



CITY OF HENDERSONVILLE PLANNING BOARD - CURRENT PLANNING COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Monday, December 13, 2021 – 2:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Major Subdivision: Preliminary Plat – Providence Walk (P21-66-SUB) – *Matthew Manley, AICP – Planning Manager*
 - B. Major Subdivision: Preliminary Plat – Half Moon Heights (P21-67-SUB) – *Matthew Manley, AICP – Planning Manager*
 - C. Rezoning: Conditional Rezoning: Hendersonville Home 2 (P21-73-CZD) – *Alexandra Hunt, Planner I*
 - D. Rezoning: Conditional Rezoning: 137 & 139 E. Central St. (P21-72-CZD) – *Lew Holloway, Director & Alexandra Hunt, Planner I*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** December 13, 2021

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

TITLE OF ITEM: Major Subdivision: Preliminary Plat – Providence Walk (P21-66-SUB) – Matthew Manley, AICP – Planning Manager

<u>SUGGESTED MOTION(S):</u>	
<u>For Recommending Approval:</u> I move Planning Board Approve the Major Subdivision Plat for the subject property (PINS: 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178) based on the Preliminary Plat submitted by the applicant and subject to the following conditions: Conditions that shall be satisfied prior to Final Plat approval include: [LIST ANY CONDITIONS THAT NEED TO BE SATISFIED] 1. _____ 2. _____ 3. _____ [DISCUSS & VOTE]	<u>For Recommending Denial:</u> I move Planning Board DENY the Major Subdivision Plat application for the subject property (PINS: 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178) based on the Preliminary Plat submitted by the applicant for the following reason: [LIST ANY & ALL REASONS THAT THE PRELIMINARY PLAT DOES NOT SATISFY THE SUBDIVISION ORDINANCE] 1. _____ 2. _____ 3. _____ [DISCUSS & VOTE]

SUMMARY: The City is in receipt of an application for a Major Subdivision from Travis Fowler (Providence Walk, LLC) for the development of a 93-Lot single-family dwelling development on a 20.22 Acre tract on 5 parcels located in both the city limits and the ETJ. The largest parcel of the property is currently vacant - former agriculture land that has been unmaintained. Three smaller parcels are currently occupied by single-family homes. One additional parcel will remain undeveloped as it is primarily in the floodplain/floodway. Four of five parcels are subject to annexation in order to be fully developed with city utilities. The final determination of the annexation is slated for January 6, 2022.

PROJECT/PETITIONER NUMBER:	P21-66-SUB
PETITIONER NAME:	Travis Fowler, Providence Walk, LLC.
ATTACHMENTS:	1. Staff Report 2. Full Major Subdivision Plat Submittal 3. Application

Providence Walk

Major Subdivision / Preliminary Plat

(P21-66-SUB)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

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Plat Features: 7

REVIEW PROCEDURE 8

STAFF ASSESSMENT 9

ATTACHMENTS: 10

1) Full Size Major Subdivision Preliminary Plat 10

2) Application..... 10



PROJECT SUMMARY

Applicant: Travis Fowler

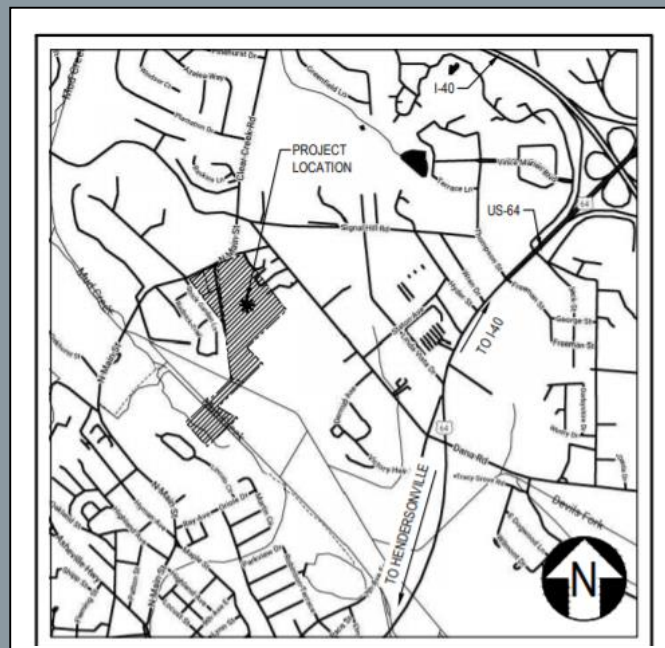
Property Owner: Providence Walk, LLC (Travis Fowler)

Property Address: 1828 N Main St.

Project Acreage: 20.22 Acres

Parcel Identification Number(s): 9569857172; 9569834918; 9569853434; 9569851398; and 9569853178

Current Zoning: R-20 (Low Density Residential) & PCD-CZD (Planned Commercial Development-CZD)



SITE VICINITY MAP

Summary Statement of Applicant Request:

The City is in receipt of a Major Subdivision (preliminary plat) application from Travis Fowler, managing member of Providence Walk, LLC (owner) for the development of 93 Detached Single-Family Residential homes on a 20.22 Acre tract of 5 parcels located in both the city limits and the ETJ. Four of the five parcels are located outside the city limits but within the ETJ. At the time of this report, an annexation request is being processed by City Council and is set to be considered for approval on January 6, 2022.

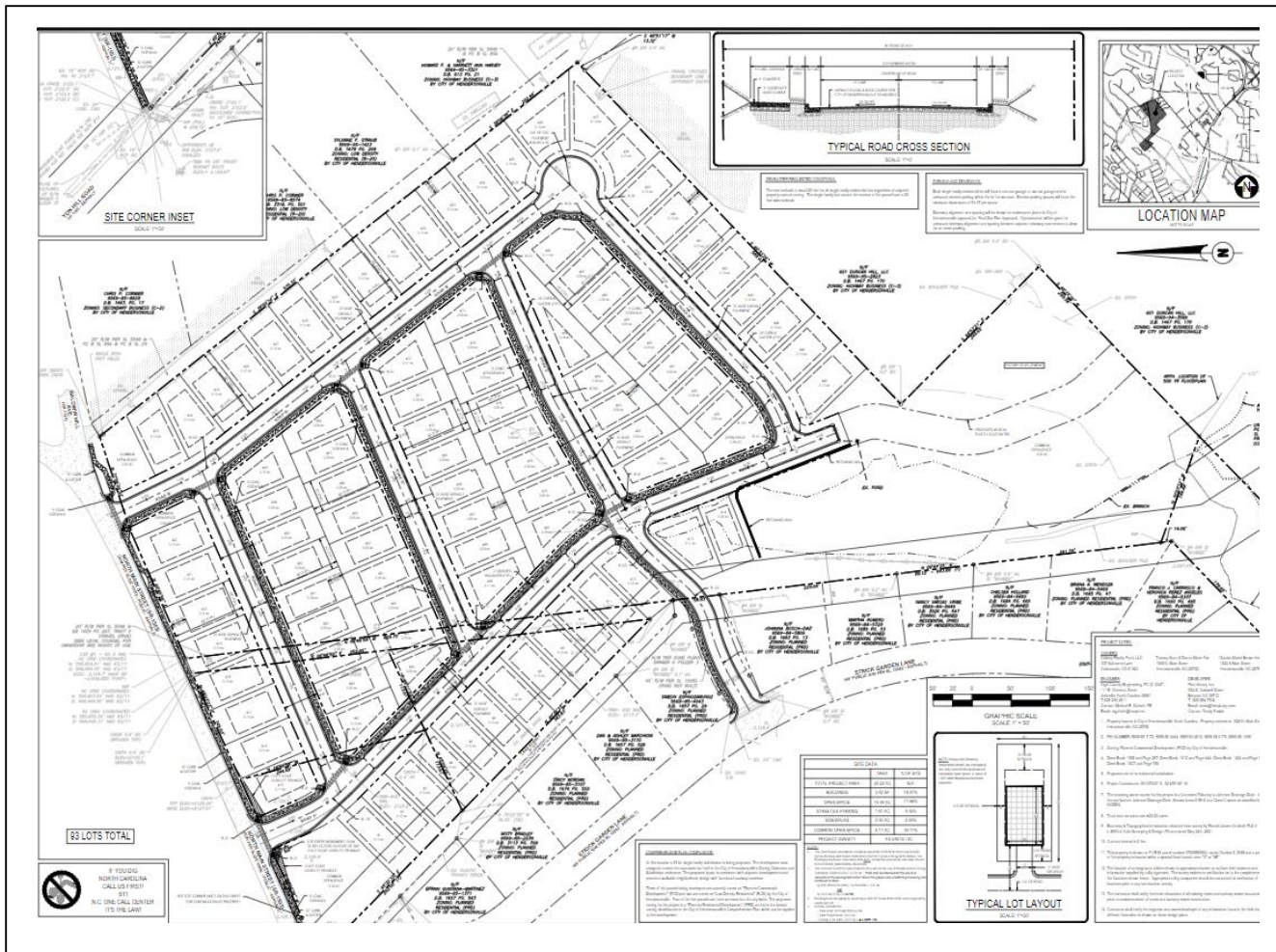
The largest parcel of the property is currently vacant - former agriculture land that has been unmaintained. Three smaller parcels are currently occupied by single-family homes which are proposed to be removed. One additional parcel will remain undeveloped as it is primarily in the floodplain/floodway. The applicant's request to rezone the property to PRD-CZD, Planned Residential Development - Conditional Zoning District, was approved by City Council on November 4, 2021 with a density of 4.6 Units / Acre. As a CZD, the rezoning was approved subject to a site plan. The approved site plan along with a preliminary subdivision plat are provided for your review.

The Subdivision Ordinance dictates that subdivisions with over 8 dwelling units and/or those involving the provision of public infrastructure are considered *Major Subdivisions*. Major Subdivisions are required to be considered by the Planning Board as an Administrative Decision and therefore an Administrative Hearing must be conducted. Those terms are defined by state statute as follows:

Administrative decision. - Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this Chapter or local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.

Administrative hearing. - A proceeding to gather facts needed to make an administrative decision.

PROJECT SUMMARY - CONTINUED



Revised Preliminary Site Plan

The Site Plan above provides a general overview of the site plan which was approved as part of the Conditional Rezoning. Some details will be adjusted in the Final Site Plan which are not shown above. For example, a paved stub out is required to the vacant parcel to the south and the stub out to the west need only be extended to the edge of the property.

SITE CONDITIONS – SITE IMAGES

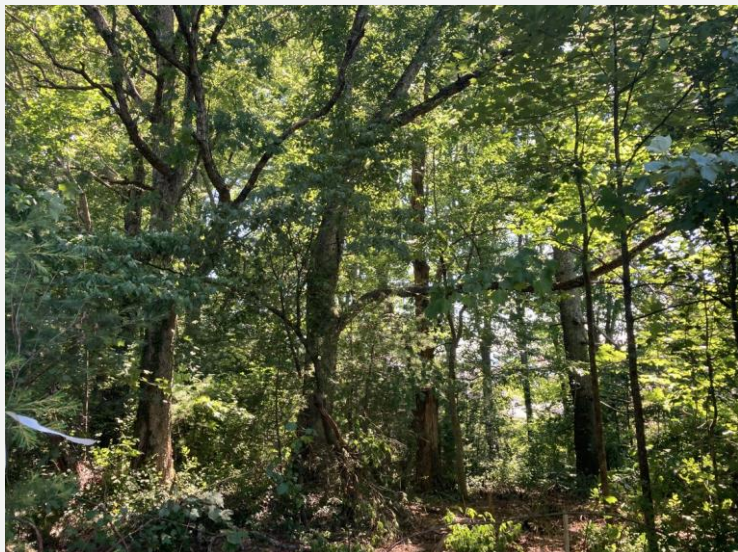
Example of primary site conditions



Existing pond on site which will be converted to serve as a stormwater management facility.



Typical of heavily wooded area at rear of site



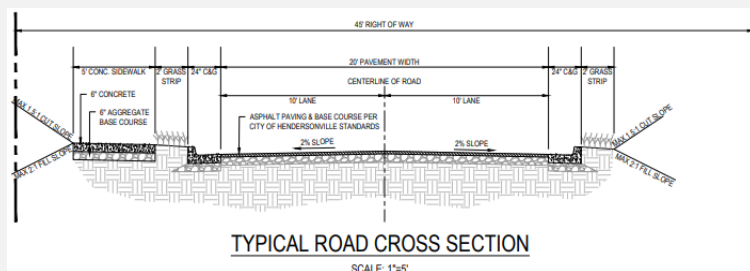
AERIAL PHOTO



Bird's Eye View - Oriented North

Plat Features:

- 93 Individual Lots / Single-Family Home Sites (typical lot = .09 Acres / 3,920 Sq Ft)
- 5 “Local” Public Streets (45’ ROW) with Sidewalks
 - Interconnected Streets with Connectivity Index of 1.75
- Crosswalks at intersections
- 1 cul-de-sac in curve/corner of Laurel Lane
- Stub Out (future street connection) to Oklawaha Village (Katherine Drive)
- Stub Out (future street connection) to vacant land to the south (Providence Walk Drive)
- Right in/Right Out at Laurel Lane & N. Main Street
- Deceleration Lane at Main Entrance from N. Main St to Providence Walk Drive
- Road Profiles
- Open Space on undeveloped lot and pockets throughout
- Existing Pond converted to Stormwater Facility
- City Water Supply Connections
- City Sewer Connections
- Grading & Stormwater Plan



PROJECT NOTES:

OWNERS:
Providence Walk, LLC
542 S. Caldwell Street
Brevard, NC 28712

ENGINEER:
High Country Engineering, PC (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T: 828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hoepec.net

DEVELOPER:
First Victory, Inc.
524 S. Caldwell Street
Brevard, NC 28712
T: 828-884-7934
Email: travis@firstvictory.com
Contact: Travis Fowler

1. Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 28792
2. PIN NUMBER: 9569-85-7172, 9569-85-3434, 9569-83-4918, 9569-85-3178, 9569-85-1398
3. Zoning: Planned Commercial Development (PCD) by City of Hendersonville.
4. Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444; Deed Book: 1424 and Page 576, Deed Book: 18CT and Page 780
5. Proposed use is for residential subdivision.
6. Project Coordinates: 35.337333° N, 82.459146° W
7. The receiving water course for this project is a Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.
8. Total tract contains over ±20.22 acres/disturbed area= ±13.96 acres. Total new impervious area = ±6.83 acres (33.8%).
9. Boundary & Topographical information obtained from survey by Ronald James Cutshall, PLS # L-4563 of Cole Surveying & Design, PA and dated May 24th, 2021.
10. Contour interval is 2 feet.
11. This property is shown on F.I.R.M. panel number 3700956900J, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".
12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

ADMINISTRATIVE DECISION BY PLANNING BOARD

- i. Following staff review, the Planning Board, after the conclusion of a public meeting (see Section 2.03.G, Public Meeting and Hearing), shall review and make an Administrative Decision regarding the application in accordance with Section 2.04.H.4, Major Subdivision Review Standards. Notice of the Administrative Decision shall be delivered in accordance with Section 2.03.K.2.
- ii. The decision shall be either: approval of the Major Subdivision as proposed; approval of a revised major subdivision; or denial of the Major Subdivision.
- iii. The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the applicant.
- iv. If a Major Subdivision application is denied, then the reasons for denial shall be stated in writing. The applicant may revise and resubmit a Major Subdivision that has been denied. Alternatively, an applicant may file an action to challenge the denial in the Superior Court for Henderson County seeking appropriate declaratory or equitable relief in the manner of and within the time periods specified by applicable laws.

MAJOR SUBDIVISION REVIEW STANDARDS

- a. An application for a Major Subdivision shall be approved, if it complies with the following:
 - i. The Major Subdivision is prepared and sealed by a licensed professional authorized by the State to prepare such documents;
 - ii. The Major Subdivision complies with the applicable standards in Section 47-30 of the North Carolina General Statutes;
 - iii. The Major Subdivision includes all required certifications and other pertinent information as required by the City;
 - iv. All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or City standards, as appropriate;
 - v. The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County;
 - vi. Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County;
 - vii. All standards or conditions of any prior applicable permits and development approvals; and
 - viii. The Major Subdivision complies with all other applicable requirements in this Ordinance and the City Code of Ordinances.
- b. Land located within a special flood hazard area shall comply with all applicable City standards for flood damage prevention.

REVIEW PROCEDURESTAFF ASSESSMENTZoning Compliance:

Based on the review by staff, the submitted preliminary plat for Providence Walk meets the requirements of the PRD-CZD zoning district.

Subdivision Compliance:

Based on the review of the Providence Walk preliminary plat by staff, the DRC and Planning Staff make the following findings:

Article 3: Configuration

SECTION 3.02. LAND SUITABILITY - All applicable standards satisfied

SECTION 3.03. LOTS – All applicable standards satisfied

SECTION 3.04. ACCESS TO LOTS - All applicable standards satisfied

SECTION 3.05. MONUMENTS - All applicable standards satisfied

SECTION 3.06 EASEMENTS – Needs final confirmation from DRC

SECTION 3.07. SUBDIVISION NAMES – Needs final confirmation from Henderson County

SECTION 3.08. CLUSTER MAILBOX UNITS – All minimum standards satisfied

SECTION 3.09. – DEDICATION OF PUBLIC LAND – **Noted for a “Fee-in-Lieu” to be made. Potential for actual dedication to come to fruition at Final Plat.**

Article 4: Infrastructure

SECTION 4.02. GENERAL REQUIREMENTS – Primarily relates to post-approval construction standards

SECTION 4.03. STREETS – All minimum standards satisfied – **Location of southern stub out needs adjustment**

SECTION 4.04. SIDEWALKS - All applicable standards satisfied

SECTION 4.05. GREENWAYS – Does not appear to be applicable

SECTION 4.06. POTABLE WATER- All applicable standards satisfied

SECTION 4.07. SANITARY SEWER - All applicable standards satisfied

SECTION 4.08. FIRE PROTECTION - All applicable standards satisfied

Article 5: Environment

SECTION 5.01. STORMWATER MANAGEMENT - All applicable standards satisfied

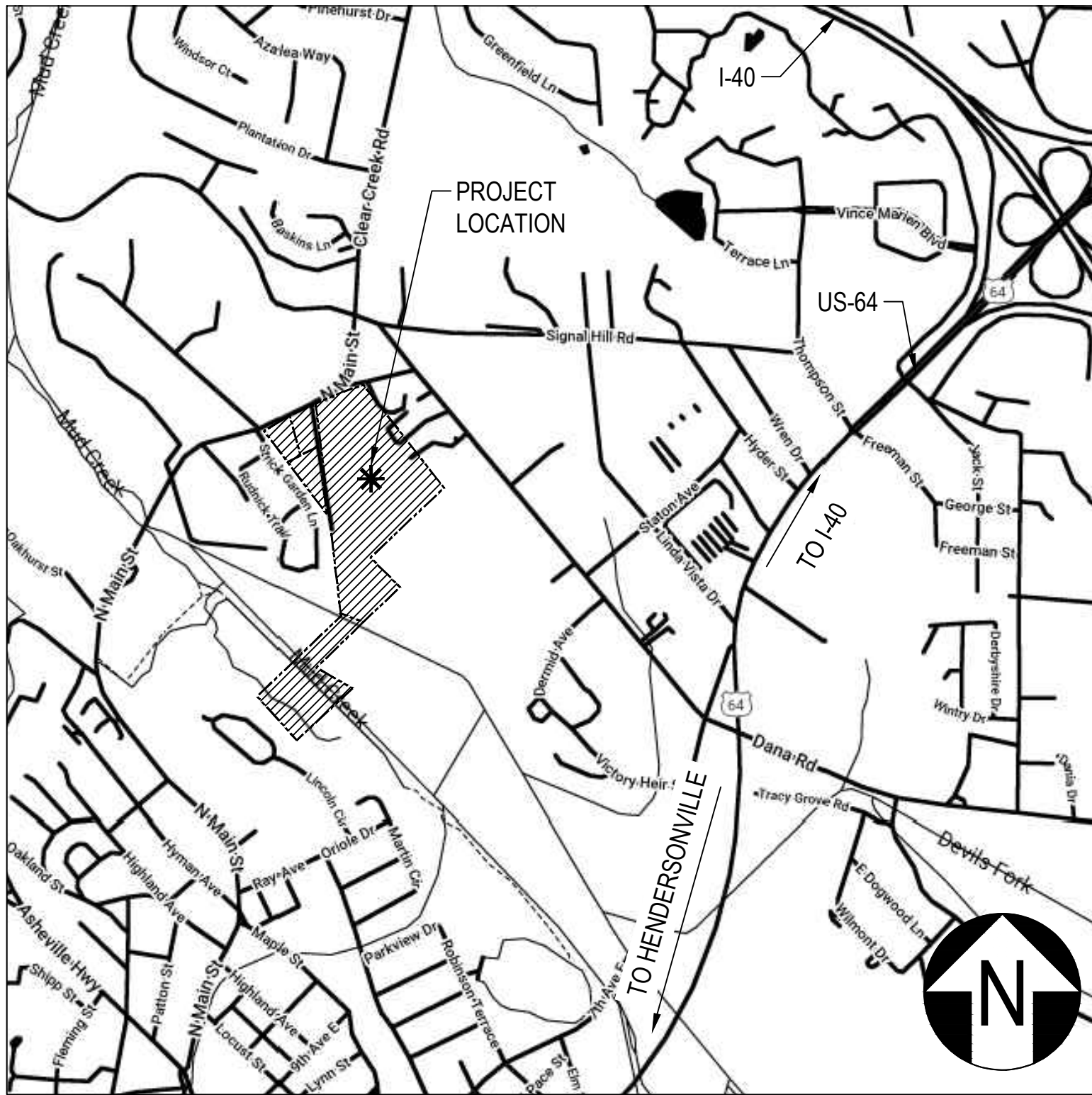
SECTION 5.02. SEDIMENTATION & EROSION CONTROL - All applicable standards satisfied

SECTION 5.03. STEEP SLOPES - All applicable standards satisfied

SECTION 5.04. OPEN SPACE STANDARDS - All applicable standards satisfied

ATTACHMENTS:

- 1) Full Size Major Subdivision Preliminary Plat
- 2) Application



LOCATION MAP
NOT TO SCALE

PRELIMINARY SUBDIVISION PLANS FOR THE PROVIDENCE WALK SUBDIVISION 1828 N. MAIN STREET, HENDERSONVILLE, NC 28792 CITY OF HENDERSONVILLE HENDERSON COUNTY, NORTH CAROLINA JUNE 4, 2021

PREPARED FOR:
PROVIDENCE WALK, LLC
524 S. CALDWELL STREET
BREVARD, NC 28712
T: 828-884-7934
CONTACT: TRAVIS FOWLER

SHEET INDEX

SHEET NO.	DESCRIPTION
-	COVER SHEET
C-1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2	PRELIMINARY PLAT
C-3	SITE ENTRANCE PLAN
C-4	GRADING & STORMWATER PLAN
C-5	ROAD PROFILES
C-6	SEWERLINE PLAN
C-7	WATERLINE PLAN

REVISIONS

REVISION AND ISSUE NO.	SHEET NO.	DESCRIPTION	DATE
A - ISSUE 1	ALL	SUBMIT TO CITY OF HENDERSONVILLE FOR SITE PLAN REVIEW	6/4/2021
A - ISSUE 2	C-3	SUBMIT REVISED TREE SURVEY TO CITY OF HENDERSONVILLE	6/15/2021
B - ISSUE 1	ALL	SUMBIT REVISED PLANS TO C.O.H. FOR REVIEW	8/6/2021
B - ISSUE 2	ALL	ADDRESS C.O.H. PRELIMINARY PLAN COMMENTS	8/25/2021
C - ISSUE 1	ALL	SUBMIT TO C.O.H. FOR PLANNING BOARD REVIEW	11/5/2021
C - ISSUE 2	ALL	ADDRESS TO C.O.H. PLANNING BOARD COMMENTS	11/29/2021

PROJECT NOTES:	
OWNERS: Providence Walk, LLC 542 S. Caldwell Street Brevard, NC 28712	
ENGINEER: High Country Engineering, PC (C-3347) 111 E. Chestnut Street Asheville, North Carolina 28801 T: 828-230-4511 Contact: Michael R. Goforth, PE Email: mgoforth@hncpc.net	DEVELOPER: First Victory, Inc. 524 S. Caldwell Street Brevard, NC 28712 T: 828-884-7934 Email: travis@firstvictory.com Contact: Travis Fowler
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4. Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444.; Deed Book: 1424 and Page 576, Deed Book: 1607 and Page 780	
5. Proposed use is for residential subdivision.	
6. Project Coordinates: 35.337333° N, 82.459146° W	
7. The receiving water course for this project is a Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.	
8. Total tract contains over ±20.22 acres/disturbed area= ±14.31 acres. Total new impervious area = ±6.83 acres (33.8%).	
9. Boundary & Topographical information obtained from survey by Ronald James Cutshall, PLS # L-4563 of Cole Surveying & Design, PA and dated May 24th, 2021.	
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12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.	
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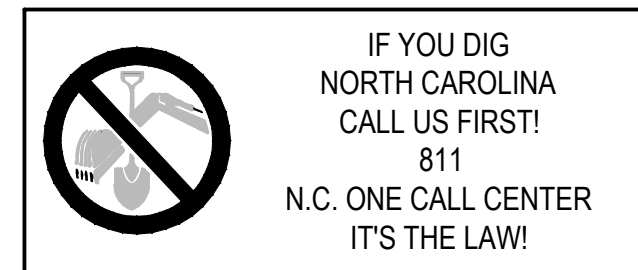


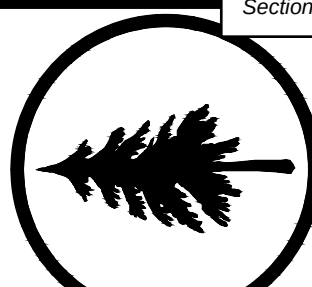
HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801

T: 828.230.4511
F: 828.348.5040
FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS
FOR THE
PROVIDENCE WALK SUBDIVISION
1828 N. MAIN STREET, HENDERSONVILLE, NC
CITY OF HENDERSONVILLE
HENDERSON COUNTY, NORTH CAROLINA
JUNE 4, 2021





HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

NC FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
PROVIDENCE WALK, LLC
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION	
Issue 1 - Submit to City of Hendersonville for Review	Issue 1 - Submit to City of Hendersonville for Review
Issue 2 - Submit Revised Plan Set to City of Hendersonville (Sheet C-3)	Issue 2 - Submit Revised Plan Set to City of Hendersonville (Sheet C-3)
Issue 1 - Submit Revised Plan Set to City of Hendersonville for Review	Issue 1 - Submit Revised Plan Set to City of Hendersonville for Review
Issue 2 - Address City of Hendersonville Preliminary Plan Comments	Issue 2 - Address City of Hendersonville Preliminary Plan Comments
Issue 1 - Submit to City of Hendersonville for Planning Board Review	Issue 1 - Submit to City of Hendersonville for Planning Board Review
Issue 2 - Address City of Hendersonville Planning Board Comments	Issue 2 - Address City of Hendersonville Planning Board Comments

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:
**EXISTING CONDITIONS
& DEMOLITION PLAN**

PROJECT NO:
FVC011

DATE:
11/29/2021

ISSUE No. C-2

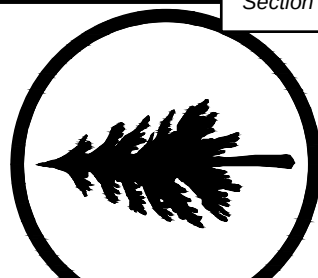
SHEET NO.
C-1

of
7



LOCATION MAP
NOT TO SCALE





HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

NC FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
PROVIDENCE WALK, LLC
City of Hendersonville
Henderson County, North Carolina

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DATE	BY	REVISION
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8/6/2021	B	Issue 1 - Submit Revised Plan Set to City of Hendersonville for Review
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11/9/2021	C	Issue 1 - Submit to City of Hendersonville for Planning Board Review
11/9/2021	C	Issue 2 - Address City of Hendersonville Planning Board Comments

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:

