



**CITY OF HENDERSONVILLE**  
**BUSINESS ADVISORY COMMITTEE**  
City Hall–2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792  
Monday, July 13, 2026 – 11:30 AM

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## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
  - A. May 11, 2026 - *Jill Murray, City Clerk*
4. **NEW BUSINESS**
  - A. Appointment of Chair and Vice-Chair – *John Connet, City Manager*
  - B. Zoning Text Amendment: Downtown Design Overlay District (26-23-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*
5. **OTHER BUSINESS**
6. **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 City Clerk no later than 24 hours prior to the meeting at 697-3005.*



**CITY OF HENDERSONVILLE**  
**BUSINESS ADVISORY COMMITTEE**  
 City Hall – 2nd Meeting Room | 160 6<sup>th</sup> Avenue E. | Hendersonville NC 28792  
 Monday, May 11, 2026– 11:30 AM

## MINUTES

Present: Chairman Ken Gordon, , Vice-Chair Rebecca Waggoner, Chris Cormier, Michael Gilligan, Adam Justus Tiffany Lucey, Jake Ross, Sarah Cosgrove & Melinda Lowrance

Absent: Andrea Martin

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, and Communications Director Allison Justus

### 1. CALL TO ORDER

Chairman Ken Gordon called the meeting to order at 11:32 a.m. and welcomed those present.

### 2. APPROVAL OF AGENDA

Michael Gilligan moved to approve the agenda as presented. Motion carried unanimously.

### 3. APPROVAL OF MINUTES

Adam Justus moved to approve the minutes of January 12, 2026. Motion carried unanimously.

### 4. OLD BUSINESS

### 5. NEW BUSINESS

#### A. Review of FY26-27 Budget - *John Connet, City Manager*

City Manager John Connet gave the following PowerPoint presentation.

## Business Advisory Committee

May 11, 2026



## DESIRED OUTCOMES

### Desired Outcomes & Council's Direction:

1. Taxes & Rates → **\$0.52/\$100 | Main & 7<sup>TH</sup> = \$0.21/\$100.**  
**No Change in Tax Rates.**
2. WS Rates → **+8.00% Water +9.00% Sewer.**
3. SW Rate → **+\$1.00 per ERU +\$50.00 Cap.**
4. ESF Rates → **No Change.**
5. Benefits → **COLA 4.00%, Merit 2.56%, 401k 4.00%.**
6. Position Additions → **GF +8.5 | WS +1.5 | Housing +1.**

## SETTING THE STAGE – BUDGET MEMOS

### The Manager's Message

1. City financial condition is strong
2. Helene recovery remains a top priority and focus for staff
3. Potential County tax increases (courthouse), could have detrimental impact on City sales tax revenues
4. State prop. tax reforms could threaten future improvements
5. Geo-political activity sets the stage for high levels of economic uncertainty in the coming year
6. This budget expands public safety services while balancing a conservative approach for other future service expansion

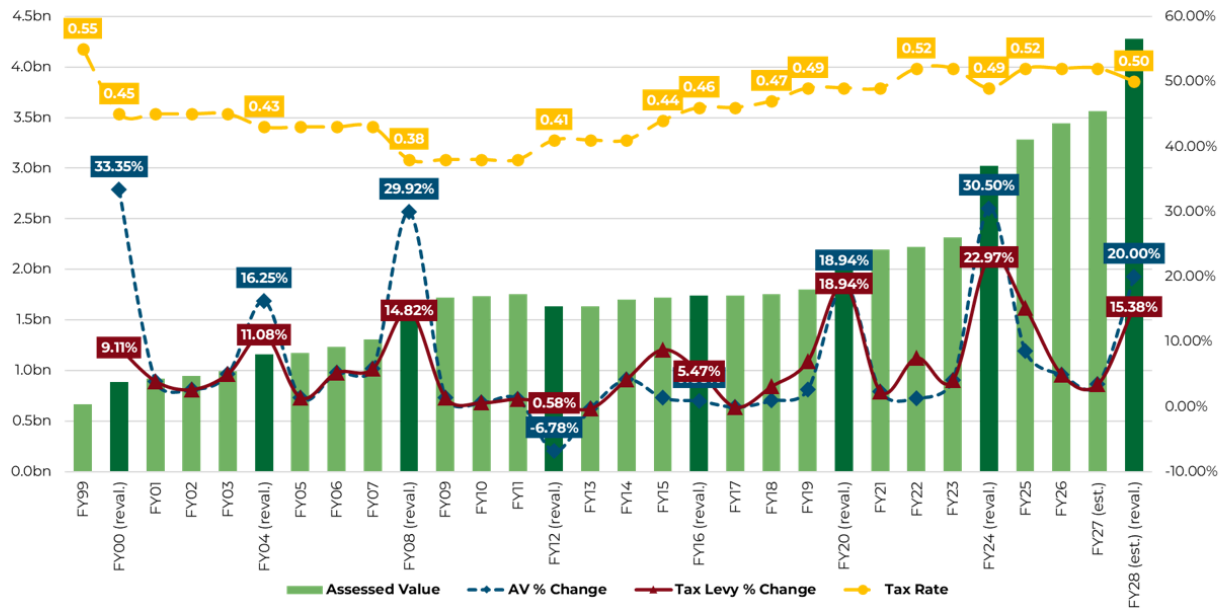
# SETTING THE STAGE – TAX STRATEGY

## The Property Tax

1. Makes up approximately 60% of General Fund revenues
2. Only significant locally controlled source
3. Revaluations have provided opportunities for broader levy growth while maintaining rates at reasonable levels
4. Revaluations have allowed the City to keep up with growing cost demands, fund service enhancements, and build public projects

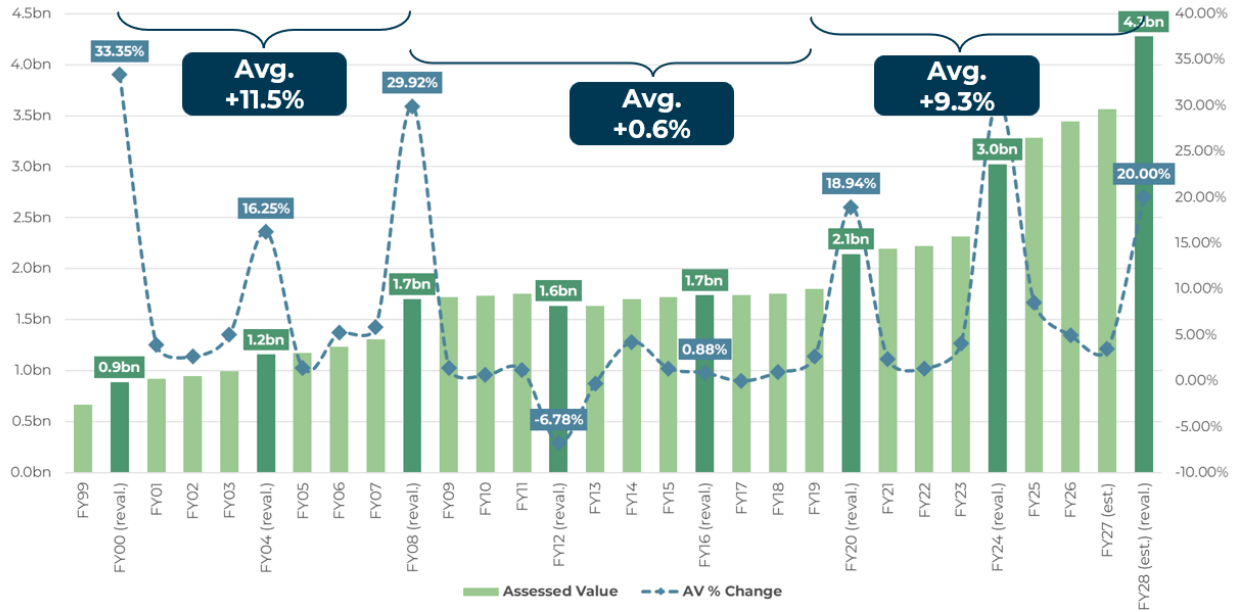
# SETTING THE STAGE – TAX STRATEGY

## Values, Rates, & Levies



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# SETTING THE STAGE – HELENE RECOVERY

## FEMA PA – Budget, Obligations, and Revenues

- Current Revised Budget = **\$11,172,004**      Projected Budget = ~\$160,000,000
  - Current Actuals & Obligations = **\$9,460,592**      Non-Reimb. Actuals = \$288,074
  - Current Revenues
    - FEMA = **\$4,149,917**
    - Insurance = \$3,372,564
    - Loans = \$10,639,005
- Current Net Surplus/(Deficit) = \$8,973,559**



# SETTING THE STAGE – HELENE RECOVERY

## FEMA PA – Fixed Cost Offers (FCOs)

Public Assistance Program and Policy Guide (PAPPG): A Fixed Cost Offer is an estimated and fixed amount of federal funding that an eligible applicant can accept for a project, rather than waiting for reimbursement based on final, actual eligible costs.

