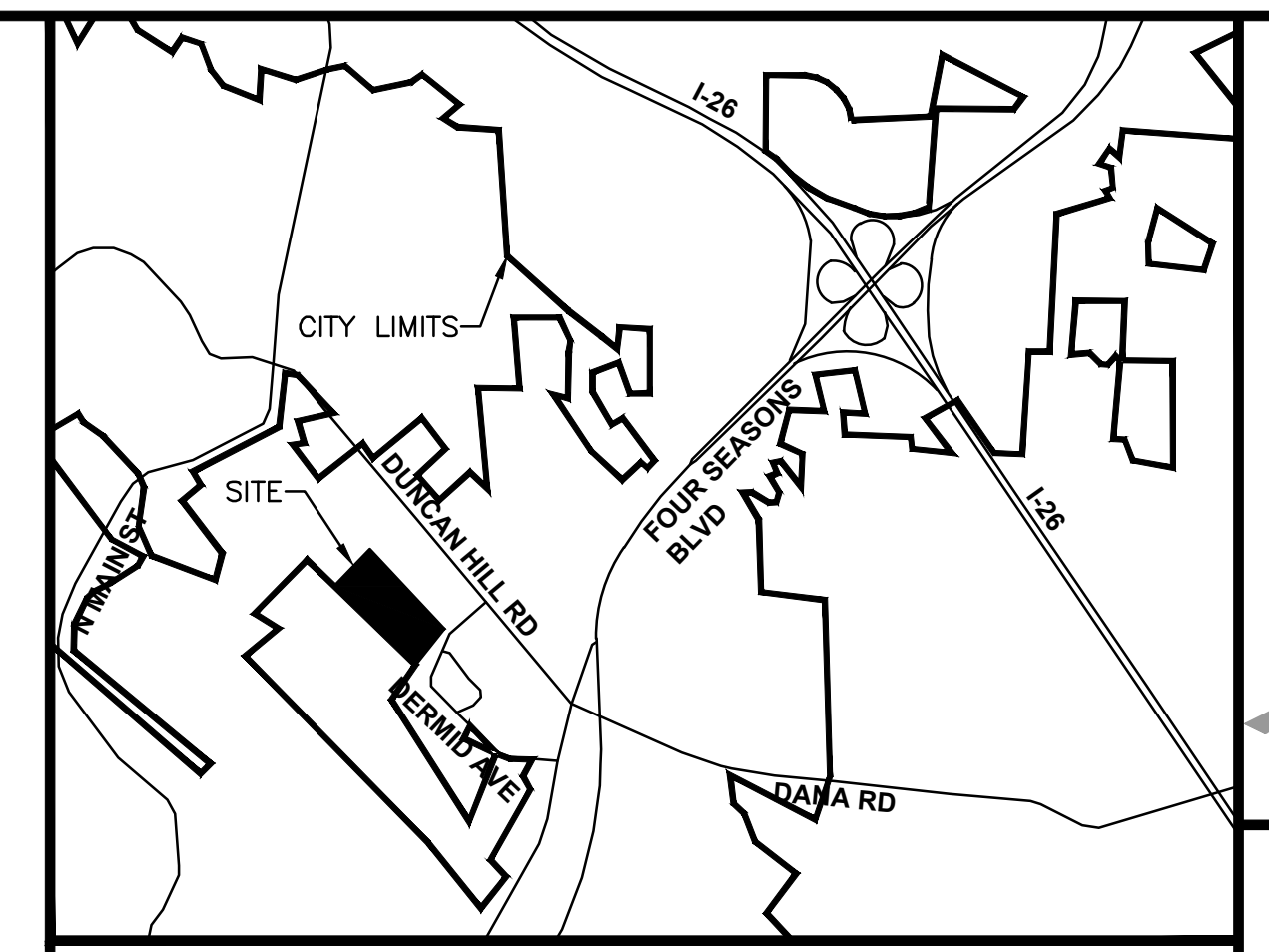
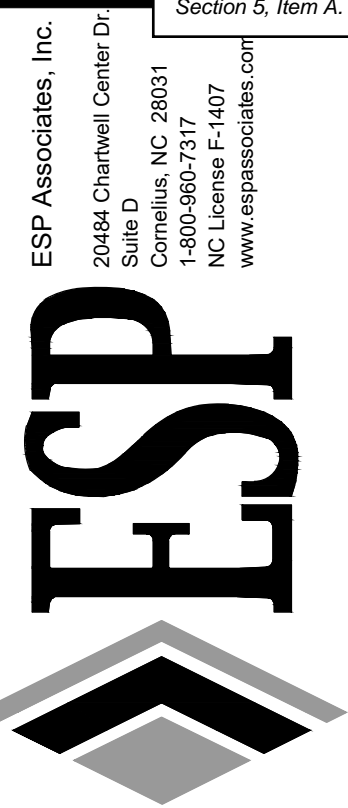
MEADOWCREST

HENDERSONVILLE, NC
HOUSING ASSISTANCE CORPORATION

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-3.2**



VICINITY MAP: N.T.S.

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PARKS HOLDING, LLC
9569-93-1632
3831/197

PARKS HOLDING, LLC
9569-94-3599
3831/197

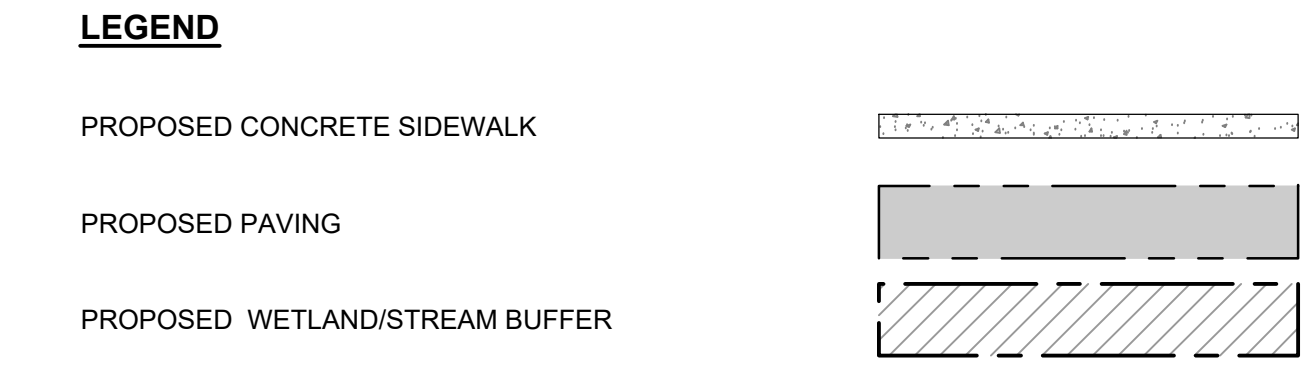
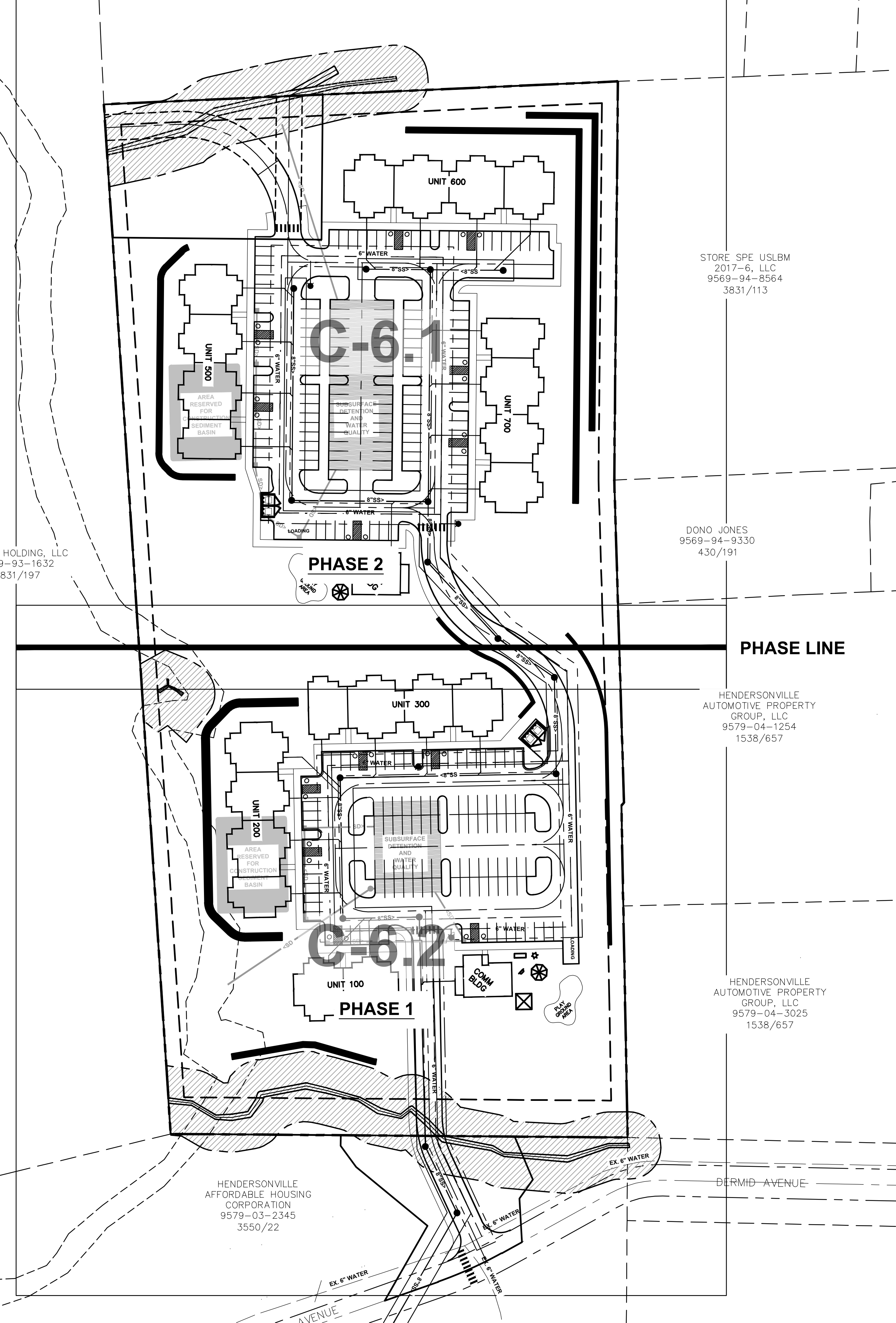
STORE SPE USLBM
2017-6, LLC
9569-94-8564
3831/113

DONO JONES
9569-94-9330
430/191

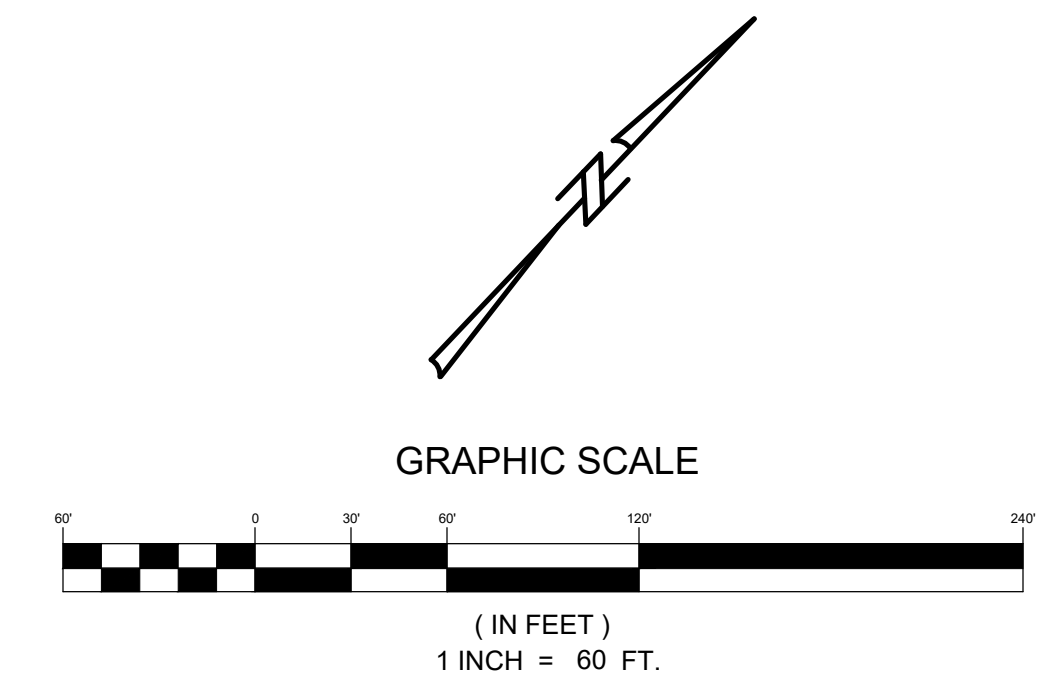
HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
9579-04-1254
1538/657

HENDERSONVILLE
AUTOMOTIVE PROPERTY
GROUP, LLC
9579-04-3025
1538/657

HENDERSONVILLE
AFFORDABLE HOUSING
CORPORATION
9579-03-2345
3550/22



ON-SITE DISTURBED AREA = 7.63 ACRES
SITE DEVELOPMENT SHALL COMPLY WITH REQUIRED STORMWATER ORDINANCE.