PRELIMINARY PLAT

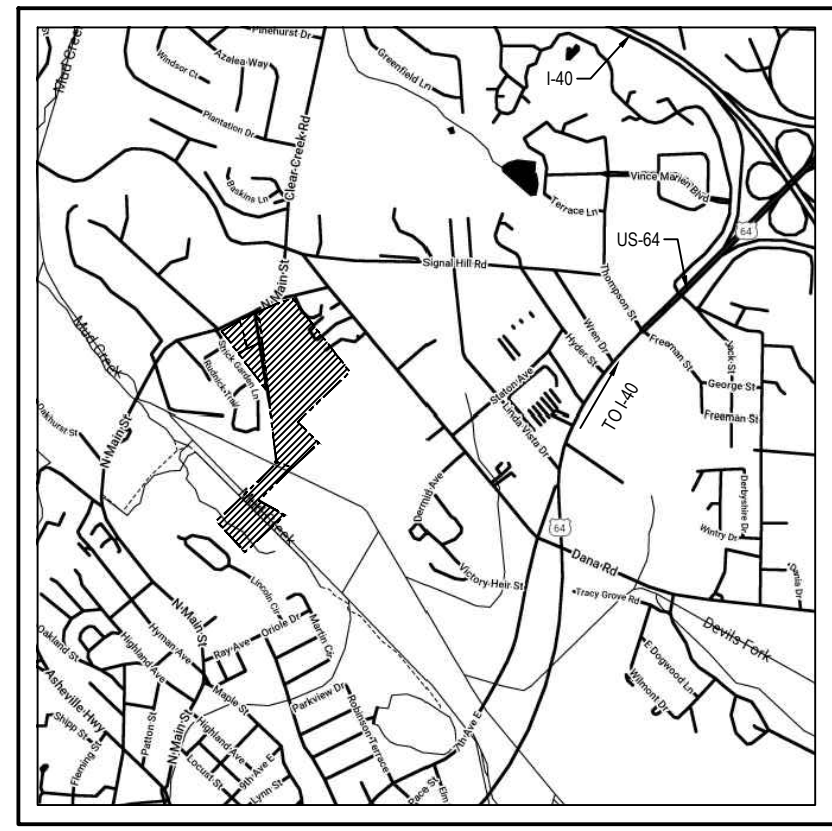
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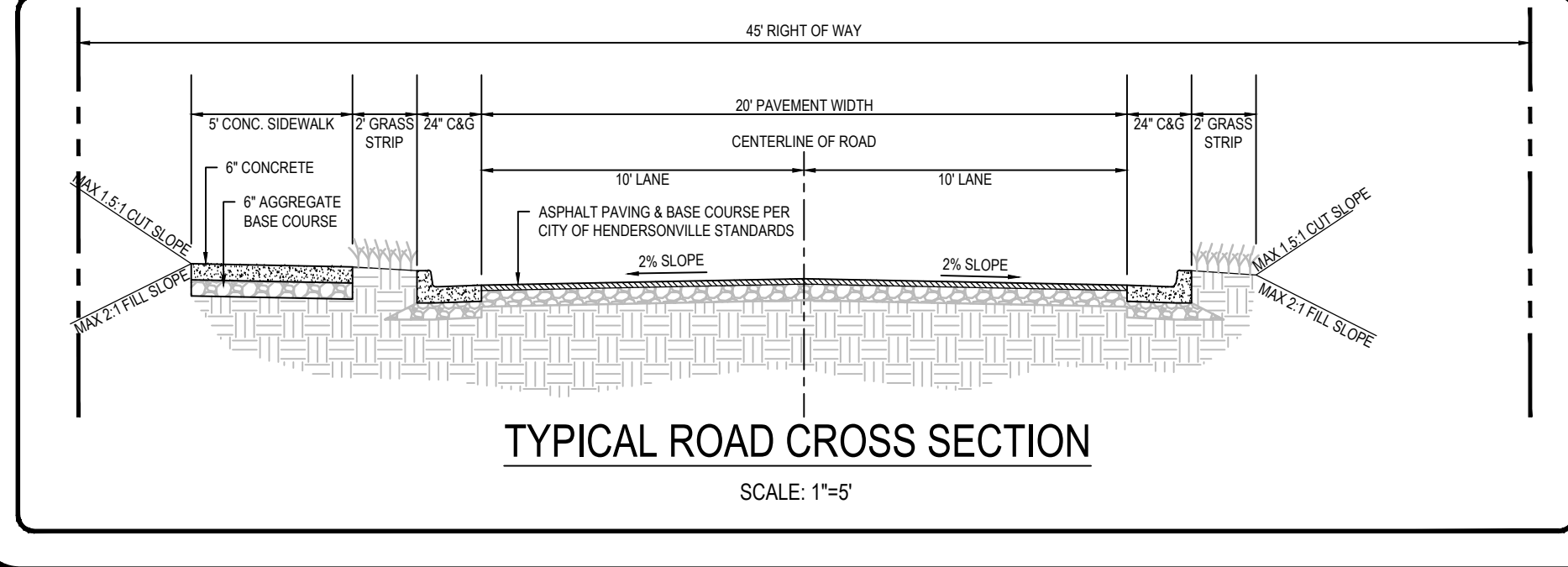
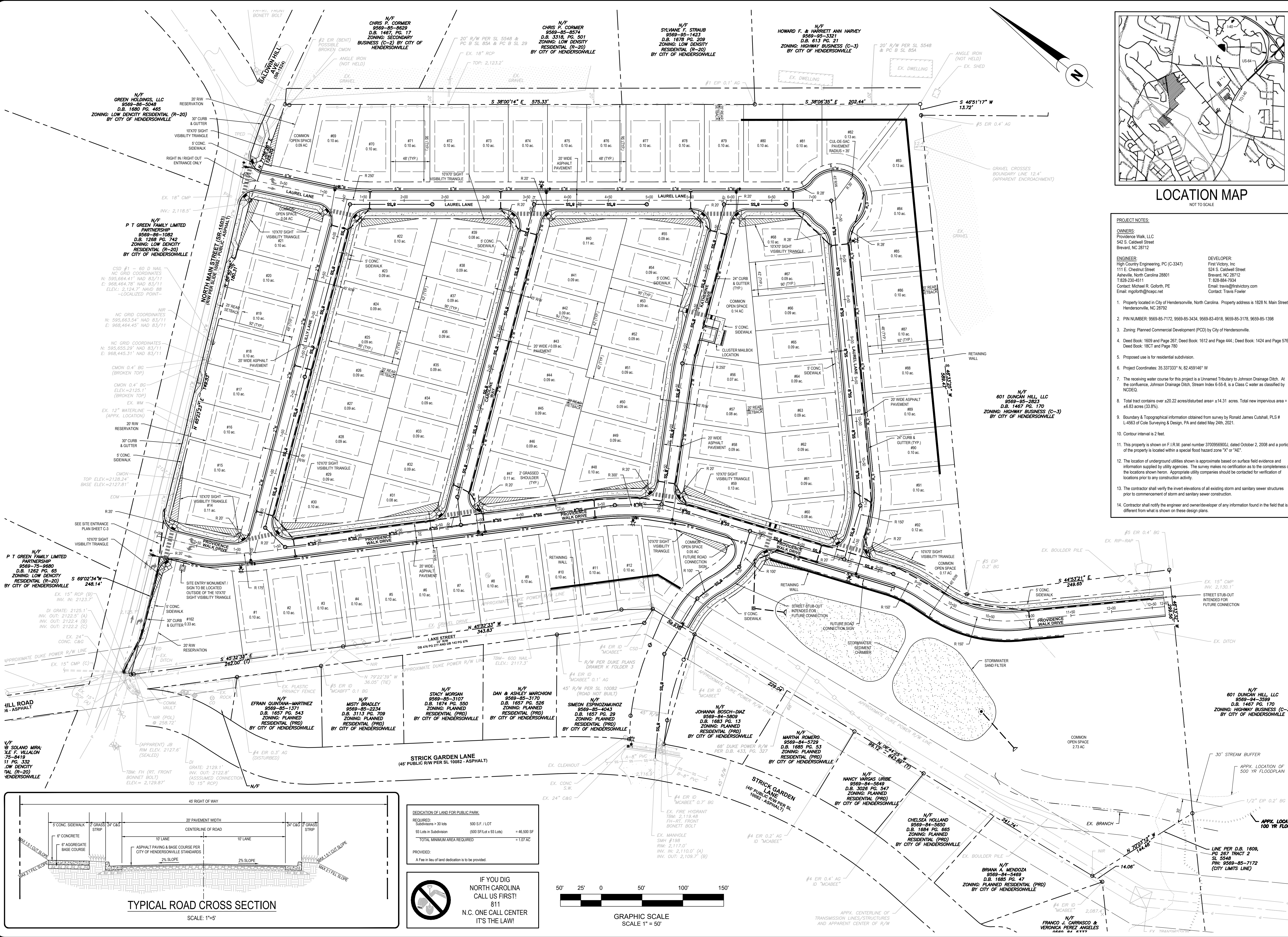
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C-2

of 7



LOCATION MAP
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- PROJECT NOTES:**
- OWNERS:**
Providence Walk, LLC
542 S. Caldwell Street
Brevard, NC 28712
- ENGINEER:**
High Country Engineering, PC (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T: 828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.com
- DEVELOPER:**
First Victory, Inc.
524 S. Caldwell Street
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T: 828-884-7834
Email: travis@firstvictory.com
Contact: Travis Fowler
- Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 28752.
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 - Zoning: Planned Commercial Development (PCD) by City of Hendersonville.
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 - Total tract contains over ±20.22 acres/disturbed area ±14.31 acres. Total new impervious area = ±5.83 acres (33.8%).
 - Boundary & Topographical information obtained from survey by Ronald James Cutshall, PLS # L-4553 of Cole Surveying & Design, PA and dated May 24th, 2021.
 - Contour interval is 2 feet.
 - This property is shown on F.I.R.M. panel number 370069000J, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
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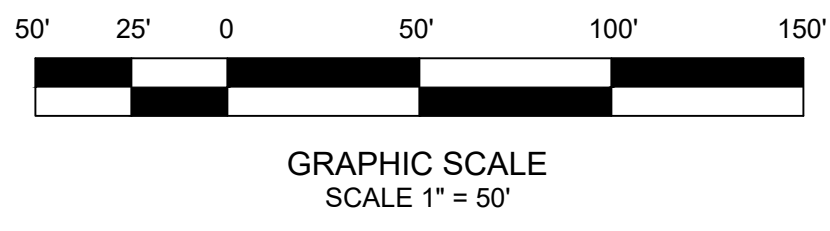


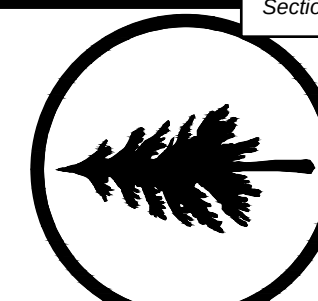
DEDICATION OF LAND FOR PUBLIC PARK

REQUIRED:
Subdivisions > 30 lots 500 S.F. / LOT
90 Lots in Subdivision (900 S.F./Lot x 90 Lots) = 46,500 SF
TOTAL MINIMUM AREA REQUIRED = 1.07 AC

PROVIDED:
A Fee in lieu of land dedication is to be provided.

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!





PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
PROVIDENCE WALK, LLC

	REVISION DESCRIPTION
01	Initial Issue

#	DATE
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PR

1

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

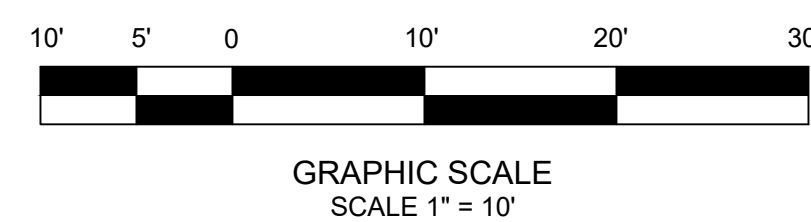
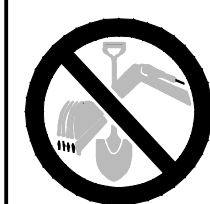
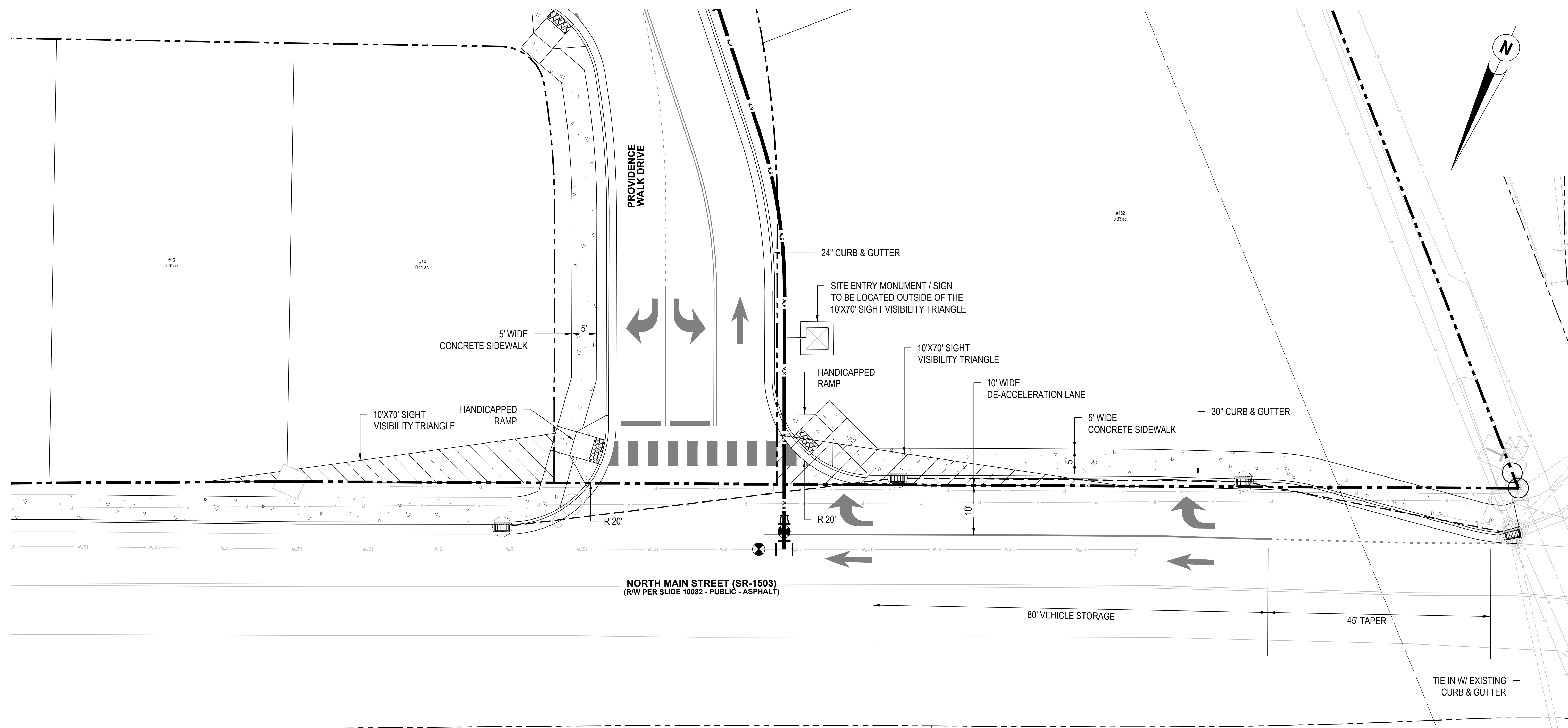
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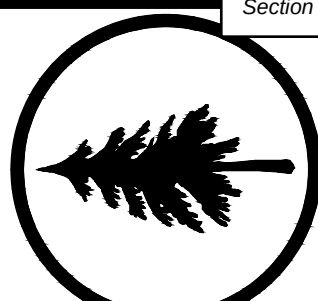
SITE ENTRANCE PLAN

PROJECT NO.
FVC011

DATE: 11/29/2021
ISSUE No. C-2

SHEET NO. C-3 of 7





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ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040

NC FIRM NO.: C-3347



PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
PROVIDENCE WALK, LLC
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION

DATE

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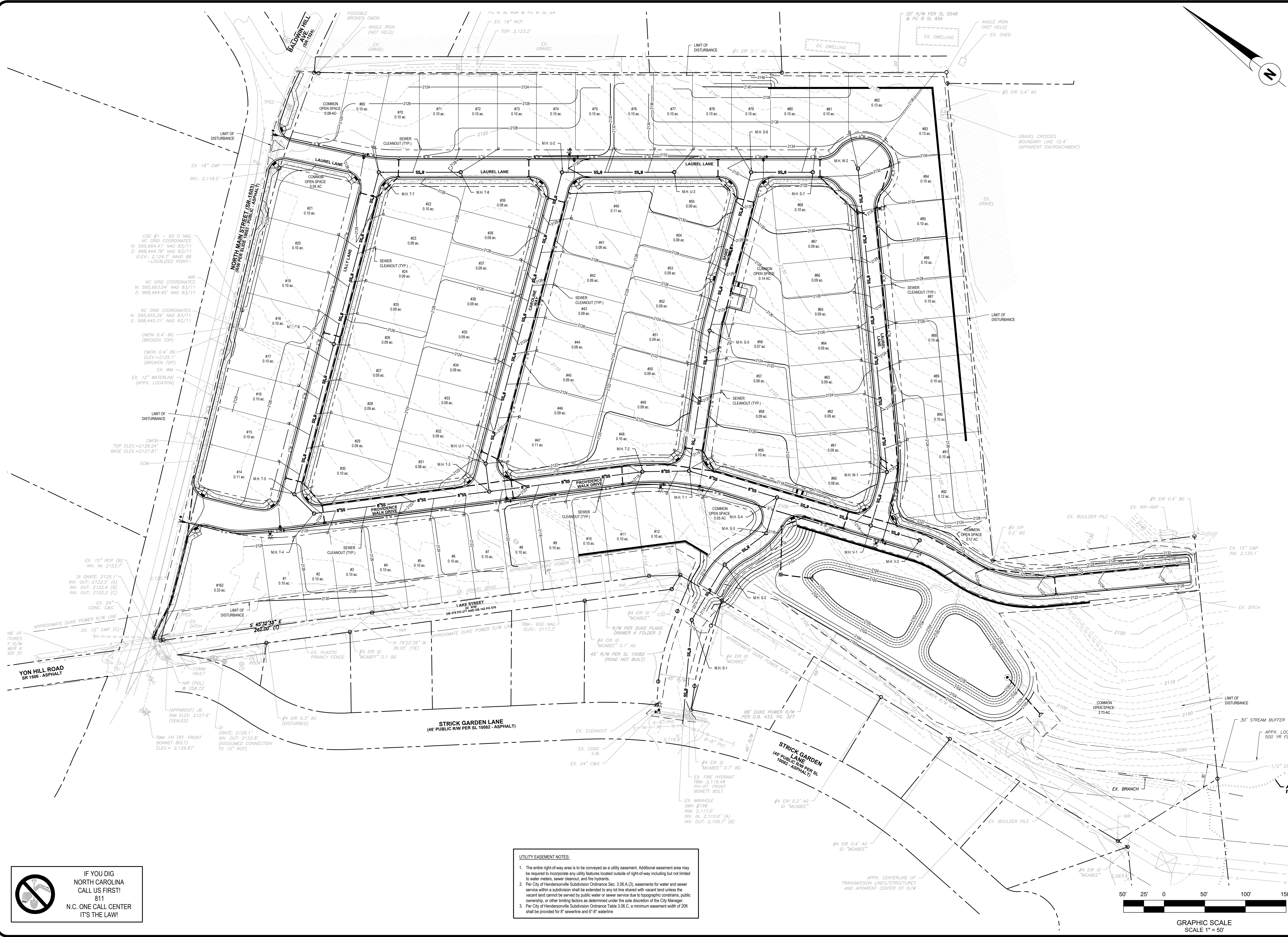
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811
N.C. ONE CALL CENTER
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- UTILITY EASEMENT NOTES:
- The entire right-of-way area is to be conveyed as a utility easement. Additional easement area may be required to incorporate any utility features located outside of right-of-way including but not limited to water meters, sewer cleanout, and fire hydrants.
 - Per City of Hendersonville Subdivision Ordinance Sec. 3.06.A.(3), easements for water and sewer service within a subdivision shall be extended to any lot line shared with vacant land unless the vacant land cannot be served by public water or sewer service due to topographic constraints, public ownership, or other limiting factors as determined under the sole discretion of the City Manager.
 - Per City of Hendersonville Subdivision Ordinance Table 3.06.C, a minimum easement width of 20ft shall be provided for 8" sewerline and 6" waterline

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
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PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
PROVIDENCE WALK, LLC
City of Hendersonville
Henderson County, North Carolina

REVISION DESCRIPTION	
DATE	#
6/4/2021	A
6/19/2021	A
8/2/2021	B
8/29/2021	C
11/29/2021	C

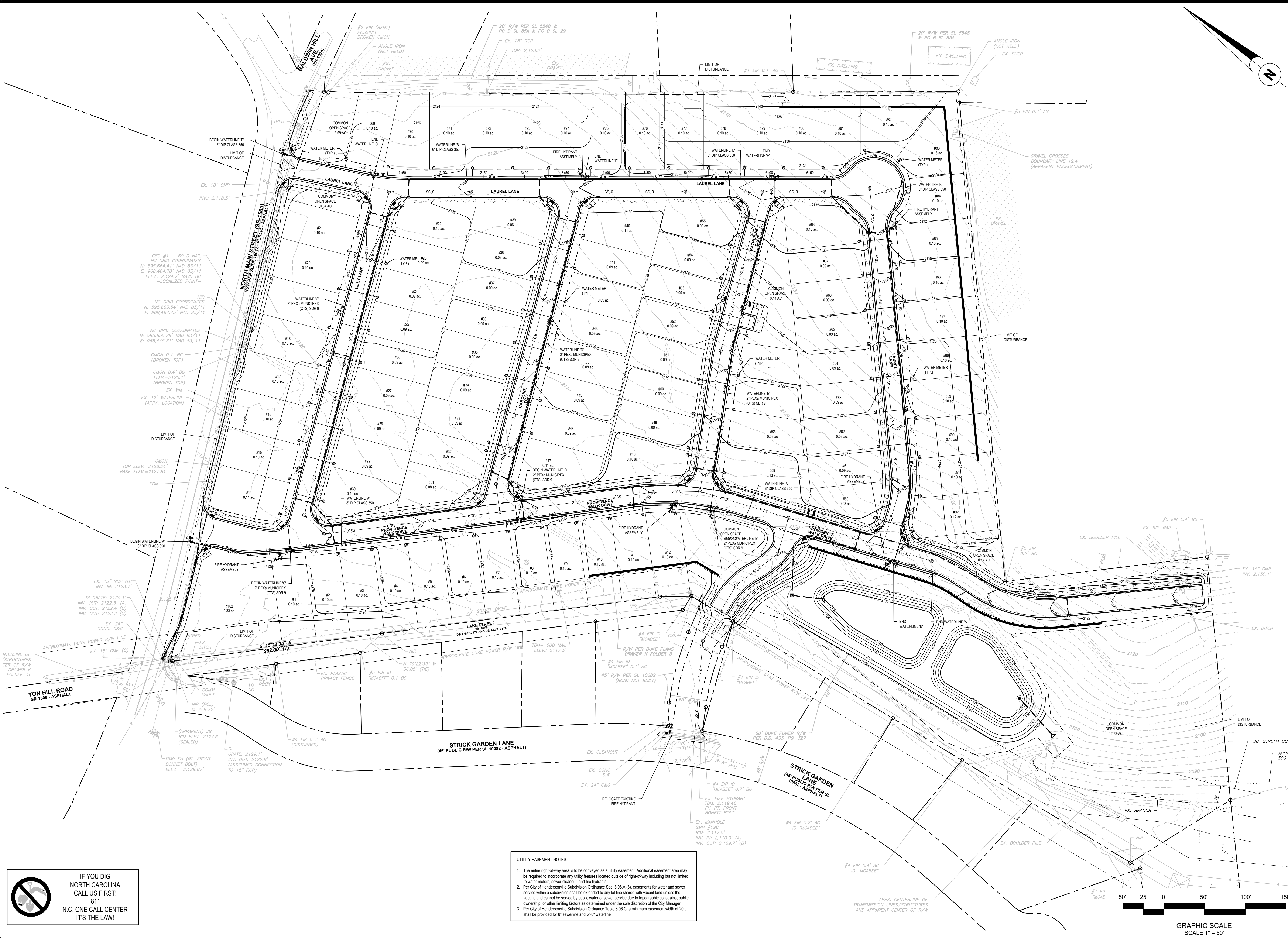
PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

SHEET TITLE:
**SEWERLINE
PLAN**

PROJECT NO. FVC011	SHEET NO. C-6
------------------------------	-------------------------

DATE:
11/29/2021
ISSUE No. C-2

of 7



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IT'S THE LAW!

- UTILITY EASEMENT NOTES:
- The entire right-of-way area is to be conveyed as a utility easement. Additional easement area may be required to incorporate any utility features located outside of right-of-way including but not limited to water meters, sewer cleanout, and fire hydrants.
 - Per City of Hendersonville Subdivision Ordinance Sec. 3.06A(3), easements for water and sewer service within a subdivision shall be extended to any lot line shared with vacant land unless the vacant land cannot be served by public water or sewer service due to topographic constraints, public ownership, or other limiting factors as determined under the sole discretion of the City Manager.
 - Per City of Hendersonville Subdivision Ordinance Table 3.06 C, a minimum easement width of 20ft shall be provided for 8" sewerline and 6"-8" waterline

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ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
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NC FIRM NO.: C-3347

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
PROVIDENCE WALK, LLC
City of Hendersonville
Henderson County, North Carolina

DATE	REVISION DESCRIPTION
6/4/2021	Issue 1 - Submit to City of Hendersonville for Review
6/19/2021	Issue 2 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)
8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville for Review
8/29/2021	Issue 2 - Address City of Hendersonville Preliminary Plan Comments
11/9/2021	Issue 1 - Submit to City of Hendersonville for Planning Board Review
11/9/2021	Issue 2 - Address City of Hendersonville Planning Board Comments

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:

WATERLINE PLAN

PROJECT NO:

FVC011

SHEET NO:

C-7

DATE:

11/29/2021

ISSUE No. C-2

of 7

Application for Subdivision Plat Approval

Section 5, Item A.

Thank you for filling out the form. Your application has been submitted.

Remember: 1 Mylar and 2 paper copies of the subdivision plat are required to be submitted along with this application. Once the plat is signed, the applicant is required to take the Mylar to the Land Records office at the Henderson County courthouse. The 2 paper copies remain with the City.

Date:

11/5/2021

Type of Plat:

Land Subdivision

Address/Location of the Property:

1828 N. Main Street

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

9569857172, 9569853434, 9569834918, 9659853178, 9659851398

Current Zoning:

PRD-CZD

Acreage:

20.22

Lots:

93

Applicant Name:

Travis Fowler

Address

524 S. Caldwell Street, Brevard, North Carolina 28712

Phone

(828) 884-7934

Email

travis@firstvictory.com

Property Owner Name:

Providence Walk LLC

Address

542 S. Caldwell Street, Brevard, North Carolina 28712

Upload digital copy of plat here (optional)

[FVC011_2021-11-05_Prelim Planni...](#)

3.79 MB

**Property Owner's Signature:**

Troyis Fendls

Use back of application for additional property owners.



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** December 13, 2021

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

TITLE OF ITEM: Major Subdivision: Preliminary Plat – Half Moon Heights (P21-67-SUB) – Matthew Manley, AICP – Planning Manager

<u>SUGGESTED MOTION(S):</u>	
<u>For Recommending Approval:</u> I move Planning Board Approve the Major Subdivision Plat for the subject property (PIN: 9568-00-1446) based on the Preliminary Plat submitted by the applicant and subject to the following conditions: Conditions that shall be satisfied prior to Final Plat approval include: [LIST ANY CONDITIONS THAT NEED TO BE SATISFIED] 1. _____ 2. _____ 3. _____ [DISCUSS & VOTE]	<u>For Recommending Denial:</u> I move Planning Board DENY the Major Subdivision Plat application for the subject property (PIN: 9568-00-1446) based on the Preliminary Plat submitted by the applicant for the following reason: [LIST ANY & ALL REASONS THAT THE PRELIMINARY PLAT DOES NOT SATISFY THE SUBDIVISION ORDINANCE] 1. _____ 2. _____ 3. _____ [DISCUSS & VOTE]

SUMMARY: The City is in receipt of an application for a Major Subdivision from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicant, and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to develop a 93-Lot single-family home subdivision on a 33.65 Acre Tract. This project requires rezoning approval from City Council for a proposed PRD Conditional Zoning District with a binding site plan.

PROJECT/PETITIONER NUMBER:	P21-67-SUB
PETITIONER NAME:	Joseph Schlotterbeck, Half Moon Land Holdings, Inc.
ATTACHMENTS:	1. Staff Report 2. Full Major Subdivision Plat Submittal 3. Application

Half Moon Heights

Major Subdivision / Preliminary Plat

(P21-67-SUB)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY 2

Revised Preliminary Site Plan 3

SITE CONDITIONS – SITE IMAGES..... 4

AERIAL PHOTO 5

SUBDIVISION PLAT OVERVIEW 6

Plat Features: 7

REVIEW PROCEDURE 8

STAFF ASSESSMENT 9

ATTACHMENTS: 10

1) Full Size Major Subdivision Preliminary Plat 10

2) Application..... 10



PROJECT SUMMARY

Applicant: Half Moon Land Holdings, LLC.

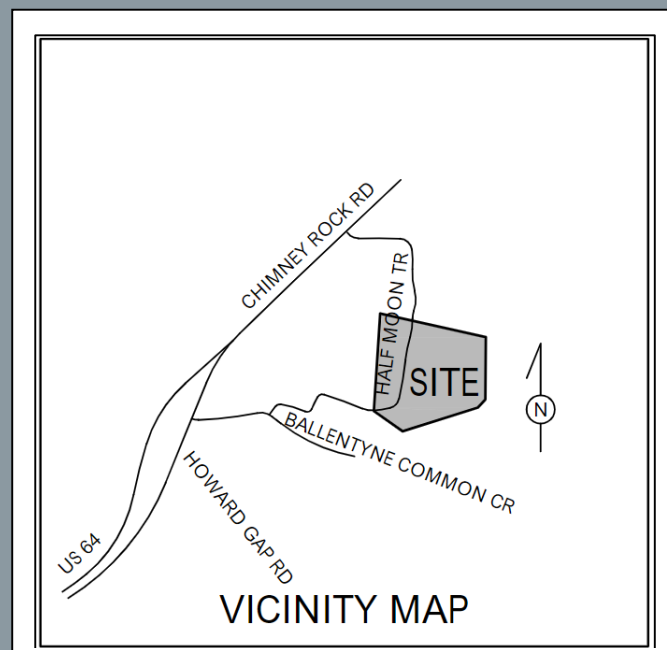
Property Owner: Triangle Ballantyne Hendersonville, Inc.

Property Address: 297 Rustling Pines Ln.

Project Acreage: 33.65 Acres

Parcel Identification Number(s): 9680-00-1446

Current Zoning: PRD-CZD (Planned Residential Development-CZD)



SITE VICINITY MAP

Summary Statement of Applicant Request:

The City is in receipt of a Major Subdivision (preliminary plat) application from Joseph Schlotterbeck of Half Moon Land Holdings, LLC (applicant) for the development of 93 Detached Single-Family Residential homes on a 33.65 Acre tract consisting of one parcel located within the city's municipal boundaries.

The parcel is currently vacant with the exception of an abandoned single-family home and a privately owned street used for emergency access to Ballentyne Commons. The land is heavily forested and contains steep slopes and significant grade changes.