- **Wastewater Treatment Plant – \$125,544,874**
- **Patton Park & Pool – \$21,494,799**
- **Whitmire Activity Center – \$7,098,666**

Dear Mr. Stanton,

The City of Hendersonville respectfully submits this letter to request an extension of the deadline for completion and acceptance of Fixed Cost Offers (FCOs) under Section 428 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the following FEMA Public Assistance project associated with DR-4827-NC:

- Project 824995 – Whitmire Activity Center

The City has submitted a complete FCO package for this project via the FEMA Grants Portal. Submission was made in advance of both the administrative deadline of February 28, 2026 established by FEMA leadership for this disaster, and the statutory deadline of March 28, 2026. The City acted diligently and in good faith to meet these deadlines.

# SETTING THE STAGE – GO BOND

## Transportation Improvements

1. Current Project Bid
  - Approx. 2 miles; ~268k sq. ft.
  - Avg. PCI = 57
  - Replaces 28 ADA Ramps
  - ~\$1.4m Cost
  
2. Under this Example
  - Resurfacing goals would be met
  - ADA Ramp goals would not
  
3. GO Bond Draw Target = June 2027

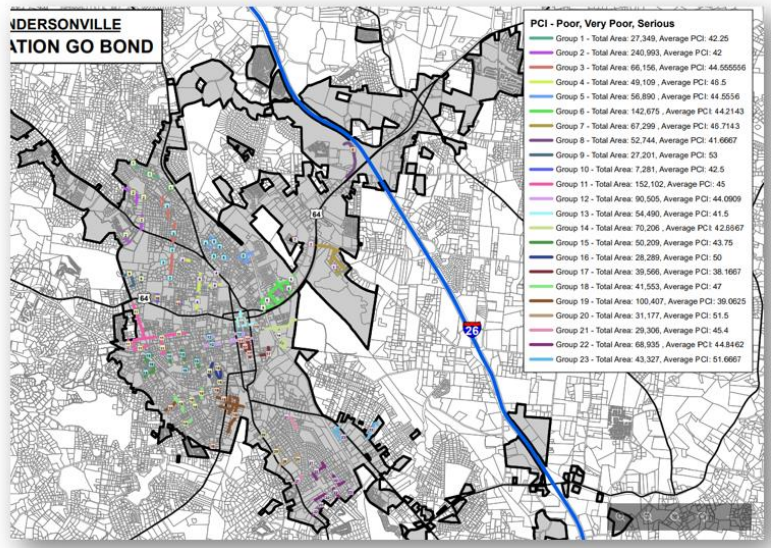


# SETTING THE STAGE – GO BOND

## Transportation Improvements

1. Future Projects
  - Resurfacing = 640k sq. ft.
  - Curb Ramps = 20
  
2. Future Budget
  - Resurfacing = \$1,420k
  - Curb Ramps = \$419k
  - General = \$285k

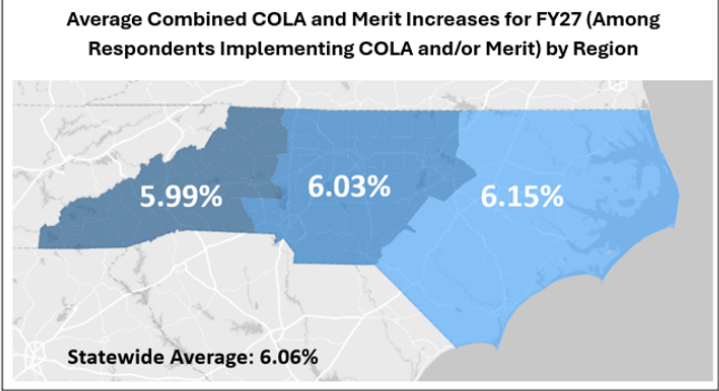
*\*Analysis excludes safety & network improvements*



# SETTING THE STAGE – COLAs/MERIT (+6.6%)



North Carolina Association of County Commissioners



### COLA & Merit

**FY24 Overview**

In 2021, the City Council set a compensation philosophy in its pay and classification study. This pay philosophy was defined as compensating employees fairly and competitively, which they further defined as the 75th percentile of the regional market. Large increases in the salary base were made from FY21 to FY23, resulting in the minimum wage increasing by 31.2% (\$12.61 per hour to \$16.54 per hour). Additionally, City Council increased wages across the board known as a process of range penetration as to negate impacts from salary compression with existing employees. City Council additionally offers a highly competitive

**FY27 Budget Proposal is Competitive with Region and State... 4.0% COLA + Up-to 3.5% Merit.**

**Making progress towards our living wage target.**

# SETTING THE STAGE – COLAs/MERIT (+6.6%)

**FY26:** 50.1% of job classifications ≥ living wage target  
 63.3% of employees ≥ living wage target

**FY27:** 61.6% of job classifications ≥ living wage target (4.0% COLA)  
 72.5% of employees ≥ living wage target (4.0% COLA)

Council's current living wage direction is to pursue the rate advertised by **JustEconomics, \$24.10/hour as of Feb. 2026**

Name	Status	Start Date	Current Value	Last Updated	Last Comment
Maintain 100% of Job Classifications Starting Salaries Above the Living Wage	Off Track	07/01/2023	50.14%	03/31/2026	The (WNC) regional living wage, as identified by JustEconomics is \$24.10 per hour. Based on FY26 job classifications, to earn an entry-level pay greater than or equal to \$24.10, an employee must be placed in Grade 15 or higher. There are currently 351 active employees in the City, and 176 of these employees are in Grade 15 or above. This means 50.14 (176/351) job classifications provide a living wage as defined by JustEconomics in their February 2026 update.
% of Workforce Making Living Wage or Greater	Off Track	07/01/2023	63.25%	03/31/2026	The (WNC) regional living wage, as identified by JustEconomics is \$24.10 per hour. According to a 04/10/26 data extract, 222 of 351 active employees earn a wage of \$24.10 or greater (63.25%). This number varies from the grade-based calculation of living wage percentages because it considers employee-specific pay (tenure, time-in-grade, performance, etc.).

# SETTING THE STAGE – FINANCIAL CONDITION

**Financial Sustainability Scorecard**

Indicator	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
\$ Available Fund Balance	5,949,067	3,460,866	5,777,008	7,353,518	6,159,237	7,380,490	8,054,112	8,352,394	* 7,936,945 *
% Available Fund Balance	36.72%	20.00%	30.12%	30.73%	23.81%	26.65%	26.30%	25.81%	25.00%
Total Fund Balance	8,552,569	9,636,447	9,763,382	11,593,167	11,072,165	12,433,902	13,107,524	13,405,806	* 13,206,199 *
Total FB as % of Exp.	51.87%	57.65%	50.64%	48.48%	42.66%	46.85%	45.30%	42.66%	* 42.02% *
Operating Revenues	17,320,222	18,330,100	19,731,509	21,580,054	25,341,526	28,443,802	30,623,939	32,655,228	N/A
Operating Expenditures	16,488,923	16,716,321	19,281,024	23,914,493	25,955,787	26,540,333	28,937,696	31,422,036	N/A
Operating Revenues % Change (YoY)	11.76%	5.83%	7.65%	9.37%	17.43%	12.24%	7.66%	6.63%	N/A
Operating Expenditures % Change (YoY)	7.76%	1.38%	15.34%	24.03%	8.54%	2.25%	9.03%	8.59%	N/A
Operating Ratio	5.04%	9.65%	2.34%	-9.76%	-2.37%	7.17%	5.83%	3.92%	> 0%
Capital Ratio	5.59%	4.26%	4.52%	7.45%	0.96%	0.22%	1.06%	2.08%	> 3%
Debt Service Ratio	6.17%	7.90%	7.50%	10.41%	15.07%	15.59%	12.97%	12.23%	< 15%
Assessed Value	2,143,764,984	2,194,961,736	2,224,375,594	2,315,870,638	3,040,864,842	3,284,842,316	3,442,677,766	3,654,919,423	N/A
Assessed Value % Change (YoY)	18.00%	2.39%	1.34%	4.11%	31.31%	8.02%	4.80%	6.17%	> 3%
Tax Rate	0.4900	0.4900	0.5200	0.5200	0.4900	0.5200	0.5200	0.5200	<= 0.5599

\*\* = Budget Year Only



## GENERAL FUND

Council Workshop  
May 01, 2026



## GENERAL FUND – 010

General Fund Desired Outcomes...  
Council Direction on:

1. Taxes & Rates → **\$0.52/\$100** current rec.
2. Cost-of-living direction (**COLA**) → **4.0%** current rec.
3. 401k amount and structure → **4.0% match** current rec.
4. Position Additions → (**+8.5 FTE** in the General Fund)