NO.	DATE	REVISION	BY

OVERALL UTILITY PLAN
MEADOWCREST

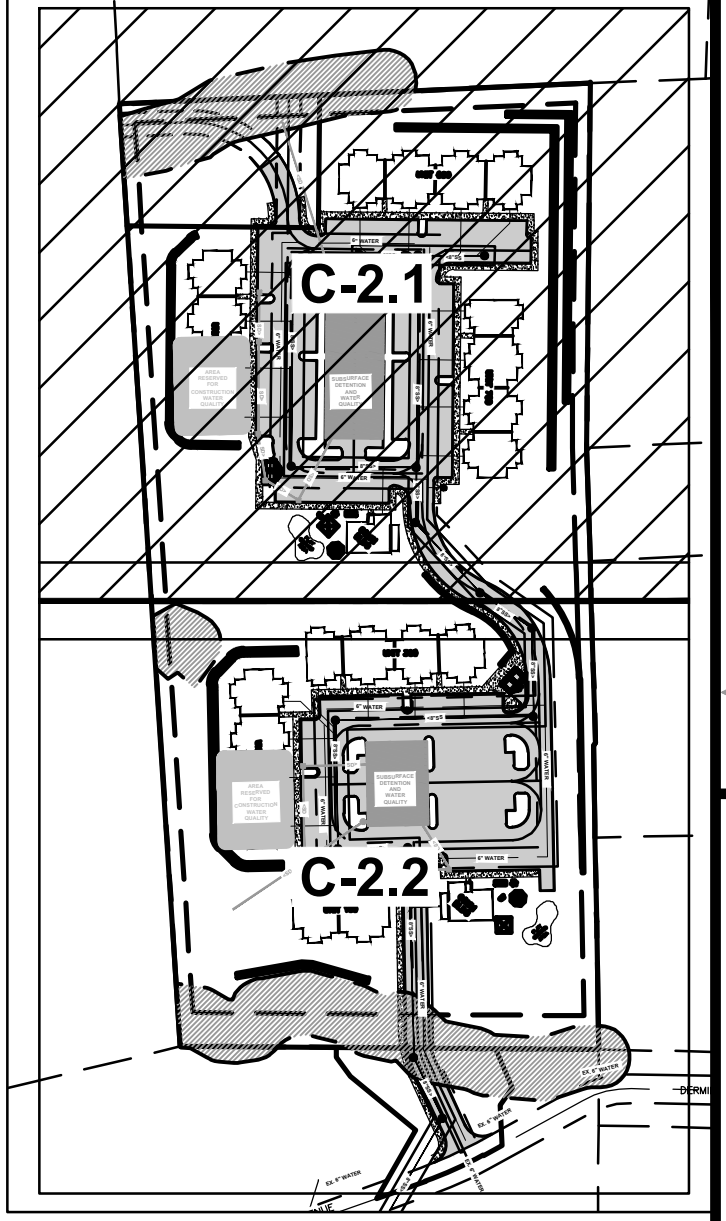
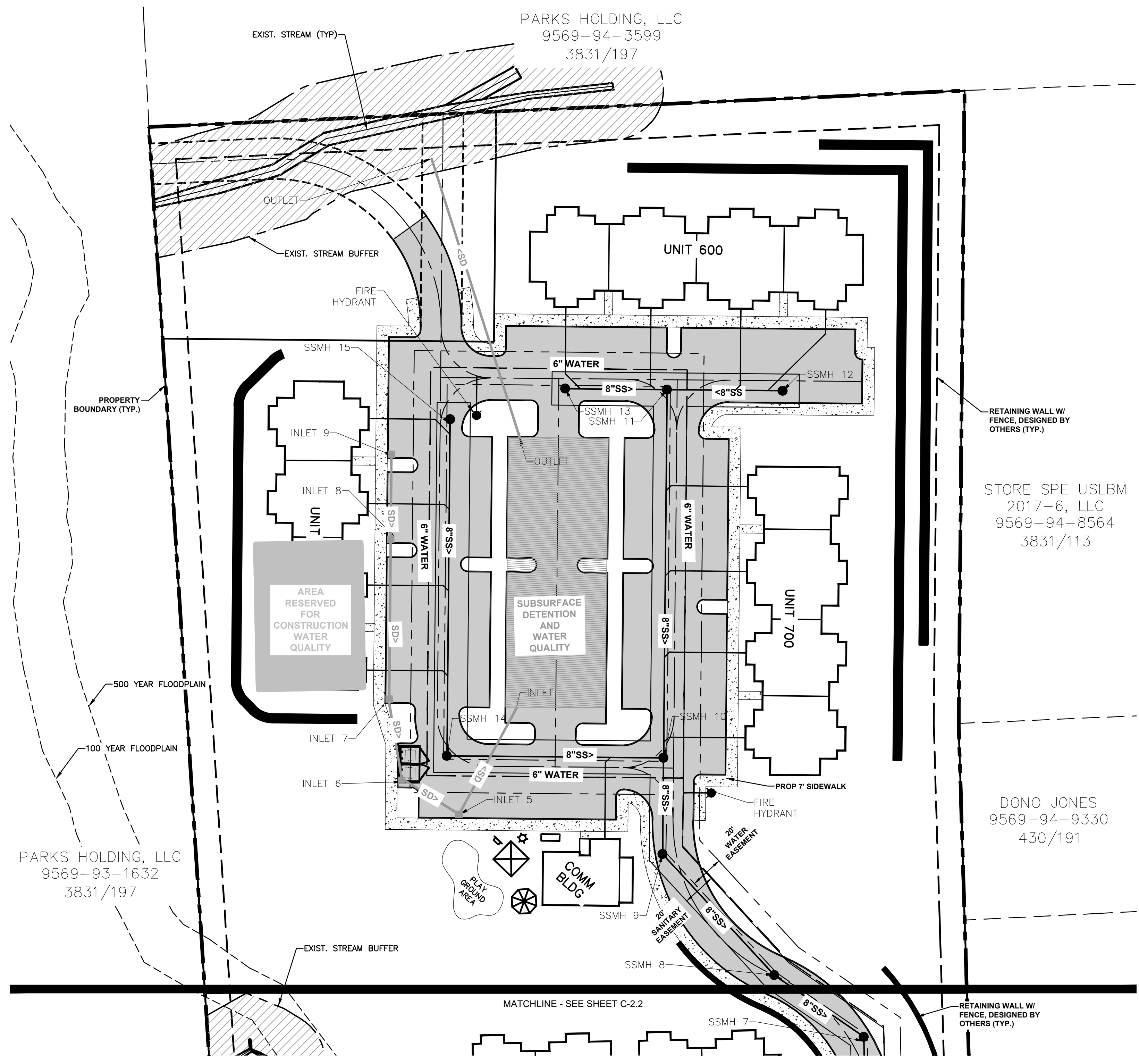
PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

SHEET: **C-6.0**

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KEY MAP
1" = 200'

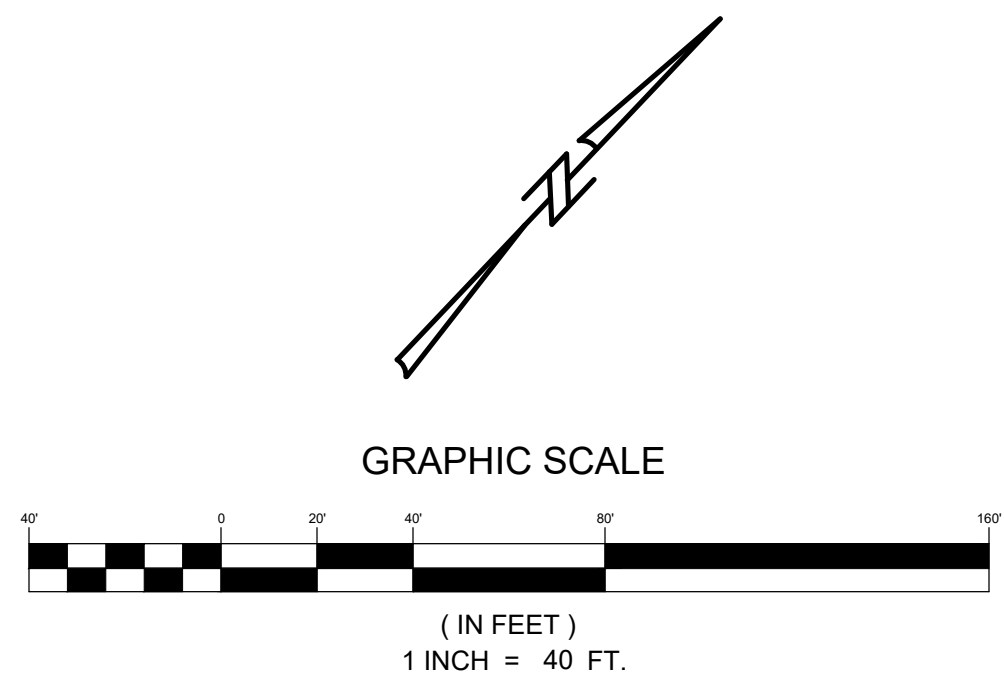
LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVING
- PROPOSED WETLAND/STREAM BUFFER

ON-SITE DISTURBED AREA = 7.63 ACRES
SITE DEVELOPMENT SHALL COMPLY WITH REQUIRED STORMWATER ORDINANCE.

STORE SPE USLBM
2017-6, LLC
9569-94-8564
3831/113

DONO JONES
9569-94-9330
430/191



NO.	DATE	REVISION	BY

UTILITY PLAN PHASE 2

MEADOWCREST

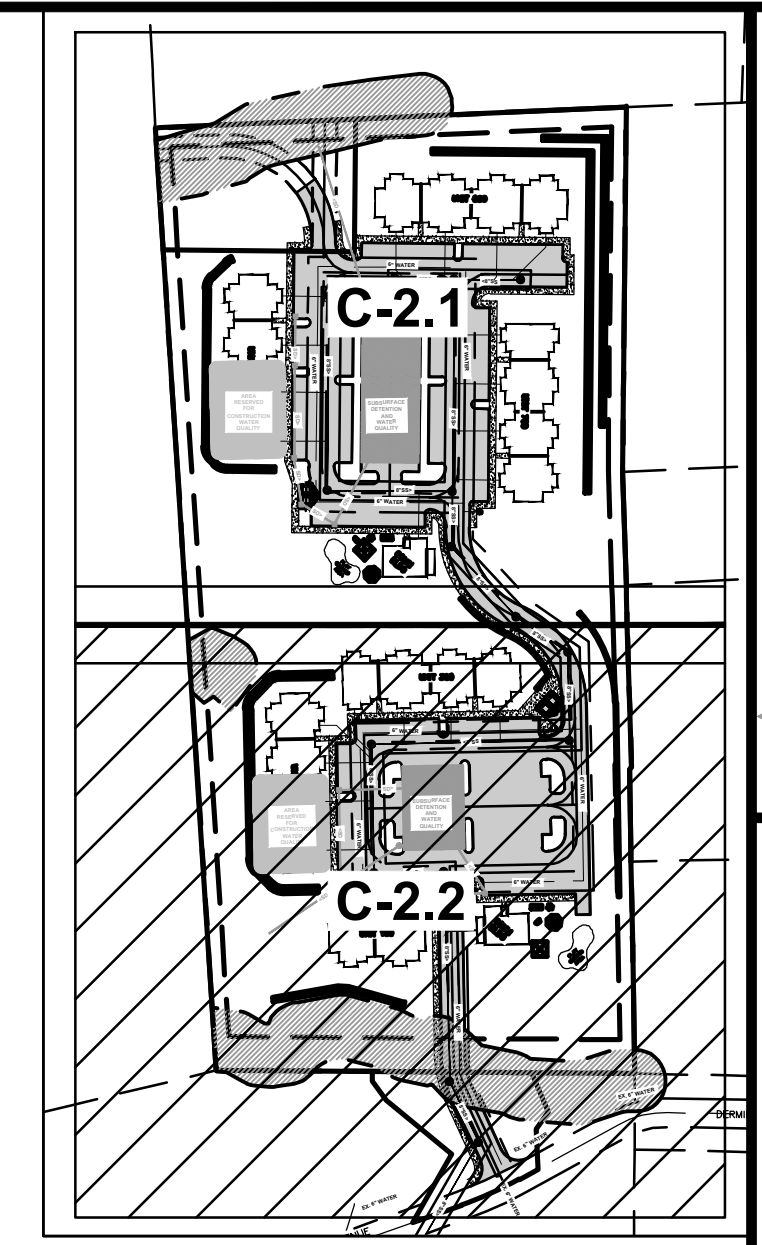
HOUSING ASSISTANCE CORPORATION

HENDERSOINVILLE, NC

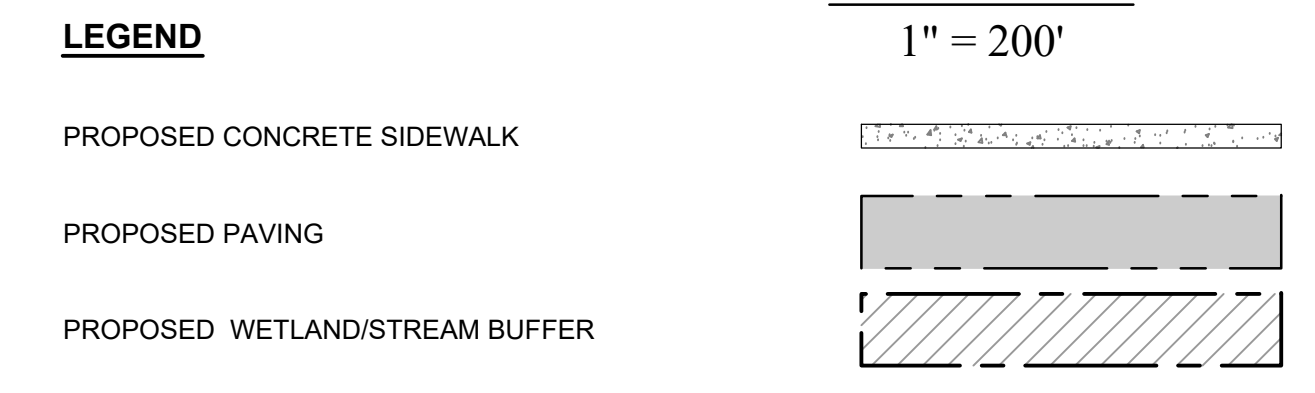
PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

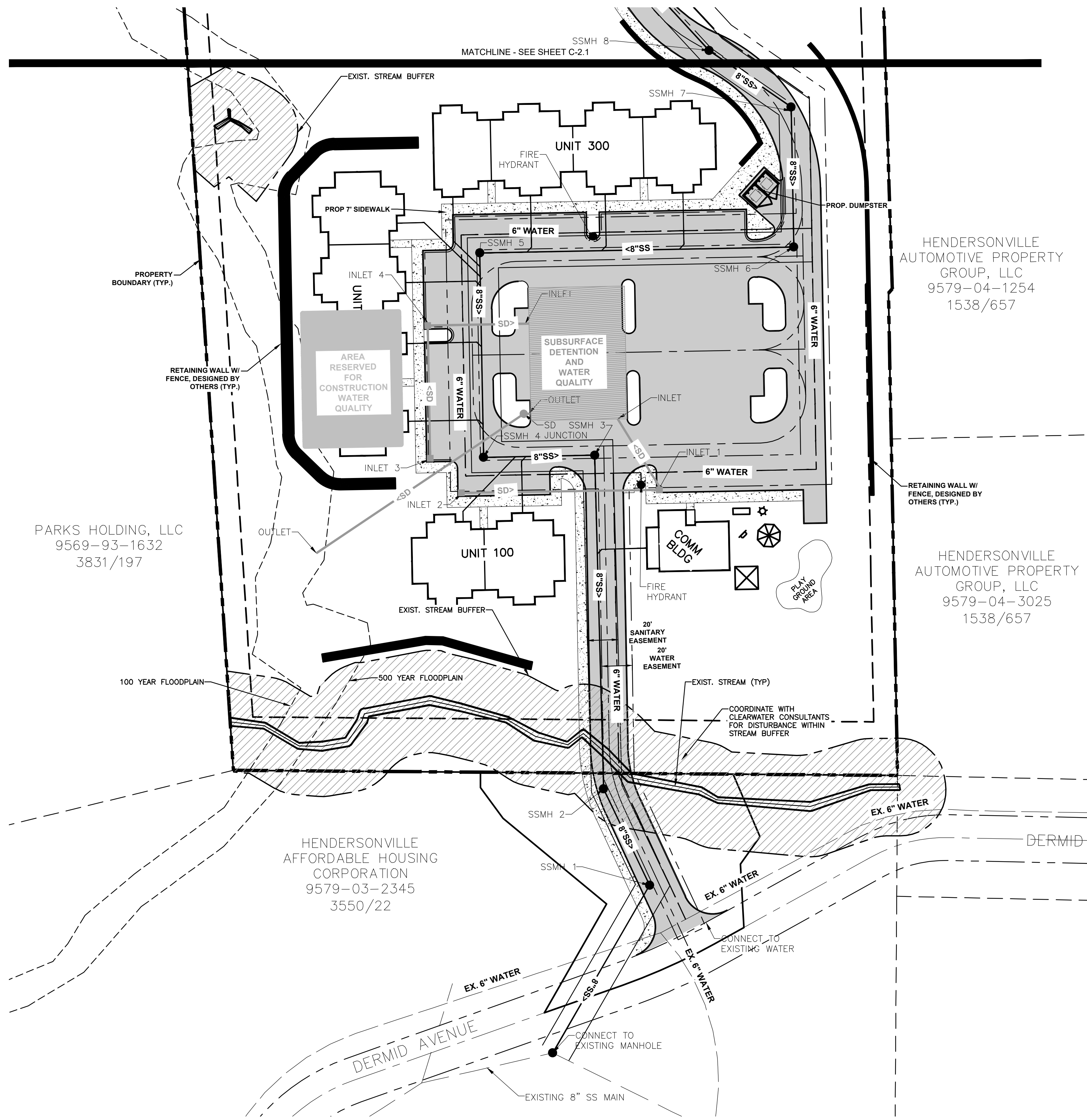
SHEET: **C-6.1**



KEY MAP
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ON-SITE DISTURBED AREA = 7.63 ACRES
 SITE DEVELOPMENT SHALL COMPLY WITH REQUIRED STORMWATER ORDINANCE.