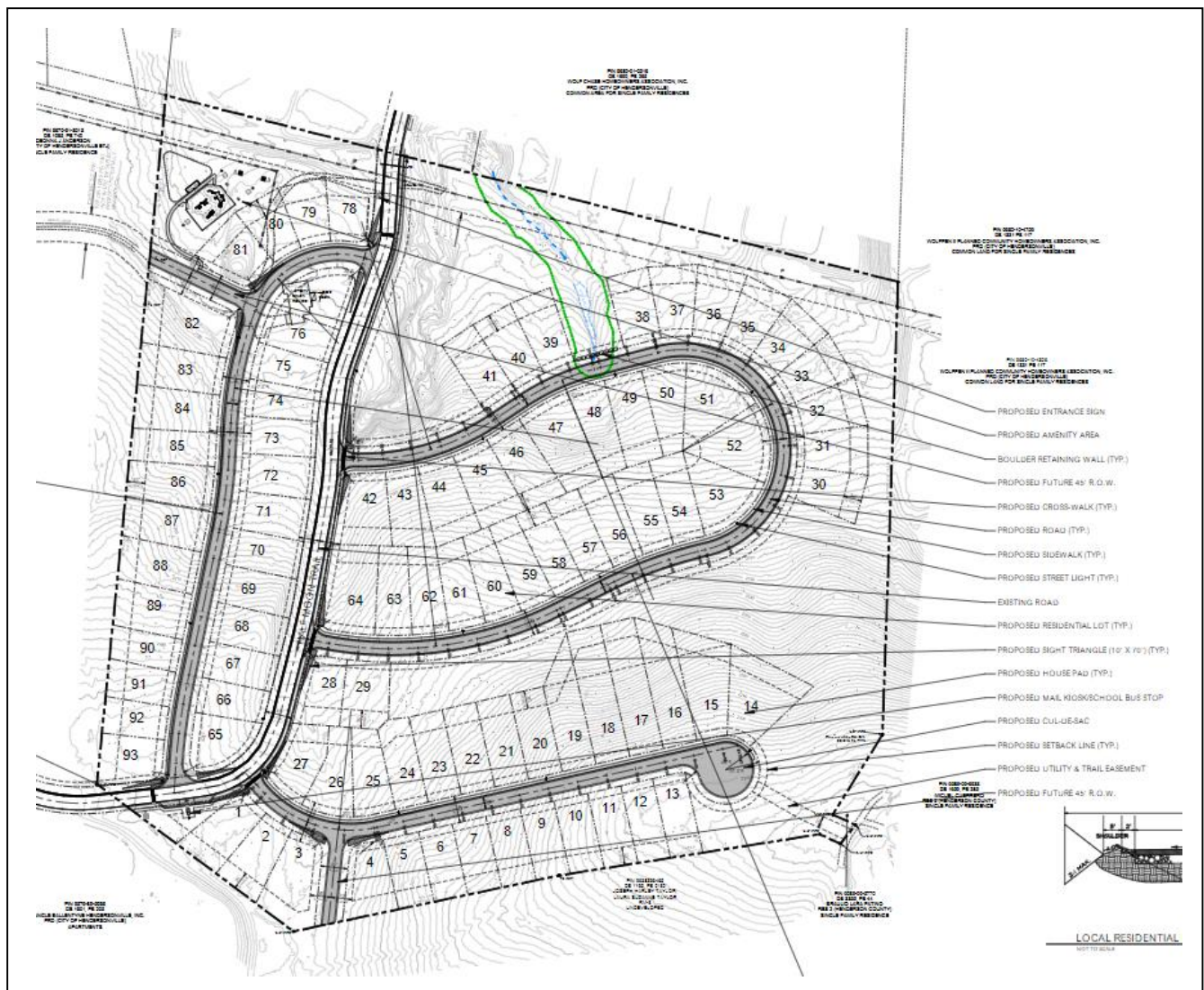
The applicant's request to rezone the property to PRD-CZD, Planned Residential Development - Conditional Zoning District with a binding site plan, was approved by City Council on December 2, 2021 with a density of 2.76 Units / Acre. As a CZD, the rezoning was approved subject to a site plan with conditions. The approved site plan along with a preliminary subdivision plat are provided for your review.

The Subdivision Ordinance dictates that subdivisions with over 8 dwelling units and/or those involving the provision of public infrastructure are considered *Major Subdivisions*. Major Subdivisions are required to be considered by the Planning Board as an Administrative Decision and therefore an Administrative Hearing must be conducted. Those terms are defined by state statute as follows:

Administrative decision. - Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this Chapter or local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.

Administrative hearing. - A proceeding to gather facts needed to make an administrative decision.

PROJECT SUMMARY - CONTINUED



The Site Plan above provides a general overview of the site plan which was approved as part of the Conditional Rezoning. Some minor details may be adjusted in the Final Site Plan which are not shown above.

SITE CONDITIONS – SITE IMAGES

Access to Half Moon Trail at Wolf Chase



Example of primary site conditions.



View of Duke Energy ROW along north property boundary

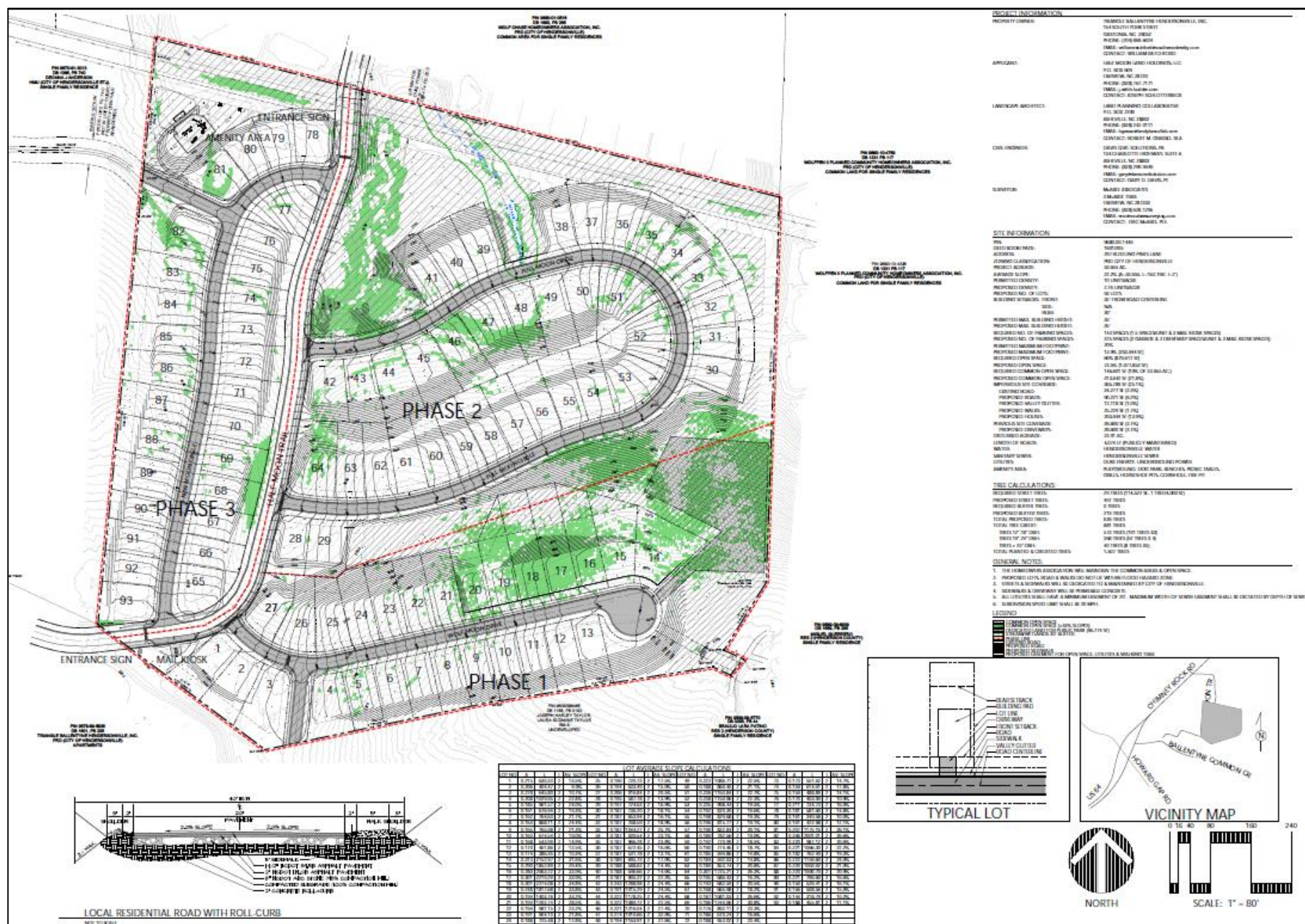


AERIAL PHOTO

Bird's Eye View - Oriented North

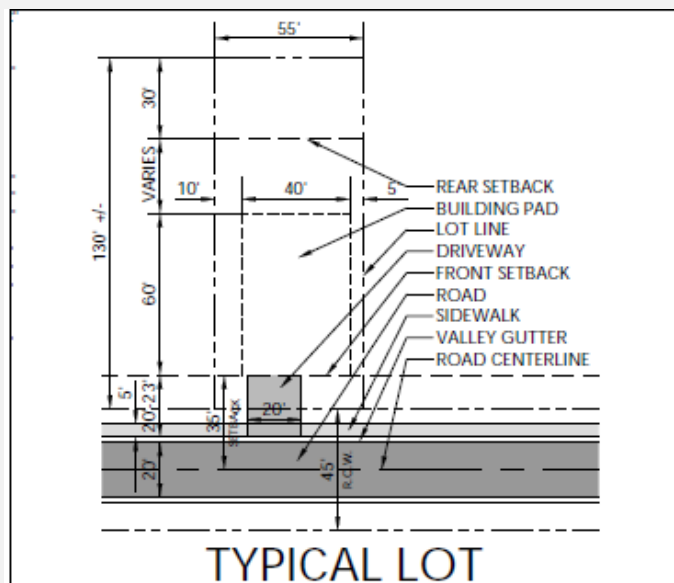


SUBDIVISION PLAT OVERVIEW

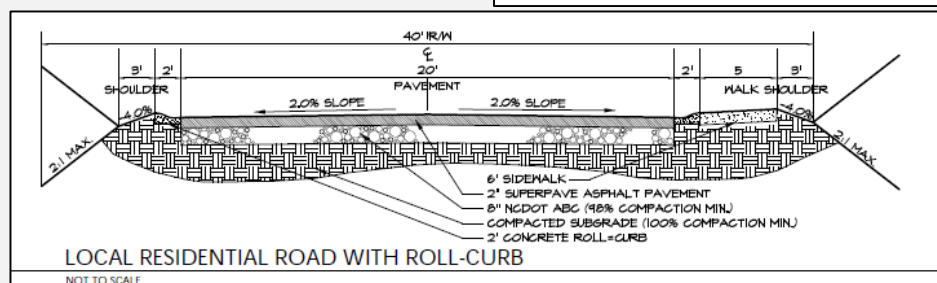


Plat Features:

- 93 Individual Lots / Single-Family Home Sites (typical lot = .16 Acres / 7,150 Sq Ft)
- 4 “Local” Public Streets (45’ ROW) with Sidewalks
 - Interconnected Streets with Connectivity Index of 1.35 (11 Links / 8 Nodes).
 - This falls below the required Minimum of 1.4 Street Connectivity Index Score.
- Crosswalks at intersections
- 1 cul-de-sac
- Street Stub Outs with sidewalk stubs (future street connection) to west and south parcels.
- Pedestrian/Utility ROW connection to east (Gypsy Ln).
- Extension of Half Moon Trail Public Row
- Public Access along Half Moon Trail through Ballentyne Apartments
- Open Space throughout eastern side of development
- Amenity Area
- Cluster Mailbox Location
- Entrance Signs
- Wetlands Area
- Grading Plan / Steep Slopes
- Road Profiles
- Stormwater Plan
- Utility Plan
- Development Notes:



SITE INFORMATION	
PIN:	9680 00-1446
DEED BOOK/ PAGE:	1601/205
ADDRESS:	297 RUSTLING PINES LANE
ZONING CLASSIFICATION:	PRD CITY OF HENDERSONVILLE
PROJECT ACREAGE:	33.655 AC.
AVERAGE SLOPE:	22.2% (A=33.655, L=162,196', I=2')
PERMITTED DENSITY:	10 UNITS/ACRE
PROPOSED DENSITY:	2.76 UNITS/ACRE
PROPOSED NO. OF LOTS:	93 LOTS
BUILDING SETBACKS: FRONT:	35' FROM ROAD CENTERLINE
SIDE:	N/A
REAR:	30'
PERMITTED MAX. BUILDING HEIGHT:	35'
PROPOSED MAX. BUILDING HEIGHT:	35'
REQUIRED NO. OF PARKING SPACES:	143 SPACES (1.5 SPACES/UNIT & 3 MAIL KIOSK SPACES)
PERMITTED NO. OF PARKING SPACES:	375 SPACES (2 GARAGE & 2 DRIVEWAY SPACES/UNIT & 3 MAIL KIOSK SPACES)
PERMITTED MAXIMUM FOOTPRINT:	2076
PROPOSED MAXIMUM FOOTPRINT:	13.9% (203,944 SF)
REQUIRED OPEN SPACE:	60.0% (875,617 SF)
PROPOSED OPEN SPACE:	73.5% (1,077,853 SF)
REQUIRED COMMON OPEN SPACE:	146,601 SF (10% OF 33.655 AC.)
PROPOSED COMMON OPEN SPACE:	313,642 SF (21.8%)
IMPERVIOUS SITE COVERAGE:	365,789 SF (25.1%)
EXISTING ROAD:	34,277 SF (2.3%)
PROPOSED ROADS:	90,221 SF (6.2%)
PROPOSED VALLEY GUTTER:	12,118 SF (1.0%)
PROPOSED WALKS:	25,229 SF (1.7%)
PROPOSED HOUSES:	203,944 SF (13.9%)
PERVIOUS SITE COVERAGE:	39,600 SF (2.7%)
PROPOSED DRIVEWAYS:	39,600 SF (2.7%)
DISTURBED ACREAGE:	23.91 AC.
LENGTH OF ROADS:	4,074 LF (PUBLICLY MAINTAINED)
WATER:	HENDERSONVILLE WATER
SANITARY SEWER:	HENDERSONVILLE SEWER
UTILITIES:	DUKE ENERGY, UNDERGROUND POWER
AMENITY AREA:	PLAYGROUND, DOG PARK, BENCHES, PICNIC TABLES, GBLLS, HORSESHOE PITS, CORNHOLE, FIRE PIT



REVIEW PROCEDURE**ADMINISTRATIVE DECISION BY PLANNING BOARD**

- i. *Following staff review, the Planning Board, after the conclusion of a public meeting (see Section 2.03.G, Public Meeting and Hearing), shall review and make an Administrative Decision regarding the application in accordance with Section 2.04.H.4, Major Subdivision Review Standards. Notice of the Administrative Decision shall be delivered in accordance with Section 2.03.K.2.*
- ii. *The decision shall be either: approval of the Major Subdivision as proposed; approval of a revised major subdivision; or denial of the Major Subdivision.*
- iii. *The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the applicant.*
- iv. *If a Major Subdivision application is denied, then the reasons for denial shall be stated in writing. The applicant may revise and resubmit a Major Subdivision that has been denied. Alternatively, an applicant may file an action to challenge the denial in the Superior Court for Henderson County seeking appropriate declaratory or equitable relief in the manner of and within the time periods specified by applicable laws.*

MAJOR SUBDIVISION REVIEW STANDARDS

- a. *An application for a Major Subdivision shall be approved, if it complies with the following:*
 - i. *The Major Subdivision is prepared and sealed by a licensed professional authorized by the State to prepare such documents;*
 - ii. *The Major Subdivision complies with the applicable standards in Section 47-30 of the North Carolina General Statutes;*
 - iii. *The Major Subdivision includes all required certifications and other pertinent information as required by the City;*
 - iv. *All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or City standards, as appropriate;*
 - v. *The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County;*
 - vi. *Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County;*
 - vii. *All standards or conditions of any prior applicable permits and development approvals; and*
 - viii. *The Major Subdivision complies with all other applicable requirements in this Ordinance and the City Code of Ordinances.*
- b. *Land located within a special flood hazard area shall comply with all applicable City standards for flood damage prevention.*

STAFF ASSESSMENT

Zoning Compliance:

Based on the review by staff, the submitted preliminary plat for Providence Walk meets the requirements of the PRD-CZD zoning district.

Subdivision Compliance:

Based on the review of the Half Moon Heights preliminary plat by staff, the DRC and Planning Staff make the following findings:

Article 3: Configuration

SECTION 3.02. LAND SUITABILITY - All applicable standards satisfied

SECTION 3.03. LOTS – D. Double or Reverse Frontage Lots require “a non-access buffer of 25 feet on one side of the lot bounded by a street, in addition to other dimensional requirements.”

SECTION 3.04. ACCESS TO LOTS - All applicable standards satisfied

SECTION 3.05. MONUMENTS - All applicable standards satisfied

SECTION 3.06 EASEMENTS – B. Utilities - Notes should be added to the plat stating location of utility easements.

SECTION 3.07. SUBDIVISION NAMES – Needs final confirmation from Henderson County

SECTION 3.08. CLUSTER MAILBOX UNITS – All applicable standards satisfied

SECTION 3.09. – DEDICATION OF PUBLIC LAND – Shown with hatched area on Sheet L-3

Article 4: Infrastructure

SECTION 4.02. GENERAL REQUIREMENTS – Primarily relates to post-approval construction standards

SECTION 4.03. STREETS - Section 4.03 B. Street Design 6. Connectivity requires a Minimum Connectivity Index Score of 1.4 for the PRD District.

- The proposed subdivision has a connectivity score of 1.35.
- Section 4.03 – B. 6. C. allows for a reduction of this standards if the following is found:
 - o *Minimum Connectivity Scores may be reduced if the owner/developer demonstrates it is not possible to achieve due to topographic conditions, natural features, existing road configurations, or adjacent existing development patterns. In these instances, internal street design shall achieve as high a connectivity index score as is reasonably practical.*
- Staff recommends approval of the reduction from 1.4 to 1.35 based on the site constraints.

SECTION 4.04. SIDEWALKS – All applicable standards satisfied

SECTION 4.05. GREENWAYS – Does not appear to be applicable

SECTION 4.06. POTABLE WATER- All minimum standards satisfied

SECTION 4.07. SANITARY SEWER - All minimum standards satisfied

SECTION 4.08. FIRE PROTECTION - All applicable standards satisfied

Article 5: Environment

SECTION 5.01. STORMWATER MANAGEMENT - All applicable standards satisfied

SECTION 5.02. SEDIMENTATION & EROSION CONTROL - All applicable standards satisfied

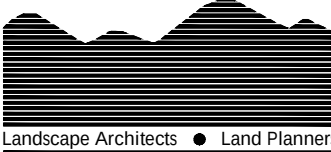
SECTION 5.03. STEEP SLOPES - All applicable standards satisfied. Note that “open space” easement will be placed on portions of steep slopes that were extended into open space in order to meet max. Impervious surface requirements for lots 14-19.

SECTION 5.04. OPEN SPACE STANDARDS - All applicable standards satisfied

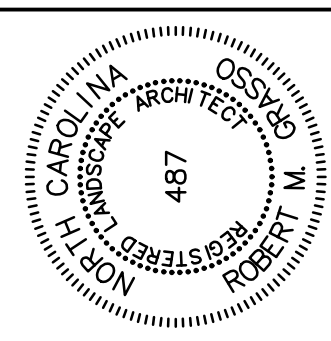
ATTACHMENTS:

- 1) Full Size Major Subdivision Preliminary Plat
- 2) Application

LAND PLANNING
COLLABORATIVE



P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com



TITLE SHEET

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 2021850		
DWG. NAME: half-moon-site.dwg		
DATE: November 1, 2021		
REVISIONS:		
REV.:	DATE:	BY:
1	12/3/21	RMG
2		
3		
4		
5		

SHEET
L-1

HALF MOON HEIGHTS

HENDERSONVILLE, NORTH CAROLINA

NOVEMBER 1, 2021
REV.: 12/3/21

PROPERTY OWNER:

TRIANGLE BALLANTYNE HENDERSONVILLE, INC.
154 SOUTH YORK STREET
GASTONIA, NC 28052
PHONE: (704) 869-6024
EMAIL: williamratchford@southwoodrealty.com
CONTACT: WILLIAM RATCHFORD

APPLICANT:

HALF MOON LAND HOLDINGS, LLC
P.O. BOX 609
FAIRVIEW, NC 28730
PHONE: (828) 767-7171
EMAIL: j.s@bh-builder.com
CONTACT: JOSEPH SCHLOTTERBECK

LANDSCAPE ARCHITECT:

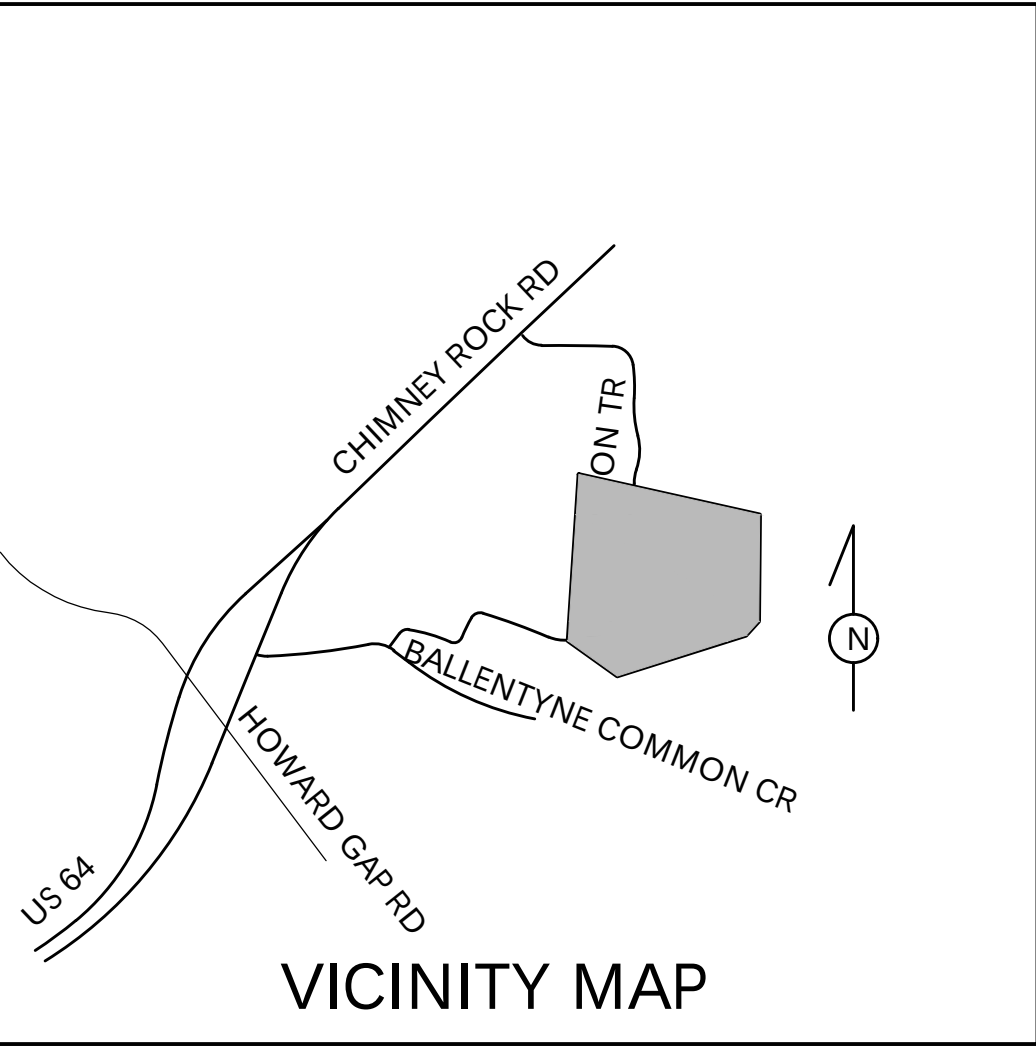
LAND PLANNING COLLABORATIVE
P.O. BOX 2200
ASHEVILLE, NORTH CAROLINA 28802
PHONE: (828) 242-0111
EMAIL: bgrasso@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER:

DAVIS CIVIL SOLUTIONS
134-A CHARLOTTE HIGHWAY
ASHEVILLE, NORTH CAROLINA 28803
PHONE: (828) 299-9449
EMAIL: gary@cvlsol.com
CONTACT: GARY D. DAVIS, PE

SURVEYOR:

McABEE ASSOCIATES
3 McABEE TRAIL
FAIRVIEW, NC 287303
PHONE: (828) 628-1295
EMAIL: eric@mcabeesurveying.com
CONTACT: ERIC McABEE, PLS



VICINITY MAP

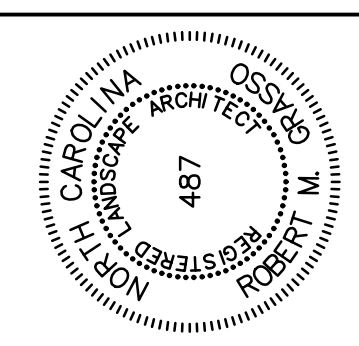
LIST OF DRAWINGS

- L-1 TITLE SHEET
- L-2 EXISTING CONDITIONS
- L-3 MAJOR SUBDIVISION/PRELIMINARY PLAT
- L-4 LAYOUT & MATERIALS PLAN
- L-5 GRADING PLAN
- L-6 ROAD 'A' VERTICAL ROAD DESIGN
- L-7 ROAD 'B' VERTICAL ROAD DESIGN
- L-8 ROADS 'B' & 'C' VERTICAL ROAD DESIGN
- L-9 EXISTING TREE SURVEY
- L-10 LANDSCAPE PLAN
- C3 PRELIMINARY STORM WATER
- C4.1 PRELIMINARY UTILITIES - WATER
- C4.2 PRELIMINARY UTILITIES - SEWER

LAND PLANNING
COLLABORATIVE

Landscape Architects • Land Planners

P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: tgrasso@landplancollab.com



EXISTING CONDITIONS

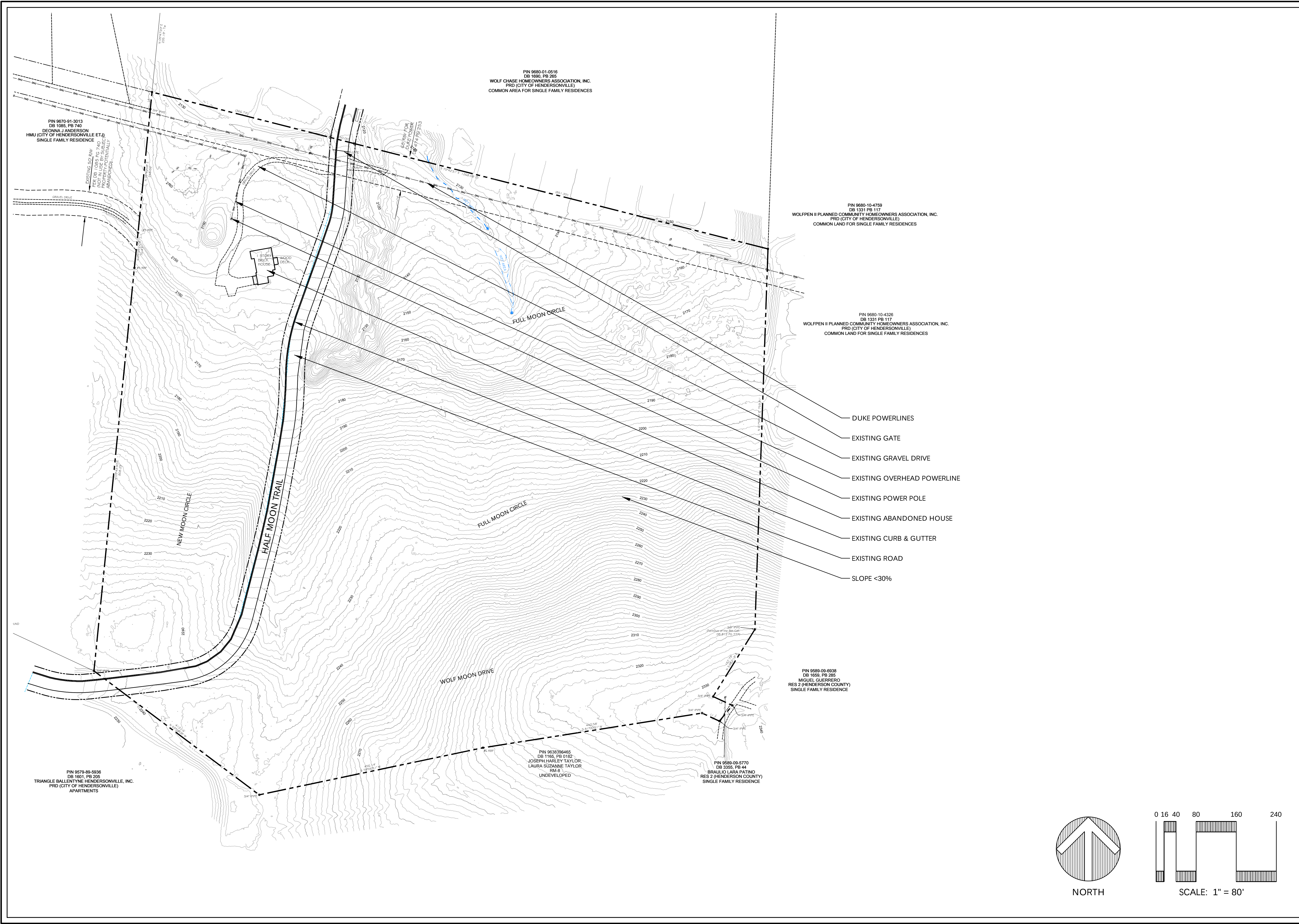
HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: November 1, 2021

REVISIONS:

REV.	DATE	BY
1	12/3/21	RMG
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-2



PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ET AL)
SINGLE FAMILY RESIDENCE

PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4759
DB 1331 PB 117
WOLFFEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

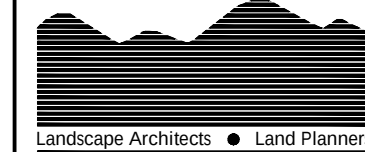
PIN 9680-10-4326
DB 1331 PB 117
WOLFFEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9589-09-6938
DB 1669, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

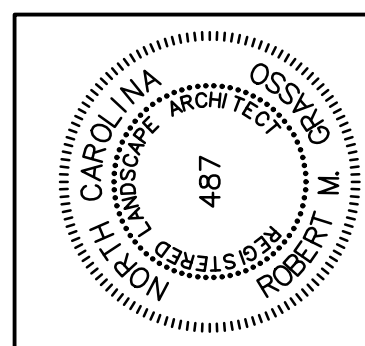
PIN 9638396465
DB 1165, PB 0182
JOSEPH HARLEY TAYLOR
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

PIN 9680-09-6770
DB 3355, PB 44
BRAULIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9579-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

LAND PLANNING
COLLABORATIVE

P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

MAJOR SUBDIVISION/
PRELIMINARY PLATHALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850

DWG. NAME: half-moon-site.dwg

DATE: November 1, 2021

REVISIONS:

REV.	DATE	BY
1	12/3/21	RMG
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-3

PROJECT INFORMATION

PROPERTY OWNER:

TRIANGLE BALLANTYNE HENDERSONVILLE, INC.
154 SOUTH YORK STREET
GASTONIA, NC 28052
PHONE: (704) 869-6024
EMAIL: williamratchford@southwoodrealty.com
CONTACT: WILLIAM RATCHFORD