## GENERAL FUND – 010

FY26 Revised →  
FY27 Recommended  
  
REVENUES

# GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.*	
					DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>REVENUES</b>						
Ad Valorem Taxes	(17,267,500)	(18,205,000)	(18,380,000)	(19,231,710)	1,112,500	6.4%
Other Taxes & Licenses	(7,500)	(7,500)	(7,500)	(8,029)	-	0.0%
Unrestricted Intergov.	(9,447,500)	(9,803,000)	(9,953,000)	(10,889,952)	505,500	5.4%
Restricted Intergov.	(1,002,054)	(969,055)	(969,055)	(1,037,359)	(32,999)	-3.3%
Permits & Fees	(651,750)	(647,350)	(647,350)	(692,978)	(4,400)	-0.7%
Sales & Services	(362,700)	(346,000)	(346,000)	(370,387)	(16,700)	-4.6%
Investment Earnings	(277,300)	(210,000)	(210,000)	(410,000)	(67,300)	-24.3%
Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
<b>TOTAL REVENUES</b>	<b>(29,089,200)</b>	<b>(30,193,905)</b>	<b>(30,518,905)</b>	<b>(32,655,228)</b>	<b>1,429,705</b>	<b>4.9%</b>

- **Ad Valorem Taxes:**
  - FY27 Recommended: \$0.52/\$100 rate, **\$18.4 million (+\$1.1M, 6.4%)**
  - Increased revenues from developments
  - Henderson County **March** Tax Projection File:
    - **FY26 Billed Assessed Value to FY27 Projected Assessed Value:**
      - **3.48% net increase**, \$3.443 billion → \$3.562 billion
      - +4.23% real | -1.76% business | +0.11% individual | -0.30% public service | +2.15% motor vehicles

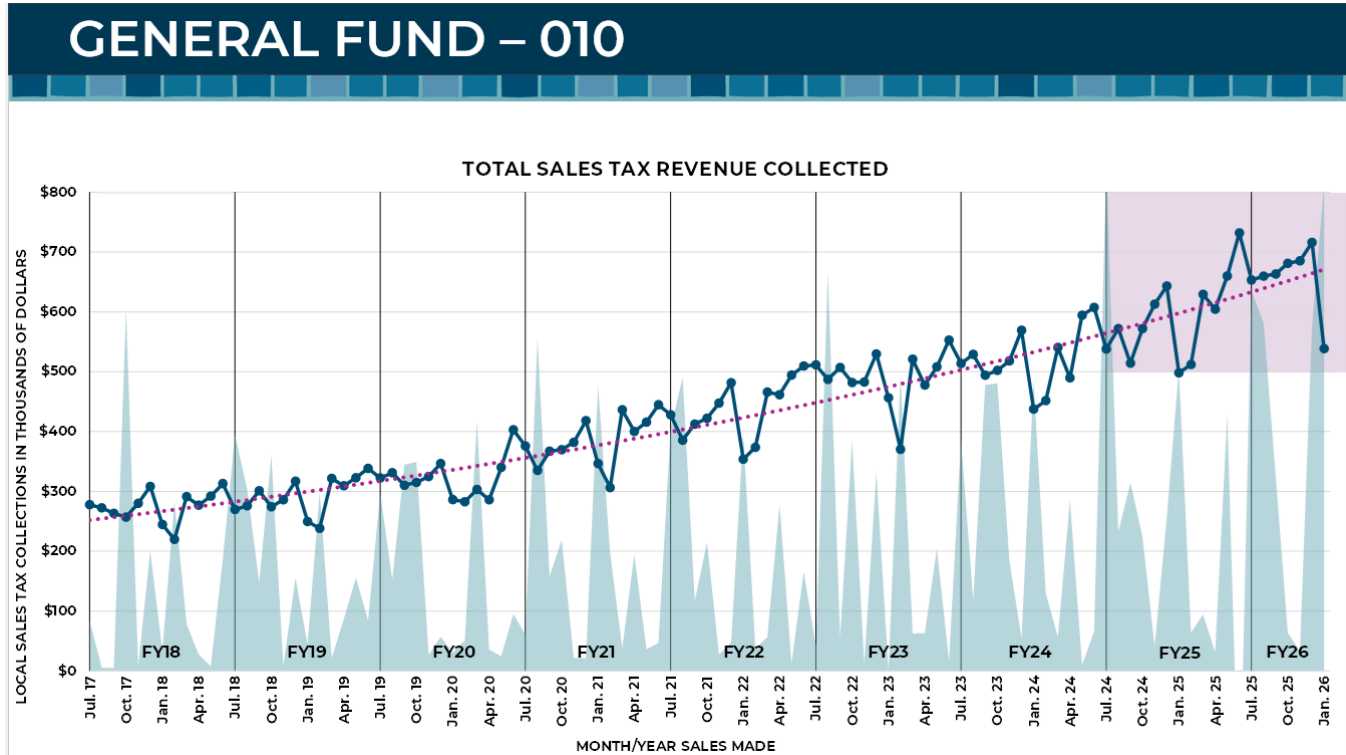
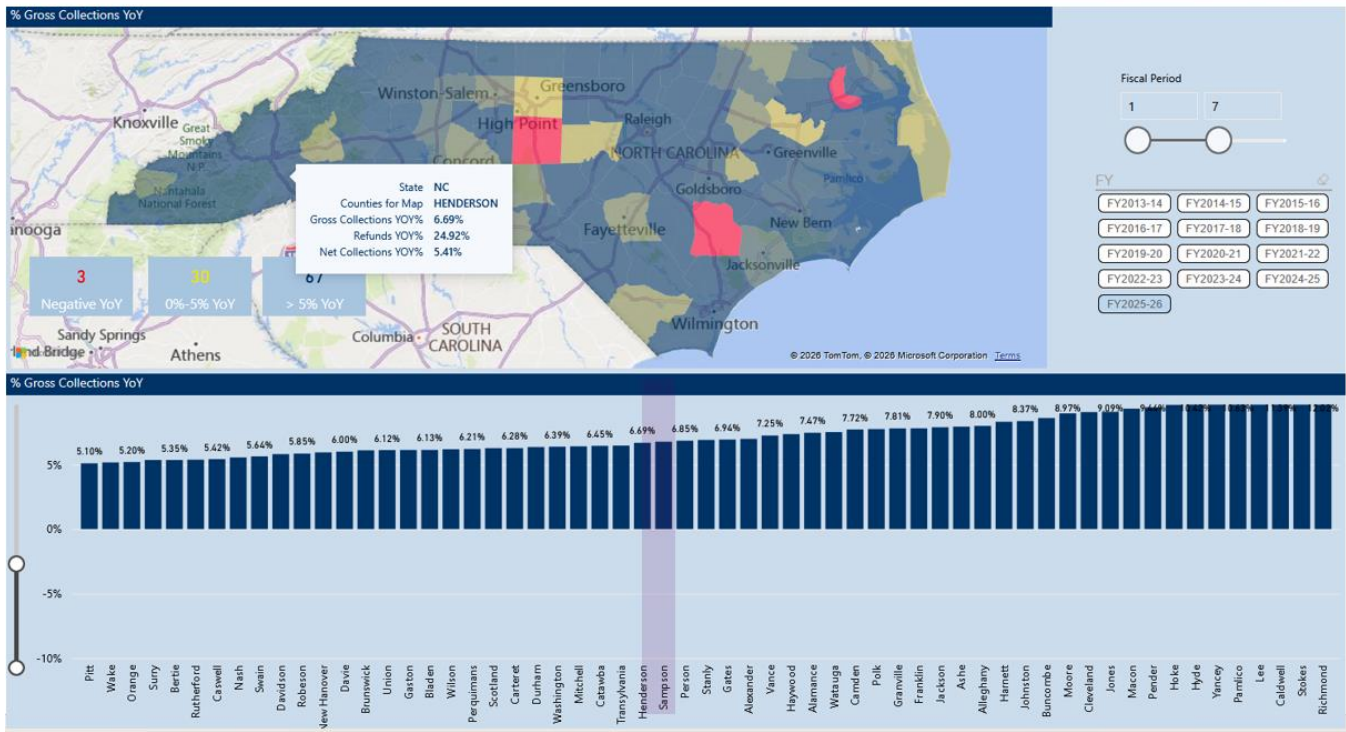
Est. = 107% of budgeted revenues

# GENERAL FUND – 010

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- **Unrestricted Intergovernmental:**
  - FY27 Recommended = **\$9.9M (+\$505,500, +5.4%)** over FY26 Revised
- **Sales Tax:**
  - FY27 Rec. **+\$495,000 (+6.7%)** over FY26 Revised
  - Growth from development, increased sale prices
- **ABC Revenues -\$75k**
- **Electric Utility Sales Tax +\$87.5k**