SITE NOTES

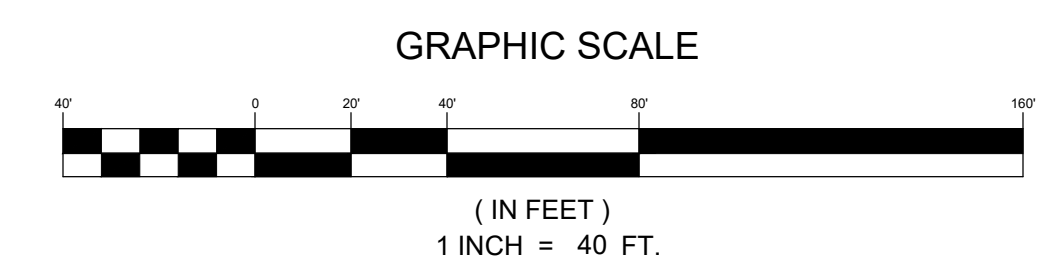
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 9569-93-1632
 3831/197

HENDERSONVILLE AFFORDABLE HOUSING CORPORATION
 9579-03-2345
 3550/22

HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
 9579-04-1254
 1538/657

HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
 9579-04-3025
 1538/657



NO.	DATE	REVISION	BY

UTILITY PLAN PHASE 1
MEADOWCREST
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DW
DESIGNED BY:	DK
DRAWN BY:	DK
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/02/21

TREE CANOPY:

EXISTING CANOPY TO BE PRESERVED:

TIER 1 REQUIRED: 20% OF EXISTING CANOPY
383,679 SF x 0.20 = 76,735.92

TIER 1 PROVIDED: 76,735.92 (20%)

TIER 2 REQUIRED: 10% ADDITIONAL EXISTING CANOPY (OPTION 1)
383,679 SF * 0.10 = 38,367.96 SF

TIER 2 PROVIDED: 38,367.96 ADDITIONAL SF IN UNDISTURBED AREAS

NEW TREE CANOPY:

TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES

STREET TREES:

REQUIRED: 1 TREE PER 40 SF OF ROAD
(70% MIN. OF TREES SHALL BE LARGE MATURING)

PROVIDED: 29 TREES

VUA PLANTINGS:

REQUIRED: 1 TREE PER 1,500 SF OF VUA
95,367.60 SF AT 1 TREE PER 1,500 SF = 64 TREES
2 SHRUBS PER 3,000 SF OF VUA
95,367.60 SF AT 2 SHRUBS PER 3,000 SF = 64 SHRUBS

NO PARKING SPACE MORE THAN 45' FROM A TREE
50% OF SHRUBS TO BE LOCATED IN ISLANDS AND MEDIANS

PROVIDED: 64 TREES (30 IN ISLANDS AND MEDIANS)
71 SHRUBS (51 IN ISLANDS AND MEDIANS)

OPEN SPACE:

REQUIRED: 30% OF SITE IN OPEN SPACE
3.08 ACRES OF OPEN SPACE

88,532.35 SF AT 1 TREE PER 4,000 SF OF OPEN SPACE =
22 TREES

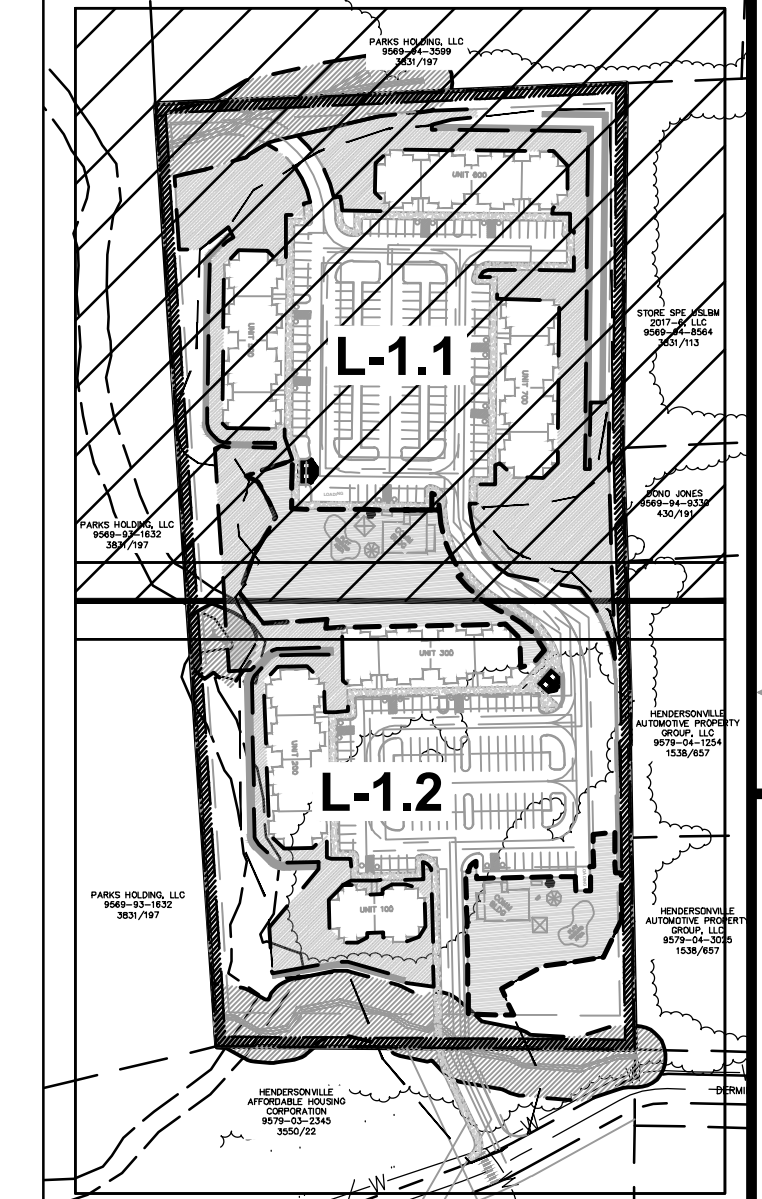
PROVIDED: 3.08 ACRES OF OPEN SPACE
22 TREES

COMMON OPEN SPACE:

REQUIRED: 10% COMMON SPACE =
1.05 ACRES COMMON SPACE

45,721,608 SF AT 1 TREE PER 500 SF OF COMMON OPEN SPACE =
92 TREES

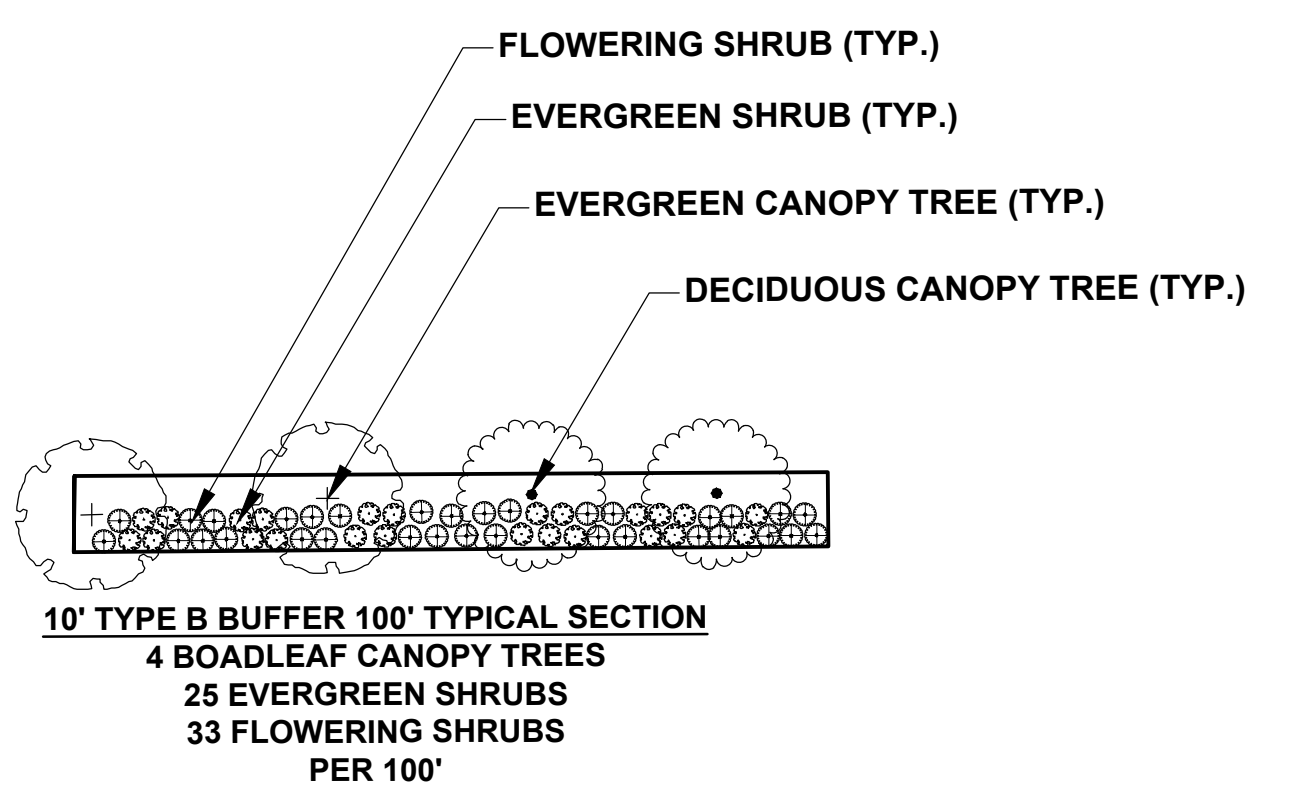
PROVIDED: 1.05 ACRES OF COMMON SPACE
92 TREES



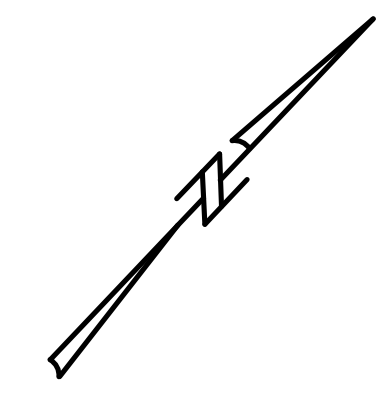
KEY MAP
1" = 200'

LEGEND

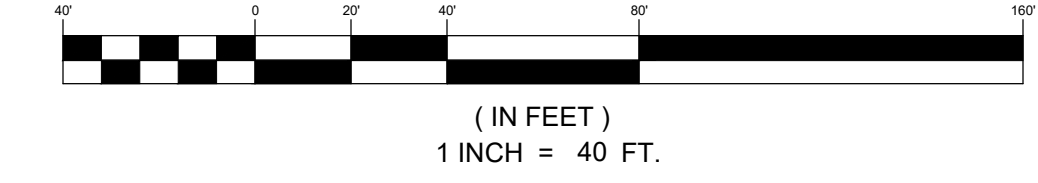
- COMMON OPEN SPACE TREES**
- 92 TREES
- STREET TREES**
- 29 LARGE TREES
- OPEN SPACE TREES**
- 22 TREES
- VUA TREES**
- 64 TREES
- 71 SHRUBS
- TREE CANOPY CREDIT TREES**
- 44 TREES
- COMMON OPEN SPACE**
- 1.05 ACRES
- OPEN SPACE**
- 3.08 ACRES
- 10' TYPE B LANDSCAPE BUFFER**



10' TYPE B BUFFER 100' TYPICAL SECTION



GRAPHIC SCALE



ESP Associates, Inc.
20484 Chatham Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.espassociates.com

Section 5, Item A.

NO.	DATE	REVISION	BY	EC
1.	3/26/2025			

LANDSCAPE PLAN (1 OF 2)

MEADOWCREST PHASE 1

HENDERSONVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: ENM

DRAWN BY: ENM

PROJECT NUMBER: 25-00332

ORIGINAL DATE: 2025/03/07

SHEET: **L1.1**

NO.	DATE	REVISION	PER CITY COMMENTS
1.	3/26/2025		

LANDSCAPE PLAN (2 OF 2)
 MEADOWCREST PHASE 1
 HOUSING ASSISTANCE CORPORATION
 HENDERSONVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ENM
DRAWN BY:	ENM
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/03/07
SHEET:	

TREE CANOPY:
EXISTING CANOPY TO BE PRESERVED:
 TIER 1 REQUIRED: 20% OF EXISTING CANOPY
 383,679 SF x 0.20 = 76,735.92
 TIER 1 PROVIDED: 76,735.92 (20%)
 TIER 2 REQUIRED: 10% ADDITIONAL EXISTING CANOPY (OPTION 1)
 383,679 SF * 0.10 = 38,367.96 SF
 TIER 2 PROVIDED: 38,367.96 ADDITIONAL SF IN UNDISTURBED AREAS