APPLICANT:

HALF MOON LAND HOLDINGS, LLC
P.O. BOX 609
FAIRVIEW, NC 28730
PHONE: (828) 767-7171
EMAIL: j.s@th-builder.com
CONTACT: JOSEPH SCHLOTTERBECK

LANDSCAPE ARCHITECT:

LAND PLANNING COLLABORATIVE
P.O. BOX 2200
ASHEVILLE, NC 28802
PHONE: (828) 242-0111
EMAIL: bgrasso@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER:

DAVIS CIVIL SOLUTIONS, PA
134 CHARLOTTE HIGHWAY, SUITE A
ASHEVILLE, NC 28803
PHONE: (828) 299-9449
EMAIL: gary@daviscivilsolution.com
CONTACT: GARY D. DAVIS, PE

SURVEYOR:

McABEE ASSOCIATES
3 McABEE TRAIL
FAIRVIEW, NC 28730
PHONE: (828) 628-1295
EMAIL: eric@mcabeesurveying.com
CONTACT: ERIC McABEE, PLS

SITE INFORMATION

PIN: 9680-00-1446
DEED BOOK/ PAGE: 1601/205
ADDRESS: 297 RUSTLING PINES LANE
ZONING CLASSIFICATION: PRD CITY OF HENDERSONVILLE
PROJECT ACREAGE: 33.655 AC.
AVERAGE SLOPE: 22.2% (A=33.655, L=162.196', I=2')
PERMITTED DENSITY: 10 UNITS/ACRE
PROPOSED NO. OF LOTS: 93 LOTS
BUILDING SETBACKS: FRONT: 35' FROM ROAD CENTERLINE
SIDE: N/A
REAR: 30'
PERMITTED MAX. BUILDING HEIGHT: 35'
PROPOSED MAX. BUILDING HEIGHT: 143 SPACES (1.5 SPACES/UNIT & 3 MAIL KIOSK SPACES)
REQUIRED NO. OF PARKING SPACES: 375 SPACES (2 GARAGE & 2 DRIVEWAY SPACES/UNIT & 3 MAIL KIOSK SPACES)
PROPOSED NO. OF PARKING SPACES: 20%
PERMITTED MAXIMUM FOOTPRINT: 13.9% (203,944 SF)
PROPOSED MAXIMUM FOOTPRINT: 60% (879,617 SF)
REQUIRED OPEN SPACE: 73.5% (1,077,853 SF)
PROPOSED OPEN SPACE: 146,601 SF (10% OF 33.655 AC.)
REQUIRED COMMON OPEN SPACE: 313,642 SF (21.8%)
PROPOSED COMMON OPEN SPACE: 365,789 SF (25.1%)
IMPERVIOUS SITE COVERAGE: 34,277 SF (2.3%)
EXISTING ROAD: 90,221 SF (6.2%)
PROPOSED ROADS: 12,118 SF (1.0%)
PROPOSED VALLEY GUTTER: 25,229 SF (1.7%)
PROPOSED WALKS: 203,944 SF (13.9%)
PERVIOUS SITE COVERAGE: 39,600 SF (2.7%)
PROPOSED DRIVEWAYS: 39,600 SF (2.7%)
DISTURBED ACREAGE: 23.91 AC.
LENGTH OF ROADS: 4,074 LF (PUBLICLY MAINTAINED)
WATER: HENDERSONVILLE WATER
SANITARY SEWER: HENDERSONVILLE SEWER
UTILITIES: DUKE ENERGY, UNDERGROUND POWER
AMENITY AREA: PLAYGROUND, DOG PARK, BENCHES, PICNIC TABLES, GRILLS, HORSESHOE PITS, CORNHOLE, FIRE PIT

TREE CALCULATIONS:

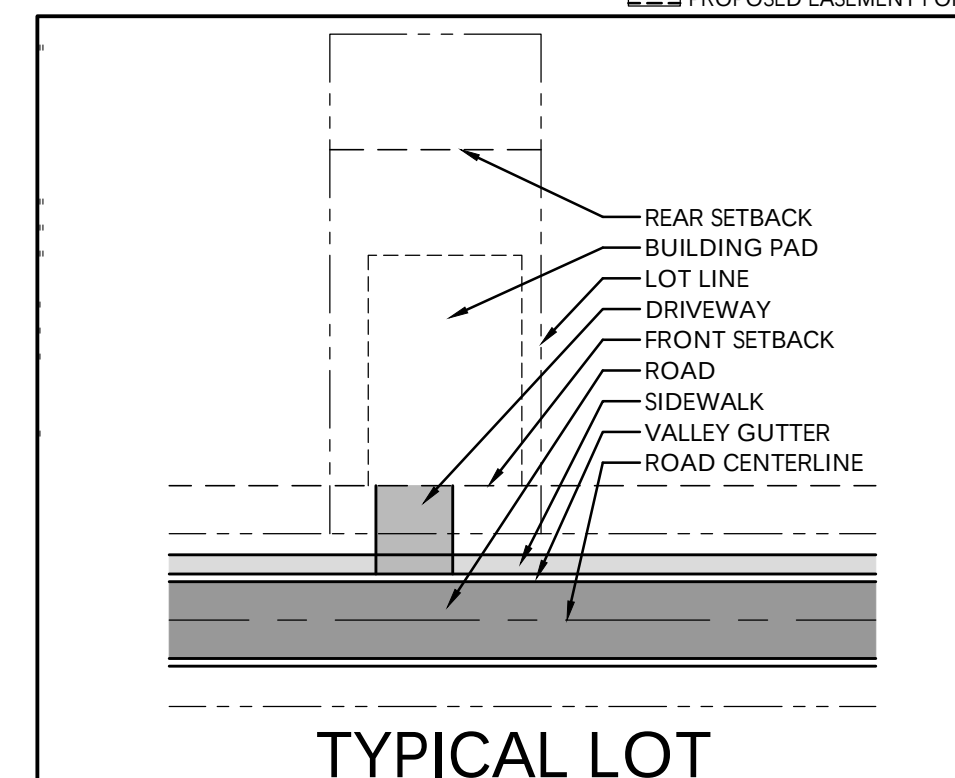
REQUIRED STREET TREES: 29 TREES (114,522 SF, 1 TREE/4,000 SF)
PROPOSED STREET TREES: 407 TREES
REQUIRED BUFFER TREES: 0 TREES
PROPOSED BUFFER TREES: 219 TREES
TOTAL PROPOSED TREES: 626 TREES
TOTAL TREE CREDIT: 881 TREES
TREES 12"-18" DBH: 573 TREES (191 TREES X3)
TREES 19"-24" DBH: 268 TREES (67 TREES X4)
TREES > 25" DBH: 40 TREES (8 TREES X5)
TOTAL PLANTED & CREDITED TREES: 1,507 TREES

GENERAL NOTES:

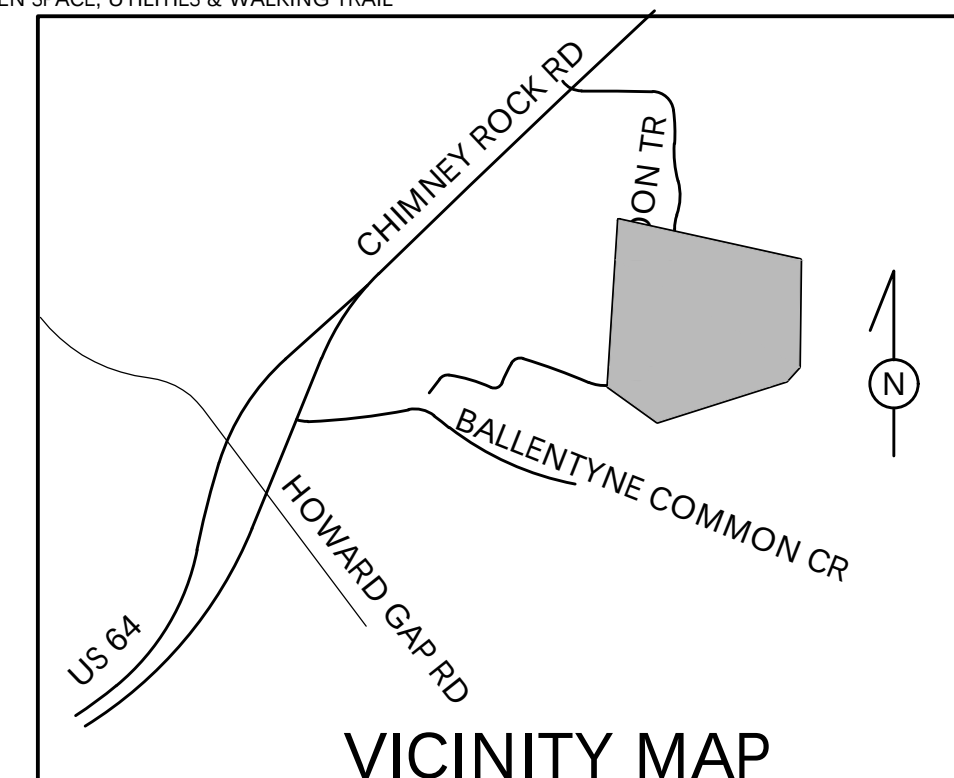
1. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE COMMON AREAS & OPEN SPACE.
2. PROPOSED LOTS, ROAD & WALKS DO NOT LIE WITHIN FLOOD HAZARD ZONE.
3. STREETS & SIDEWALKS WILL BE DEDICATED TO & MAINTAINED BY CITY OF HENDERSONVILLE.
4. SIDEWALKS & DRIVEWAY WILL BE PERMEABLE CONCRETE.
5. ALL UTILITIES SHALL HAVE A MINIMUM EASEMENT OF 20". MAXIMUM WIDTH OF SEWER EASEMENT SHALL BE DICTATED BY DEPTH OF SEWER.
6. SUBDIVISION SPEED LIMIT SHALL BE 20 MPH.

LEGEND

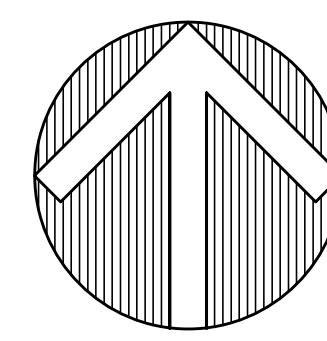
COMMON OPEN SPACE
COMMON OPEN SPACE (>33% SLOPES)
DEDICATED LAND FOR PUBLIC PARK (46,774 SF)
STREAM/WETLANDS: 30' BUFFER
PHASE LINE
EXISTING ROAD
PROPOSED ROAD
PROPOSED SIDEWALK
PROPOSED EASEMENT FOR OPEN SPACE, UTILITIES & WALKING TRAIL



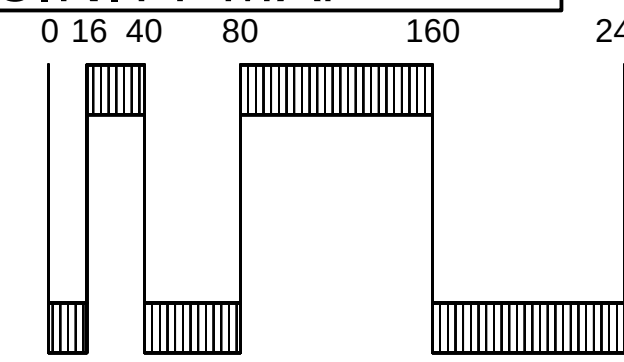
TYPICAL LOT



VICINITY MAP



NORTH



SCALE: 1" = 80'

PIN 9680-01-0516
DB 1690, PB 285
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4759
DB 1331 PB 117
WOLF PEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

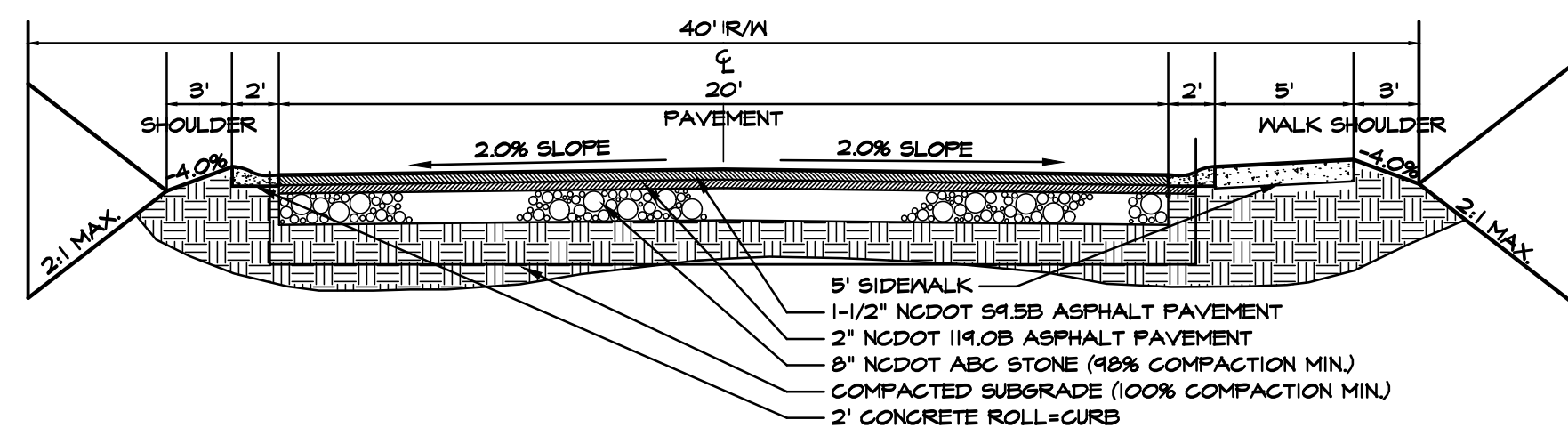
PIN 9680-10-4326
DB 1331 PB 117
WOLF PEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-09-6938
DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9589-09-5770
DB 3355, PB 44
BRAULIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9638-09-6485
DB 1165, PB 0102
JOSEPH HARLEY TAYLOR,
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

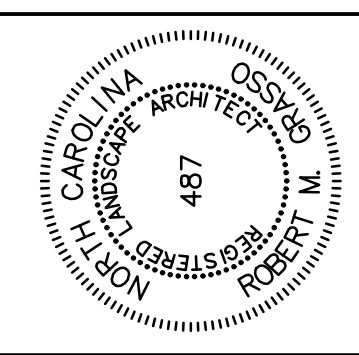
LOT AVERAGE SLOPE CALCULATIONS												
LOT NO.	A	L	AV. SLOPE	LOT NO.	A	L	AV. SLOPE	LOT NO.	A	L	AV. SLOPE	
1	0.215	630.33	2	13.5%	25	0.190	720.73	2	17.5%	49	0.222	1086.71
2	0.206	404.47	2	9.0%	26	0.194	633.49	2	15.0%	50	0.188	860.40
3	0.278	645.80	2	10.7%	27	0.206	916.84	2	20.5%	51	0.236	1163.84
4	0.208	1029.95	2	22.8%	28	0.195	587.78	2	13.9%	52	0.238	1150.96
5	0.185	961.57	2	24.0%	29	0.197	724.63	2	16.9%	53	0.235	998.44
6	0.161	676.94	2	19.3%	30	0.187	726.20	2	18.1%	54	0.192	820.39
7	0.162	764.63	2	21.7%	31	0.187	653.94	2	16.1%	55	0.198	829.68
8	0.163	868.11	2	24.4%	32	0.187	768.59	2	18.9%	56	0.196	815.77
9	0.165	765.08	2	21.3%	33	0.187	1044.27	2	25.7%	57	0.190	832.84
10	0.163	674.54	2	19.0%	34	0.187	939.54	2	23.1%	58	0.189	782.56
11	0.168	943.98	2	14.9%	35	0.187	906.28	2	23.8%	59	0.192	770.99
12	0.170	461.86	2	12.5%	36	0.187	672.45	2	16.6%	60	0.190	774.46
13	0.174	386.35	2	10.3%	37	0.187	531.78	2	13.1%	61	0.185	594.86
14	0.313	2152.97	2	31.6%	38	0.189	695.73	2	17.0%	62	0.184	592.03
15	0.290	1852.89	2	29.4%	39	0.188	588.63	2	14.4%	63	0.189	853.74
16	0.280	2063.22	2	33.9%	40	0.188	596.66	2	14.6%	64	0.301	1725.21
17	0.301	2219.29	2	33.9%	41	0.187	905.22	2	22.3%	65	0.195	686.43
18	0.301	2274.08	2	34.8%	42	0.243	1288.98	2	24.4%	66	0.193	682.59
19	0.248	1817.68	2	33.8%	43	0.191	1015.29	2	24.5%	67	0.168	665.98
20	0.194	1403.76	2	33.2%	44	0.222	1178.25	2	24.4%	68	0.187	1081.03
21	0.194	1202.74	2	28.5%	45	0.222	1089.72	2	22.5%	69	0.186	1244.06
22	0.194	981.15	2	23.2%	46	0.221	1316.04	2	27.4%	70	0.176	892.11
23	0.191	904.10	2	21.8%	47	0.274	1910.66	2	32.0%	71	0.186	670.24
24	0.188	725.48	2	17.8%	48	0.194	1163.91	2	27.6%	72	0.188	953.02

LOCAL RESIDENTIAL ROAD WITH ROLL-CURB
NOT TO SCALE

LAND PLANNING
COLLABORATIVE



P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com



LAYOUT & MATERIALS PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850		
DWG. NAME: half-moon-site.dwg		
DATE: November 1, 2021		
REVISIONS:		
REV.	DATE:	BY:
1	12/3/21	RMG
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-4

LAYOUT NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. ALL DIMENSIONS TO FACE OF CURB OR WALL UNLESS NOTED OTHERWISE.
3. ALL ANGLES 90d UNLESS NOTED OTHERWISE.
4. ALL RADII ARE 5' UNLESS NOTED OTHERWISE.
5. VERIFY LAYOUT IN FIELD.
6. CONTACT LANDSCAPE ARCHITECT IF CONFLICTS OR AMBIGUITIES ARISE.
7. COORDINATE RELOCATION OF UTILITIES WITH UTILITY COMPANIES.
8. LAYOUT SHALL BE STAKED USING COORDINATE GEOMETRY.



PIN 9680-10-4759
DB 1331 PB 117
WOLFPEEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

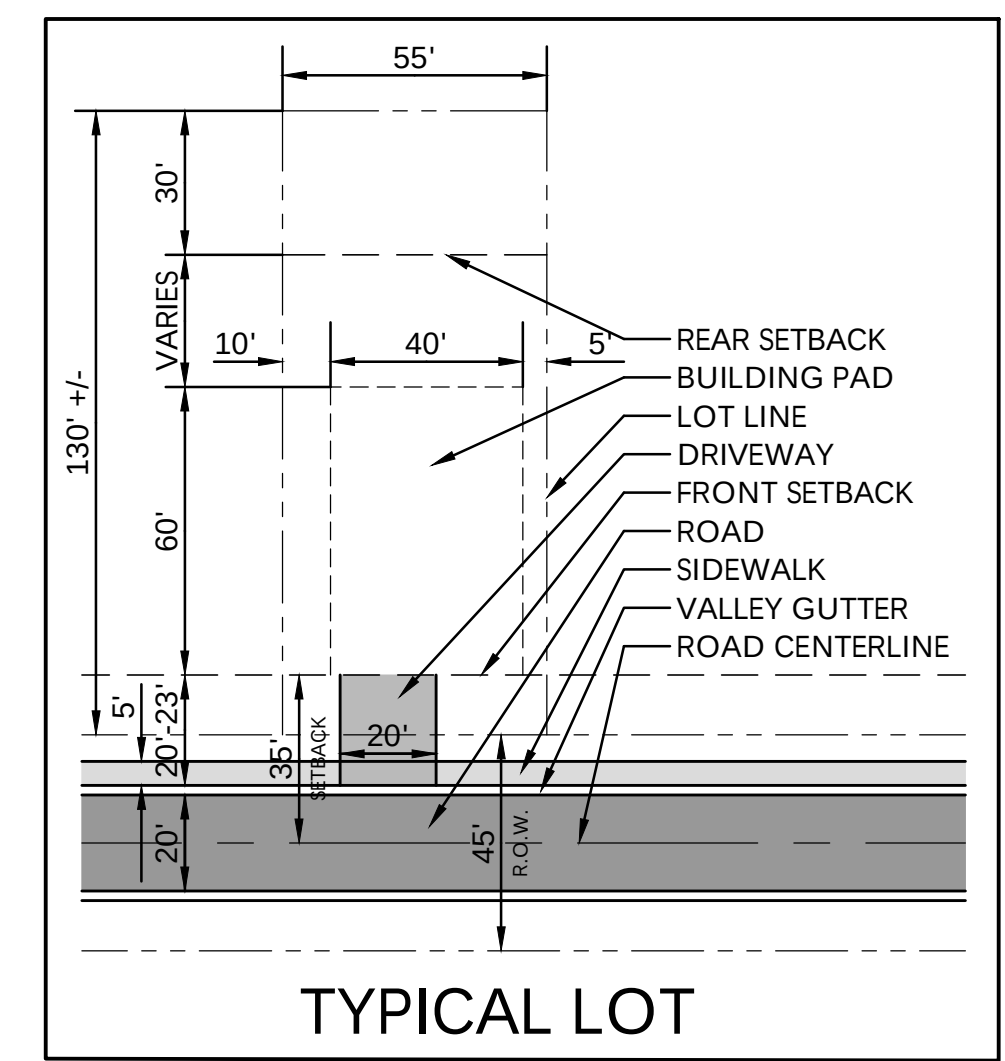
PIN 9689-09-6938
DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9638-396465
DB 1165, PB 0162
JOSEPH HARLEY TAYLOR
LAURA SUZANNE TAYLOR
RM-3
UNDEVELOPED

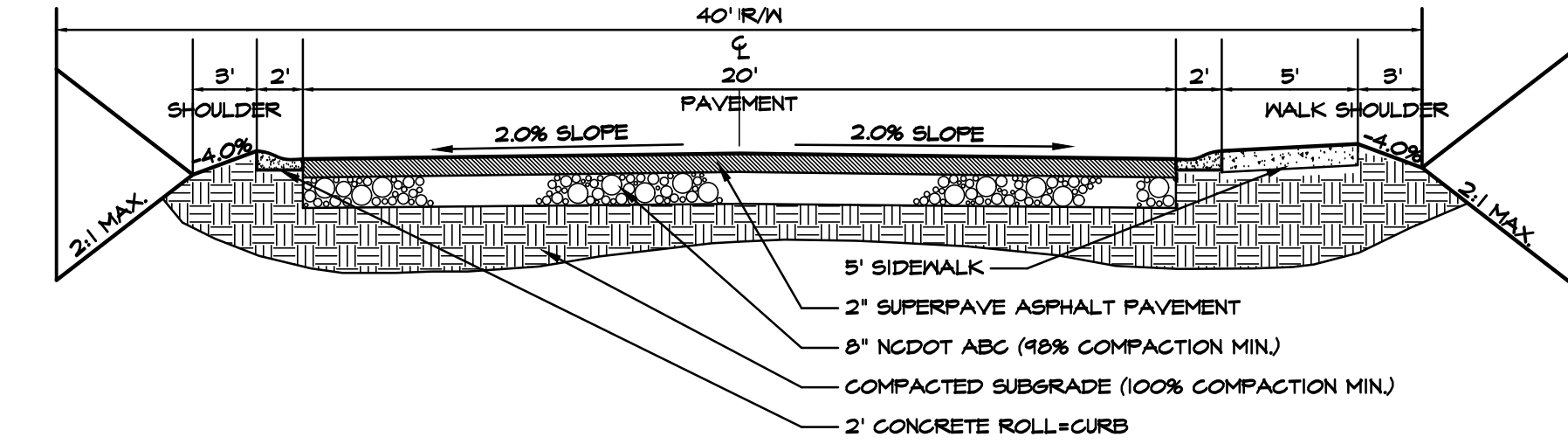
PIN 9689-09-6770
DB 3355, PB 44
BRALILIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9679-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

- PROPOSED ENTRANCE SIGN
- PROPOSED AMENITY AREA
- PROPOSED STOP SIGN (TYP.)
- BOULDER RETAINING WALL (TYP.)
- PROPOSED FUTURE 45' R.O.W.
- PROPOSED CROSS-WALK (TYP.)
- PROPOSED ROAD (TYP.)
- PROPOSED SIDEWALK (TYP.)
- PROPOSED STREET LIGHT (TYP.)
- EXISTING ROAD
- PROPOSED RESIDENTIAL LOT (TYP.)
- PROPOSED SIGHT TRIANGLE (10' X 70') (TYP.)
- PROPOSED PUBLICALLY DEDICATED PARK
- PROPOSED ENTRANCE SIGN
- PROPOSED MAIL KIOSK/SCHOOL BUS STOP
- PROPOSED CUL-DE-SAC
- PROPOSED SETBACK LINE (TYP.)
- PROPOSED UTILITY & TRAIL EASEMENT
- PROPOSED FUTURE 45' R.O.W.

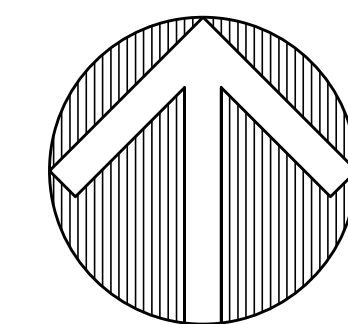


TYPICAL LOT

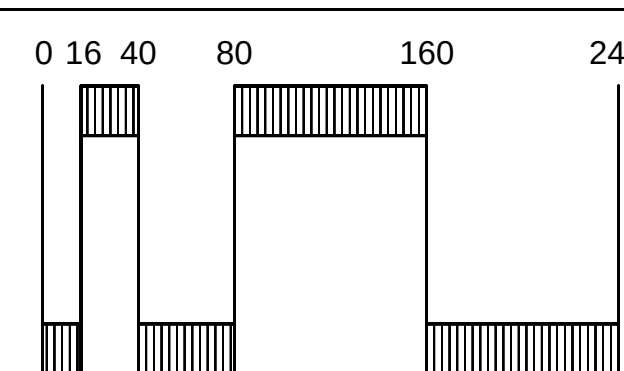


LOCAL RESIDENTIAL ROAD WITH ROLL-CURB

NOT TO SCALE

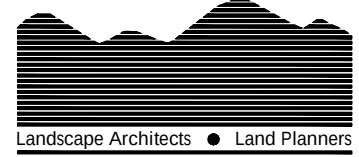


NORTH

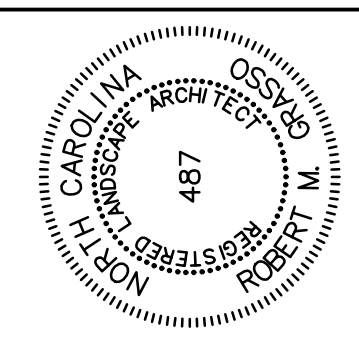


SCALE: 1" = 80'

LAND PLANNING
COLLABORATIVE



P.O. BOX 2202
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com



GRADING PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: November 1, 2021

REVISIONS:		
REV.	DATE:	BY:
1	12/3/21	RMG
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5	-	-

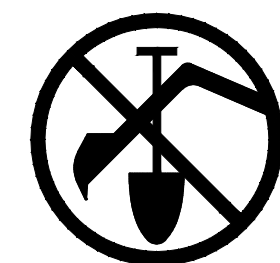
SHEET
L-5

GRADING NOTES

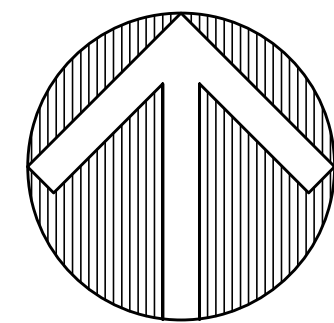
- CONTRACTOR SHALL PROVIDE PROOF OF ACTIVE GRADING PERMITS FOR ANY OFF-SITE BORROW OR WASTE SITES TO HENDERSON COUNTY & NCDEQ.
- TEMPORARY VEGETATION SHALL BE SEEDED & MULCHED WITHIN 14 DAYS OF COMPLETION OF GRADING FLAT AREAS OR WITHIN 7 DAYS OF COMPLETION OF ALL BERMS, SWALES, DITCHES, PERIMETER SLOPES, SLOPES ADJACENT TO UNNAMED TRIBUTARY AND SLOPES 3:1 OR GREATER.
- ALL DISTURBED AREAS SHALL BE SEEDED WITH TEMPORARY OR PERMANENT VEGETATION.
- PLACE CURLEX II, EROSION CONTROL BLANKET, BY AMERICAN EXCELSIOR COMPANY, ON ALL SLOPES 2:1 OR GREATER. INSTALL & FASTEN PER MANUFACTURER'S SPECIFICATIONS.
- MAINTAIN 2' UNDISTURBED BUFFER ALONG ALL PROPERTY LINES.
- INSTALL SILT FENCE AT TOE OF ALL FILL SLOPES.
- WATER SITE TO CONTROL DUST DURING PERIODS OF DRY WEATHER.
- COORDINATE ALL WORK WITH HENDERSON COUNTY & NCDEQ.
- PREPARE SEED BED PRIOR TO TEMPORARY OR PERMANENT SEEDING BY USING SURFACE ROUGHENING METHODS OUTLINED IN 'EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL', SECTION 6.03. ROUGHEN ALL SLOPES USING TRACKED MACHINERY SO THAT GROOVES ARE FORMED PARALLEL WITH THE SLOPE. DO NOT BACK BLADE SLOPES AFTER TRACKING. HYDROSEED & MULCH ROUGHENED SLOPES IMMEDIATELY AFTER TRACKING SLOPES.
- COORDINATE SITE PREPARATION WITH GEOTECHNICAL ENGINEER TO ENSURE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- ALL SPOT ELEVATIONS AT BASE OF CURB OR WALLS AT FINISHED GRADE OR AT EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- HDPE: HIGH DENSITY POLYETHYLENE PIPE, TYPE S, NCDOT STD.
- PVC: POLYVINYL CHLORIDE PIPE, SCH. 40, NCDOT STD.
- CPP: CORRUGATED PERFORATED PLASTIC PIPE, NCDOT STD.
- MAINTAIN 12" MIN. COVER OVER ALL STORM DRAINAGE PIPES.
- MAINTAIN 1.0% SLOPE, MIN. ON ALL STORM DRAIN PIPES & DOWNSPOUT LEADERS.
- CO: CLEANOUT.
- DS: DOWNSPOUT.
- DROP INLET: BOX: NCDOT STD. 840.14, REV. B, STANDARD CONCRETE DROP INLET.
GRATE: NCDOT STD. 840.16, STANDARD GRATE & FRAME.
- FLARED END SECTION: NCDOT STD. 320.01, REV. B, STANDARD CORRUGATED METAL FLARED END SECTION
- VERIFY ALL GRADES IN FIELD. NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS OR AMBIGUITIES ARISE.
- DISTURBED ACREAGE: 21.94 AC.
- BOULDER WALL HEIGHTS & LOCATIONS MAY VARY DEPENDING UPON FIELD CONDITIONS & GEOTECHNICAL ENGINEER RECOMMENDATIONS.