# GENERAL FUND – 010



# GENERAL FUND – 010

FY26 Revised →  
FY27 Recommended

## EXPENDITURES

GENERAL FUND – 010						
GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>EXPENDITURES</b>						
Personnel/Benefits	19,515,783	22,051,442	20,834,808	19,878,278	1,641,667	8.4%
Operating	7,553,000	7,432,637	7,078,770	6,753,782	(166,303)	-2.2%
Capital	278,855	3,805,543	442,543	422,226	127,543	45.7%
Debt Service	4,215,863	4,444,775	4,189,750	4,189,750	(26,113)	-0.6%
<b>TOTAL EXPENDITURES</b>	<b>31,563,501</b>	<b>37,734,397</b>	<b>32,545,871</b>	<b>31,244,036</b>	<b>1,576,794</b>	<b>5.0%</b>

**Personnel/Benefits:**

- FY27 Recommended = **+\$1.64M (8.4%)**
- Cost-of-Living Adjustment (COLA) recommendation **4.00%**
- Merit Increases **1.00% | 2.25% | 3.50%** → 2.60% weighted average
- Medical Insurance **+2.00% (+\$61k)**
- 401k match increase from **3.00% → 4.00% (+\$45k)**
- LGERS **+0.75% General, +1.00% Law-Enforcement (+\$306k)**
- Added Positions (**+8.5 FTE**):
  - **HPD** +4 Police Officers | +1 Telecommunicator | +1 Civilian Traffic Crash Investigator
  - **HFD** +2 Fire Safety and Training Officers
  - **HR** +0.5 Human Resources Coordinator

Est. = 96% of budgeted expenditures

## GENERAL FUND – 010

### LGERS (Retirement) City Contributions

Employee Type	FY20	FY21	FY22	FY23	FY24	FY25	FY26 (est.)	FY27 (est.)
Non-Law Enforcement	8.95%	10.15%	11.35%	12.10%	12.85%	13.60%	14.35%	15.10%
Law Enforcement	9.70%	10.90%	12.10%	13.10%	14.10%	15.10%	16.10%	17.10%
General Fund	751,611	854,968	1,048,209	1,289,892	1,514,953	1,744,193	2,070,946	2,384,099
Main St. MSD Fund	10,305	9,908	16,129	23,992	30,908	41,687	59,424	66,678
7th Ave. MSD Fund	3,059	3,279	4,855	6,718	8,877	11,298	16,758	18,696
Water & Sewer Fund	455,137	547,553	741,761	880,079	987,534	1,148,412	1,336,437	1,506,533
Parking Fund	-	-	-	9,574	15,968	24,414	33,581	32,500
Stormwater Fund	13,308	10,892	43,763	51,462	72,741	91,835	103,684	98,258
Env. Services Fund	51,407	58,527	80,600	84,218	88,852	103,268	139,688	154,021
Grant Fund (SAFER)	22,460	66,203	76,216	56,216	-	-	-	-
<b>TOTAL</b>	<b>1,307,287</b>	<b>1,551,330</b>	<b>2,011,533</b>	<b>2,402,151</b>	<b>2,719,833</b>	<b>3,165,107</b>	<b>3,760,518</b>	<b>4,260,785</b>
<b>\$ Δ Year-over-Year</b>		<b>244,043</b>	<b>460,203</b>	<b>390,618</b>	<b>317,682</b>	<b>445,274</b>	<b>595,411</b>	<b>500,267</b>
<b>% Δ Year-over-Year</b>		<b>18.67%</b>	<b>29.67%</b>	<b>19.42%</b>	<b>13.22%</b>	<b>16.37%</b>	<b>18.81%</b>	<b>13.30%</b>

### Local Gov. Employee Retirement System (LGERS):

- +\$494k in FY27, compared to FY26 Revised
- Program costs have increased nearly \$3.0M since FY20
- Expect LGERS rates to increase through FY29 (based on actuarial projections):
  - 18.97% General Class Employees
  - 21.29% Law Enforcement Employees

## GENERAL FUND – 010

### GENERAL FUND

	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
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### Operating:

- FY27 Recommended = **-\$166k (-2.2%)**
  - Powell Bill budgeted transfer to GO Bond project
- \$242k increase to professional/contracted services
- \$40k increase to utilities
- \$51k increase to non-capital (HPD tasers)
- Other items consistent with FY26 revised budget levels

# GENERAL FUND – 010

Data Source	Fund	Project	Department				FY26	FY26	FY27	FY27
			Total	Department	All	Departments				
Data Source	010:General Fund	Total Project	Total Department/All Departments							
			FY25	FY25	FY25	FY26				
			Plan	Plan	Actual	Plan				
			Adopted	Revised	Final	Requested				
			YearTotal	YearTotal	YearTotal	YearTotal				
<b>400000-Revenue Top Most</b>			<b>-28,535,622</b>	<b>-30,111,023</b>	<b>-27,274,153</b>	<b>-27,904,6</b>				
501000-Salaries			11,981,110	12,266,398	11,769,252	13,419,1				
502000-Payroll Taxes & Benefits			4,859,612	4,929,083	4,681,712	6,196,2				
519000-Professional / Contracted Services			1,415,997	1,203,315	1,074,340	1,150,5				
521000-Supplies			966,200	832,111	728,205	1,011,6				
522000-Chemicals			5,000	0		7,5				
523000-Utilities			615,710	698,535	655,139	719,8				
524000-Repairs & Maintenance			605,475	534,058	474,611	1,417,6				
531100-Fuel			335,750	275,783	239,520	328,2				
531200-Postage			13,225	13,284	6,989	13,5				
531205-Advertising			34,500	22,450	11,893	35,0				
531210-Permits, License And Fees			358,506	345,556	301,133	384,0				
531215-Dues & Subscriptions			158,039	134,304	104,249	157,5				
531220-Travel			0	0	2,579	5,9				
531225-Training/Training			298,580	249,301	196,989	318,1				
531230-Tax Billing			115,000	115,000	117,828	140,0				
531235-Tax Foreclosure Expenses										
531240-Uncollectible Accounts										
531245-Cash Short/Over			100	100	27	1				
531246-Variance										

**Comments**

**amurr@hvlnc.gov**

Scott ISG Thermal Imaging cameras - Justin to provide numbers. Old thermal cameras are ~3 years old. Handhelds are a higher priority than the heads up display (HUD). Ted recommends a 50% rollout of the new systems if needed.

**jward@hvlnc.gov**

15'500=7500. Replace damaged Facemask lenses Masks routinely get damaged in training, fires, etc. Frequently, we change the lenses out which is a better financial option than replacing; 1'3000=3000: Replace damaged Gloves and Hoods due to increased training hours. 6'1800=10,800: Dry Suits, Boots, Gloves, Helmets, PFD's. Outfit select personnel incrementally for water rescue with PPE for Water Rescue; 22'3800=83,600. Replacement of existing and new members Fire Protective Ensembles. This does not include Helmet, boots, shields, eye protection, or facemask. Fire Protective Ensembles -Turnout gear (coat and jacket); have a 10-year shelf life. NFPA 1851 recommends that each employee has two sets; 1'6000=6000: Reserve Engine 5 Rapid Intervention Team Rescue Pack RIT (Rapid Intervention Team) this equipment is constantly switched between vehicles, every time personnel switch into reserve trucks. 10'1450=14500: Scott Sight -- SCBA Masks with integrated TIC (Thermal Infrared Camera) for Officers. Currently there is one Scott / ISG thermal imaging camera (single person use) on each apparatus. This would allow each officer on an apparatus the independence to lead their crews on the fire ground with independence. TIC is integrated into the mask and allows Officer to carry equipment and freely use both hands. \*\* Anticipated price increases from Manufacturing for Turnout Gear of over 10% in April 2025.