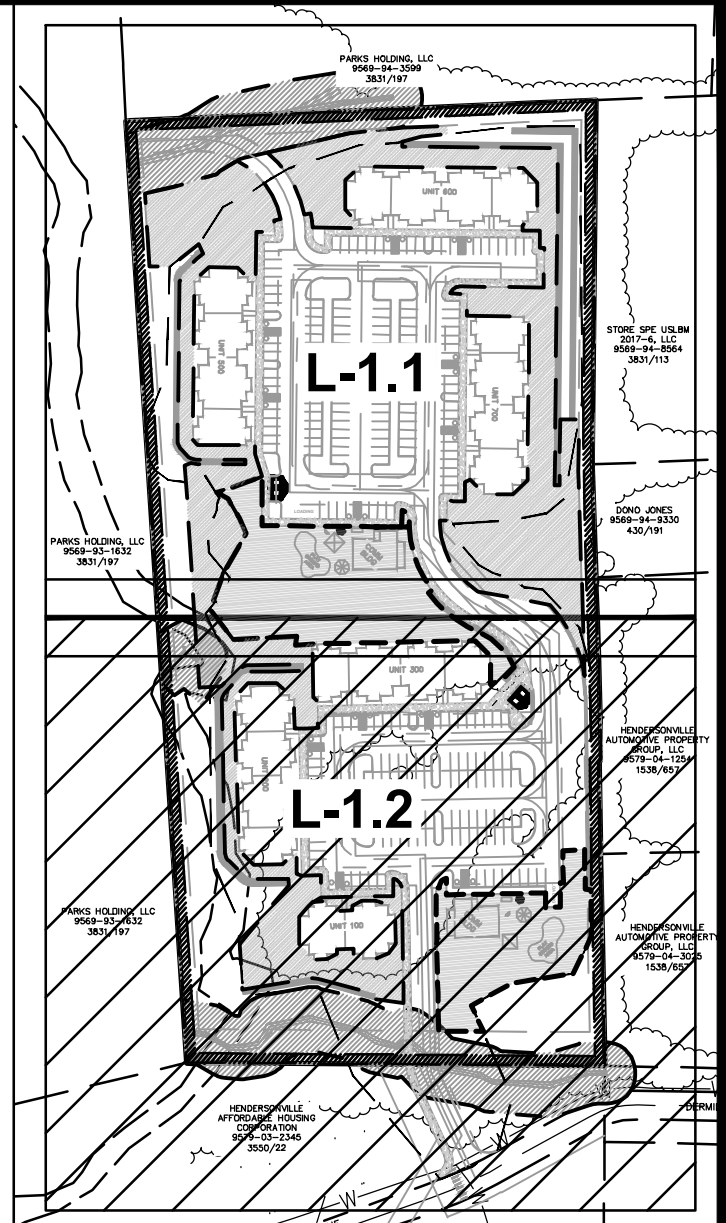
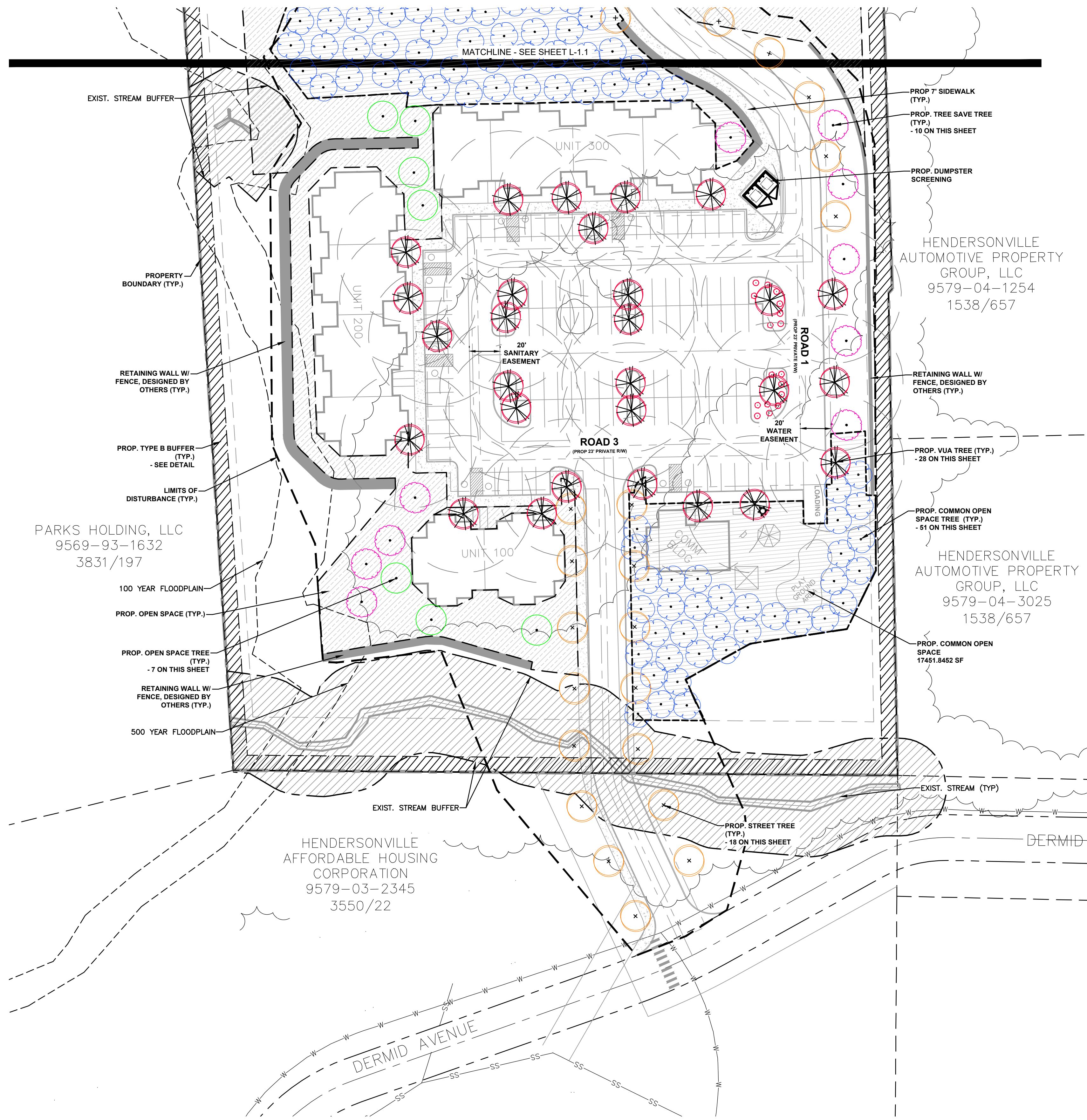
NEW TREE CANOPY:
 TREE CANOPY CREDIT REQUIRED: 38,367.96 SF
 TREE CANOPY CREDIT PROVIDED: 38,367.96 SF
 38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES

STREET TREES:
 REQUIRED: 1 TREE PER 40 SF OF ROAD
 (70% MIN. OF TREES SHALL BE LARGE MATURING)
 PROVIDED: 29 TREES

VUA PLANTINGS:
 REQUIRED: 1 TREE PER 1,500 SF OF VUA
 95,367.60 SF AT 1 TREE PER 1,500 SF = 64 TREES
 2 SHRUBS PER 3,000 SF OF VUA
 95,367.60 SF AT 2 SHRUBS PER 3,000 SF = 64 SHRUBS
 NO PARKING SPACE MORE THAN 45' FROM A TREE
 50% OF SHRUBS TO BE LOCATED IN ISLANDS AND MEDIANS
 PROVIDED: 64 TREES (30 IN ISLANDS AND MEDIANS)
 71 SHRUBS (51 IN ISLANDS AND MEDIANS)

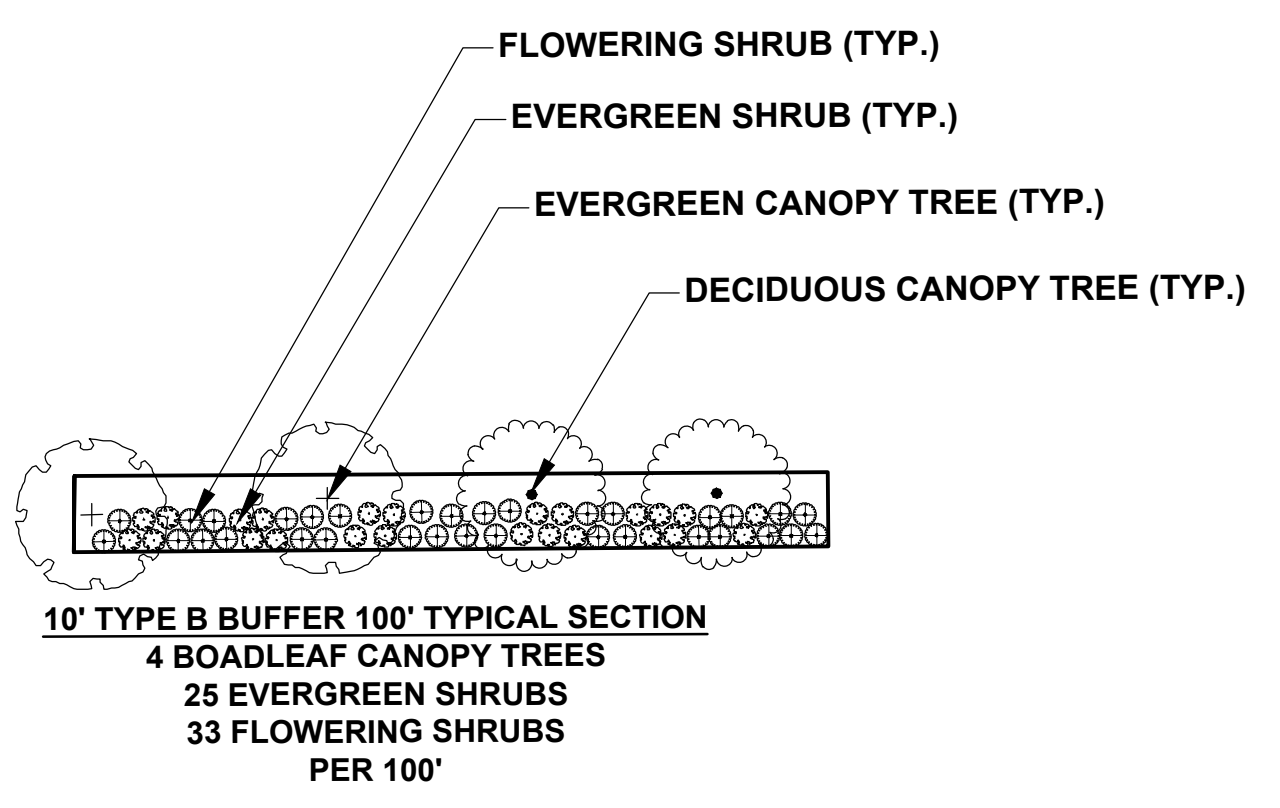
OPEN SPACE:
 REQUIRED: 30% OF SITE IN OPEN SPACE
 3.08 ACRES OF OPEN SPACE
 88,532.35 SF AT 1 TREE PER 4,000 SF OF OPEN SPACE =
 22 TREES
 PROVIDED: 3.08 ACRES OF OPEN SPACE
 22 TREES

COMMON OPEN SPACE:
 REQUIRED: 10% COMMON SPACE =
 1.05 ACRES COMMON SPACE
 45,721,608 SF AT 1 TREE PER 500 SF OF COMMON OPEN SPACE =
 92 TREES
 PROVIDED: 1.05 ACRES OF COMMON SPACE
 92 TREES

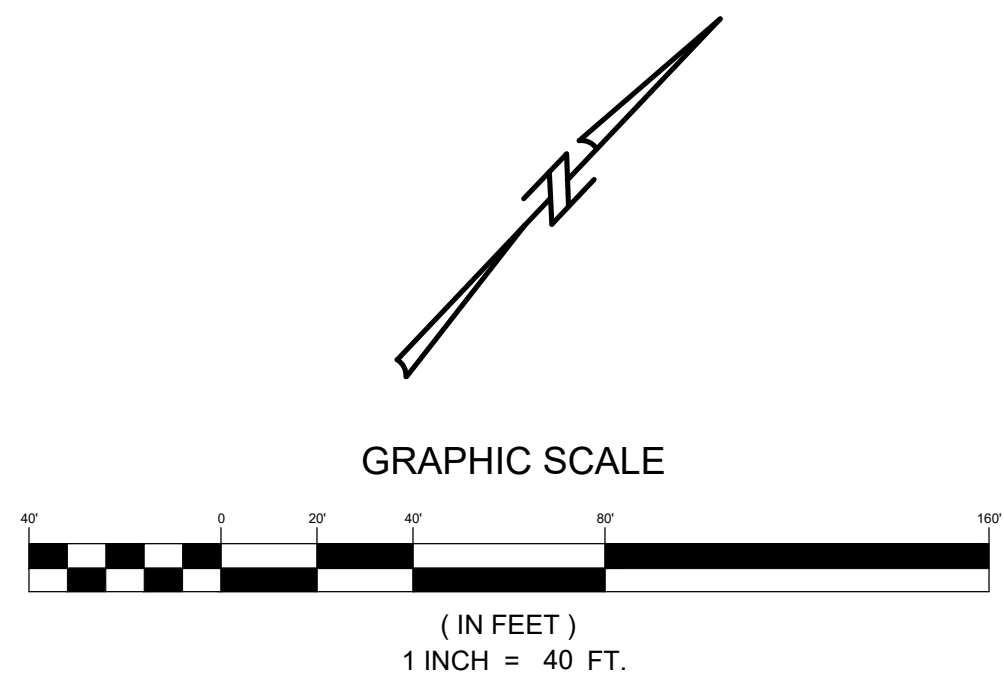


KEY MAP
 1" = 200'

- LEGEND**
- COMMON OPEN SPACE TREES
 - 92 TREES
 - STREET TREES
 - 29 LARGE TREES
 - OPEN SPACE TREES
 - 22 TREES
 - VUA TREES
 - 64 TREES
 - 71 SHRUBS
 - TREE CANOPY CREDIT TREES
 - 44 TREES
- COMMON OPEN SPACE**
- 1.05 ACRES
- OPEN SPACE**
- 3.08 ACRES
- 10' TYPE B LANDSCAPE BUFFER**



10' TYPE B BUFFER 100' TYPICAL SECTION



TREE CANOPY:

EXISTING CANOPY TO BE PRESERVED:

TIER 1 REQUIRED: 20% OF EXISTING CANOPY
383,679 SF * 0.20 = 76,735.92

TIER 1 PROVIDED: 76,735.92 (20%)

TIER 2 REQUIRED: 10% ADDITIONAL EXISTING CANOPY (OPTION 1)
383,679 SF * 0.10 = 38,367.96 SF

TIER 2 PROVIDED: 38,367.96 ADDITIONAL SF IN UNDISTURBED AREAS



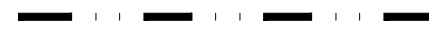


NEW TREE CANOPY:

TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES

LEGEND:

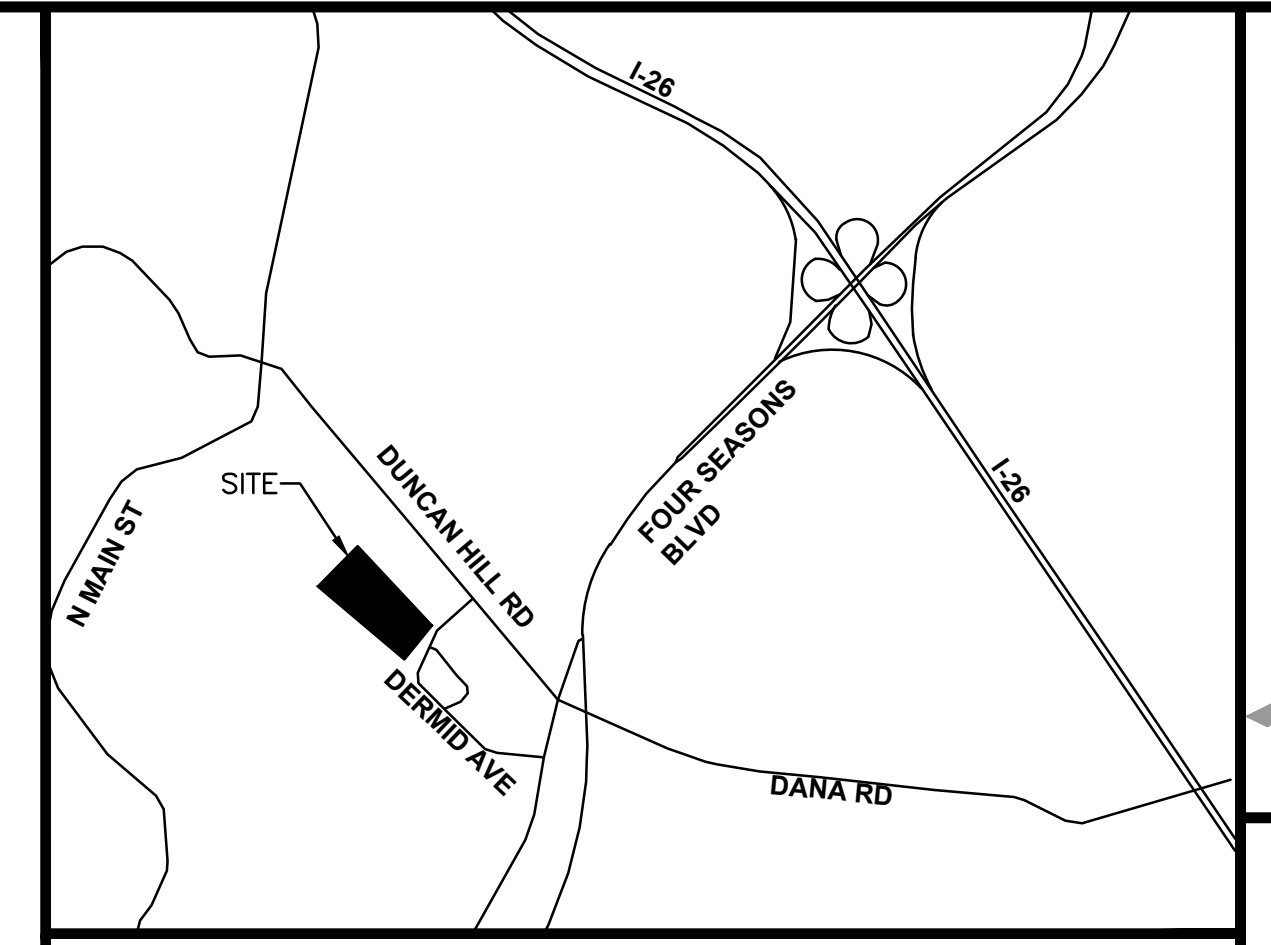
- EXISTING TREE CANOPY 
- EXISTING TREE CANOPY TO SAVE 
- PROPERTY BOUNDARY 
- PROPOSED LIMITS OF DISTURBED AREA 
- TREE CANOPY CREDIT TREES (44) 