LEGEND

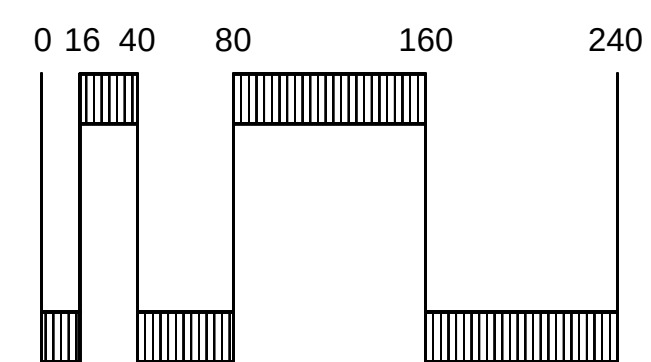
- SLOPES >30%
- STREAM/WETLANDS 30' BUFFER
- PHASE LINE
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED SIDEWALK



BEFORE YOU DIG
CALL 1-800-632-4549
N.C. ONE-CALL CENTER
IT'S THE LAW!



NORTH



SCALE: 1" = 80'



PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

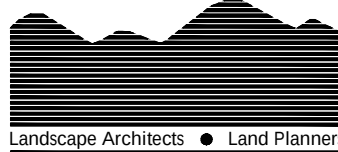
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DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

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DB 1165, PB 0182
JOSEPH HARLEY TAYLOR
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

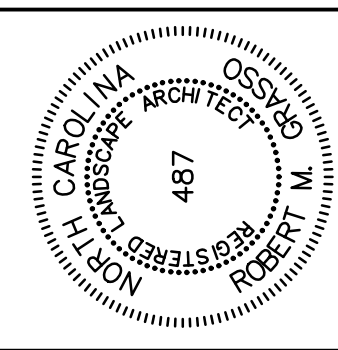
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DB 3355, PB 44
BRASILIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9579-89-5936
DB 1901, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

LAND PLANNING
COLLABORATIVE



P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

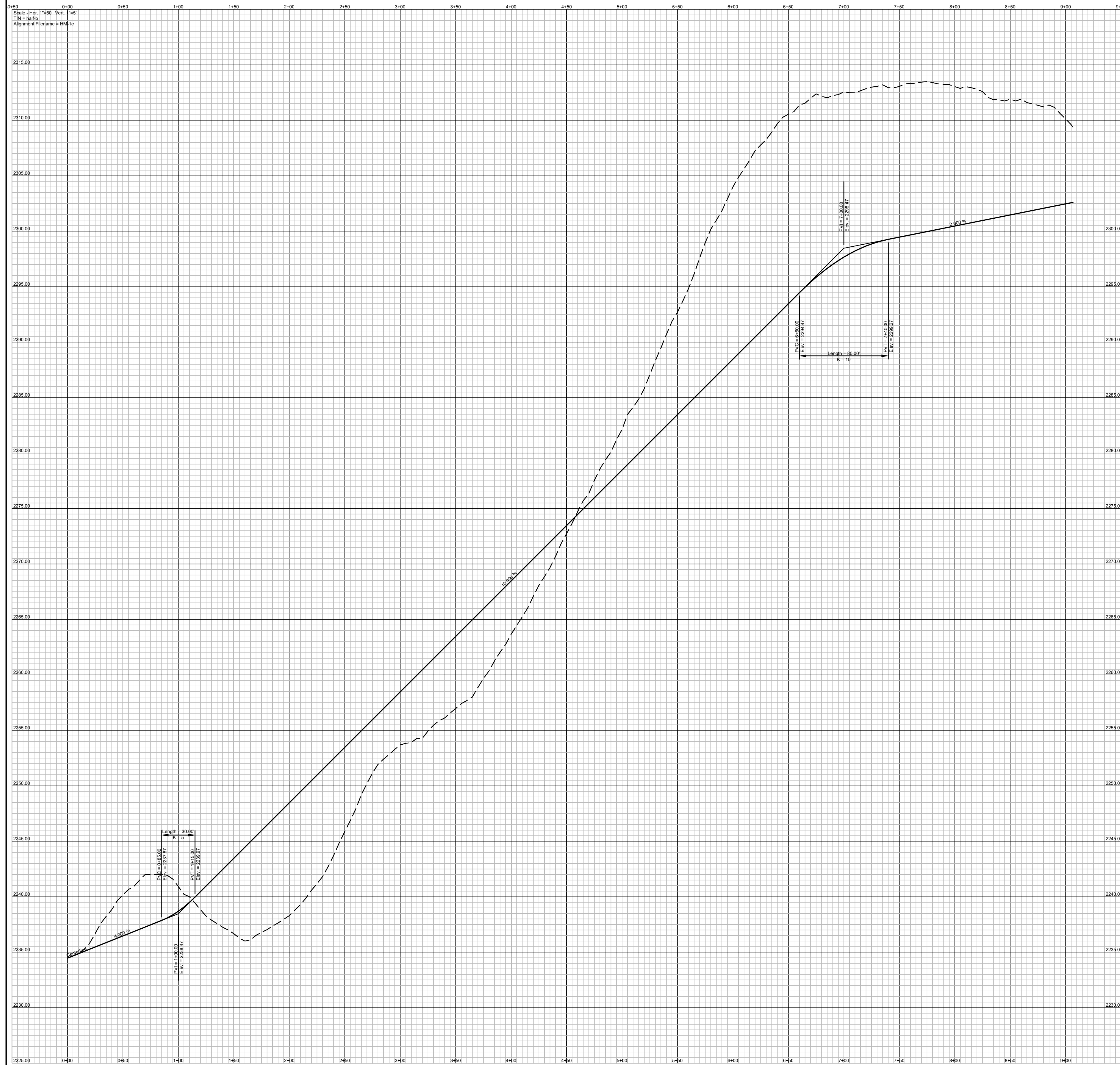


WOLF MOON DRIVE &
FULL MOON CIRCLE
VERTICAL ROAD DESIGN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

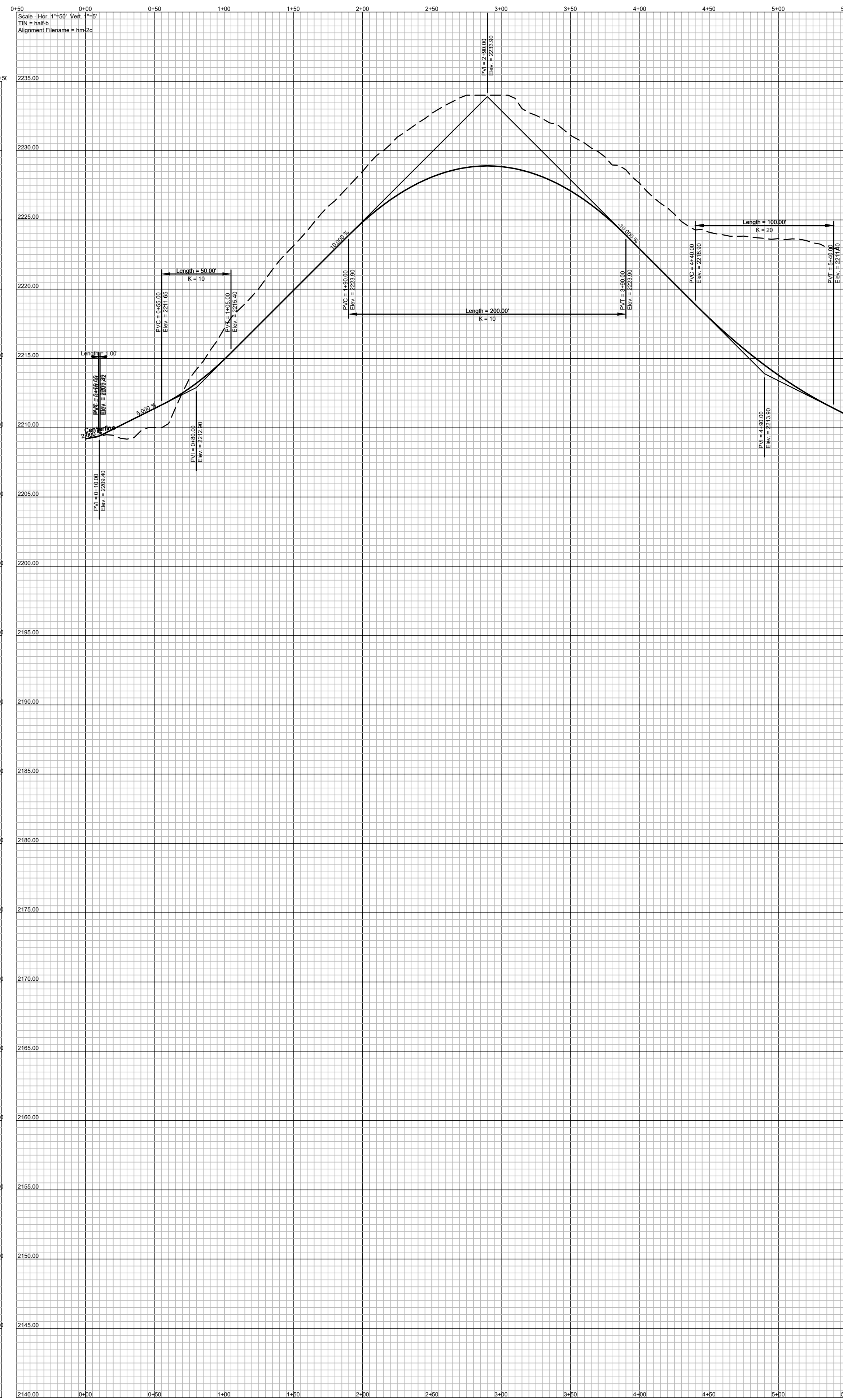
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DWG. NAME: half-moon-site.dwg		
DATE: November 1, 2021		
REVISIONS:		
REV.:	DATE:	BY:
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3	-	-
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5	-	-

SHEET
L-6



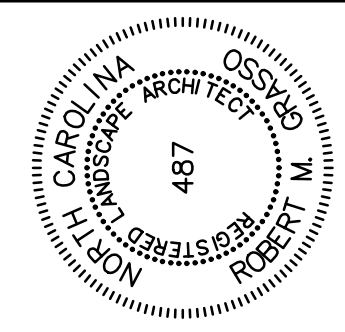
WOLF MOON DRIVE

SCALE: HORIZ.: SCALE: 1" = 50'
VERT.: SCALE: 1" = 5'



FULL MOON CIRCLE

SCALE: HORIZ.: SCALE: 1" = 50'
VERT.: SCALE: 1" = 5'



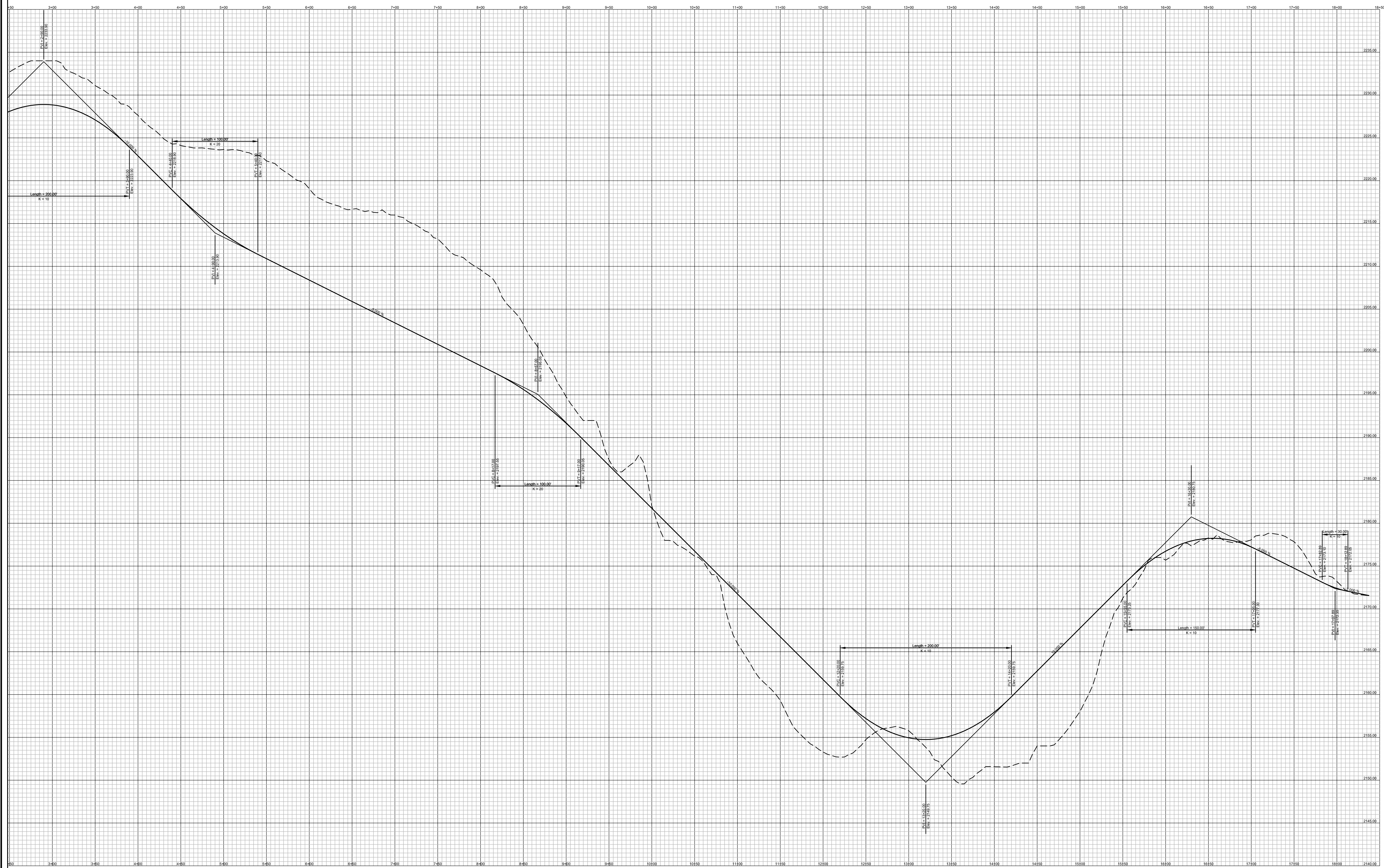
FULL MOON CIRCLE
VERTICAL ROAD DESIGN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: November 1, 2021

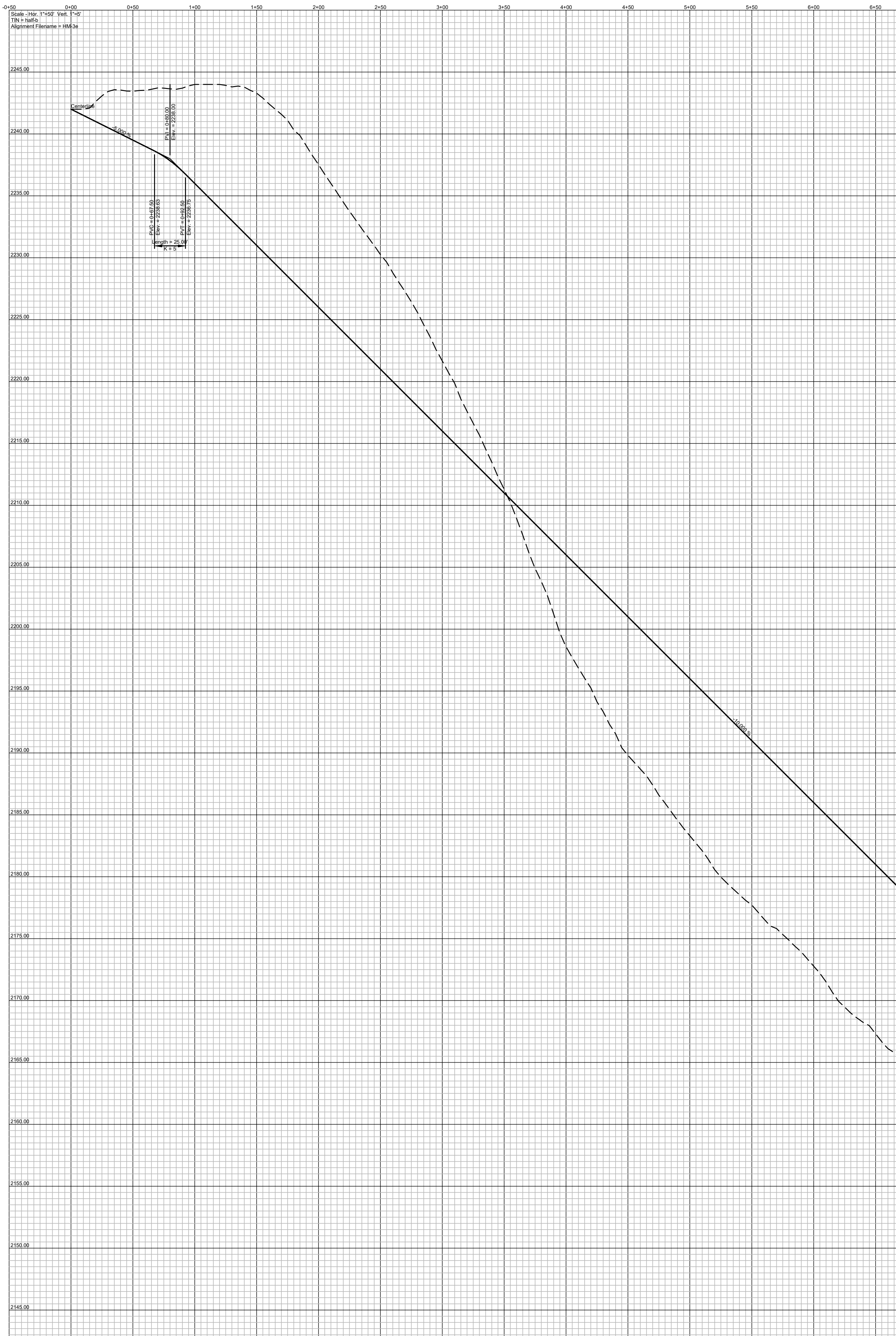
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SHEET
L-7



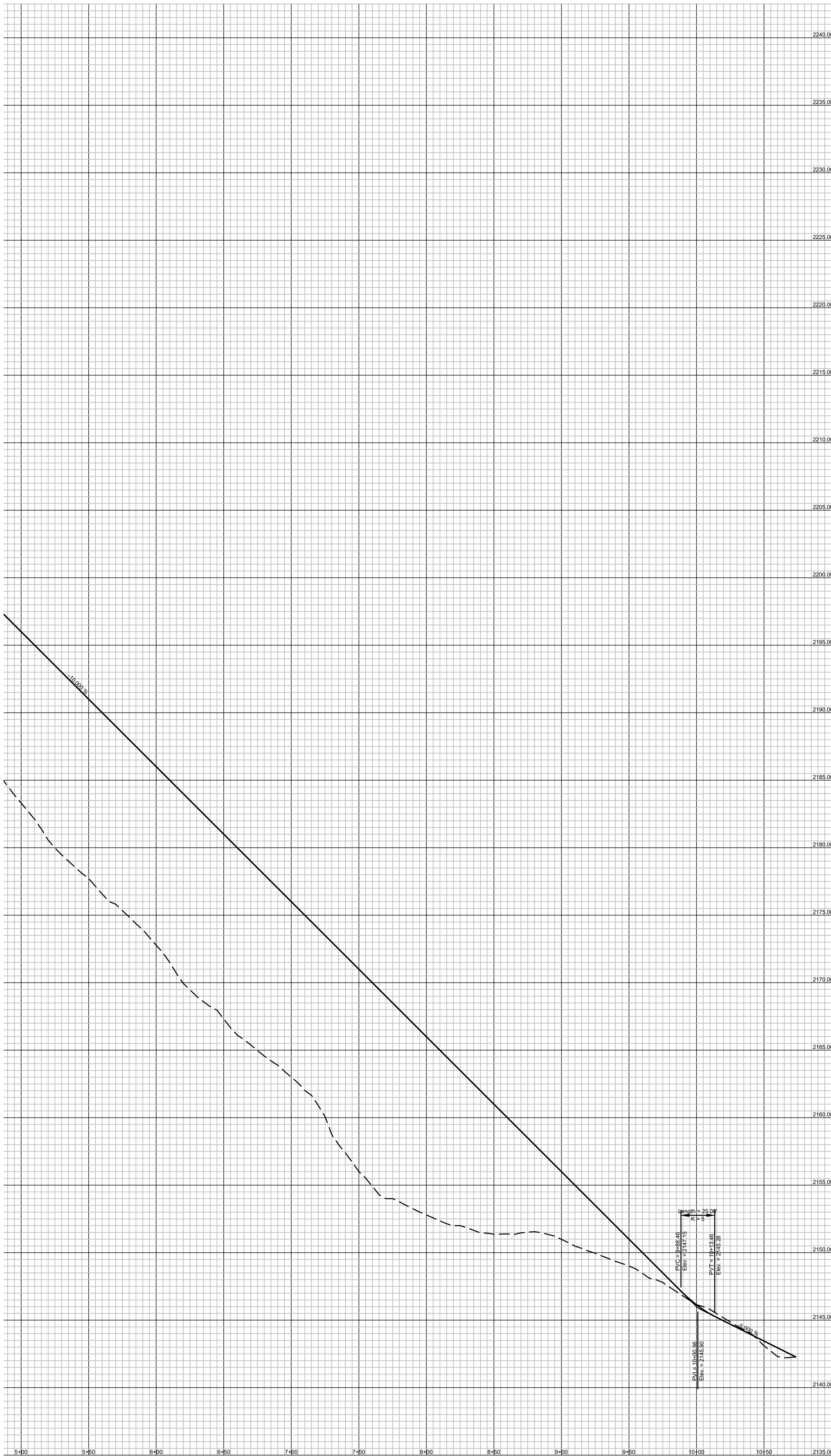
FULL MOON CIRCLE

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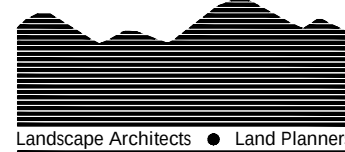


NEW MOON CIRCLE

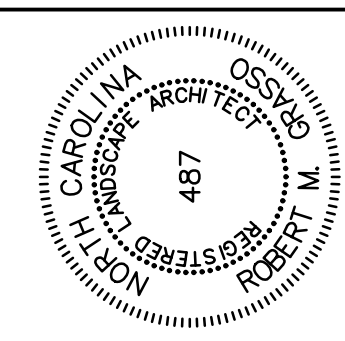
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VERT.: SCALE: 1" = 5'



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(828) 242-0111
EMAIL: bgrasso@landplancollab.com



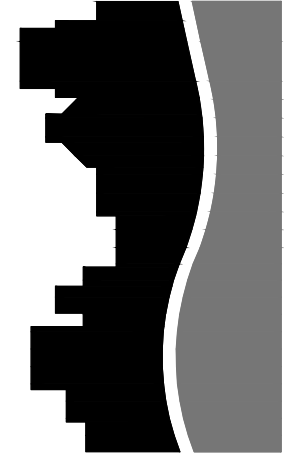
NEW MOON CIRCLE
VERTICAL ROAD DESIGN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: November 1, 2021

REVISIONS:		DATE:	BY:
△	1	12/3/21	RMG
△	2	-	-
△	3	-	-
△	4	-	-
△	5	-	-

SHEET
L-8



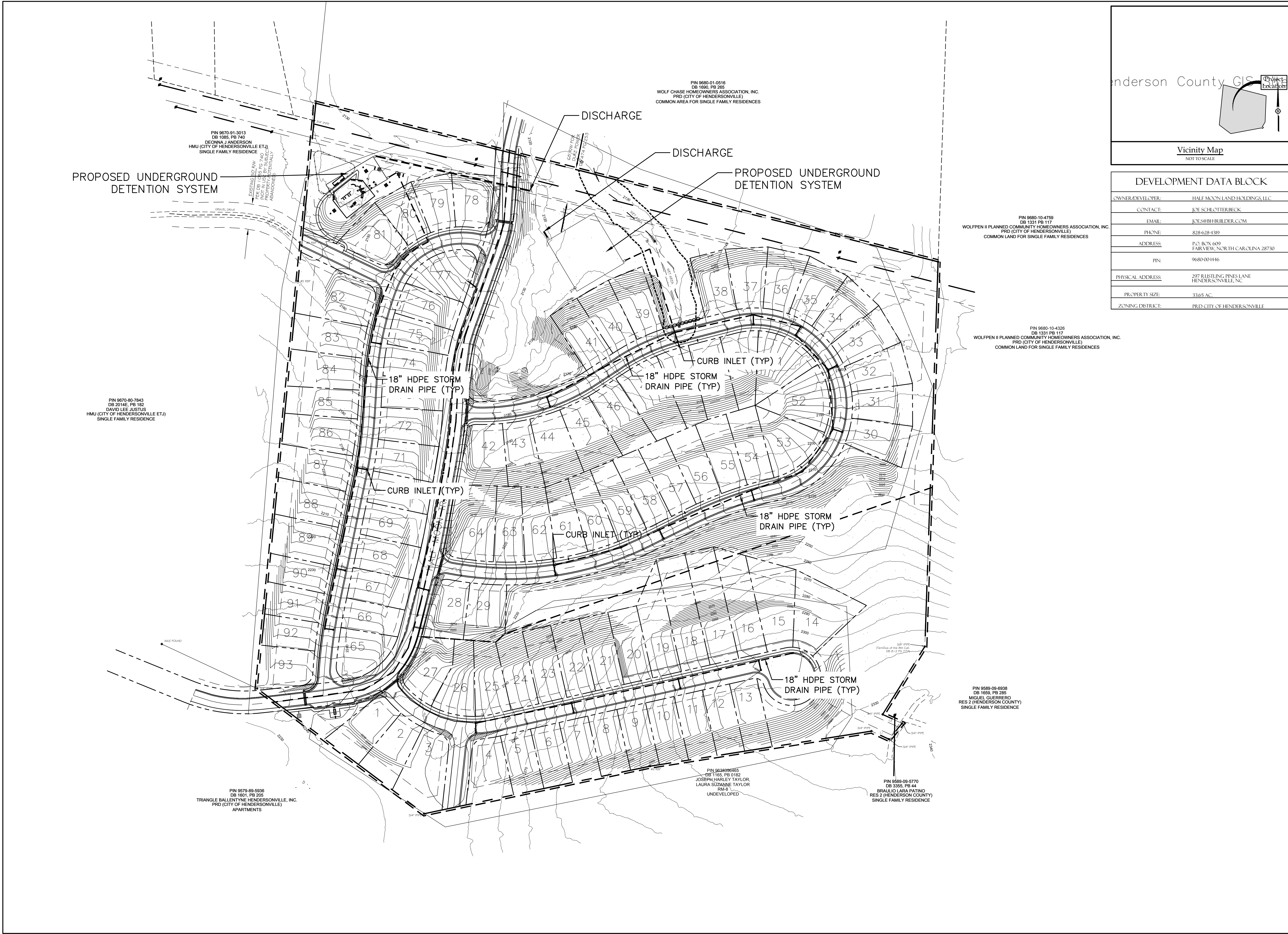
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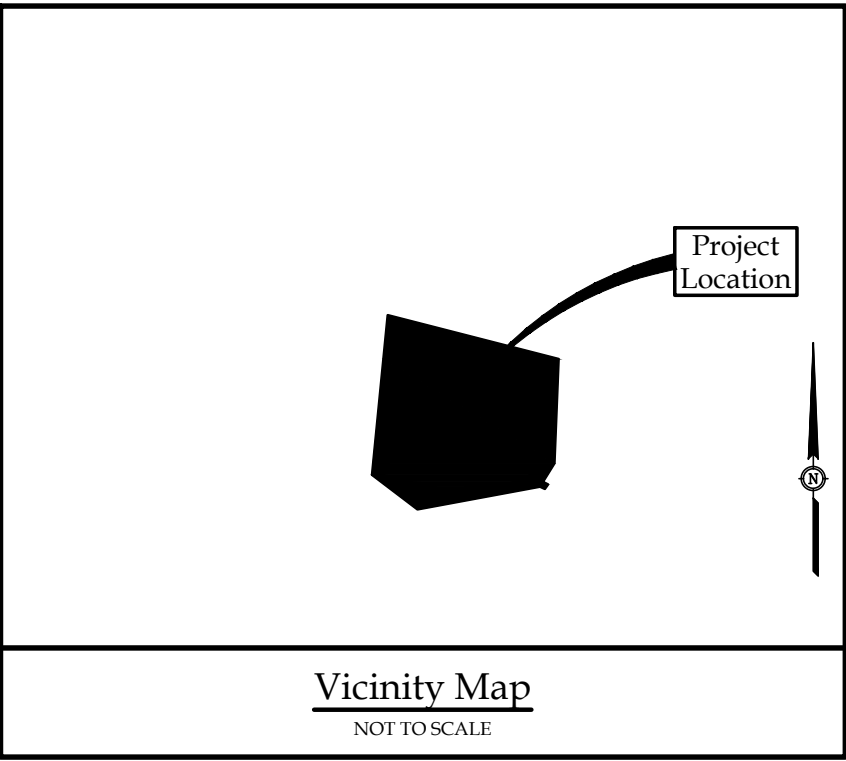
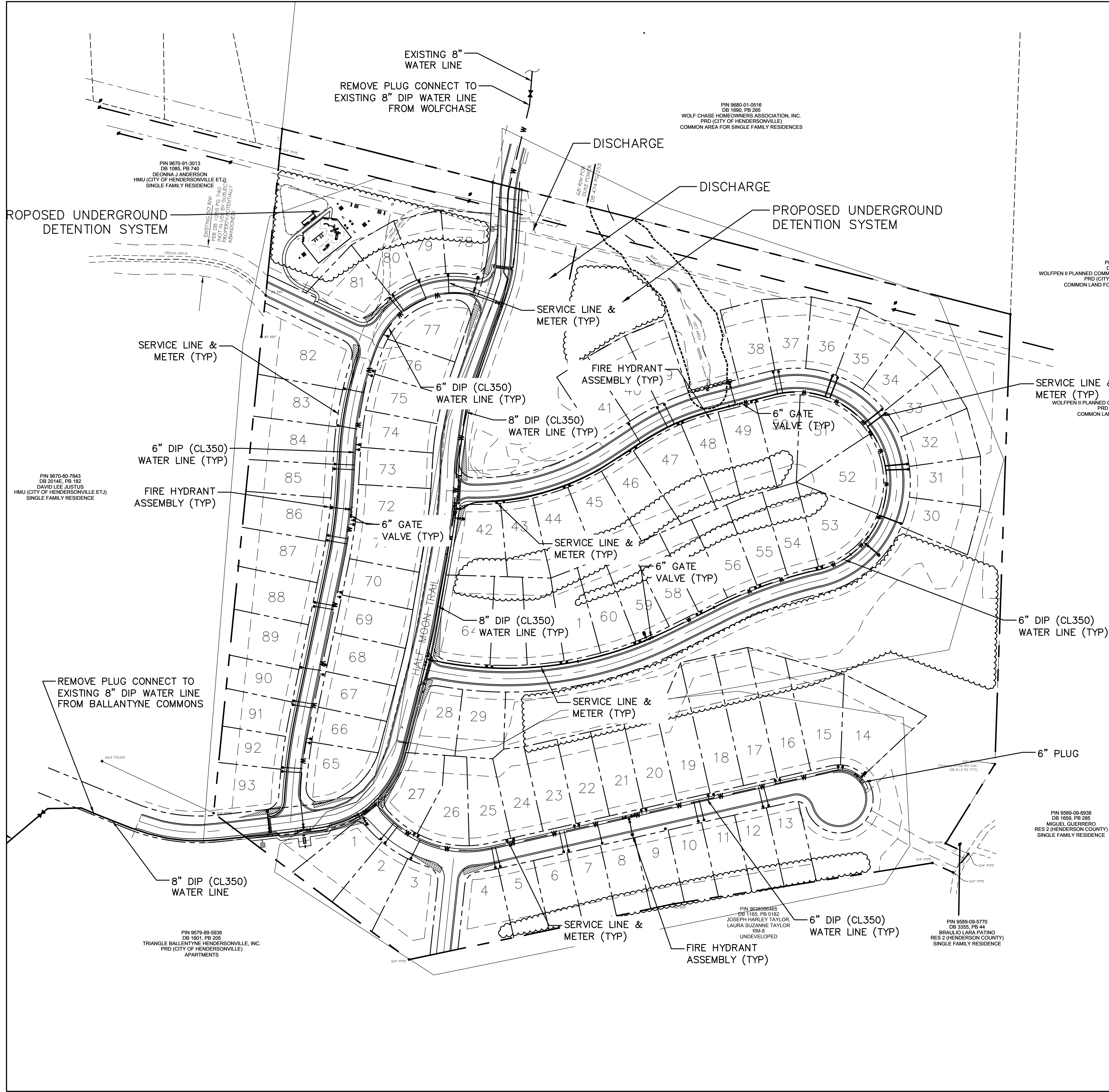