Enter Comments

Post Close

# GENERAL FUND – 010

GENERAL FUND	FY26	FY27	FY27	FY27	*FY26 Revised to FY27 Rec.*	
	REVISED	REQUESTED	RECOMMENDED	ESTIMATE	DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>EXPENDITURES</b>						
Personnel/Benefits	19,515,783	22,051,442	20,834,808	19,878,278	1,641,667	8.4%
Operating	7,553,000	7,432,637	7,078,770	6,753,782	(166,303)	-2.2%
Capital	278,855	3,805,543	442,543	422,226	127,543	45.7%
Debt Service	4,215,863	4,444,775	4,189,750	4,189,750	(26,113)	-0.6%
<b>TOTAL EXPENDITURES</b>	<b>31,563,501</b>	<b>37,734,397</b>	<b>32,545,871</b>	<b>31,244,036</b>	<b>1,576,794</b>	<b>5.0%</b>

**Capital:**

- FY27 Recommended = \$442k, **+\$128k (45.7%)** over FY26 Revised
  - Requested pay-go = **\$3,805,543...** management adjustment **-\$3,363,000**
  - \$442k Recommended includes **prioritized** projects & acquisitions:
    - \$15k Thermal Imaging Camera
    - \$32k Camera Infrastructure
    - \$10k Fleet Garage Door
    - \$7.5k Emergency Comms. Kit
    - \$50k HVAC Improvements
    - \$40k Traffic Calming
    - \$10k Equipment Trailer
    - \$20k Drone
    - \$6k Edwards Park Improvement
    - \$22k Traffic Safety Trailer
    - \$10k Traffic Barricades
    - \$10k Hose Roller
    - \$54k Salt Spreaders + Plows
    - \$10k Exercise Equipment
    - \$8k Roadway Weather Stations
    - \$30k Body Cameras
    - \$30k Message Board Sign Trailer
    - \$12k PPE Dryer
    - \$40k Traffic Cabinets + Engineering
    - \$25k Extrication Equipment

# GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.*	
					DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>EXPENDITURES</b>						
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### Debt Service:

- FY27 Recommended = **-\$26k (-0.6%)**
  - Final (partial) payment on '17 GO Bond Refunding
  - Final (partial) payment on '22 & '23 vehicle & equipment loans
  - First payment on Helene Cash Flow Loan
  - First payment on '26 vehicle & equipment loan
- **+\$126k** for ½ year payment on **\$1.09M** FY27 vehicle & equipment loan:
  - 12 Police Vehicles = **\$845,850**
  - 1 Public Works Dump Truck = **\$100,000**
  - 1 Public Works Tractor = **\$64,500**
  - 1 Public Works Truck = **\$55,000**
  - 1 Code Enforcement Vehicle = **\$30,000**

# GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.*	
					DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
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<ul style="list-style-type: none"> <li>• \$15k Thermal Imaging Camera</li> <li>• \$10k Fleet Garage Door</li> <li>• \$50k HVAC Improvements</li> <li>• \$10k Equipment Trailer</li> <li>• \$6k Edwards Park Improvement</li> <li>• \$10k Traffic Barricades</li> <li>• \$54k Salt Spreaders + Plows</li> <li>• \$8k Roadway Weather Stations</li> <li>• \$30k Message Board Sign Trailer</li> <li>• \$40k Traffic Cabinets + Engineering</li> </ul>	<ul style="list-style-type: none"> <li>• \$32k Camera Infrastructure</li> <li>• \$7.5k Emergency Comms. Kit</li> <li>• \$40k Traffic Calming</li> <li>• \$20k Drone</li> <li>• \$22k Traffic Safety Trailer</li> <li>• \$10k Hose Roller</li> <li>• \$10k Exercise Equipment</li> <li>• \$30k Body Cameras</li> <li>• \$12k PPE Dryer</li> <li>• \$25k Extrication Equipment</li> </ul>
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# GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.*	
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  - 12 Police Vehicles = **\$845,850**
  - 1 Public Works Dump Truck = **\$100,000**
  - 1 Public Works Tractor = **\$64,500**
  - 1 Public Works Truck = **\$55,000**
  - 1 Code Enforcement Vehicle = **\$30,000**

# GENERAL FUND – 010

General Fund Desired Outcomes...  
Council Direction on:

1. Taxes & Rates → **\$0.52/\$100** current rec.
2. Cost-of-living direction (**COLA**) → **4.0%** current rec.
3. 401k amount and structure → **4.0% match** current rec.
4. Position Additions → **(+8.5 FTE** in the GF)



## WATER & SEWER FUND

Council Workshop  
May 01, 2026



### WATER & SEWER FUND – 060

Water & Sewer Fund Desired Outcomes...  
Council Direction on:

1. Rate Increases → **+8.00%** Water | **+9.00%** Sewer
2. System Development Fees → **100%** July 1, 2026
3. Cost-of-living direction (**COLA**) → **+4.00%** current rec
4. Position Additions → **+1.5 FTEs**
5. Water Rate Differential → **120% decreases to 115%**

# WATER & SEWER FUND – 060

FY26 Revised →  
FY27 Recommended

## REVENUES

### WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.*	
					DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>REVENUES</b>						
Sales & Services	(26,423,980)	(27,669,500)	(27,669,500)	(28,225,231)	1,245,520	4.7%
Permits & Fees	(1,952,550)	(1,674,000)	(1,826,500)	(1,863,185)	1,826,500	93.5%
Investment Earnings	(97,000)	(125,000)	(125,000)	(125,000)	125,000	128.9%
Miscellaneous	(210,400)	(50,000)	(50,000)	(51,004)	50,000	23.8%
<b>TOTAL REVENUES</b>	<b>(28,683,930)</b>	<b>(29,518,500)</b>	<b>(29,671,000)</b>	<b>(30,264,420)</b>	<b>29,671,000</b>	<b>103.4%</b>

#### Sales and Service:

- FY27 Recommended = **\$27.7M (+\$1.2m, 4.7% over FY26 Revised)**
  - Recommended Rate Increases:
    - **+8.00%** Water
    - **+9.00%** Wastewater

The inside/outside **water** rate differential is recommended to decrease from 120% to **115%**.  
The inside/outside **sewer** rate differential is recommended to remain at **150% (FY27)**.

## WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.*	
					DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>REVENUES</b>						
Sales & Services	(26,423,980)	(27,669,500)	(27,669,500)	(28,808,749)	1,245,520	4.7%
Permits & Fees	(1,952,550)	(1,674,000)	(1,826,500)	(1,901,703)	(126,050)	-6.5%
Investment Earnings	(97,000)	(125,000)	(125,000)	(125,000)	28,000	28.9%
Miscellaneous	(210,400)	(50,000)	(50,000)	(52,059)	(160,400)	-76.2%
<b>TOTAL REVENUES</b>	<b>(28,683,930)</b>	<b>(29,518,500)</b>	<b>(29,671,000)</b>	<b>(30,887,511)</b>	<b>29,671,000</b>	<b>103.4%</b>

- **Permits and Fees:**

- FY27 Recommended: **\$1.8M (-\$126k, 6.5% under FY26 Revised)**
  - Water Tap Fees: \$300,000
  - Sewer Tap Fees: \$50,000
  - System Development Fees: **100.00%** of the authorized amount starting **July 1, 2026**.
    - Water System Development Fees: \$600,000
    - Sewer System Development Fees: \$250,000

## WATER & SEWER FUND – 060

Water & Sewer System Development Fees	FY25 actual	FY26 est.	FY27 est.	FY28 est.
Water SDF	\$ 143,267	\$ 774,800	\$ 624,600	\$ 727,000
Sewer SDF	\$ 32,211	\$ 355,780	\$ 260,250	\$ 320,320
<b>Equals: Total SDF Revenue</b>	<b>\$ 175,478</b>	<b>\$ 1,130,580</b>	<b>\$ 884,850</b>	<b>\$ 1,047,320</b>

### System Development Fees

Fees charged for new connections joining the water and wastewater system and connections requiring additional system capacity

- Fees are applied based on units of service
- Intended to recover the cost of constructing water and wastewater capacity
- Reduce reliance on debt to complete capital projects
- Reduces burden from existing customers
- Potential to ease future rate increases
- SDF Revenue is transferred to the Capital Reserve Fund each year

# WATER & SEWER FUND – 060

## FY26 → FY27 EXPENDITURES

### WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.*	
					DOLLAR (\$) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
<b>EXPENDITURES</b>						
Personnel/Benefits	14,356,658	15,906,389	15,193,027	14,946,747	836,369	5.8%
Operating	9,051,917	8,705,548	8,680,253	8,539,546	(371,664)	-4.1%
Capital	1,114,821	1,519,570	1,448,070	1,424,597	333,249	29.9%
Debt Service	6,144,553	5,175,920	6,252,550	6,252,550	107,997	1.8%
<b>TOTAL EXPENDITURES</b>	<b>30,667,949</b>	<b>31,307,427</b>	<b>31,573,900</b>	<b>31,163,439</b>	<b>31,573,900</b>	<b>103.0%</b>

- **Personnel and Benefits:**

- FY27 Recommended: **\$15.1M (+836k, 5.8%** over FY26 Revised)
  - Cost-of-Living Adjustment: **4.00%**
  - Merit Increases **1.00% | 2.25% | 3.50%** → 2.60% weighted average
  - **New FTEs (1) / Part-time (2)**
    - 1- Construction Inspector (70%)
    - 1- Part-time Human Resource Coordinator (40%)
    - 1- Part-time Co-op Student (100%)
  - 401k Match: **\$183k (+\$57k)**
  - Health Insurance: **\$2.27M (+\$161k)**

## WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.*	
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- **Operating:**