NEW TREE CANOPY:

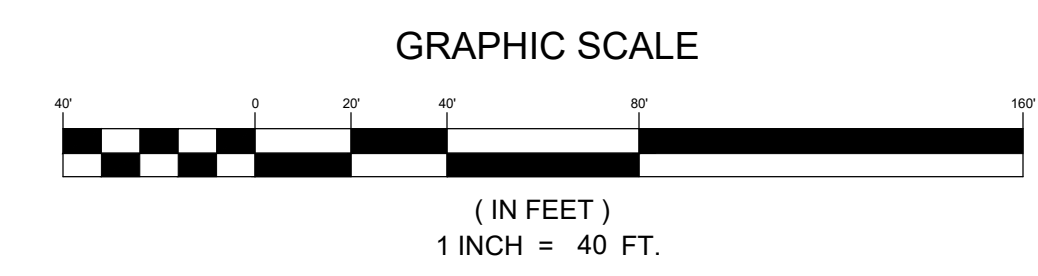
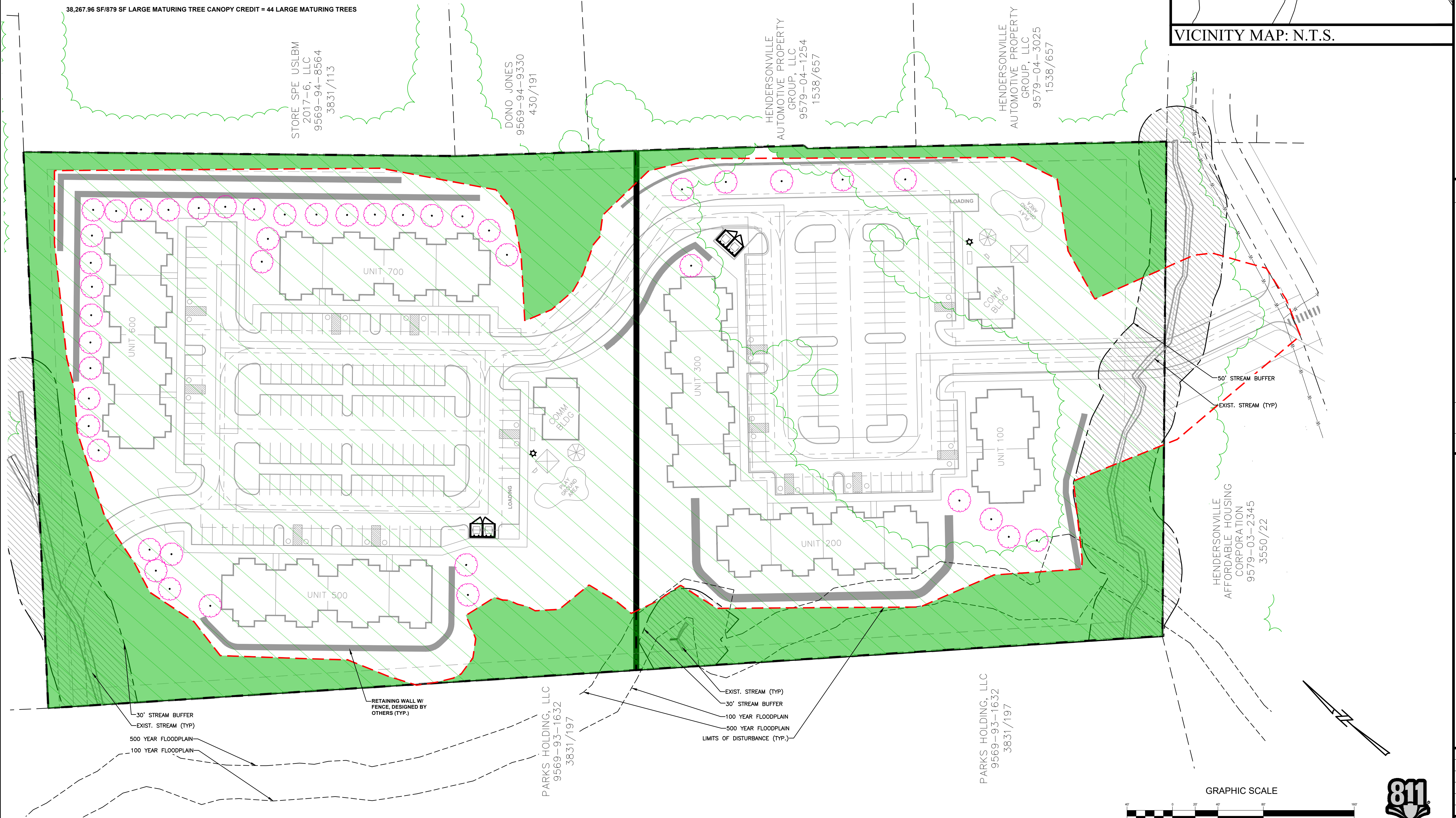
TREE CANOPY CREDIT REQUIRED: 38,367.96 SF

TREE CANOPY CREDIT PROVIDED: 38,367.96 SF

38,267.96 SF/879 SF LARGE MATURING TREE CANOPY CREDIT = 44 LARGE MATURING TREES




VICINITY MAP: N.T.S.



Section 5, Item A.

ESP Associates, Inc.
20484 Charwell Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
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NO.	DATE	REVISION	PER CITY COMMENTS	BY	EC
1.	3/26/2025				

TREE CANOPY PLAN

MEADOWCREST PHASE 1

HOUSING ASSISTANCE CORPORATION

HENDERSONVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ENM
DRAWN BY:	ENM
PROJECT NUMBER:	25-00332
ORIGINAL DATE:	2025/03/07

L-2.1

NEIGHBORHOOD COMPATIBILITY MEETING REPORT

MEADOWCREST (25-12-CZD)

NCM MEETING DATES: MARCH 5TH, 2025



PETITION REQUEST: Rezoning: Meadowcrest- Urban Residential (UR-CZD)

APPLICANT/PETITIONER: Housing Assistance Corporation (Applicant)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on March 5th, 2025, at 1pm in the Old Council Chambers at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 30 minutes.

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

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

There were no pre-submitted comment.

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

Concerns and questions from the public related to:

- Concerns regarding the impact of this development on flooding in other neighborhoods in the vicinity.
- Questions regarding the surrounding area uses (commercial vs. residential)
- Questions pertaining to the floodplain and the encroachment on the 500 year floodplain.
- Questions regarding the blueline streams on the site and where they flow.
- Questions about the design of the buildings and number of bedrooms.
- Questions about the site plan.

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

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBER: 9569-94-7077 BY CHANGING THE ZONING DESIGNATION R-20 (LOW-DENSITY RESIDENTIAL) TO UR-CZD (URBAN RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9569-94-7077
 Addresses: 0 Dermid Avenue
 1st Ave Villas: (File # 25-12-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Housing Assistance Corporation, for the development of 132 multi-family residential units on Dermid Avenue; and

WHEREAS, the Planning Board took up this application at a special called meeting on April 10, 2025; voting **X-X** to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on **May 8, 2025**, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9569-94-7077, changing the zoning designation from R-20 (Low-Density Residential) to UR-CZD (Urban Residential - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated **Month Date, 2025**, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Residential, Multi-Family - 132 Units
 - c. **Additional conditions that shall be satisfied prior to final site plan approval include:**
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted this **10th day of May 2025**.

Attest:

 Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

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

IN RE: Parcel Numbers: 9568-77-1057
Addresses: 0 1st Ave West
1st Ave Villas: (File # P24-26-CZD)

Applicant/Developer: Sarah McCormick,
Peacock Architects

Property Owner: Rafique Charania, ARY
Development LLC

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



For use by Principal Authority
Cloudpermit application number US-NC30720-P-2025-19
PIN 9569947077
Application submitted to Hendersonville, NC, North Carolina

Description of Subject Property
Address 0 NO ADDRESS ASSIGNED
Municipality Hendersonville, NC, North Carolina
PIN 9569947077

Purpose of Application
Application type Conditional Rezoning


Applicant, Property owner		
Last name Fenton Lebeck	First name Margaret	Corporation or partnership Housing Assistance Corporation
Street address 214 N. King Street	Unit number	Lot / Con.
Municipality Hendersonville	State NC	ZIP code 28792
Other phone	Mobile phone +1 828-692-4744	
Fax	Email margaret@housing-assistance.com	

Declaration and Signatures

Section 5, Item A.


Applicant

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

 Digitally signed on 02/21/2025, 1:51:27 PM EST by Margaret Fenton Lebeck.

Property owner

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

 Digitally signed on 02/21/2025, 1:51:30 PM EST by Margaret Fenton Lebeck.

Required Information

Scheduled Neighborhood Compatibility Meeting - NCM Date 03/05/2025	NCM Time 1:00 PM
Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting	

Information

Type of Development: Residential	Current Zoning R-20	Total Acentage 10	Proposed Zoning: PRD-CZD or UR-CZD	Proposed Building Square Footage: 60690.0 sq.ft.
Number of Dwelling Units: 132				List of Requested Uses: Multi-Family



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** April 10, 2025

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

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

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-57-4046) from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use, based on the following:

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

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

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

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

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-57-4046) from C-3 CZD, Highway Business Conditional Zoning District to CHMU, Commercial Highway Mixed Use, based on the following:

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

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

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

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

[DISCUSS & VOTE]

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

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

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

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

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

PROJECT SUMMARY 2

SITE IMAGES..... 3

SITE IMAGES..... 4

SITE IMAGES..... **Error! Bookmark not defined.**

EXISTING ZONING & LAND USE 5

FUTURE LAND USE 6

REZONING STANDARDS (ARTICLE 11-4) 7

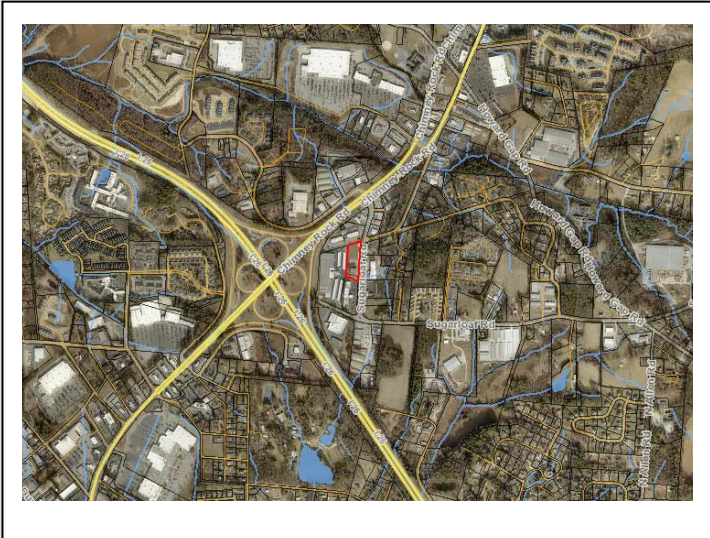
REZONING STANDARDS ANALYSIS & CONDITIONS 9

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 10



PROJECT SUMMARY

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



SITE VICINITY MAP

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

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

SITE IMAGES



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



View of subject property from southern boundary facing north

SITE IMAGES

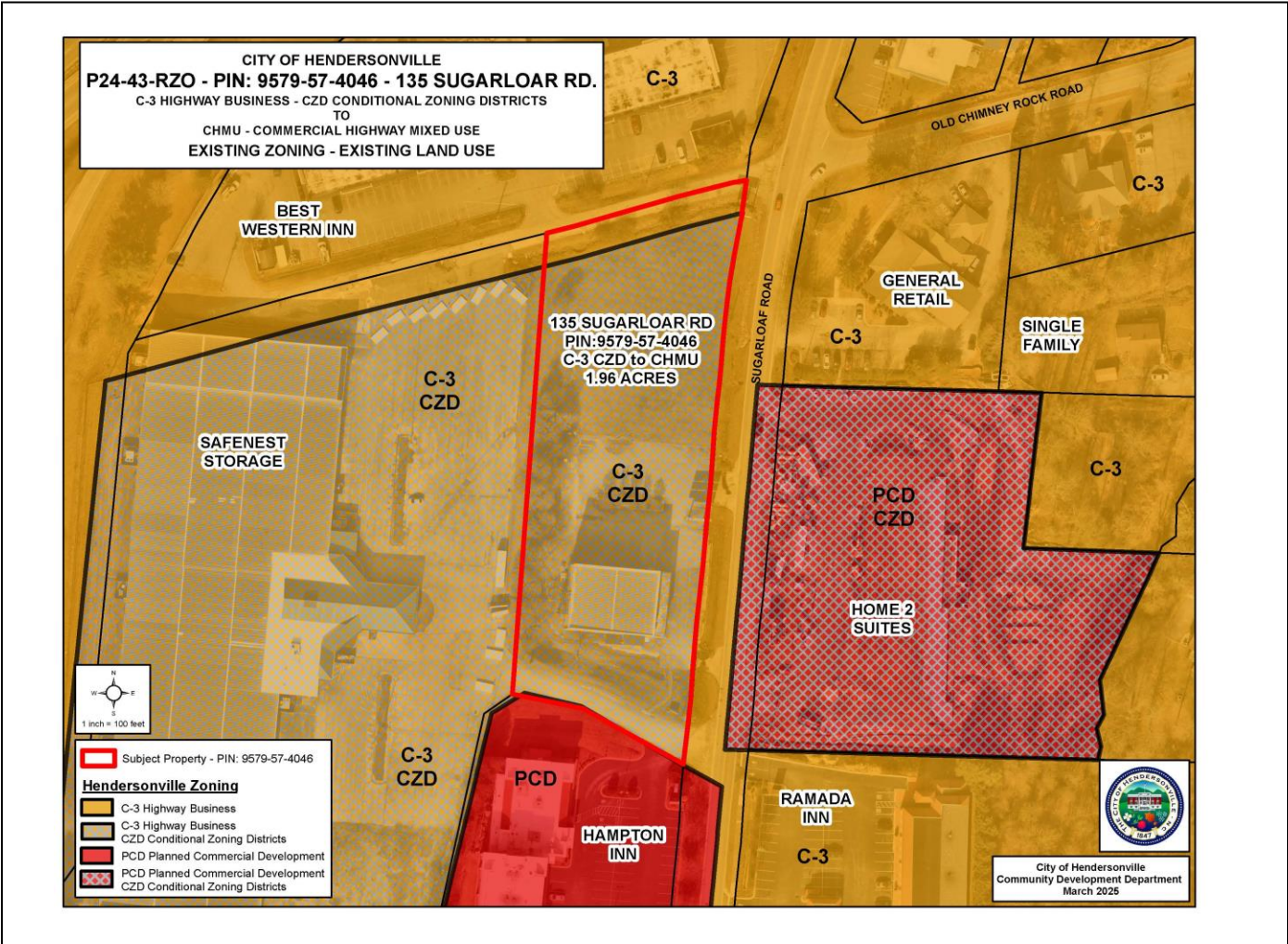


*View of subject property from southeastern corner facing northeast.
Best Western is in the background.*