SITE PLAN For
HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

Job No: 21118
Date: November 2021
Scale: 1"=80'
Revision:

Preliminary
Storm Water





DEVELOPMENT DATA BLOCK	
OWNER/DEVELOPER:	HALF MOON LAND HOLDINGS, LLC
CONTACT:	JOE SCHLOTTERBECK
EMAIL:	JOE@BHBUILDER.COM
PHONE:	828-628-4319
ADDRESS:	P.O. BOX 609 FAIRVIEW, NORTH CAROLINA 28730
PIN:	9680-00446
PHYSICAL ADDRESS:	297 RUSTLING PINES LANE HENDERSONVILLE, NC
PROPERTY SIZE:	33.65 AC.
ZONING DISTRICT:	PRD CITY OF HENDERSONVILLE

Job No: 21118
Date: November 2021
Scale: 1"=80'
Revision:

Pin 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

Pin 9670-01-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

Pin 9670-80-7843
DB 2014E, PB 182
DAVID LEE JUSTUS
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

Pin 9670-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

Pin 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
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SINGLE FAMILY RESIDENCE

Pin 9589-09-5655
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JOSEPH HARLEY TAYLOR,
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

DAVIS CIVIL SOLUTIONS, P.A.
Site/Infrastructure Engineering/Planning
828-295-9449 FAX: 828-295-9449
www.daviscivilsolutions.com

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PRELIMINARY

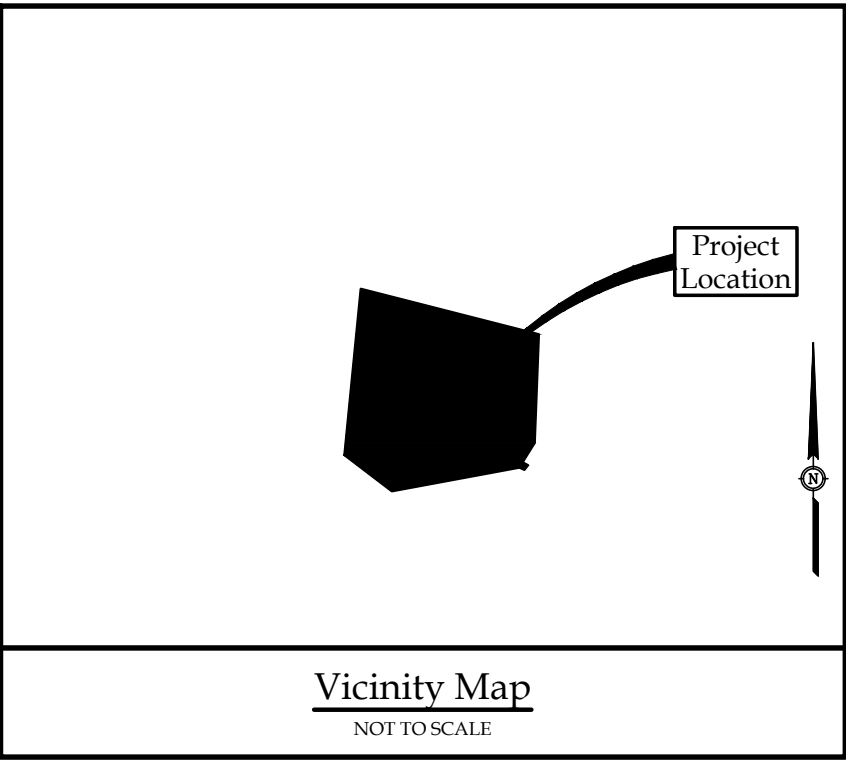
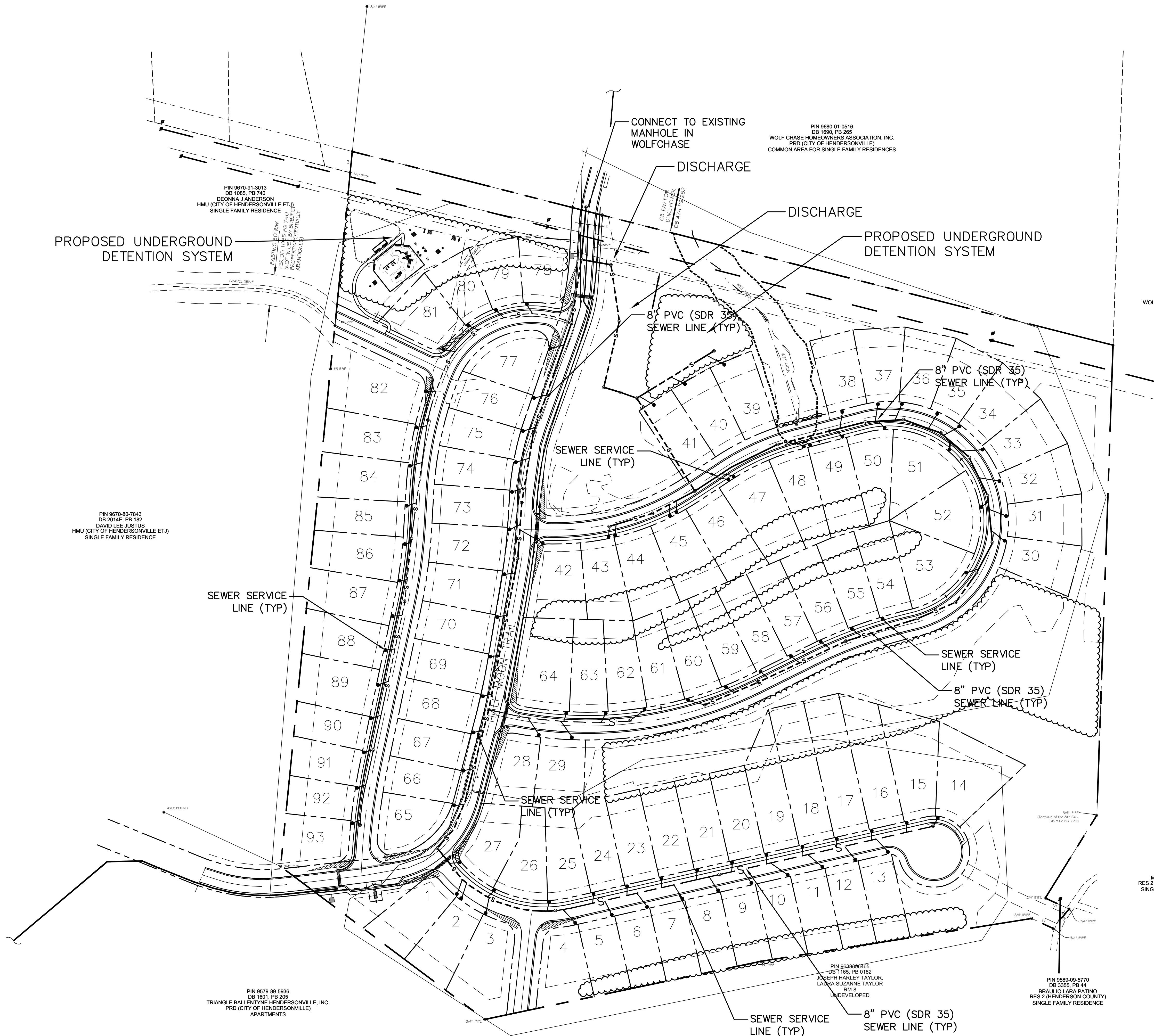
SITE PLAN For

HALF MOON HEIGHTS

HENDERSONVILLE, NORTH CAROLINA

Preliminary
Utilities - Water

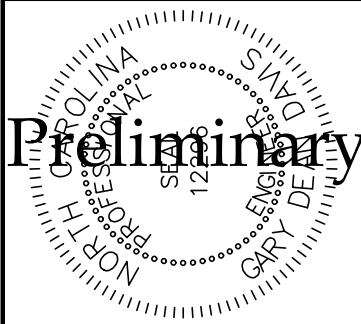
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C4.1



DEVELOPMENT DATA BLOCK	
OWNER/DEVELOPER:	HALF MOON LAND HOLDINGS, LLC
CONTACT:	JOE SCHLÖTTERBECK
EMAIL:	JOE.S@BHBUILDER.COM
PHONE:	828-628-4319
ADDRESS:	P.O. BOX 609 FAIRVIEW, NORTH CAROLINA 28730
PIN:	9680-00446
PHYSICAL ADDRESS:	297 RUSTLING PINES LANE HENDERSONVILLE, NC
PROPERTY SIZE:	33.65 AC.
ZONING DISTRICT:	PRD CITY OF HENDERSONVILLE

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SITE PLAN For
HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

Job No: 21118
Date: November 2021
Scale: 1"=80'
Revision:

Preliminary
Utilities - Sewer

Application for Subdivision Plat Approval

Minor subdivisions create not more than 8 lots and are subject to staff review. Major subdivisions, 9 or more lots, are subject to approval by Planning Board and City Council. The following are required to constitute a complete application for minor subdivision plat review: This form including the property owner(s) signature(s). Appropriate fee. 1 Mylar and 2 paper copies of the subdivision plat. Once the plat is signed, the applicant is required to take the Mylar to the Land Records office at the Henderson County courthouse. The 2 paper copies remain with the City.

Date:

8/31/2021

**Type of Plat:**

☒ Land Subdivision ☐ Building Subdivision ☐ Recombination

Address/Location of the Property:

297 Rustling Pines Lane Hendersonville NC 28792

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

9680-00-1446

Current Zoning:

PRD

Acreage:

33.65

Lots:

106

Applicant Name: *

Joseph

Schlotterbeck

Address

PO Box 609

Address Line 2

Fairview

North Carolina



28730

Phone

(828) 767-7171

Email

joe.s@bh-builder.com

Property Owner Name:

Triangle Ballantyne Hendersonville, Inc

Last

Address

165 S York St.

Address Line 2

Gastonia

North Carolina



28053

Upload digital copy of plat here (optional)

Upload

or drag files here.

Property Owner's Signature: *

Use back of application for additional property owners.

Submit

City of Hendersonville
General Application
Owner Signature Addendum

Section 5, Item B.

Application Information

Date of Application 8-18-2021 Application Number P21-44-C2D/SUB
Name of Project Half Moon Heights Phase # (if subdivision) 1
Parcel Identification Number(s) (PIN) 9680-00-1446

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

* ^ Printed Name Triangle Ballantyne Hendersonville, Inc.
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature William B. Ratchford
Title Vice President Email william.ratchford@southwoodrealty.com
Address of Property Owner 297 Ryecliff Pines Ln.

* ^ Printed Name _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature _____
Title _____ Email _____
Address of Property Owner _____

* ^ Printed Name _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature _____
Title _____ Email _____
Address of Property Owner _____

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

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



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** December 13, 2021

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

TITLE OF ITEM: Rezoning: Conditional Rezoning: Hendersonville Home 2 (P21-73-CZD) – Alexandra Hunt, Planner I

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Planning Board recommend City Council APPROVE the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-56-7956) from PCD (Planned Commercial Development) Zoning to PCD CZD (Planned Commercial Development, Conditional Zoning District) based on the site plan submitted by the applicant. Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of *High Intensity Neighborhood* and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this rezoning is good for the community. Example suggestions below or include your own]

- 1) That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development.
- 2) That the rezoning is compatible with the surrounding land uses.
- 3) That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan.

2. For Recommending Denial:

I move the Planning Board recommend City Council DENY the adoption of an ordinance amending the official zoning map of the City of Hendersonville rezoning the subject property (PIN: 9579-56-7956) from PCD (Planned Commercial Development) Zoning to PCD CZD (Planned Commercial Development, Conditional Zoning District) for the following reasons:

[Please state reasons describing why this rezoning should not be approved]

- 1) The development is not consistent with the Comprehensive Plan *[if applicable]*.
- 2) The development is not compatible with the surrounding uses. *[if applicable]*.
- 3) The development is not in the public interest because *[state why if applicable]*.
- 4) There are not adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation available to support the proposed amendment. *[if applicable]*.
- 5) The development will have a detrimental impact on the natural environment *[if applicable]*.

SUMMARY:

The City is in receipt of a Conditional Rezoning application from Sugarloaf Hospitality LLC to rezone property along Sugarloaf Road (PIN: 9579-56-7956) from PCD Planned Commercial Development to PCD CZD Planned Commercial Development, Conditional Zoning District.

For additional detail, please see the attached staff report prepared for the Planning Board.

PROJECT/PETITIONER NUMBER:	P21-73-CZD
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Planning Board Staff Report 2. Proposed Zoning Map 3. Draft Ordinance 4. Application

Hendersonville Home 2 Conditional Zoning District (P21-73-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

[Staff Report Contents](#)

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City of Hendersonville Existing Land Use and Zoning 3

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SITE PLAN REVIEW 11

REQUESTED USES: 13

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PROPOSED CONDITIONS: 14

PUBLIC COMMENT: 14

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PLANNING BOARD SUMMARY OF ACTION..... 14



PROJECT SUMMARY

Applicant: Sugarloaf Hospitality LLC
 Property Owner: Sugarloaf Hospitality LLC
 Property Address: 0 Sugarloaf Road
 Project Acreage: 2.3 Acres
 Parcel Identification Number(s): 9579-56-7956
 Current Parcel Zoning: PCD, Planned Commercial Development
 Proposed Zoning: PCD CZD, Planned Commercial Development, Conditional Zoning District
 Neighborhood Compatibility Meeting: November 22, 2021



SITE VICINITY MAP

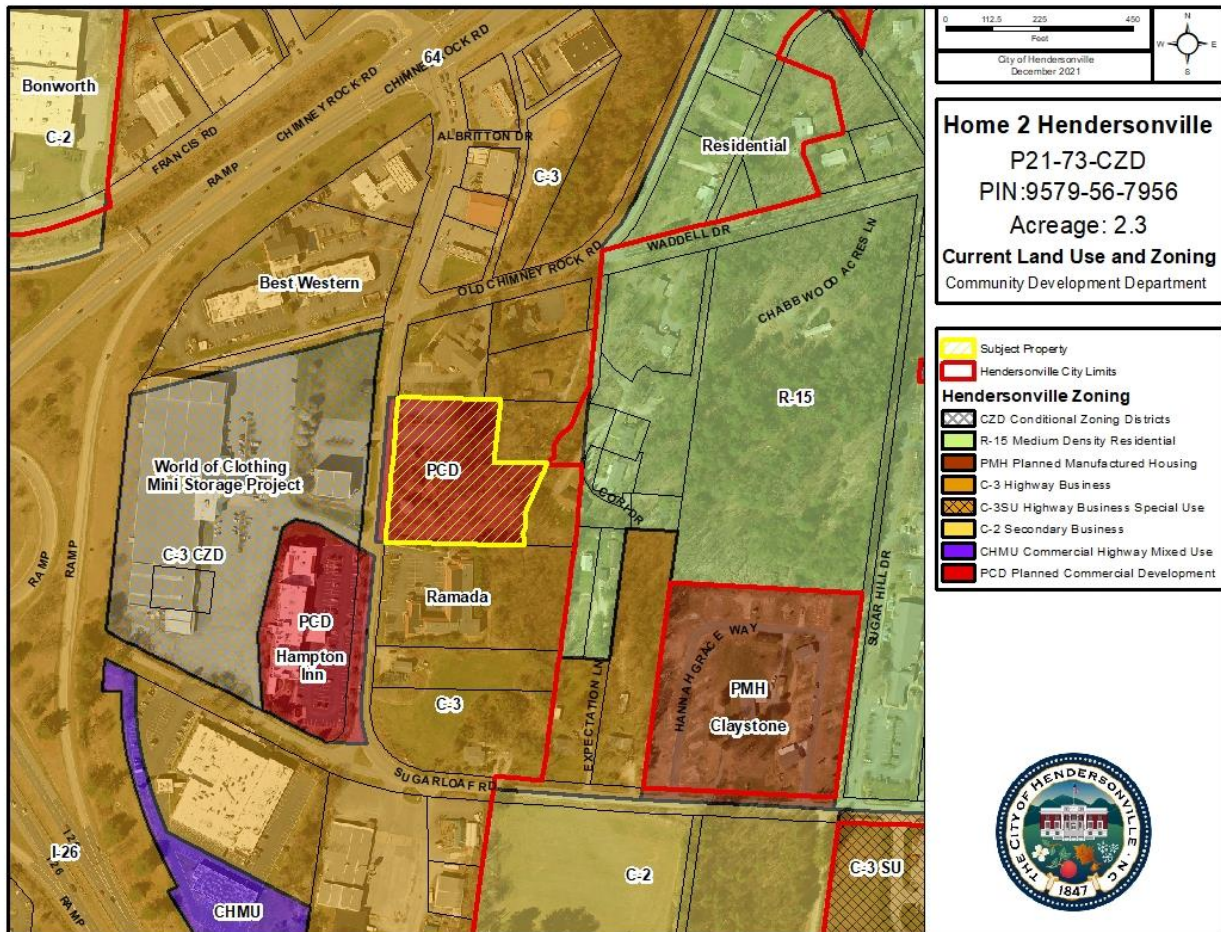
Summary Statement of Applicant Rezoning Request

The City of Hendersonville is in receipt of an application for a conditional rezoning from Sanjay Patel (applicant) of Sugarloaf Hospitality LLC (property owner). The applicant is requesting to rezone the subject property, PIN 9579-56-7956 and is located at 0 Sugarloaf Road, from PCD, Planned Commercial Development to PCD CZD, Planned Commercial Development Conditional Zoning District for the development of a 66,000 sq. ft., four-story hotel with meeting room on 2.30 acres.

This zoning district and site plan for this property was previously approved by City Council as a Special Use Permit in August 2018. However, the permit lapsed since as construction did not begin within the given amount of time. Therefore, the project must seek new approvals under the current zoning regulations.

The applicant is asking that the permitted use of Hotels & Motels in PCD, Planned Commercial Development, Conditional Zoning District be permitted.

PROJECT SUMMARY - CONTINUED



Parcels to the north are zoned C-3 Highway Business and contain commercial uses such as the Best Western Hendersonville Inn and Mariscos El Paso Mexican Restaurant. Parcels to the south are zoned C-3 and PCD Planned Commercial Development and include the Ramada Inn, Hampton Inn and Cascades Mountain Resort Hotel. Parcels to the east are zoned C-3 Highway Business and R-15 Medium Density Residential. Parcels to the west are zoned C-3, Highway Business and contain Interstate 26. The parcel is also in close proximity to I-26 interchange.

SITE CONDITIONS – SITE IMAGES

*View of shared
parking entrance
from Sugarloaf Rd
facing East*



*View of site from
Sugarloaf Rd
facing southeast*



*View of grading on
site from Sugarloaf Rd
(facing East)*



SITE CONDITIONS – SITE IMAGES CONTINUED

Additional view of grading on site from Sugarloaf Rd (facing southeast)



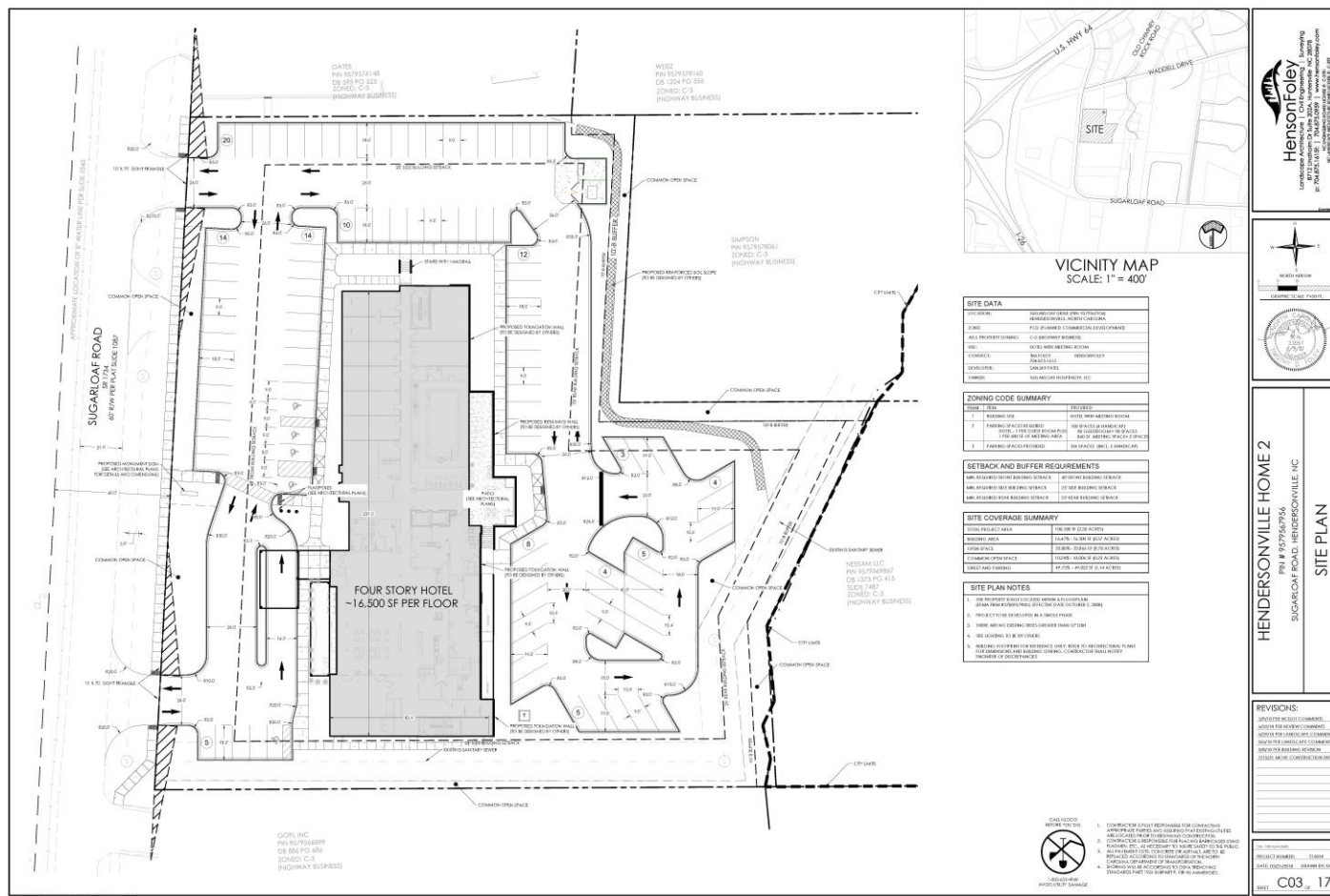
View of Ramada Inn from site (facing South)



View of grading on site from Sugarloaf Rd (facing East)



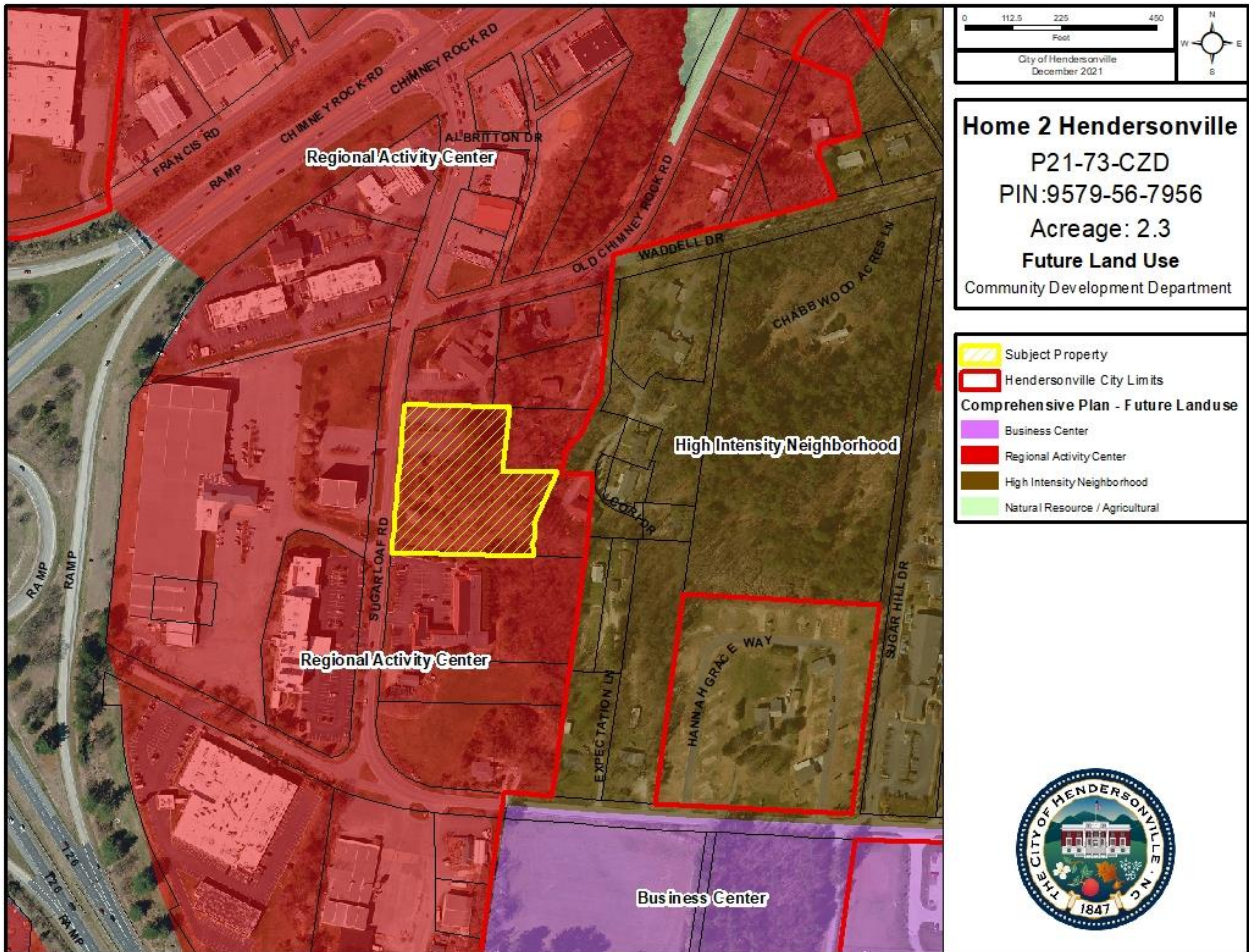
REZONING/SITE PLAN TOPICS



PROPOSED SITE PLAN

SITE COVERAGE SUMMARY	
TOTAL PROJECT AREA	100,188 SF (2.30 ACRES)
BUILDING AREA	16.47% - 16,500 SF (0.37 ACRES)
OPEN SPACE	33.80% - 33,866 SF (0.78 ACRES)
COMMON OPEN SPACE	10.24% - 10,006 SF (0.23 ACRES)
STREET AND PARKING	49.73% - 49,822 SF (1.14 ACRES)

REZONING CRITERIA:
COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map designates the subject property as well as parcels to the north, south and east as Regional Activity Center. The subject property as well as other properties to the east are classified as High Intensity Neighborhood. The site is within close proximity to the I-26 interchange.

REZONING CRITERIA:

COMPREHENSIVE PLAN CONSISTENCY

The subject area is designated Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.



Goal LU-9.

Regional Activity Center: Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects.

Strategy LU-9.1.

Locations:

- Commercial areas surrounding the US-64/I-26 and Upward Road/I-26 interchanges

Strategy LU-9.2.

Primary recommended land uses:

- Community and regional retail sales and services
- Restaurants

Strategy LU-9.3.

Secondary recommended land uses:

- Multi-family residential
- Offices
- Public and institutional uses
- Pedestrian amenities

Strategy LU-9.4.