- FY27 Recommended: **\$8.7M (-\$371k, 4.1% under the FY26 Revised)**
  - Contract Services: **\$1.6M (+\$170k)**
  - Credit Card Processing Fees: **\$90k (-\$168k)**
  - Non-Capital Equipment: **\$143k (-\$28k)**
  - Sludge Management:
    - Water Treatment Plant: **\$275k (+\$55k)**
    - Wastewater Treatment Plant: **\$125k (-\$455k)**

## WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.*	
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- **Capital:**

- FY27 Recommended: **\$1.4M (+\$333k, 29.9% over FY26 Revised)**
  - Operational Equipment: **\$235k**
    - Bulk Water Billing Kiosks: \$30k
    - Autoclave \$25k
    - AMI Base Station Replacement \$180k
  - New Taps: **\$376k**
  - Water and Sewer Line Improvement: **\$359k**
  - Pump Station & SCADA Improvements: **\$196k**
  - Treatment Plant Improvements: **\$238k**

# WATER & SEWER FUND – 060

## WATER & SEWER FUND

	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.*	
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<b>TOTAL EXPENDITURES</b>	<b>30,667,949</b>	<b>31,307,427</b>	<b>31,573,900</b>	<b>31,163,439</b>	<b>31,573,900</b>	<b>103.0%</b>

**Debt Service:**

- FY27 Recommended: **\$6.3M (+\$107k, 1.8% over FY26 Revised)**
  - Increase is due to 2025 Revenue Bond:
    - CCTV Inspection Truck
    - NCDOT Highland Lake Rd Water Improvements
    - WWTP BioSolids Drying System
    - WTP 15 MGD Expansion
    - Operations Facility Improvements and Expansion
    - WWTP Residuals Storage Facility
    - WTP Mills River Intake Scour System

# WATER & SEWER FUND – 060

FY27 Water and Sewer Debt Service (Principal + Interest)

Project Title	Amount Issued	Interest Rate	FY27 Debt Service	Issuance Type
Brightwater SRF	571,781	0.00%	32,134	2011 SRF
Etowah Water Improvements	6,655,371	1.87%	684,663	2019 Rev. Bond
2012 AMI Water Meter Refunding	6,243,629	1.87%	642,499	2019 Rev. Bond
Jackson Park Sewer SRF	4,340,600	2.00%	256,095	2015 SRF
Shepherd Creek/Atkinson SRF	1,815,000	2.00%	107,085	2015 SRF
Wolfpen SRF	2,784,961	2.00%	164,313	2016 SRF
City Hall & Operations Renovation: WS Portion	4,016,000	3.29%	352,767	2023 IFC
Multi-Area Streambank Restoration	2,961,925	0.00%	165,689	2020 SRF
Northside Water Improvements	5,370,932	1.23%	300,447	2020 SRF
Clear Creek Sewer Interceptor	4,584,659	2.15%	296,470	2022 Rev. Bond
Church Street Sewer	373,454	2.15%	24,150	2022 Rev. Bond
Laurel Park AMI Meters	356,990	2.15%	23,059	2022 Rev. Bond
Ewart Hill Water Storage Improvements	729,882	2.15%	47,198	2022 Rev. Bond
NCDOT Erikwood Water Improvements	710,094	2.15%	45,919	2022 Rev. Bond
NCDOT Old Airport Rd. Water Improvements	160,321	2.15%	10,367	2022 Rev. Bond
Fleetwood Water Improvements	1,557,917	4.02%	115,183	2023 Rev. Bond
Long John Mountain Property Acquisition	1,000,000	4.02%	73,954	2023 Rev. Bond
Church Street Sewer Improvements	535,000	4.02%	39,555	2023 Rev. Bond
NCDOT I-26 Water Improvements	3,235,054	4.02%	239,181	2023 Rev. Bond
AMI Meter Replacements	525,000	4.02%	38,815	2023 Rev. Bond
North Fork Reservoir Water Improvements	1,103,929	4.02%	81,618	2023 Rev. Bond
Vector Truck Acquisition	523,100	4.02%	38,675	2023 Rev. Bond
French Broad River Intake	23,514,035	1.04%	1,395,793	2022 SRF
Lead Service Line Replacement	229,368	0.00%	305	2025 LSL SRF
CCTV Inspection Truck	381,961	4.49%	29,839	2025 Revenue Bond
NCDOT Highland Lake Rd Water Improvements	489,693	4.49%	38,255	2025 Revenue Bond
WWTP BioSolids Drying System	3,427,853	4.49%	267,783	2025 Revenue Bond
WTP 15 MGD Expansion and Improvements	2,413,208	4.49%	188,519	2025 Revenue Bond
Operations Facility Improvements	489,693	4.49%	38,255	2025 Revenue Bond
WWTP Residuals Storage Facility	2,293,723	4.49%	179,185	2025 Revenue Bond
WTP Mills River Intake Scour System	528,869	4.49%	41,315	2025 Revenue Bond
4th and Ashe Water	1,570,993	1.10%	191,336	2025 SRF
4th and Ashe Sewer	2,943,936	1.10%	102,104	2025 SRF
<b>TOTAL</b>	<b>\$ 88,436,531</b>		<b>\$ 6,252,505</b>	

# WATER & SEWER FUND – 060

## RATE DISCUSSION

8% and 9% Increases	FY25 Act.	FY26 Est.	FY27 Est.
Total Rate Revenue	\$ (25,912,587)	\$ (27,144,000)	\$ (28,627,500)
Plus: Other Operating Revenue	\$ (901,863)	\$ (2,250,830)	\$ (2,102,204)
<b>Equals: Total Operating Revenue</b>	<b>\$ (26,814,450)</b>	<b>\$ (29,394,830)</b>	<b>\$ (30,729,704)</b>

Bond Test A	FY25	FY26	FY27
100% Current Expenses	19,646,891	22,571,156	23,467,343
20% of PY Surplus Fund	(2,443,185)	(3,757,001)	(3,370,453)
<b>Total Funds Available for Test A</b>	<b>17,203,706</b>	<b>18,814,155</b>	<b>20,096,890</b>
120% Senior-Lien Debt Service	2,924,557	3,736,275	3,821,324
100% Subordinate Debt Service	2,826,485	2,881,371	3,072,920
<b>Total Annual Debt Service</b>	<b>5,751,042</b>	<b>6,617,646</b>	<b>6,894,244</b>
<b>Calculated Coverage</b>	<b>1.15</b>	<b>1.14</b>	<b>1.12</b>

Est. Revenue Bond Covenants

- Bond Test (a) **1.12**
- Bond Test (b) **1.02**

To maintain legal compliance with our general trust indenture, both ratios must be equal to or greater than 1.0

Bond Test B	FY25	FY26	FY27
100% Current Expenses	19,646,891	22,571,156	23,467,343
110% Senior- Lien Debt Service	2,680,844	3,424,919	3,502,880
100% Subordinate Debt Service	2,826,485	2,881,371	3,072,920
<b>Total Annual Debt Service</b>	<b>5,507,329</b>	<b>6,306,290</b>	<b>6,575,800</b>
<b>Calculated Coverage</b>	<b>1.07</b>	<b>1.02</b>	<b>1.02</b>



## FEE SCHEDULE

Council Workshop  
May 01, 2026



# FEE SCHEDULE CHANGES

## Community Development

- Introduces a “no fee” permit for interior residential remodeling
- Increases commercial permits to account for staff time

COMMUNITY DEVELOPMENT	
PERMITS	
General- Zoning Compliance	
Zoning Compliance Permit - Residential Interior	\$0.00
Zoning Compliance Permit - Residential (Non-Interior)	\$50.00
Zoning Compliance Permit - Commercial	\$75.00
Temporary Use Permit	\$60.00

## Finance

- Restructures utility deposits by reducing the amount for each deposit and combining High Credit Risk & Unable to Perform Credit Check

FINANCE	
UTILITY CUSTOMER ACCOUNT SECURITY DEPOSITS	
Residential Water Only Deposit	
Tier 1 - Low Credit Risk	\$0.00
Tier 2 - Medium Credit Risk	\$50.00
Tier 3 - High Credit Risk or Unable to Perform Credit Check	\$75.00
Residential Multiple Services Deposit (Water, Sewer, Sanitation, Stormwater)	
Tier 1 - Low Credit Risk	\$0.00
Tier 2 - Medium Credit Risk	\$150.00
Tier 3 - High Credit Risk or Unable to Perform Credit Check	\$200.00
Non-Residential Water Only Deposit	
No Tiers - All	\$75.00
Non-Residential Multiple Services Deposit (Water, Sewer, Sanitation, Stormwater)	
No Tiers - All	\$225.00

# FEE SCHEDULE CHANGES

## Public Works

- Increased to reflect true cost

Paving Cut Repairs	
Mobilization/Base Fee (cuts less than or equal to 25 square feet)	\$600.00
Repair fee per square foot, greater than 25 square feet	\$16.00/sqft
Concrete & Sidewalk Mobilization/Base Fee (cuts less than or equal to 25 square feet)	\$1,800.00
Concrete Curb and Sidewalk Replacement (W&S Cut Repairs per Sq ft over 25)	\$30.00 / sqft