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

EXISTING ZONING & LAND USE



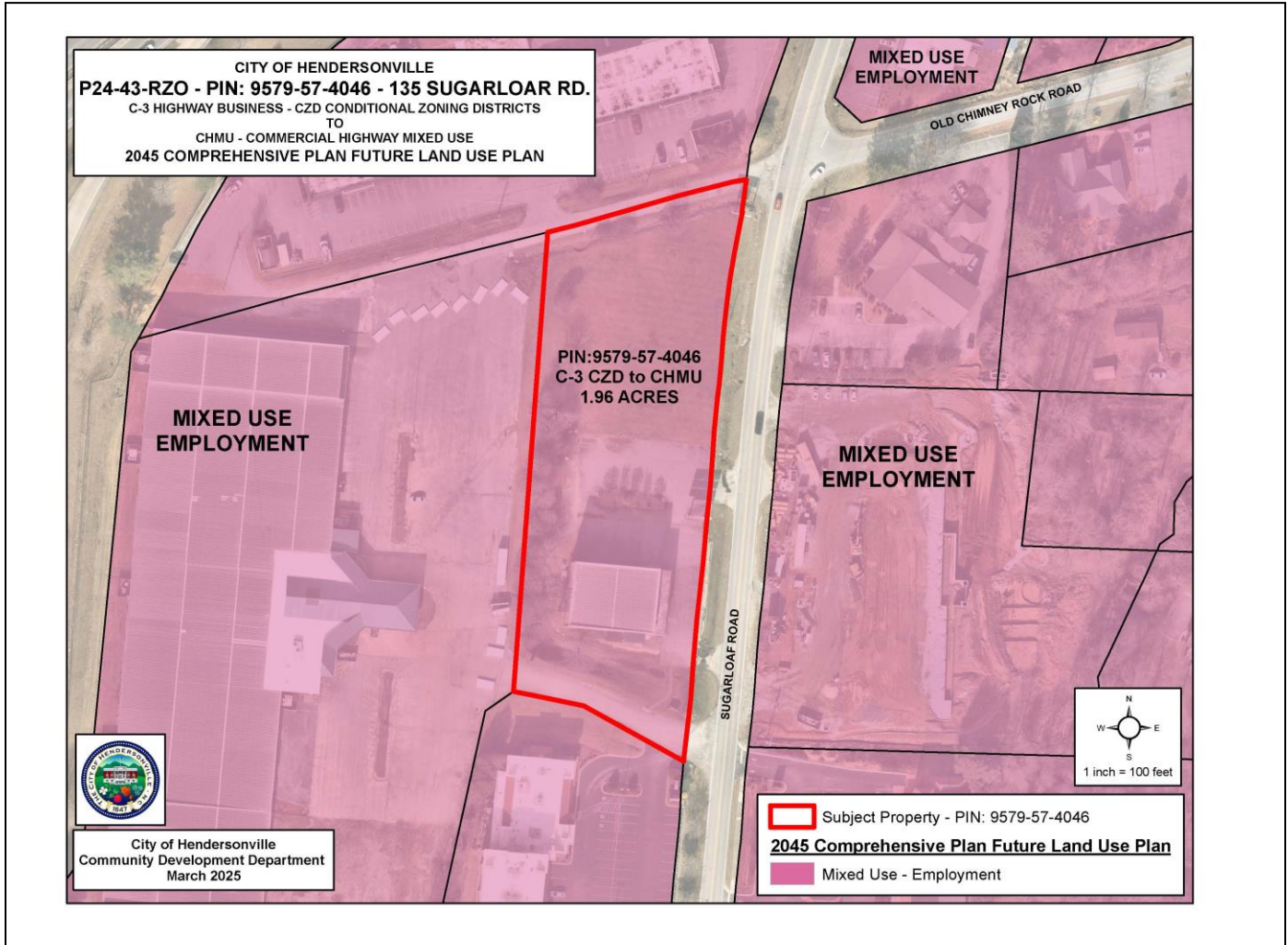
Existing Zoning & Current Land Use Map

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

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

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

FUTURE LAND USE



Future Land Use & Conservation Map

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

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

REZONING STANDARDS (ARTICLE 11-4)

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

	<p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent</p> <p>DESIGN GUIDELINES ASSESSMENT – N/A</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment - The subject property was rezoned in 2021 from C-3 to C-3 CZD. The subject property was subdivided to serve as a separate outparcel (lot 2) from the parent parcel (former World of Clothing building). Additional development has occurred in proximity to the subject property. These developments include AAA Storage and Home 2 Suites on Sugarloaf Rd and Universal at Lakewood and Lakewood Apartments north of Chimney Rock Rd on Lakewood Dr.</p>
<p>4) Public Interest</p>	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare - Under the current CZD, nothing can be developed on this site. The options for changing the zoning are between C-3, Highway Business and the proposed CHMU Zoning District. While CHMU is a permissive zoning district, it is distinguished from the surrounding C-3 zoning due to the fact that it permits Multi-Family uses and has building and site design standards. These mix of uses and design standards can provide a superior development compared to what is permissible under C-3 zoning.</p>
<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment The property is served by City services and is located on an NCDOT road.</p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p>

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

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

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

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

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

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

DRAFT [Rationale for Approval]

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

DRAFT [Rational for Denial]

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

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

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

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

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

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

Ordinance # ____ - ____

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

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

WHEREAS, the Planning Board took up this application at its regular meeting on April 10th, 2025; voting **to** to recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville, and

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

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

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

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

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

Adopted this 1st day of May 2025.

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

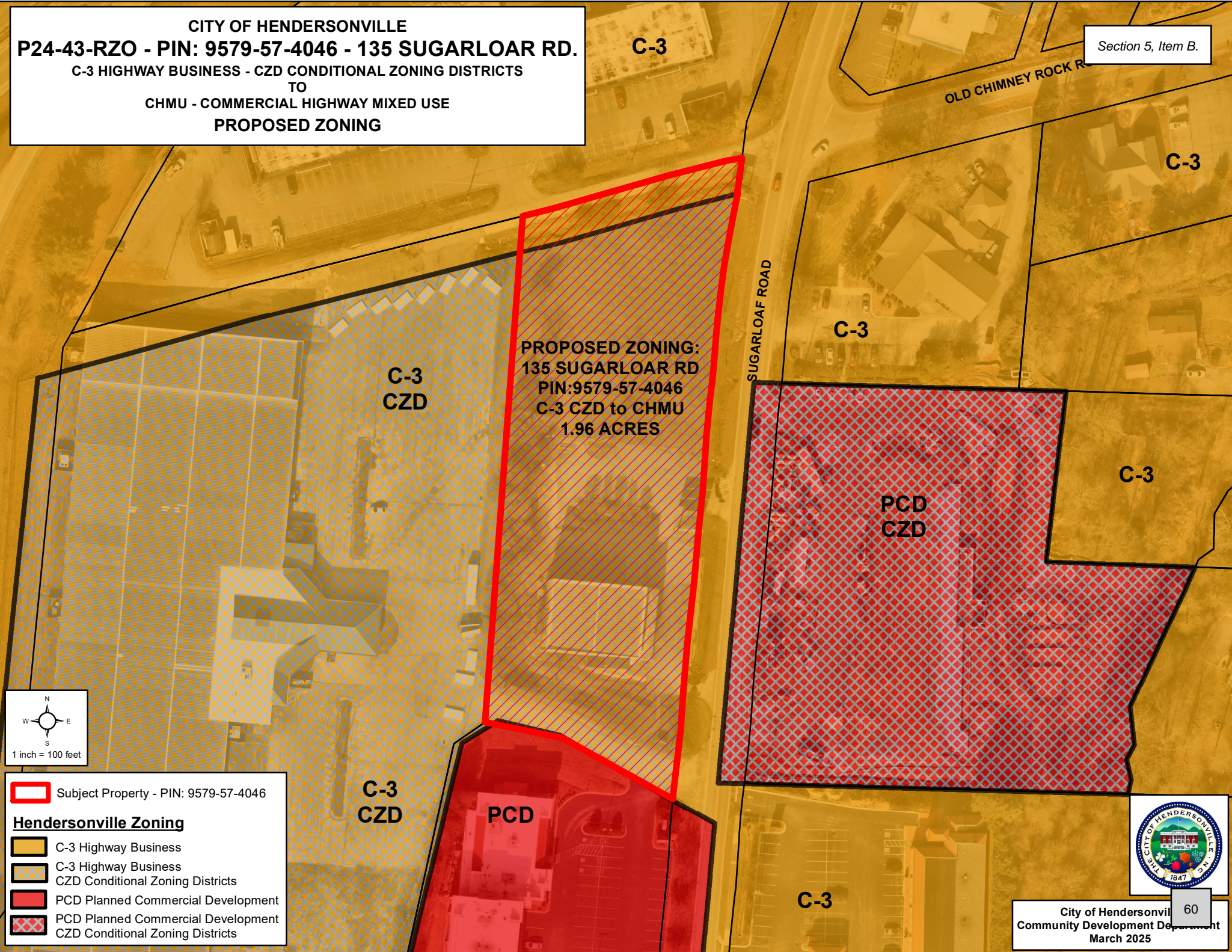
Jill Murray, City Clerk

Approved as to form:

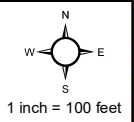
Angela S. Beeker, City Attorney

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

Section 5, Item B.



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



Subject Property - PIN: 9579-57-4046

Hendersonville Zoning

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





CITY OF HENDERSONVILLE COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King Street, Hendersonville, NC 28792
Phone (828) 697-3010|Fax (828) 698-6185
www.hendersonvillenc.gov

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

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

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

A. Property Information

Date: 1/9/25

PIN(s): 9579574046

Address(es) / Location of Property: 135 Sugarloaf Rd
C-3 CZD

Current Zoning: _____

Proposed Zoning: CHMU

B. Adjacent Parcel Numbers and Uses

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

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

C. Applicant Contact Information

Daniel Renckens

* Printed Applicant Name

WOC SE Storage, LLC

Printed Company Name (if applicable)

Corporation Limited Liability Company Trust Partnership

Other: _____

Daniel Renckens

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

Applicant Signature

VP of Development

Applicant Title (if applicable)

919 Berryhill Rd #100

Address of Applicant

Charlotte, NC 28208

City, State, and Zip Code

704-654-7538

Telephone

drenckens@canvasscap.com

Email

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

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

* Printed Property Owner Name

Printed Company Name (if applicable)

Corporation Limited Liability Company Trust Partnership

Other: _____

Daniel Renckens

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

Property Owner Signature

Authorized signatory

Property Owner Title (if applicable)

Address of Property Owner

City, State, and Zip Code

Telephone

Email

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

D. Section 11-1 Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

<p>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The proposed map amendment seeks to return the parcels to their previous base zoning. 2. The proposed map amendment restores potential development opportunities on this property by permitting the same uses available to the other adjacent Highway Mixed Use properties. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p style="text-align: center;">[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville is in receipt of an application for a Standard Rezoning from Nehemias Lopez, applicant and owner of 2620 and 2626 Chimney Rock Road. The applicant is requesting to rezone the subject property, PIN 9670-70-6498, from PRD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use.

Mr. Lopez owns one of three parcels within the conditional zoning district. These parcels are associated with an inactive Low Income Housing Tax Credit project known as "White Pine Villas", which never received tax credits. The developer of this project has since obtained tax credits for a different project in the City, (The Lofts at Chadwick).

If City Council rezones PIN 9670-70-6498, City staff also recommends rezoning PINS 9670-70-8607 and 9670-70-8864 to a base district, preferably HMU, as part of the same effort. Rezoning only one parcel within the conditional zoning district would leave the rest of the CZD unconstructable, necessitating a future rezoning anyways. All 3 parcels were zoned HMU prior to the establishment of the conditional zoning district.

PROJECT/PETITIONER NUMBER:	25-14-RZO
PETITIONER NAME:	<ul style="list-style-type: none"> • Nehemias Lopez [Applicant and Owner of 2620 Chimney Rock Road] • City of Hendersonville [applicant for PINs 9670-70-8607 and 9670-70-8864, IF 2620 Chimney Rock Road is rezoned.]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Comprehensive Plan Review 3. White Pine Villas Site Plan for parcel reference 4. Proposed Zoning Map 5. Draft Ordinance 6. Application

REZONING: STANDARD REZONING -2620 CHIMNEY ROCK ROAD (25-14-RZO) CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2
EXISTING ZONING & LAND USE 3
SITE IMAGES..... 4
FUTURE LAND USE 6
REZONING HISTORY 7
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) 8
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 9



PROJECT SUMMARY

- Project Name & Case #:
 - 2620 Chimney Rock Road Rezoning
 - 25-14-RZO
- Applicant & Property Owner:
 - Nehemias Lopez [Applicant and Owner]
 - City of Hendersonville [Applicant]
- Property Address:
 - 2620 Chimney Rock Road
 - 2626 Chimney Rock Road
- Project Acreage:
 - 4.64 Acres
- Parcel Identification (PIN):
 - 9670-70-6498 (applicant) (Orange on map)
 - 9670-70-8607 (COH) (Blue on map)
 - 9670-70-8864 (COH) (Blue on map)
- Current Parcel Zoning:
 - PRD-CZD- Planned Residential Development Conditional Zoning District (White Pine Villas)
- Future Land Use Designation:
 - Mixed Use Commercial
 - Multi-Generational Living
- Requested Zoning:
 - HMU, Highway Mixed Use
- Requested Uses:
 - All uses in HMU would be permitted.



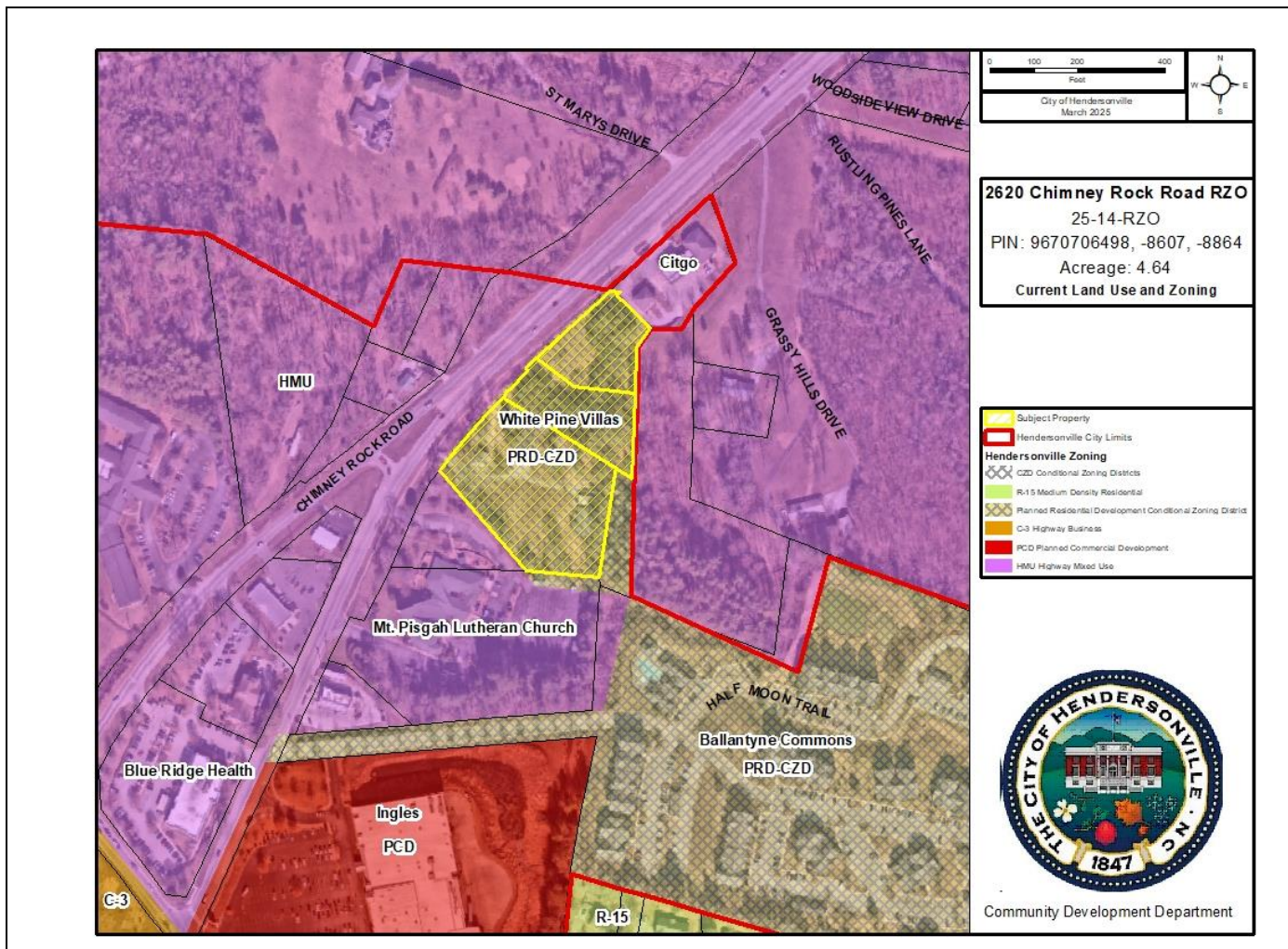
SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from Nehemias Lopez, applicant and owner of 2620 and 2626 Chimney Rock Road. The applicant is requesting to rezone the subject property, PIN 9670-70-6498, from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use.