Development guidelines:

- Mitigation of bulk of large buildings through façade detailing and window coverage
- Hiding of large parking lots (more than one double-row deep) from thoroughfares with outlot structures



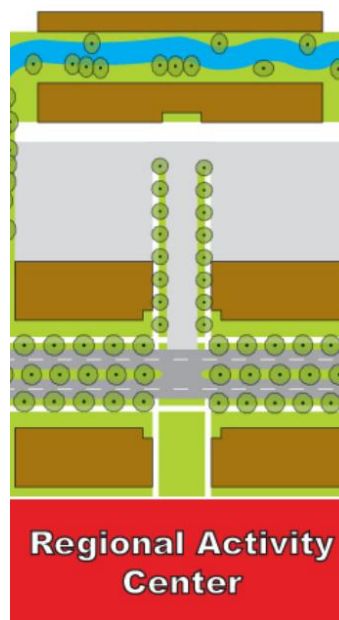
Example of a Regional Activity Center

Goal LU-1.

Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.

Strategy LU-1.1.

Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a.



COMPREHENSIVE PLAN CONSISTENCY-CONTINUED

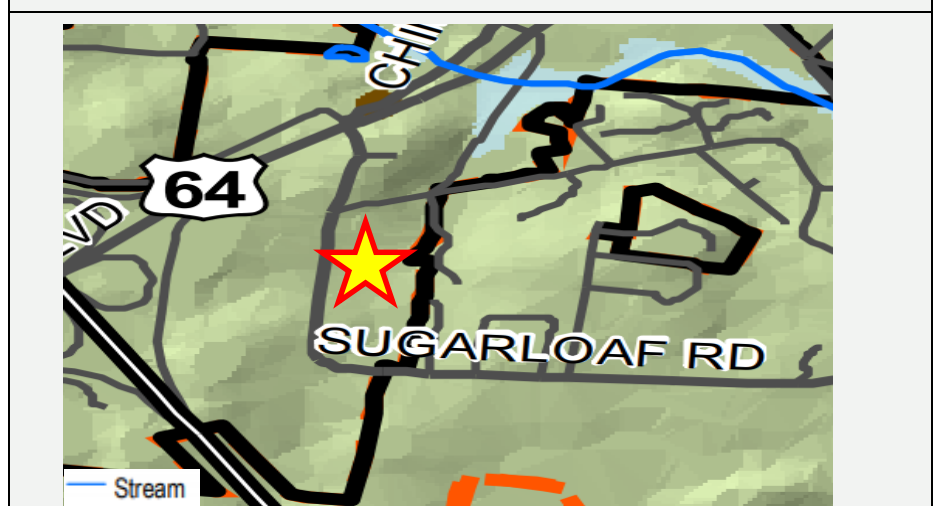
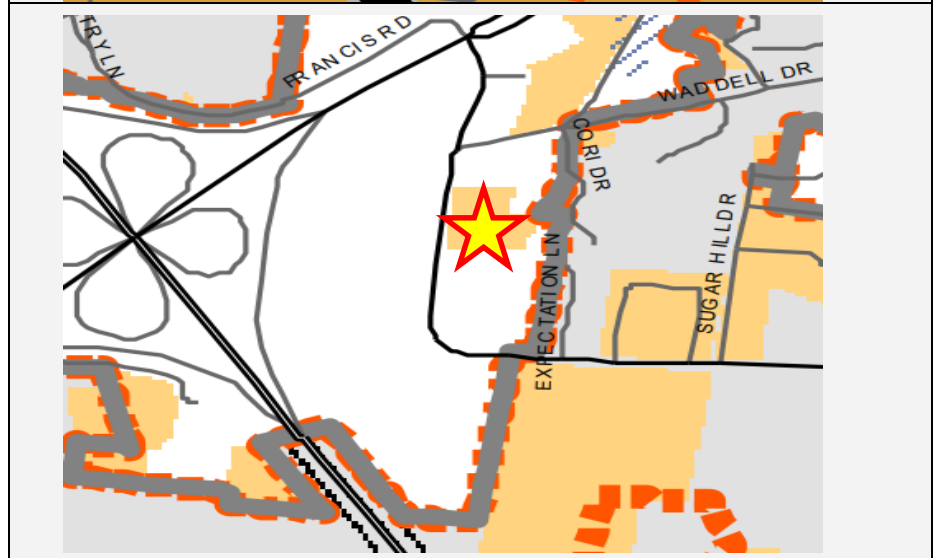
Growth Management

Priority Infill Areas (beige): Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties

The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas

Development Opportunities
(includes vacant land, agricultural land, and single-family residential properties greater than five acres)

No blue line streams or floodplain are located on the proposed development site.



TRANSPORTATION:

Transportation Impact Analysis: According to the City's

2030 Comprehensive Plan Transportation Map

- Major Thoroughfare
- Minor Thoroughfare
- Proposed Improvement

Notable Area NCDOT Projects

The project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds to require a TIA.

Hotel- Per 1,000 Square Feet Calculation

44 Trips (26 in, 18 out) AM peak hour.

47 Trips (24 in, 23 out) PM peak hour

679 Daily Trips.



There are no planned projects that would directly impact the layout of this development.

However, future improvements associated with the Interstate 26 interchange project could impact the circulation patterns at Sugarloaf Road and Chimney Rock Road. NCDOT has not provided a timeline for these improvements or any further details about the improvements.

SITE PLAN REVIEW

Buildings: The site plan shows a four-story hotel with meeting room with a total project area of 100,188 square feet.

- Four-story hotel: 16,500 square feet per floor (66,000 square feet total)
- Meeting Room: 860 square feet

Open Space (Section 6-16-3): The zoning ordinance requires that all non-residential developments which are subject to site plan review or a conditional zoning district have at least 10% of common open space.

Total Project Area = 100,188 square feet (2.3 acres)

Common Open Space Provided = 10.24% or 10,006 square feet (.23 acres)

Landscaping:

Screening (Section 15-7): The applicant will be required to screen dumpsters or trash handling areas from abutting property and from public view.

Buffer Plantings (Section 15-6): The zoning ordinance requires a 10-foot Type B buffer between this parcel and the parcels to the east that are residential in use.

Required: 22 Canopy Trees, 133 Evergreen Shrubs, 175 Flowering Shrubs

Vehicular Use Landscaping (Section 15-9): The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of vehicular use area (VUA). The site has an existing VUA of 49,822 square feet.

Required: 13 Trees and 26 Shrubs

Parking Requirements - Table 6-5-2

The zoning ordinance requires 1 parking space per guest room plus 1 per 600 squared feet of public meeting area and restaurant area.

98 guestrooms plus 860 squared feet meeting room = 100 required parking spaces

104 spaces provided (includes 5 handicap spaces)

Shared and Off-Site Parking (Section 6-5-3): The zoning ordinance allows for parking requirements for two or more uses to be satisfied with shared parking. Shared parking may be approved only when the subject uses have inherent differences in parking activity patterns and the right of joint use of a parking facility is evidenced by a contract establishing joint use.

A prior reciprocal parking agreement dated June 29, 2005 and recorded with the Henderson County Register of Deeds provides for the “cross parking” between the “Hotel Property” (subject property) and the “Store Property” (A Day in the Country Café

and Store) located at 130 Sugarloaf Road. This agreement provided for the shared parking within designated parking spaces on the “Hotel Property” so long as the current use of the “Store Property” existed and vice versa. The adjacent café and store hours of operation are Monday through Saturday from 10AM to 5PM. The hours of operation for the proposed hotel will require check-ins any time after 4PM and check-outs before 11AM.

Sidewalks (Section 6-12):

Sidewalks are required along the property frontage on Sugarloaf Road.

Vehicular Access:

Sugarloaf Road is a NCDOT – managed road. The applicant will be required to obtain a driveway entrance permit from NCDOT prior to final site plan approval.

Stormwater:

A stormwater management plan will be required and shall be submitted and approved prior to final site plan approval.

Fire Suppression:

Fire code will require that.

REQUESTED USES:

Applicant requests Hotels & Motels under the permitted uses of Planned Commercial Development Conditional Zoning District.

STAFF ASSESSMENT & COMPREHENSIVE PLAN CONSISTENCY:**Zoning Compliance:**

Based on the review by staff, the submitted site plan for this project appears to be generally compliant with the Zoning Ordinance standards established in Article 11 -4 of the City Zoning Ordinance.

Staff finds that the application/proposed site plan is in keeping with the standards established for CZD zoning map amendments outlined in Section 11-4 of the zoning ordinance.

Final zoning ordinance compliance will be established at the time of the final site plan review and approval.

Comprehensive Plan Consistency:

Staff feels that this development is in alignment with Strategy LU 1.1 of Chapter 8 in the Comprehensive Plan. This strategy states, “Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a.”

ZONING MAP AMENDMENTS:

Chapter XI of the Zoning Ordinance provides standards for consideration of zoning map amendments. The following factors are to be included in decision making process:

Compatibility with Surrounding Uses

- Given the location of the subject property to a major interstate exit and it is surrounded by Commercial uses, makes the proposed project compatible with the surrounding uses. Additionally, there are three hotels currently operating in proximity to the subject property.

Changed Conditions

- The subject property is currently a vacant lot that is located designated as Priority Infill area by the Comprehensive Plan. The proposed development is in alignment with goals and strategies of the Comprehensive Plan.

Public Interest

- This development results in a logical and orderly development pattern as there are existing hotels operating in proximity to the subject property. An addition of a hotel and meeting room will provide further accommodations for visitors for both business and pleasure.

Public Facilities

- The public utilities will not be burdened by this development.

Effect on the Natural Environment

- Existing vegetation was approved to be removed without mitigation in 2018. The applicant began grading the site per the 2018 approval prior to planning staff receiving this application at which point the applicant was made aware that the entitlements had lapsed. The applicant will also have to plant additional landscaping to bring the site into conformance with current landscaping requirements.

PROPOSED CONDITIONS:

Staff does not have any proposed conditions for this development.

PUBLIC COMMENT:

The Neighborhood Compatibility meeting was held on November 22, 2021. Two members of the public attended in person with two citizens on Zoom. They had questions concerning:

1. Preservation of trees and proposed landscaping of the site;
2. The planting of evergreen trees between the residential properties and commercial hotel;
3. Floodwater and storm water on Sugarloaf Road; and
4. The hotel lighting affecting the neighboring residential areas.

TREE BOARD- SUMMARY OF ACTION

[RESERVED]

PLANNING BOARD SUMMARY OF ACTION

[RESERVED]

Summary of Planning Board Discussion

Planning Board Motion

Attachments in the Packet:

Staff Report, Full-Size Site plan, Ordinance, Proposed Zoning Map, NCM Minutes, Application

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL 9579-26-7956 BY CHANGING THE ZONING DESIGNATION FROM PCD, PLANNED COMMERCIAL DEVELOPMENT TO PCD CZD PLANNED COMMERCIAL DEVELOPMENT, CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9579-56-7956 – Hendersonville Home 2.
(File # P21-73-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Sanjay Patel (applicant) and Sugarloaf Hospitality LLC (owner) for the development of a four-story hotel and meeting room on approximately 2.3 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on December 13th, 2021; voting unanimously 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 January 6th, 2022, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel number 9579-56-7956 from PCD Planned Commercial Development, to PCD CZD Planned Commercial Development, Conditional Zoning District
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following:
 - a. Permitted Uses shall include:
 - i. Hotels & motels
3. This ordinance shall be not be effective until the stipulated list of conditions 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 sixth day of January 2022.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

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

Applicant: Sanjay Patel

Signature:_____

Printed Name:_____

Date:_____

Title Within LLC:_____

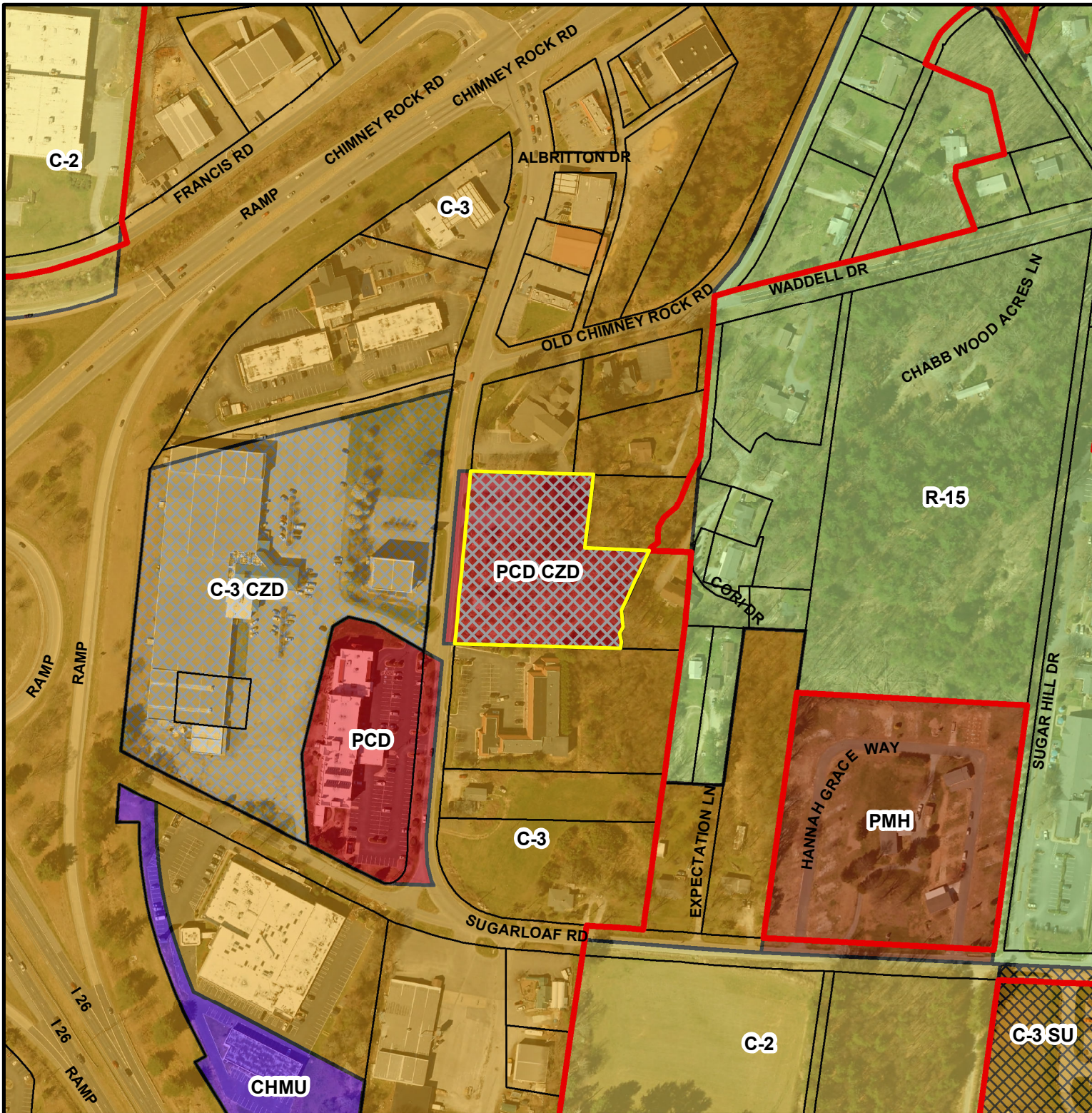
Property Owner: Sugarloaf Hospitality LLC

Signature:_____

Printed Name:_____

Date:_____

Title Within LLC:_____



Home 2 Hendersonville
P21-73-CZD
PIN:9579-56-7956
Acreage: 2.3
Proposed Zoning
Community Development Department

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



Planning Report
 Neighborhood Compatibility Meeting
 Application for a Conditional Zoning District
 Hendersonville Home 2 File # P21-73-CZD
 Monday, November 22, 2021 2:00 p.m.

Alexandra Hunt, Planner I, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. Approximately two members of the public, the applicant and three City staff were in attendance and three attended via Zoom. The following attended:

Name	Address	Name	Address
Matt Manley	Staff (Zoom)		
Tyler Morrow	staff		
Terri Swann	staff		
Alexandra Hunt	staff		
Sanjay Patel, App	146 Sugarloaf Road		
Cheria Duncan	20 Hannah Grace Way		
Charlotte McClanahan	131 Yon Hill Rd.		

Ms. Hunt opened the meeting explaining this is the Neighborhood Compatibility meeting for the Hendersonville Home 2 project. According to the City's Zoning Code, the Neighborhood Compatibility meeting is the first step in the Conditional Zoning process. This project has NOT yet been reviewed by staff for Zoning Code Compliance or Comprehensive Plan Consistency. A more detailed preliminary site plan will be submitted prior to advancing to the next stage of the process. Once the Preliminary Site Plan is submitted, it will be reviewed by staff and the project will then go to the Tree Board before going to the Planning Board. Both of these boards are advisory to the City Council. Planning Board and Tree Board will both make recommendations that will be reviewed by City Council. At both the Planning Board and the City Council meetings, a public hearing will be held on this item – thus providing additional opportunities for public input. City Council is the last step in the Conditional Rezoning process. City Council will review the project and the recommendations from Tree Board and Planning Board, and they will give consideration to public comments before ultimately making a decision on the rezoning. A property is not rezoned until it is approved by City Council.

Pre-submitted public comments for today's meeting were accepted via the City of Hendersonville website and via email and will be addressed during this meeting. Comments and questions will also be accepted during today's meeting, both in-person and through zoom by following these procedures: Participants must use the raise hand feature to make comments or ask questions. At the appropriate time, we will identify users by name and unmute you. You may need to click "participants" to see the raise hand feature. On the telephone, you must press star-9. If you are in the room and would like to speak, please make yourself known and we will direct you up to the podium.

Before you speak, please state your name and address to be included in the record.

Regarding the project:

The subject property is currently zoned PCD, Planned Commercial Development. This project was never constructed, and the Special Use Permit has expired.

The property is proposed to be rezoned to PCD CZD (Planned Commercial Development Conditional Zoning District). Conditional Zoning Districts have a binding site plan and List of uses and conditions. The site plan shows a 66,000 sq. ft. four-story hotel with a meeting room on approximately 2.3 acres.

If approved, the development would be limited to the stated uses and what is shown on the approved plan. Following the developer's presentation, you will be able to question the developer about points which remain unclear. Questioning shall center on the proposal's compatibility as presented. We will identify speakers in order and unmute you.

Before you speak, please give your name and address for the record. Minutes of this meeting are being recorded and will be forwarded to the Planning Board and City Council.

Sanjay Patel with Sugarloaf Hospitality stated he is part of the development team and they have constructed six hotels in North Carolina. They were previously approved, and this was a stop and go project. They like this area and will be happy to answer any questions.

There was one pre-submitted comment. Ms. Hunt read the comment into the record.

I am the property owner of 50 Cori drive, Hendersonville, nc 28792.

We have following concern and questions.

1) please plant evergreen trees between Residence and commercial Hotel.

2) Clean the creek behind the Home 2

Hotel so that additional flood water will not back up near residence and surrounding area.

3) currently the storm water is flooding on Sugarloaf road so please Divert water proper way.

4) please divert water from proposed storage project and proposed Hotel project to take care of excess storm water on Sugarloaf road.

5) Make sure no flood lights in the Hotel parking to avoid excess lights into Residence.

Thank you.

Biren patel

828 215 8731.

Mr. Patel stated they have a landscape plan, and they will be separating the hotel from the residential area. They do have a stormwater plan in place and will meet the requirements for the City. They are not responsible for the storage project and their stormwater, but they are working on the stormwater for the hotel. They are working with Duke Energy on the lighting and plan to keep the glare off neighboring properties.

Ms. Hunt asked if anyone in attendance would like to speak. No one spoke.

Ms. Hunt stated she would now open up the public comment for anyone attending via zoom.

Ken Fitch, 1046 Patton Street stated is the property location directly across from the World of Clothing. Mr. Patel stated it is next to the Ramada Inn and A Day in the Country. Mr. Fitch asked if the current work being done is under the Special Use Permit. Mr. Patel stated they received a grading permit from the City of Hendersonville. Mr. Fitch asked about a tree survey. Mr. Patel stated he was not sure about this. Mr. Fitch stated there are large trees on the property that will be cut down and that is a concern. The Tree Board will need to know if a tree survey was done.

Tyler Morrow, Planner II stated this project was previously approved by City Council and received a zoning permit but has since expired and that is why it is having to go back through the process for a CZD.

Mr. Fitch asked about the lighting being Dark Sky compliant because that will be something they will need to know. He also asked about the site plan stating reinforced soil slope and foundation being designed by others. Can he explain that? Mr. Patel stated he has a design team that has contractors they work closely with and they will design this. Mr. Fitch stated landscaping is a concern and there is a large impervious surface so stormwater will also be a concern. Is there a Blueline Stream on the property. Ms. Hunt stated the site plan has not formally been reviewed by staff yet.

Matthew Manley, Planning Manager (attending via Zoom) stated he would look into the Blueline Stream and get an answer.

Ms. Hunt asked if anyone else would like to comment. No one spoke.

Mr. Manley stated the Blueline Stream ends at the property line just on the northern edge of the property.

Lurah Lowery, Times News asked for the names of the people that spoke.

With no further comments or questions, Ms. Hunt closed the meeting at 2:14 pm.



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Alexandra Hunt, Planner I **MEETING DATE:** December 13, 2021

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

TITLE OF ITEM: Rezoning: Conditional Rezoning: 137 & 139 E. Central St. (P21-72-CZD) – *Lew Holloway, Director & Alexandra Hunt, Planner I*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Planning Board recommend City Council APPROVE the adoption an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-24-9710) from C-2 CZD (Secondary Business, Conditional Zoning District) Zoning to C-2 CZD (Secondary Business, Conditional Zoning District) based on the site plan and list of uses submitted by the applicant. Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of *High Intensity Neighborhood* and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this rezoning is good for the community.

Example suggestions below or include your own]

- 1) That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development.
- 2) That the rezoning is compatible with the surrounding land uses.
- 3) That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan.

2. For Recommending Denial:

I move the Planning Board recommend City Council Deny the adoption of a an ordinance to rezone the subject property (PIN: 9578-24-9710) from C-2 CZD (Secondary Business, Conditional Zoning District) Zoning to C-2 CZD (Secondary Business, Conditional Zoning District) for the following reasons:

[Please state reasons describing why this rezoning should not be approved]

- 1) The development is not consistent with the Comprehensive Plan *[if applicable]*.
- 2) The development is not compatible with the surrounding uses. *[if applicable]*.
- 3) The development is not in the public interest because *[state why if applicable]*.
- 4) There are not adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation available to support the proposed amendment. *[if applicable]*.
- 5) The development will have a detrimental impact on the natural environment *[if applicable]*.

SUMMARY:
 The City is in receipt of a Conditional Rezoning application from William A. Pace Jr. to add Automotive Paint & Body and an abbreviated list of permitted uses in the C-2 Secondary Business Zoning District to the property located at 137 & 139 E. Central St. (PIN: 9578-24-9710) to the existing C-2 CZD Zoning District.

For additional detail, please see the attached staff report prepared for the Planning Board.

PROJECT/PETITIONER NUMBER:	P21-72-CZD
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Planning Board Staff Report List of Permitted Uses 2. Proposed Zoning Map 3. Draft Ordinance 4. Application

137 & 139 E Central St CZD

P21-72-CZD

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

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PLANNING BOARD SUMMARY OF ACTION.....	10
List of Permitted Uses in C-2 Secondary Business Zoning District Classification (5-7-1) ..	Error! Bookmark not defined.
Special Uses (5-7-2):.....	Error! Bookmark not defined.



PROJECT SUMMARY

Applicant: William A. Pace Jr.

Property Owner: William A. Pace Jr. LLC

Property Address: 137 & 139 E. Central St.

Project Acreage: 3.06 Acres

Parcel Identification Number(s): 9578-24-9710

Current Parcel Zoning: C-2 CZD, Secondary Business Conditional Zoning District

Proposed Zoning: C-2 CZD

Neighborhood Compatibility Meeting: November 23, 2021



SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

The City of Hendersonville is in receipt of an application for a conditional rezoning from William A. Pace (Billy), applicant is the property owner. City Council previously approved a conditional rezoning request and site plan for the subject property on April 2, 2020. The property was subsequently rezoned to C-2 Secondary Business, Conditional Zoning District.

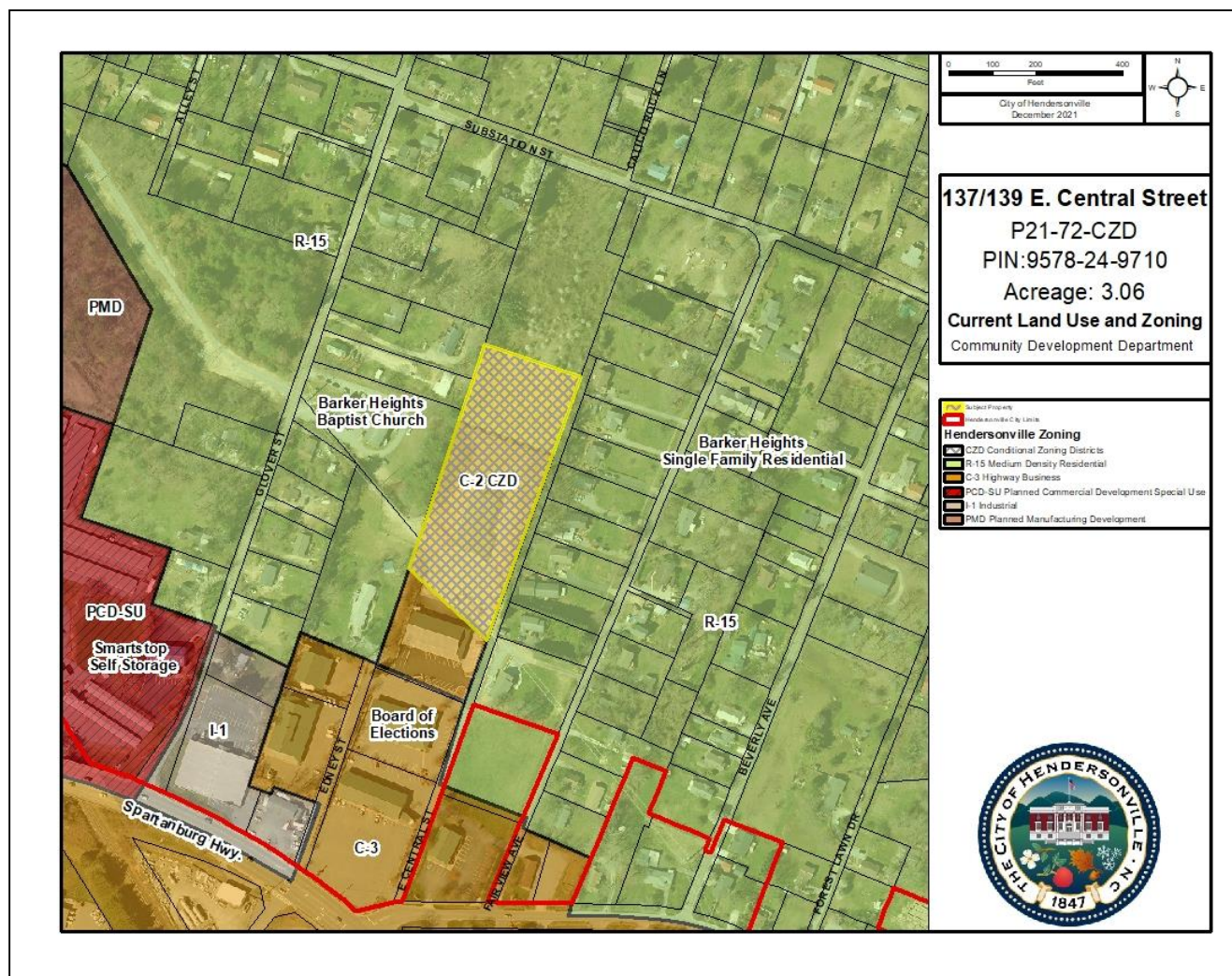
The applicant is requesting to add Automotive Paint and Body Work and all permitted uses in the C-2 zoning district to the approved list of uses for the Conditional Zoning District at the subject property. No changes to the previously approved site plan are proposed.

The Concept Plan shows two commercial buildings on approximately 3.06 acres. The permitted uses under the current CZD are the following:

- *Business services*
- *Construction trades facilities*
- *Personal services*
- *Public and semi-public buildings*
- *Recreational facilities, indoor*
- *Religious institutions*
- *Repair services, miscellaneous*
- *Residential dwellings, single-family*
- *Residential dwellings, two-family*
- *Wholesale businesses*
- *Light manufacturing.*

A list of uses requested in addition to what is above is shown on page 8 of this staff report.

PROJECT SUMMARY - CONTINUED



The predominate uses in the area are residential. However, parcels to the south of the subject property are zoned C-3 Highway Business and R-15 and include commercial uses such as the Henderson County Board of Elections and O'Reilly Auto Parts. Due to this location, the subject property is in a transitional area where land uses are lowering in intensity from commercial to residential as you move east from Spartanburg Highway.

The subject property is accessed by E Central Street, which is partially closed, and the applicant has no intention of reopening the street.