- Removed

PUBLIC WORKS	
General	
Backhoe (per hour)	\$125.00
Building Maintenance Fees (per hour)	\$75.00
Bush Hogs/Tractor Mowing (per hour)	\$80.00
Fleet Maintenance Fees (per hour)	\$100.00
Sidearm Mower Rental (per hour)	\$125.00
Water/Flusher Truck (per load)	\$100.00
Weed Eater/Hedge Trimmer (per hour)	\$40.00
Asphalt Curb Installation - per linear foot	\$15.00
Large Assembly Room (5 p.m. - 10 p.m.)	\$100.00
Sanitation Service Deposit	\$60.00
Railroad Depot Room Rental Rate	
Meeting Room (8 a.m. - 5 p.m.)	\$100.00
Meeting Room (5 p.m. - 10 p.m.)	\$50.00

# FEE SCHEDULE CHANGES

## Water

WATER	
<b>FEE</b>	
<b>Inside City Limits</b>	
<b>Base Charge by Meter Size</b>	
3/4"	\$12.55
1"	\$15.26
1.5"	\$22.05
2"	\$30.19
3"	\$55.98
4"	\$89.91
6"	\$191.71
8"	\$225.64
<b>Volumetric Charges</b>	
<b>Residential</b>	
0 to 3,000 gallons	\$4.73 per 1000 gallons
3,000 to 6,000 gallons	\$6.31 per 1000 gallons
6,000 to 14,000 gallons	\$7.89 per 1000 gallons
14,000 gallons and greater	\$9.47 per 1000 gallons
<b>Commercial/Industrial</b>	
0 to 40,000 gallons	\$6.31 per 1000 gallons
40,000 to 200,000 gallons	\$6.31 per 1000 gallons
200,000 gallons and greater	\$6.31 per 1000 gallons
<b>Irrigation</b>	
0 to 40,000 gallons	\$12.62 per 1000 gallons
40,000 gallons and greater	\$13.26 per 1000 gallons
<b>Outside City Limits</b>	
<b>Base Charge by Meter Size</b>	
3/4"	\$14.43
1"	\$17.55
1.5"	\$25.36
2"	\$34.72
3"	\$64.38
4"	\$103.40
6"	\$220.47
8"	\$259.49

WATER	
<b>Volumetric Charges</b>	
<b>Residential</b>	
0 to 3,000 gallons	\$5.44 per 1000 gallons
3,000 to 6,000 gallons	\$7.26 per 1000 gallons
6,000 to 14,000 gallons	\$9.07 per 1000 gallons
14,000 gallons and greater	\$10.89 per 1000 gallons
<b>Commercial/Industrial</b>	
0 to 40,000 gallons	\$7.26 per 1000 gallons
40,000 to 200,000 gallons	\$7.26 per 1000 gallons
200,000 gallons and greater	\$7.26 per 1000 gallons
<b>Irrigation</b>	
0 to 40,000 gallons	\$14.52 per 1000 gallons
40,000 gallons and greater	\$15.24 per 1000 gallons
<b>Wholesale</b>	
<b>Base Charge by Meter Size</b>	
3/4"	\$14.43
1"	\$17.55
1.5"	\$25.36
2"	\$34.72
3"	\$64.38
4"	\$103.40
6"	\$220.47
8"	\$259.49
<b>Volumetric Charges</b>	
<b>Wholesale</b>	
All Usage	\$6.31 per 1000 gallons
<b>Bulk Water</b>	
All Usage	\$10.89 per 1000 gallons
<b>Public Schools</b>	
Base Charge per Account	\$12.55
All Usage	\$6.31 per 1000 gallons

**Rate Increase**  
8% Water / 9% Sewer

# FEE SCHEDULE CHANGES

## Sewer

SEWER	
<b>FEE</b>	
<b>Inside City Limits</b>	
<b>Base Charge by Meter Size</b>	
3/4"	\$14.45
1"	\$17.53
1.5"	\$25.21
2"	\$34.43
3"	\$63.64
4"	\$102.06
6"	\$217.34
8"	\$255.76
<b>Volumetric Charges</b>	
All Usage	\$8.91 per 1000 gallons
Sewer Only-Flat Rate	\$48.31 per month
<b>Outside City Limits</b>	
<b>Base Charge by Meter Size</b>	
3/4"	\$21.68
1"	\$26.29
1.5"	\$37.82
2"	\$51.65
3"	\$95.45
4"	\$153.09
6"	\$326.01
8"	\$383.65
<b>Volumetric Charges</b>	
All Usage	\$13.37 per 1000 gallons
Sewer Only-Flat Rate	\$72.47 per month

SEWER	
<b>FEE</b>	
<b>Wholesale</b>	
<b>Base Charge by Meter Size</b>	
3/4"	\$21.68
1"	\$26.29
1.5"	\$37.82
2"	\$51.65
3"	\$95.45
4"	\$153.09
6"	\$326.01
8"	\$383.65
<b>Volumetric Charges</b>	
All Usage	\$13.37 per 1000 gallons
<b>Public Schools</b>	
Base Charge per Account	\$14.45
All Usage	\$8.91 per 1000 gallons
<b>MSD Sewer</b>	
Base Charge per Account	See Wholesale Charges
All Usage	\$13.37 per 1000 gallons
<b>Taps and Connections</b>	
4" Gravity Sewer Service Installation	\$1,600.00
6" Gravity Sewer Service Installation	\$2,000.00
8" Gravity Sewer Service Installation	\$2,400.00

# FEE SCHEDULE CHANGES

## System Development Fees 100% of Authorized Fee

Water System Development Fees	
<b>Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)</b>	
<1000 sq ft	\$1,247.00
1,000 - 1,500 sq ft	\$1,332.00
1,501 - 2,000 sq ft	\$1,359.00
2,001 - 2,500 sq ft	\$1,443.00
2,501 - 3,000 sq ft	\$1,500.00
3,001 - 3,500 sq ft	\$1,613.00
3,501 - 4,000 sq ft	\$1,724.00
4,000+ sq ft	\$1,992.00
Multi-Family Master Meter (per unit)	\$894.00
Mobile Home Park (per unit)	\$1,399.00
<b>Non-Residential</b>	
3/4" meter	\$2,494.00
1" meter	\$4,156.00
1.5" meter	\$8,312.00
2" meter	\$13,300.00
3" meter	\$29,093.00
4" meter	\$52,368.00
6" meter	\$108,062.00
8" meter	\$232,748.00
10" meter	\$349,122.00

Sewer System Development Fees	
<b>Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)</b>	
<1000 sq ft	\$2,048.00
1,000 - 1,500 sq ft	\$2,188.00
1,501 - 2,000 sq ft	\$2,233.00
2,001 - 2,500 sq ft	\$2,370.00
2,501 - 3,000 sq ft	\$2,465.00
3,001 - 3,500 sq ft	\$2,650.00
3,501 - 4,000 sq ft	\$2,883.00
4,000+ sq ft	\$3,273.00
Multi-Family Master Meter (per unit)	\$1,496.00
Mobile Home Park (per unit)	\$2,299.00
<b>Non-Residential</b>	
3/4" meter	\$4,097.00
1" meter	\$6,828.00
1.5" meter	\$13,657.00
2" meter	\$21,850.00
3" meter	\$47,789.00
4" meter	\$86,036.00
6" meter	\$177,535.00
8" meter	\$382,383.00
10" meter	\$573,575.00



## FINALE

Council Workshop  
May 01, 2026



# CITY COUNCIL DIRECTION

## Tax and Rate Impacts by Fund

Fund	Revenue Source	Recommendation
General Fund	Property Tax	No Change   \$0.52 per \$100
Main St. MSD Fund	Property Tax	No Change   \$0.21 per \$100
7th Ave. MSD Fund	Property Tax	No Change   \$0.21 per \$100
Water & Sewer Fund	Water Rate	+8% Increase   -5% Inside/Outside Differential (115%)
Water & Sewer Fund	Sewer Rate	+9% Increase   No Change Inside/Outside Differential (150%)
Parking Fund	Parking Fees	No Change   Variable Rates (see fee schedule)
Stormwater Fund	Stormwater Fees	+\$1 per ERU & +\$50 Cap   \$9 per ERU & \$450 Cap
Env. Services Fund	Sanitation Fees	No Change   \$32 per set of 96gal bins (see fee schedule)

# CITY COUNCIL DIRECTION

Property Type	Property Tax	Stormwater Rate	Sanitation Rate	Water Rate	Sewer Rate	Monthly Cost Δ
Residential / 3/4"meter, 3kgal	No Change	1.00	No Change	1.98	3.41	<b>6.39</b>
Business / 1"meter, 15kgal	No Change	1.00	No Change	8.18	12.55	<b>21.73</b>

### FY26 CUSTOMER IMPACTS:

Property Tax → **No Change**

Stormwater Rate → +\$1.00/month (per ERU) +\$50.00 cap → **\$9.00/month & \$450.00 cap**

Sanitation Rate → **No Change**

Water Rate (+8.00%) → **+\$0.93 Base** (3/4" Meter) | **+\$0.35 Vol.** (per 1,000 gal.)