Mr. Lopez owns one of three parcels within the conditional zoning district. These parcels are associated with an inactive Low Income Housing Tax Credit project known as "White Pine Villas", which never received tax credits. The developer of this project has since obtained tax credits for a different project in the City, (The Lofts at Chadwick).

If City Council rezones PIN 9670-70-6498, City staff also recommends rezoning PINS 9670-70-8607 and 9670-70-8864 to a base district, preferably HMU, as part of the same effort. Rezoning only one parcel within the conditional zoning district would leave the rest of the CZD unconstructable, necessitating a future rezoning anyways. All 3 parcels were zoned HMU prior to the establishment of the conditional zoning district.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Planned Residential Development Conditional Zoning District, associated with the White Pine Villas Project, which is currently entitled but inactive. The White Pine Villas project, developed for low-income housing tax credits, did not receive those credits, and the developer obtained credits for a different project elsewhere in the City. He no longer has an option on the property and the likelihood of White Pine Villas being developed is low.

The US 64 corridor is zoned Highway Mixed Use, a designation created for this corridor. Before the establishment of the White Pine Villas zoning district, the subject property also held a Highway Mixed Use designation.

To the east, there is a large-scale apartment complex under a Planned Residential Development Conditional Zoning District, and to the south, the Ingles development is zoned as Planned Commercial Development Conditional Zoning District. However, the predominant zoning along this corridor remains Highway Mixed Use.

SITE IMAGES



View of existing home at 2620 Chimney Rock Road.

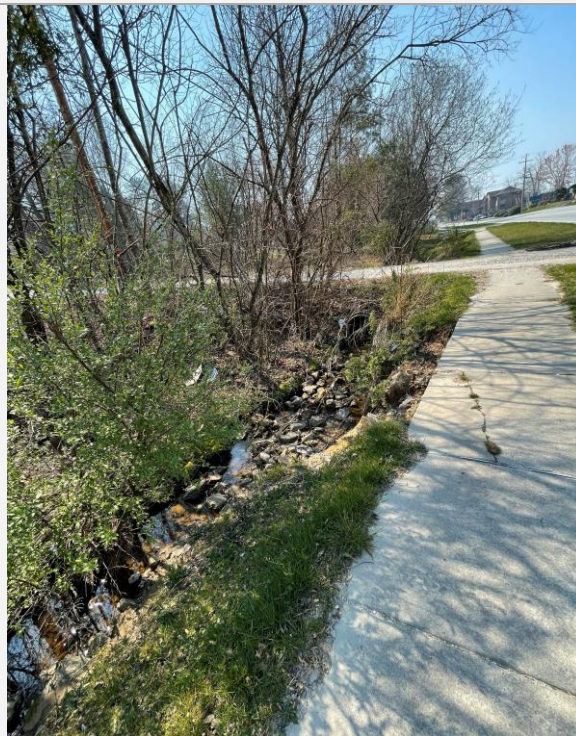


Typical view of inside the wooded area on the subject property.

SITE IMAGES

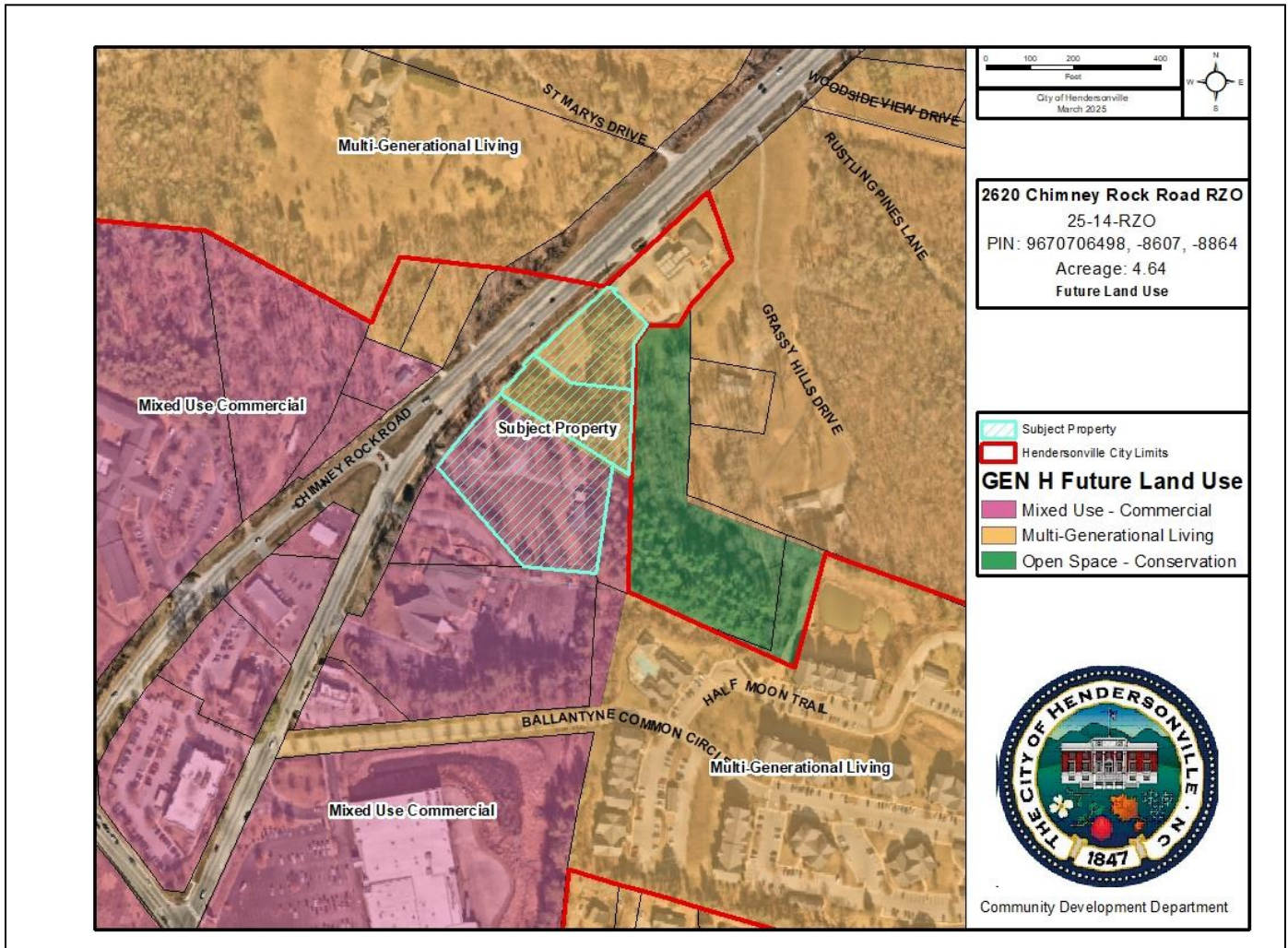


View of the subject property taken from Citgo looking south.



View of the stream running along the property frontage.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

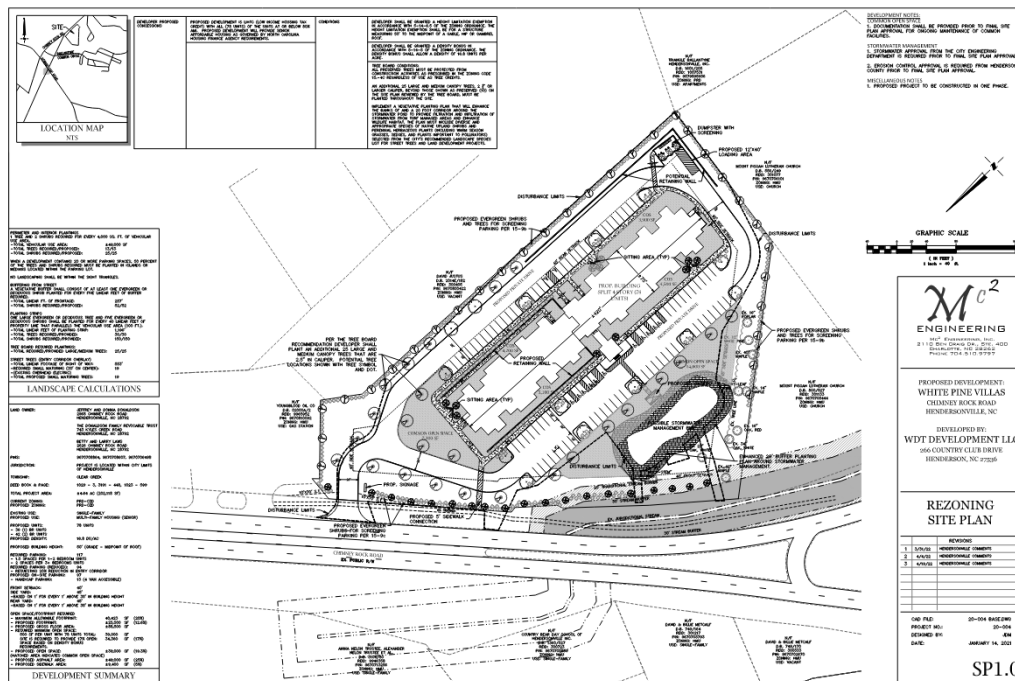
The subject property has a split designation of Mixed-Use Commercial and Multi-Generational Living, acting as a transitional area between the two designations. The parcels to the south, which front US 64, are designated as Mixed-Use Commercial, while the parcels to the north are designated as Multi-Generational Living. Many of the parcels to the north are vacant or underutilized, offering potential for future development. Additionally, the entire subject property, including all three parcels, lies within the focused intensity node associated with the US 64 and Howard Gap Road intersection. To the east, a parcel containing a blueline stream is designated as Open Space Conservation.

REZONING HISTORY

Prior Rezoning (P22-13-CZD)	Summary of Prior Petition	Status
5-5-2022 (PRD-CZD to PRD-CZD)	4.64 acre development for the construction of a 78 unit low income housing tax credit multi-family project.	Inactive but entitled

Subject Property History

- Highway Mixed Use is established (December 9th, 2004)
 - In 2002 City Council adopted corridor plans calling for mixed -use zoning on U.S. Highway 64 East
 - City Council Minutes: <https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=2d9b5a787970d>
- White Pine Villas Version 1 (approved April 2, 2020)
 - 3 story multi-family building consisting of 78 Low Income Housing Tax Credit units for seniors (55+)
 - 34' 11" to the midpoint of the roof.
 - City Council Minutes- <https://mccmeetings.blob.core.usgovcloudapi.net/hvInc-pubu/MEET-Minutes-4ab50b18954346f49ac79b2f04368be2.pdf>
- White Pine Villas Version 2 (approved May 5th, 2022, current entitlement)
 - 4 story multi-family building consisting of 78 Low Income Housing Tax Credit units for seniors (55+)
 - 50' to the midpoint of the roof.
 - City Council Minutes: <https://mccmeetings.blob.core.usgovcloudapi.net/hvInc-pubu/MEET-Minutes-fa918ebba3904e16a37c226d271d4290.pdf>



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

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	<p>Land Supply, Suitability & Intensity All 3 properties are listed as underdeveloped on the land suitability map. All 3 properties are within the focused intensity node for US 64 and Howard Gap. All 3 properties are listed as underdeveloped on the land supply map.</p>
	<p>Future Land Use & Conservation Map- See Gen H appendix.</p> <p>Designation: Mixed Use Commercial (PIN- 9670-70-6498) Character Area Description: Consistent Zoning Crosswalk: Consistent</p> <p>Designation: Multi-Generational Living (PINs- 9670-70-8607 and 9670-70-8864) Character Area Description: Consistent Zoning Crosswalk: Inconsistent</p>
2) Compatibility	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p>
	<p>Prior to the 2020 and 2022 rezonings to PRD-CZD, these parcels were zoned Highway Mixed Use. Highway Mixed Use was created for this corridor and all other adjacent properties are currently zone Highway Mixed Use.</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p>
	<p>The White Pine Villas project was a low-income housing tax credit project that did not receive the necessary tax credits to proceed. In discussions with Stephen Drake, the developer of White Pine Villas, he confirmed that he no longer has an option on the property and does not foresee moving forward with the project.</p>
4) Public Interest	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p>
	<p>The City has focused on developing mixed-use districts, particularly along our corridors. This rezoning supports that initiative by designating these parcels to the mixed use zoning district established for this corridor.</p>

<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p> <p>These parcels are located within the corporate City limits and will have access to all services associated with that.</p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p> <p>Even if rezoned, any new development on the site will be required to follow all zoning and subdivision ordinance requirements concerning natural resources and the environment.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

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

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

DRAFT [Rationale for Approval]

- *The proposed map amendment seeks to return the parcels to their previous base zoning.*
- *The proposed map amendment restores potential development opportunities on this property by permitting the same uses available to the other adjacent Highway Mixed Use properties.*

DRAFT [Rational for Denial]

- *The proposed rezoning eliminates the current entitlements on the property linked to a LIHTC project that could be potentially developed in the future.*

2620 Chimney Rock Road Rezoning (25-14-RZO)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
SUPPLY, SUITABILITY, & INTENSITY			
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent		Listed as underdeveloped in the Land Supply Map
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent		Listed as underdeveloped in the Land Suitability Map
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent		Located in the Intensity Node for Howard Gap Road and US 64
FUTURE LAND USE & CONSERVATION MAP			
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Mixed Use-Commerical (PIN 9670-70-6498)		
Character Area Description (Pg. 122-131)	Consistent		
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Multi-Generational Living (PINs 9670-70-8607 & 9670-70-8864)		
Character Area Description (Pg. 122-131)	Consistent		
Zoning Crosswalk (Pg. 132-133, Figure 4.18)		Inconsistent	

2620 Chimney Rock Road Rezoning (25-14-RZO)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
GOALS			
Vibrant Neighborhoods (Pg. 93)			
Promote lively neighborhoods that increase local safety.	Consistent		
Enable well-maintained homes, streets, and public spaces.	Consistent		
Promote diversity of ages (stage of life), income levels, and a range of interests.	N/A		
The design allows people to connect to nearby destinations, amenities, and services.	Consistent		
Abundant Housing Choices (Pg. 93)			
Housing provided meets the need of current and future residents.	Consistent		
Range of housing types provided to help maintain affordability in Hendersonville.	Somewhat Consistent		HMU zoning aligns with this goal, however, in rezoning the property the previous entitlements for 78 LIHTC senior units would be removed.
Housing condition/quality exceeds minimum standards citywide	Consistent		
Healthy and Accessible Natural Environment (Pg. 94)			
Recreational (active and passive) open spaces are incorporated into the development.	Consistent		
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent		
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent		
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent		
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent		
Authentic Community Character (Pg. 94)			
Downtown remains the heart of the community and the focal point of civic activity	N/A		
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent		
Historic preservation is utilized to maintain the city's identity.	Consistent		
City Centers and neighborhoods are preserved through quality development.	Consistent		
Safe Streets and Trails (Pg. 95)			
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Consistent		
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent		
Design embraces the principles of walkable development.	Consistent		
Reliable & Accessible Utility Services			