SITE CONDITIONS – SITE IMAGES

*View of both
buildings located
at 137 & 139 E.
Central St.*



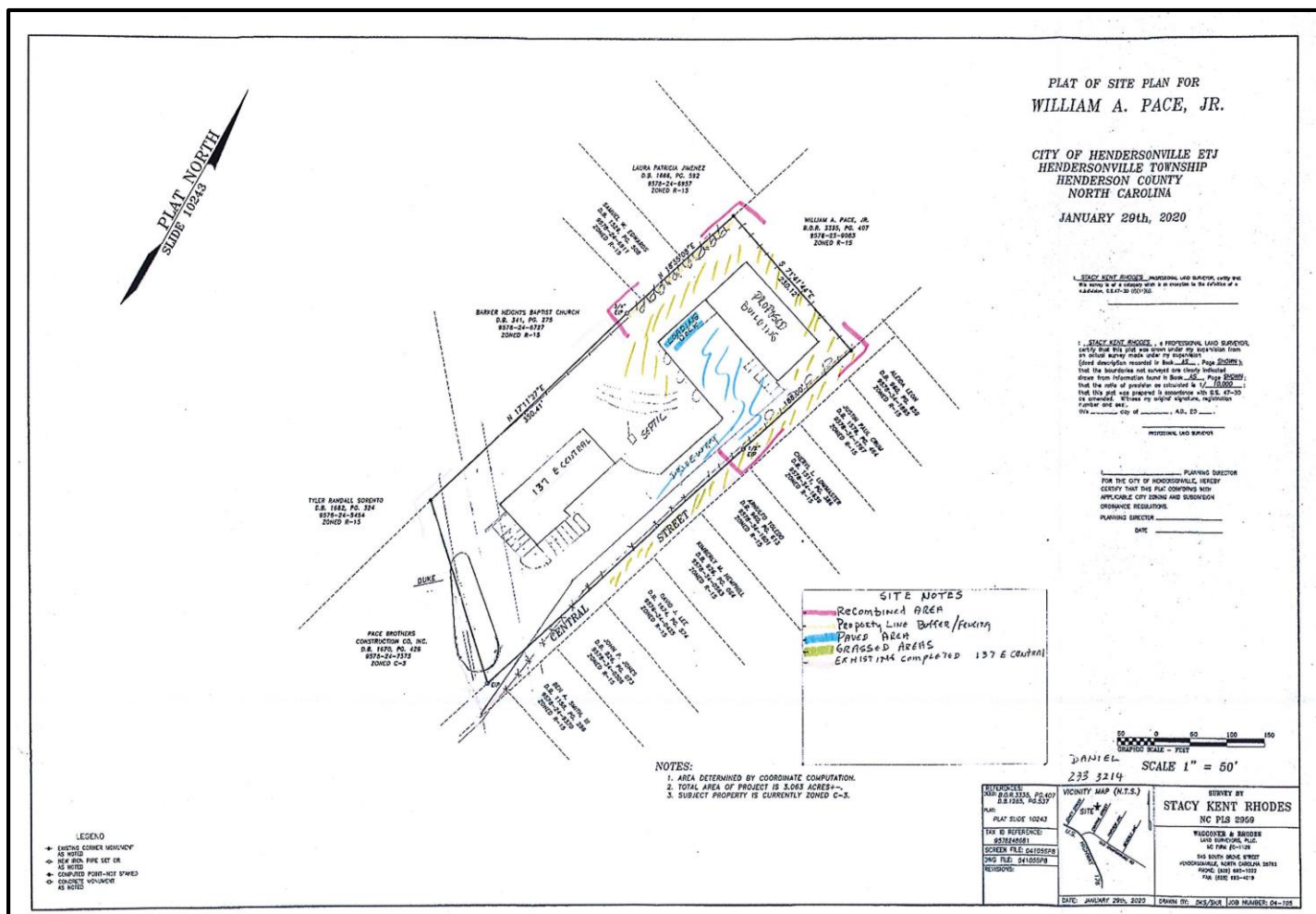
*View of the
building at 137 E.
Central St.*



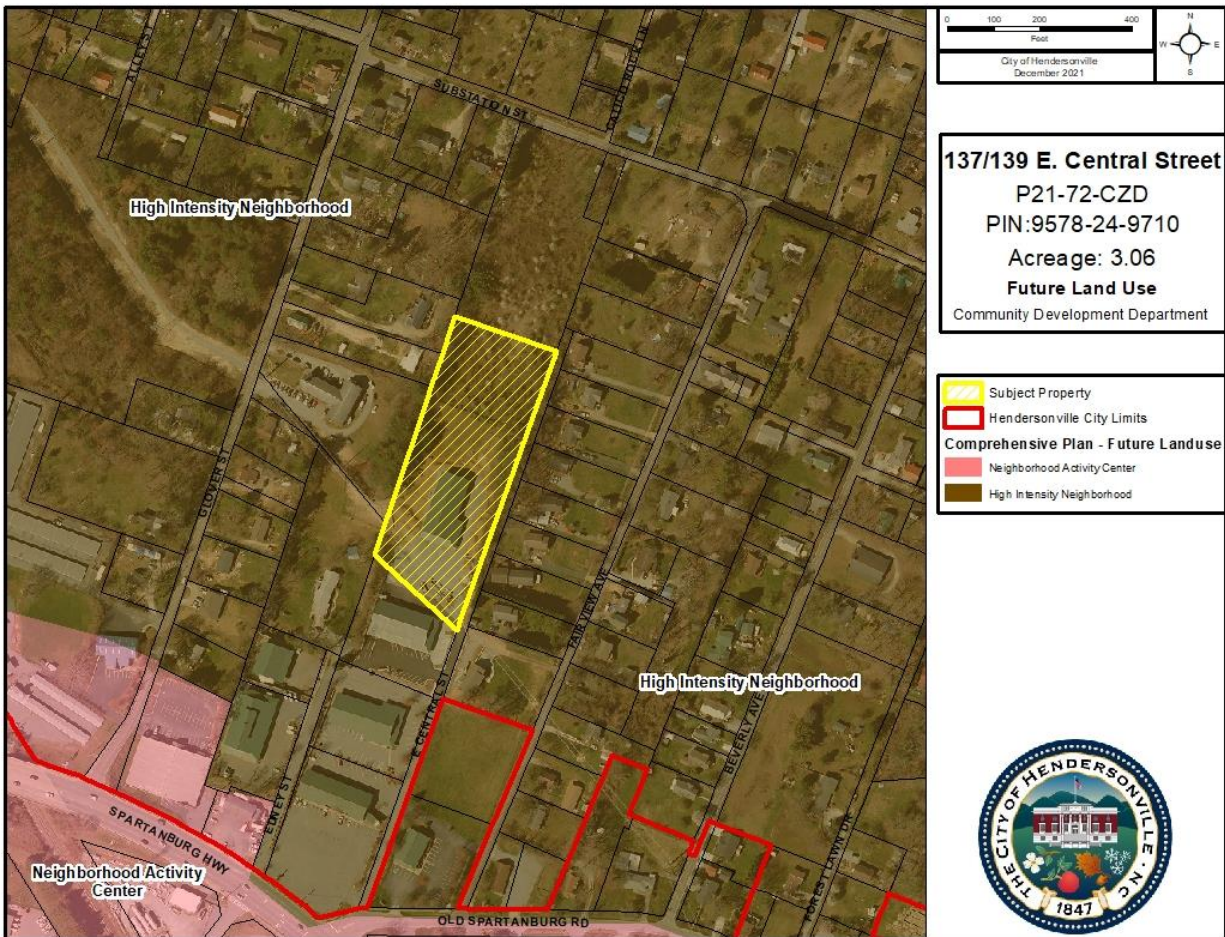
*View of the
building located at
139 E. Central St.*



Concept Plan



REZONING CRITERIA:
COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map (FLUM) designates the subject property as well as all adjacent parcels as High Intensity Neighborhood. The goal of this designation is to encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Secondary recommended land uses include public and institutional uses, office and retail along thoroughfares and recreational amenities.

The applicant is requesting to add additional uses to the existing C-2 CZD, Secondary Business Conditional Zoning District which include Automotive Paint and Body Work as well as an abbreviated list of permitted uses as listed in the C-2 Secondary Business zoning district. The proposed additional uses align with the Comprehensive Plan's Land Use & Development Chapter as the subject property is located near the intersection of Spartanburg Highway and Old Spartanburg Road and is located within close proximity to downtown.

REZONING CRITERIA:

COMPREHENSIVE PLAN CONSISTENCY

The subject area is designated Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.



Goal LU-9.

Regional Activity Center: Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects.

Strategy LU-9.1.

Locations:

- Commercial areas surrounding the US-64/I-26 and Upward Road/I-26 interchanges

Strategy LU-9.2.

Primary recommended land uses:

- Community and regional retail sales and services
- Restaurants

Strategy LU-9.3.

Secondary recommended land uses:

- Multi-family residential
- Offices
- Public and institutional uses
- Pedestrian amenities

Strategy LU-9.4.

Development guidelines:

- Mitigation of bulk of large buildings through façade detailing and window coverage
- Hiding of large parking lots (more than one double-row deep) from thoroughfares with outlot structures



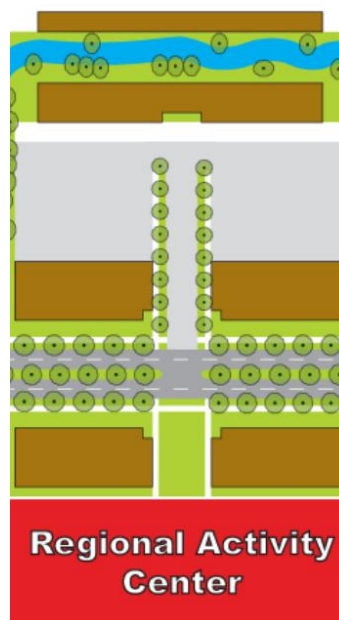
Example of a Regional Activity Center

Goal LU-1.

Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.

Strategy LU-1.1.

Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a.



REQUESTED USES:

Applicant requests to add Automotive Paint and Body Work, which is a Special Use in C-2, and the following permitted uses in C-2 CZD, Secondary Business Zoning District Classification:

Accessory uses & structures

Animal hospitals & clinics so long as the use contains no outdoor kennels

Automobile car washes

Automobile sales & service establishments

Banks and other financial institutions

Bed & breakfast facilities

Cultural arts buildings

Dance and fitness facilities

Dry cleaning and laundry establishments containing less than 6,000 ft² square feet of floor area

Farm equipment sales & service

Funeral homes

Laundries, coin-operated

Microbreweries, subject to special requirements Supplementary Standards contained in Section 16-4, below

Mobile food vendors, subject to special requirements Supplementary Standards contained in Section 16-4, below

Music and art studios

Neighborhood community centers

Newspaper offices and printing establishments

Offices, business, professional and public

Parking lots and parking garages

Parks

Progressive care facilities subject to special requirements Supplementary Standards contained in Section 16-4, below

Restaurants

Retail stores

Schools, post-secondary, business, technical and vocational

Schools, primary & secondary

Signs, subject to the provisions of Article XIII

Theaters, indoor

STAFF ASSESSMENT & COMPREHENSIVE PLAN CONSISTENCY:**Zoning Compliance:**

Based on the review by staff, the submitted site plan for this project appears to be generally compliant with the Zoning Ordinance standards established in Article 11-4 of the City Zoning Ordinance.

Staff finds that the application/proposed site plan is in keeping with the standards established for CZD zoning map amendments outlined in Section 11-4 of the zoning ordinance. No changes to the previously approved site plan are proposed.

Final zoning ordinance compliance will be established at the time of the final site plan review and approval.

Comprehensive Plan Consistency:

Staff feels that the request for additional uses of Automotive Paint & Body Work and the permitted uses in C-2 Secondary Business Zoning District is in alignment with Strategy LU 1.1 of Chapter 8 in the Comprehensive Plan. This strategy states, “Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a.”

ZONING MAP AMENDMENTS:

Chapter XI of the Zoning Ordinance provides standards for consideration of zoning map amendments. The following factors are to be included in decision making process:

Compatibility with Surrounding Uses

- The proposed amendment is compatible with the surrounding and existing uses. The applicant is requesting to add additional uses to an existing office building.

Changed Conditions

- The proposed added uses are in alignment with goals and strategies of the Comprehensive Plan. The applicant is requesting to add the use of Automotive Paint & Body Work as well as the permitted uses in the C-2 Secondary Business Zoning District in order to offer additional services to an existing office building.

Public Interest

- The proposed amendment results in a logical and orderly development pattern of the area.

Public Facilities

- The public utilities will not be burdened by this development.

Effect on the Natural Environment

- A site plan for the subject property was previously approved by City Council on April 2, 2020. No changes to the previously approved site plan are being proposed.

PROPOSED CONDITIONS:

Staff does not have any proposed conditions for this development.

PUBLIC COMMENT:

The Neighborhood Compatibility meeting was held on November 23, 2021. There were only two pre-submitted comments and no in-person participants or online participants via Zoom in attendance. The following are the two pre-submitted comments:

1. *Janice Parker -508 Glover Street, Hendersonville, North Carolina 28792*

This is a reasonable request and he will be providing services that will benefit the public. The man should be able to market these improvements to his property.

2. *William McClure - 613 Substation St, Hendersonville, North Carolina 28792*

I have two concerns. 1. Proposed business would turn in to a salvage vehicle lot with numerous vehicles waiting to be repaired. Location is in a direct line from my back deck. 2. Very concerned that a request to open the remainder of E. Central Street would cause us to lose a large portion of what has been usable land for many years. Plus it would destroy all parking and access to our neighbor's home in addition to a constant flow of vehicles in and out day and night. A privacy fence might prevent traffic from entering our property, but would not preserve the neighbor's entrance and parking space or hide the vehicles from view of our deck. Sincerely, William & Carole McClure

PLANNING BOARD SUMMARY OF ACTION

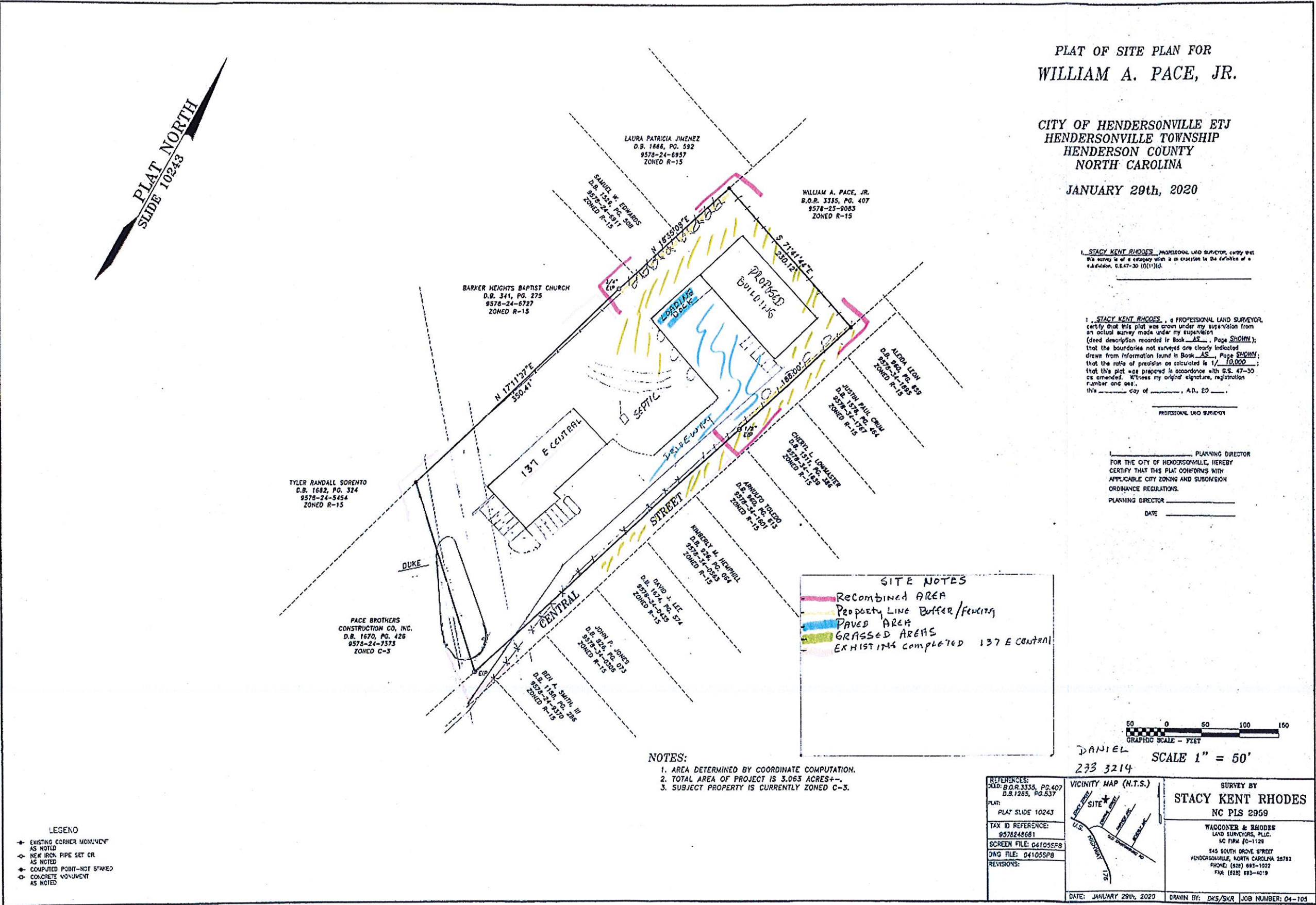
[RESERVED]

Summary of Planning Board Discussion

Planning Board Motion

Attachments in the Packet:

1. Staff Report
2. Full Size Site plan
3. Ordinance
4. Proposed Zoning Map
5. NCM Minutes
6. Application



Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL 9578-24-9710 BY CHANGING THE ZONING DESIGNATION FROM C-2 CZD SECONDARY BUSINESS, CONDITIONAL ZONING DISTRICT TO C-2 CZD SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9578-24-9710 – 137 & 137 E. Central St.
(File # P21-72-CZD)

WHEREAS, the City Council adopted Ordinance #18-070749, An Ordinance Amending the Official Zoning Map of the City of Hendersonville which rezoned Parcel Number 9578-24-9710 (previously, 9578-24-8681) from City of Hendersonville R-15 Medium Density Residential to C-3 CZD, Highway Business Conditional Zoning District; and

WHEREAS, the City adopted Ordinance #20-0427, An Ordinance Amending the Official Zoning Map of the City of Hendersonville which rezoned Parcel Number 9578-24-9710 9710 (previously, 9578-24-8681) from City of Hendersonville C-3 CZD Highway Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District; and

WHEREAS, the City is in receipt of a Conditional Rezoning Application from William A. Pace, Jr. (Applicant) and William A. Pace Jr. LLC (Property Owner) for the subject parcel, consisting of the addition of Automotive Paint & Body and certain permitted uses in the C-2 Secondary Business Zoning District to the approved list of uses for the Conditional Zoning District at the subject property, and

WHEREAS, the Planning Board took up this application at its regular meeting on December 13th, 2021; voting unanimously 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 January 6th, 2022, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel number 9578-24-9410 from C-2 CZD Secondary Business, Conditional Zoning District to C-2 CZD Secondary Business Conditional Zoning District
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following:
 - a) Permitted Uses shall include:
 - i. Accessory uses & structures
 - ii. Animal hospitals & clinics so long as the use contains no outdoor kennels
 - iii. Automobile car washes
 - iv. Automobile sales & service establishments
 - v. Banks and other financial institutions
 - vi. Bed & breakfast facilities
 - vii. Cultural arts buildings
 - viii. Dance and fitness facilities
 - ix. Dry cleaning and laundry establishments containing less than 6,000 ft2 square feet of floor area
 - x. Farm equipment sales & service
 - xi. Funeral homes
 - xii. Laundries, coin-operated
 - xiii. Microbreweries, subject to special requirements Supplementary Standards contained in Section 16-4, below
 - xiv. Mobile food vendors, subject to special requirements Supplementary Standards contained in Section 16-4, below
 - xv. Music and art studios
 - xvi. Neighborhood community centers
 - xvii. Newspaper offices and printing establishments
 - xviii. Offices, business, professional and public

- xix. Parking lots and parking garages
- xx. Parks
- xxi. Progressive care facilities subject to special requirements Supplementary Standards contained in Section 16-4, below
- xxii. Restaurants
- xxiii. Retail stores
- xxiv. Schools, post-secondary, business, technical and vocational
- xxv. Schools, primary & secondary
- xxvi. Signs, subject to the provisions of Article XIII
- xxvii. Theaters, indoor

3. This ordinance shall be not be effective until the stipulated list of conditions 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 sixth day of January 2022.

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

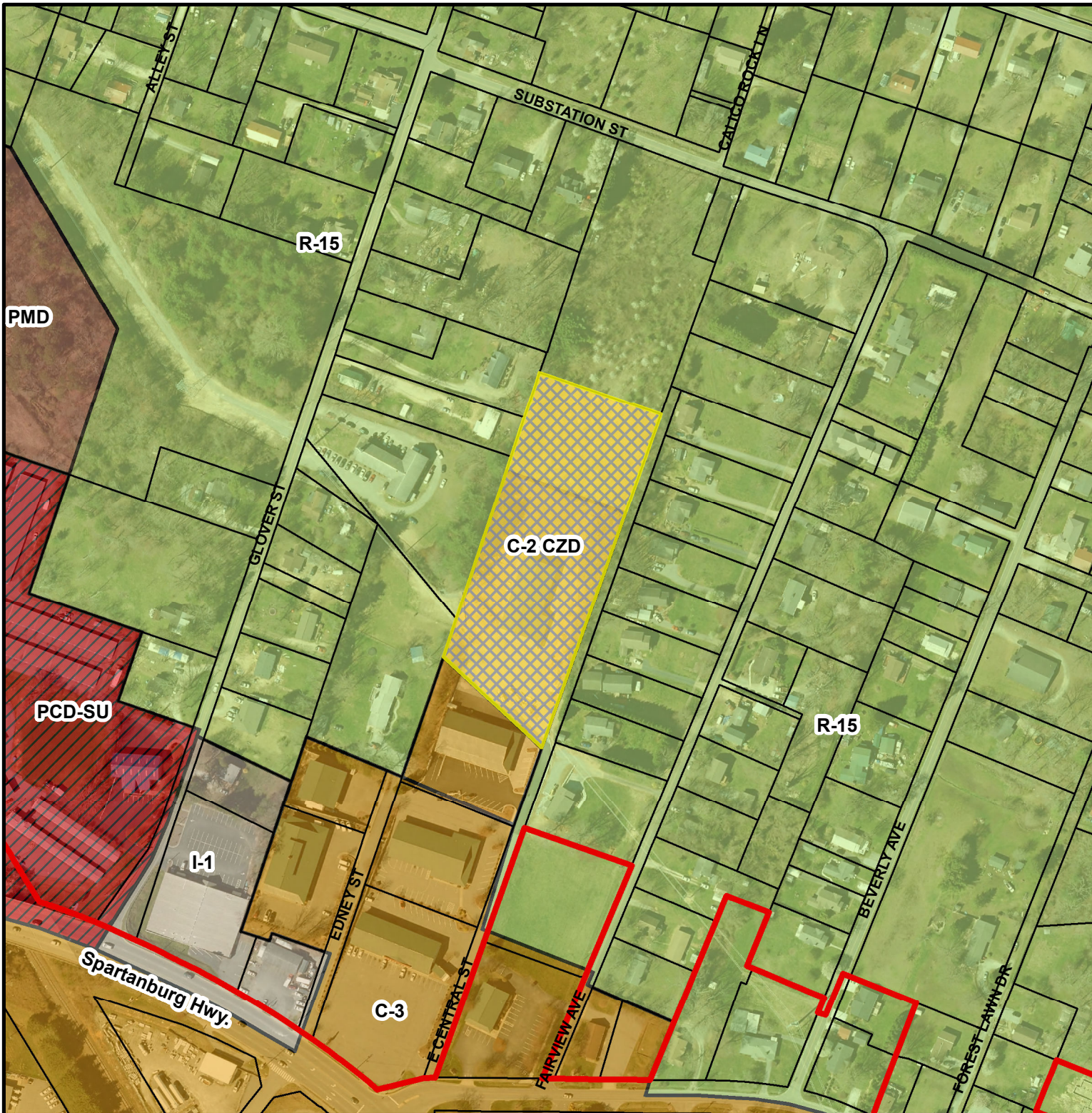
Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

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

Applicant: <u>William A. Pace Jr.</u>	Property Owner: <u>William A. Pace Jr LLC</u>
Signature:_____	Signature:_____
Printed Name:_____	Printed Name:_____
Date:_____	Date:_____
Title Within LLC:_____	Title Within LLC:_____



137/139 E. Central Street
P21-72-CZD
PIN:9578-24-9710
Acreage: 3.06
Proposed Zoning
Community Development Department

- Subject Property
 Hendersonville City Limits
- Hendersonville Zoning**
- CZD Conditional Zoning Districts
 - R-15 Medium Density Residential
 - C-3 Highway Business
 - PCD-SU Planned Commercial Development Special Use
 - I-1 Industrial
 - PMD Planned Manufacturing Development



Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
137 & 139 E. Central St. File # P21-72-CZD
Tuesday, November 23, 2021 2:00 p.m.

Tyler Morrow, Planner II, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. The applicant and three City staff were in attendance and one staff member attended via Zoom. The following attended:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Matt Manley	Staff (Zoom)		
Tyler Morrow	staff		
Terri Swann	staff		
Alexandra Hunt	staff		
Billy Pace, App	619 S. Grove Street		

Mr. Morrow opened the meeting explaining this is the Neighborhood Compatibility meeting for the 137/139 E. Central Street project. The property is located at 137 & 139 E. Central Street.

Pre-submitted public comments for today’s meeting were accepted via the City of Hendersonville website and via email and will be addressed during this meeting.

No one is online and no one was in attendance.

Regarding the project:

The subject property is currently zoned C-2 CZD, Secondary Business Conditional Zoning District. The applicant is requesting to add Automotive paint and body work and all permitted uses in C-2 to the approved list of uses for the Conditional Zoning District at the subject property. The site plan shows two buildings on approximately 3.06 acres.

The list of permitted uses includes: Business services; Construction trades facilities; Personal services; Public and semi-public buildings; Recreational facilities, indoor; Religious institutions; Repair services, miscellaneous; Residential dwellings, single-family; Residential dwellings, two-family; Wholesale businesses and Light manufacturing.

There were two pre-submitted comments. Those were read into the record.

Janice Parker

508 Glover Street, Hendersonville, North Carolina 28792

This is a reasonable request and he will be providing services that will benefit the public. The man should be able to market these improvements to his property.

William McClure

613 Substation St, Hendersonville, North Carolina 28792

I have two concerns. 1. Proposed business would turn in to a salvage vehicle lot with numerous vehicles waiting to be repaired. Location is in a direct line from my back deck. 2. Very concerned that a request to open the remainder of E. Central Street would cause us to lose a large portion of what has been usable land for many years. Plus it would destroy all parking and access to our neighbor's home in addition to a constant flow of vehicles in and out day and night. A privacy fence might prevent traffic from entering our property, but would not preserve the neighbor's entrance and parking space or hide the vehicles from view of our deck. Sincerely, William & Carole McClure

Mr. Pace stated the work being done next to Mr. McClure is residential and there will not be any vehicles back there. Vehicles accessing this property will come in off of Spartanburg Highway. Any vehicles on this property will be out of sight. The building and the grading in the rear is for a residential home and not a commercial business. The access for the home will be off of Substation Street and a new driveway will be made for it. He has no plans to open up E. Central Street. It is too costly to do that.

Mr. Morrow clarified that no additional access will be made, and Mr. Pace will not be extending E. Central Street. Mr. Pace stated that is correct all access will be from Spartanburg Highway and no vehicles will be behind the building.

With no further comments or questions, Mr. Morrow closed the meeting at 2:06 pm.



CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
 100 N. King Street ~ Hendersonville, NC ~ 28792
 Phone (828) 697-3010 ~ Fax (828) 697-6185
 www.hendersonvillenc.gov

APPLICATION FOR CONDITIONAL ZONING DISTRICT AMENDMENT
Section 7-6-3 City Zoning Ordinance

The following are required to amend a Conditional Zoning District:

- ~ This form including the property owner(s) signature(s)
- ~ Appropriate fee
- ~ 2 copies of the amended site plan.

Date 11/01/2021

Name of Project 137/139 E Central Street

Address / Location of Property 137/139 E Central Street

List 10 digit PIN or 7 digit PID Number for each property 9578-24-9310

Contact Information Billy Pace

Address 619 S Grove St

Phone 828-691-6030

Fax

Email kellielpace@gmail.com

Proposed change(s)
to Conditional
Zoning District

ADDITION OF USE:
AUTOMOTIVE PAINT & BODYWORK, & ALL
PERMITTED USES UNDER C-2

Designated Agent Billy Pace

Address 619 S Grove St

Phone 828-691-6030

Signature

Billy Pace

Official Use:

DATE RECEIVED: _____ BY _____ FEE RECEIVED \$ _____ FILE NO. _____



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

Section 5, Item D.

Proposed Conditions for the site: Buildings existing as perviously approved and built .
NO PROPOSED CONDITIONS FOR THIS SITE .

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

Explain consistency with
City's Comprehensive Plan:

C-2 CZD ZONED AREAS ON
E. CENTRAL ST. ARE USING SAME STREET
FOR ACCESS; NOT ACCESSING ANY OTHER
ZONING CLASSIFICATION

Explain compatibility with
surrounding land uses:

SAME ZONING USES ARE CONSISTENT
WITH OTHER BUSINESSES ON E. CENTRAL ST.
ALL OPERATIONAL ACTIVITIES INSIDE
BUILDINGS.

Explain whether changed
conditions require a map
amendment:

Additional uses to existing CZD, no map ammendment

Explain how the petition
is in the public interest:

Local owned auto repair shop (65 years in business)
WILL PROVIDE QUALITY SPECIALTY SERVICES, AS
IS STANDARD FOR COMMUNITY. HOURS 8AM -
5PM

MON - FRI



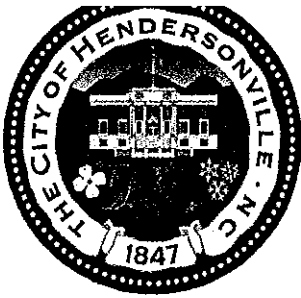
City Of Hendersonville
Community Development Department
100 N. King Street Hendersonville, NC 28792
Phone (828)697-3010 Fax (828)697-6185
www.hendersonvillenc.gov

Section 5, Item D.

Explain whether adequate public facilities are available:	CO's approved and operational (2019&2021) on existing buildings
Explain the impact the petition would have on the natural environment:	Existing site has stormwater system approved by City Engineering <i>ALL ZONING REQUIREMENTS MET.</i>
Additional information:	

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

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



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Section 5, Item D.

Applicant:

Printed Name William A Pace Jr (Billy)

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

Signature X William A Pace Jr

Title Managing Partner

Email kellielpace@gmail.com

Address of Applicant 619 S Grove St, Hendersonville NC, 28792

Printed Name _____

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

Signature _____

Title _____

Email _____

Address of Applicant _____

Printed Name _____

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

Signature _____

Title _____

Email _____

Address of Applicant _____



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Section 5, Item D.

Property Owner:

Printed Name William A Pace Jr LLC

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

Signature William A Pace Jr

Title Managing Partner Email kellielpace@gmail.com

Address of Property Owner 619 S Grove St, Hendersonville NC, 28792

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

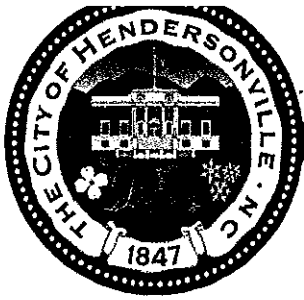
Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____



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Section 5, Item D.

Property Owner:

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

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