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

REID: 9946358
PIN: 9670713256
ZONING: HMU
USE: SINGLE-FAMILY

SITE INFORMATION:
SITE ACREAGE: (+/-) 4.64 ACRES
SITE ACCESS: FROM CHIMNEY ROCK ROAD
TOTAL PARKING SPACES PROVIDED: = 97 SPACES
TOTAL NUMBER OF BUILDINGS: (1) RESIDENTIAL BUILDING
FLOOD PLAIN: NONE
RETAINING WALLS EXISTING/PLANNED: NONE/NONE

N/F
YOUNGBLOOD OIL CO
D.B. 02000A/2
REID: 9965952
PIN: 9670810092
ZONING: HMU
USE: GAS STATION

N/F
COUNTRY BEAR DAY SCHOOL OF
HENDERSONVILLE INC.
D.B. 1380/527
REID: 300723
PIN: 9670705859
ZONING: HMU
USE: SINGLE-FAMILY

N/F
DAVID & BILLIE METCALF
D.B. 749/164
REID: 301217
PIN: 9670703793
ZONING: HMU
USE: SINGLE-FAMILY

N/F
DAVID & BILLIE METCALF
D.B. 749/170
REID: 300333
PIN: 9670702670
ZONING: HMU
USE: VACANT

N/F
MOUNT PISGAH LUTHERAN CHURCH
D.B. 800/627
REID: 301133
PIN: 9670705444
ZONING: HMU
USE: CHURCH

N/F
MOUNT PISGAH LUTHERAN CHURCH
D.B. 556/249
REID: 301077
PIN: 9670706101
ZONING: HMU
USE: CHURCH

N/F
TRIANGLE BALLANTYNE
HENDERSONVILLE, INC.
D.B. 1601/205
REID: 1007531
PIN: 9579895936
ZONING: PRD
USE: APARTMENTS

NOT FOR
CONSTRUCTION

CONSULTANTS

WDT DEVELOPMENT,
LLC

WHITE PINE
VILLAS

HENDERSONVILLE,
NORTH CAROLINA

22-409.00

REVISIONS

DATE

DATE: MARCH 21, 2022
ISSUED FOR: REVIEW SET - 4 / 4 STEPPED w/ SHADOW

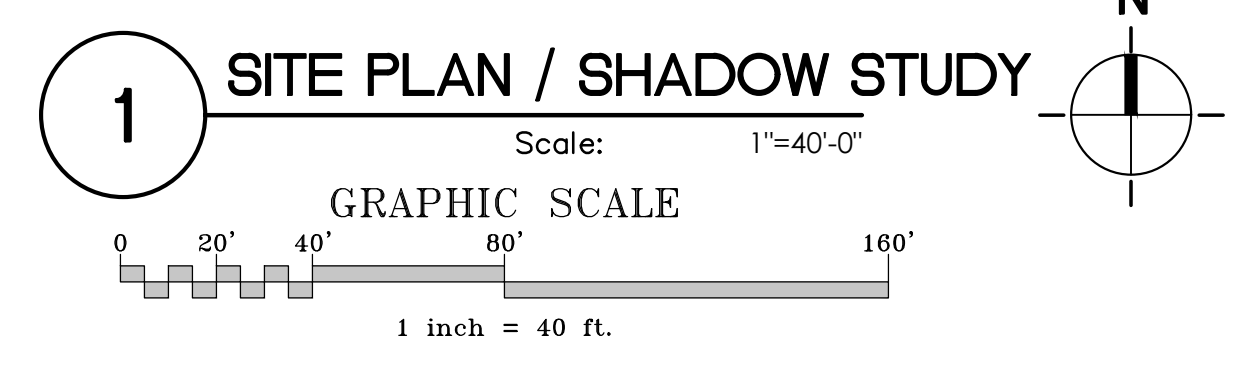
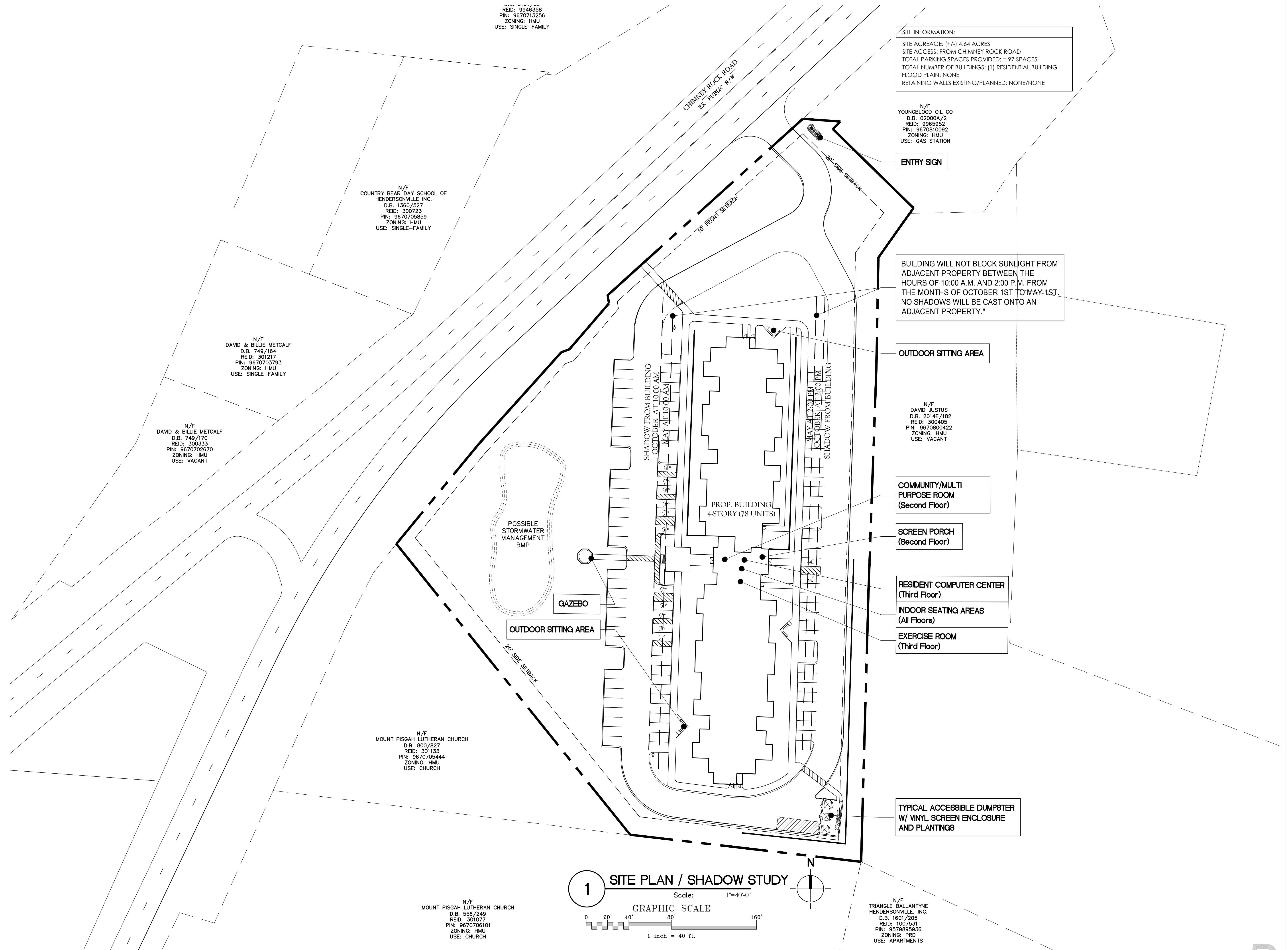
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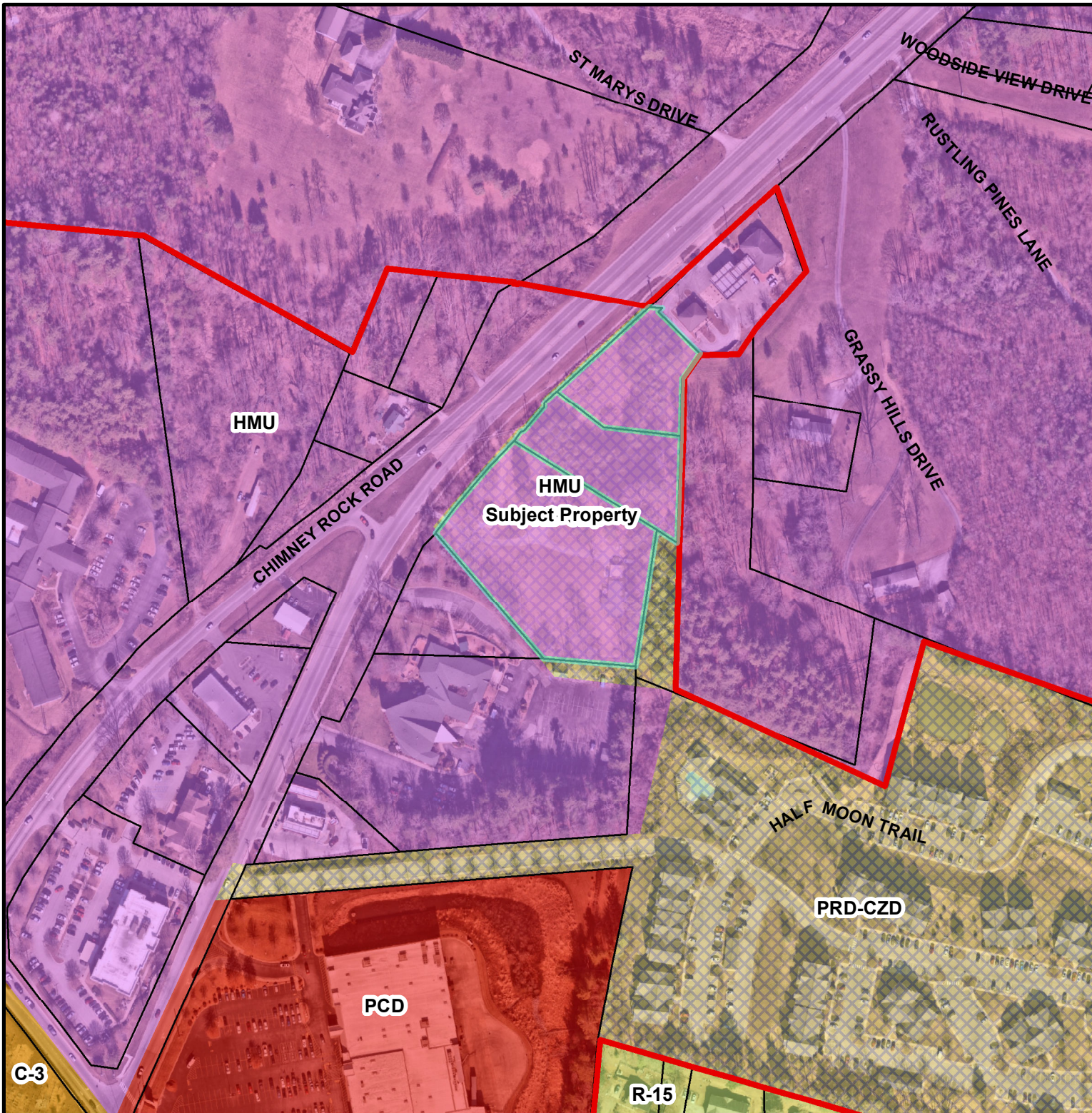
Site Plans /
Shadow Study

SHEET

SA100

DRAWN BY: CHECKED BY: JMR





0 100 200 400 Feet

Section 5, Item C.

City of Hendersonville
March 2025

2620 Chimney Rock Road RZO
 25-14-RZO
 PIN: 9670706498, -8607, -8864
 Acreage: 4.64
 Proposed Zoning

- Subject Property
- Hendersonville City Limits
- Hendersonville Zoning**
- CZD Conditional Zoning Districts
- R-15 Medium Density Residential
- Planned Residential Development Conditional Zoning District
- C-3 Highway Business
- PCD Planned Commercial Development
- HMU Highway Mixed Use



Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR CERTAIN PARCELS (POSSESSING PIN NUMBER 9670-70-6498, 9670-70-8607, & 9670-70-8864) BY CHANGING THE ZONING DESIGNATION FROM PRD-CZD, PLANNED RESIDENTIAL DEVELOPMENT CONDITIONAL ZONING DISTRICT TO HMU, HIGHWAY MIXED USE.

IN RE: Parcel Numbers: 9670-70-6498, 9670-70-8607, & 9670-70-8864
2620 Chimney Rock Road Rezoning (File # 25-14-RZO)

WHEREAS, the Planning Board took up this application at its regular meeting on April 10th, 2025; voting to recommend/not recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

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

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

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

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9670-70-6498, 9670-70-8607, & 9670-70-8864 from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use Zoning District.
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 1st day of May 2025.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



For use by Principal Authority
Cloudpermit application number US-NC30720-P-2025-12
PIN 9670706498
Application submitted to Hendersonville, NC, North Carolina


Description of Subject Property
Address 2620 CHIMNEY ROCK RD
Municipality Hendersonville, NC, North Carolina
PIN 9670706498

Purpose of Application
Application type Standard Rezoning

Applicant, Property owner		
Last name Lopez	First name Nehemias	Corporation or partnership
Street address 181 Acorn Drive	Unit number	Lot / Con.
Municipality Hendersonville	State NC	ZIP code 28792
Other phone	Mobile phone +1 8284589007	
Fax	Email	


Applicant

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

 Digitally signed on 03/07/2025, 2:17:47 PM EST by Sam Hayes with an authorization letter from Nehemias Lopez.

Property owner

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

 Digitally signed on 03/07/2025, 2:17:53 PM EST by Sam Hayes with an authorization letter from Nehemias Lopez.

Property Information	
Current Zoning PRD	Proposed Zoning HMU

Section 5, Item C.

Adjacent Parcel Numbers and Uses	
PIN: 9670706498	Use: Church
PIN: 9670705444	Use: Residential
PIN: 9670708607	Use: Church
PIN: 9670800422	Use: Residential
PIN:	Use:

Section 11-1 Standards
<p>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:</p>
<p>a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto. Just want to have it mixed use. I don't currently have any plans for its use at the moment.</p>
<p>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 all other property around me is highway mixed use</p>
<p>c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning) the existing plans was there when I purchsed the property and is no longer needed for thsi PRD plans</p>
<p>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 heath, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning) I just like to continue to be like other propety around me in Highway Mixed Use</p>
<p>e) Public Facilities. Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning) the property already suing public services and will continue</p>
<p>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 significant impact to the natural environment.</p>

PIN or PID #

Signature

Nehemias Lopez

Printed Name:

Nehemias Lopez

Official Use Only:

Date Received:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of the 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.

Just ~~want~~ want to have it on mixed use this
I don't have a plan on ~~with~~ with am doing for now

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.

all other properties around me are Highway Mixed use

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. The existing plans was there when I purchased the property

and is no longer needed for this ~~or~~ PRD plans

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.

I just like to continue to be like other property around me
The Highway Mixed use

e) Public facilities. Whether and to the extent which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

The property already using public services and will continue