Sewer Rate (+9.00%) → **+\$1.19 Base** (3/4" Meter) | **+\$0.74 Vol.** (per 1,000 gal.)

### B. Discussion Regarding Review of Development Review Process - *John Connet, City Manager*

City Manager Connet said that we have heard loud and clear that our development review process can be cumbersome and slow. It is not intentional, but we are getting ready to kick off an effort to do a full review of our development review process. Its two-fold. One part will involve the zoning ordinance rewrite as it can be somewhat convoluted and difficult, and the rules are not clear. The second part is about 7 or 8 years ago we moved a lot of stuff to the conditional use process, and the conditional use process is long and can be challenging. We have talked about moving the threshold up bit. I will tell you that there will be opposition in the community, particularly from folks who want to control growth. We also want to review the process; be sure our processes are clear and

streamlined. Stay tuned. Brian and I would like to host local developers, regional developers, engineers to have an opportunity for constructive criticisms so that we're capturing everything and we thought it would be appropriate if this committee hosted that here we have this forum and it would be Brian and I, maybe with the help of the Chamber.

The Business Advisory Committee thinks that is a good idea.

**C. Dogwood Lot Proposal - John Connet, City Manager**

City Manager Connet said that we put out proposals for the Dogwood Lot and we did not get any proposals. The feedback we got back is that the real estate is too expensive. We went back to a couple of developers looking for opportunities and because it is public property, there are certain ways we have to sell it and if we discount the value, we have to get some public purpose out of it which is not always easy. We have put some suggestions forward, but we have not gotten any takers on it. We are still talking to one potential, but we are also hearing that they need a little more room, so we will see.

**D. Review of City's Strategic Plan (Time Permitting) - John Connet, City Manager**

Moved to next meeting.

**6. OTHER BUSINESS – None**

**7. ADJOURNMENT**

Fair Waggoner moved to adjourn and there being no further discussion, the meeting was adjourned at 12:43 p.m. upon unanimous assent of the Committee.

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Ken Gordon, Chairman

ATTEST:

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Jill Murray, City Clerk



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

**SUBMITTER:** John F. Connet, City Manager      **MEETING DATE:** 7/13/2026  
**AGENDA SECTION:** NEW BUSINESS      **DEPARTMENT:** Administration  
**TITLE OF ITEM:** Appointment of Chair and Vice-Chair – John Connet, City Manager

**SUGGESTED MOTION(S):**

I move that we nominate \_\_\_\_\_ for Chair \_\_\_\_\_. I move that we nominate \_\_\_\_\_ for Vice Chair.

**SUMMARY:**

Committee Chair Ken Gordon’s and Vice Chair Fair Waggoner’s terms on the committee expired at the end of June. Therefore, we need to appoint a new Chair and Vice Chair.

**BUDGET IMPACT:** \$ NA

**Is this expenditure approved in the current fiscal year budget?** NA

**If no, describe how it will be funded.** NA

**ATTACHMENTS:**

None



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Matthew Manley                      **MEETING DATE:** July 13, 2026

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

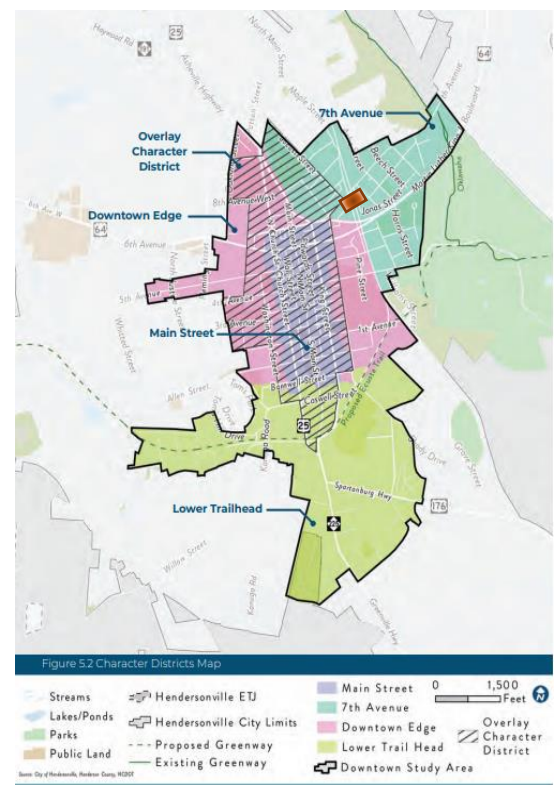
**TITLE OF ITEM:** Zoning Text Amendment: Downtown Design Overlay District (26-23-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager

**SUGGESTED MOTION(S):**

<u>For Approval:</u>	<u>For Denial:</u>
N/A	N/A

***SUMMARY:** The City of Hendersonville has initiated a zoning text amendment to create a new Overlay Zoning District for the Downtown area. Overlay Districts have special standards that are in addition to/supersede the underlying zoning district’s standards. The Downtown Design Overlay District standards are based on the [Downtown Master Plan](#) (Chapter 5 of the Gen H Comprehensive Plan). The boundaries of the district are based on the character area boundaries also established in the Downtown Master Plan. There are 4 distinct character areas within the overlay district boundaries as depicted on the [online map](#).*

*The rationale for creating the DDO is due to the fact that the current base zoning districts that govern and guide development in the city core (C-1, C-2, CMU, C-3, MIC, I-1, R-15, & R-6 + various CZDs) contain little-to-no design standards. This leaves the confined footprint of the Main Street Local Historic District and its associated Design Standards as the only tool regulating design in a meaningful way within the DDO boundaries. Hendersonville’s Downtown is notable for the special character of its built form. Main Street, 7th Avenue, the Ecusta Trail corridor and the areas surrounding these locations are an attractive location for private investment. New developments and the potential threat of demolition of historic structures can detract from the prized character of Hendersonville’s Downtown districts. Adoption of strengthened Design Standards and/or additional historic protections can optimize new development in a way that is compatible with the existing form and empower existing property owners with new assurances. Adoption of additional local Historic District Design Standards and Districts is being explored by the HPC separate from but adjacent to the effort to establish the Downtown Design Overlay.*



**Related Gen H Implementation Projects:** [\*=Direct ^=Indirect]

- ^Project 2.01: Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas (phase II of this process)
- \*Project 4.02: Codify Downtown Design Guidelines with UDO updates
- ^Project 4.03: Study entry corridors and other areas as needed for the development of appropriate Design Guidelines in new UDO (phase II of this process)
- ^Project 4.04: Update development standards in new UDO (Project 4.01) to catalyze aging commercial redevelopment; consider developing form-based code standards for activity centers (phase II of this process)
- ^Project 4.05: Explore additional Municipal Service Districts (MSDs) and consider merging or expanding current MSDs or using other mechanisms to catalyze downtown redevelopment in the 7th Avenue, Downtown Edge, Lower Trail Head districts, and other key nodes and commercial corridors
- \*Project 4.06: Provide incentives for activation/ redevelopment of upper floors in downtown

**Directly Related Gen H Goals & Objectives:**

Authentic Community Character –

- Downtown remains the heart of the community and gathering spaces, like a central community park, are the focal point of civic activity and celebration.
- Gateways set the tone, presenting the image/brand of the community to all who enter.
- Historic preservation is key to maintaining the city's identity.
- Arts and cultural activities enhance the community while conveying its history and heritage.
- City Centers and neighborhoods are preserved through quality development.
- Local businesses and entrepreneurs are supported by the community.

Vibrant Neighborhoods –

- Through design, the places where people live are connected to nearby destinations, amenities, and services

**Efforts to Date:**

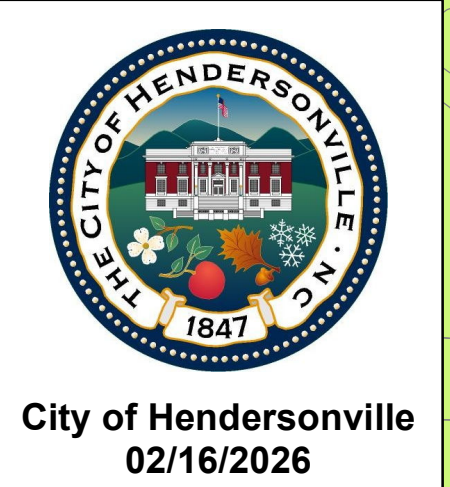
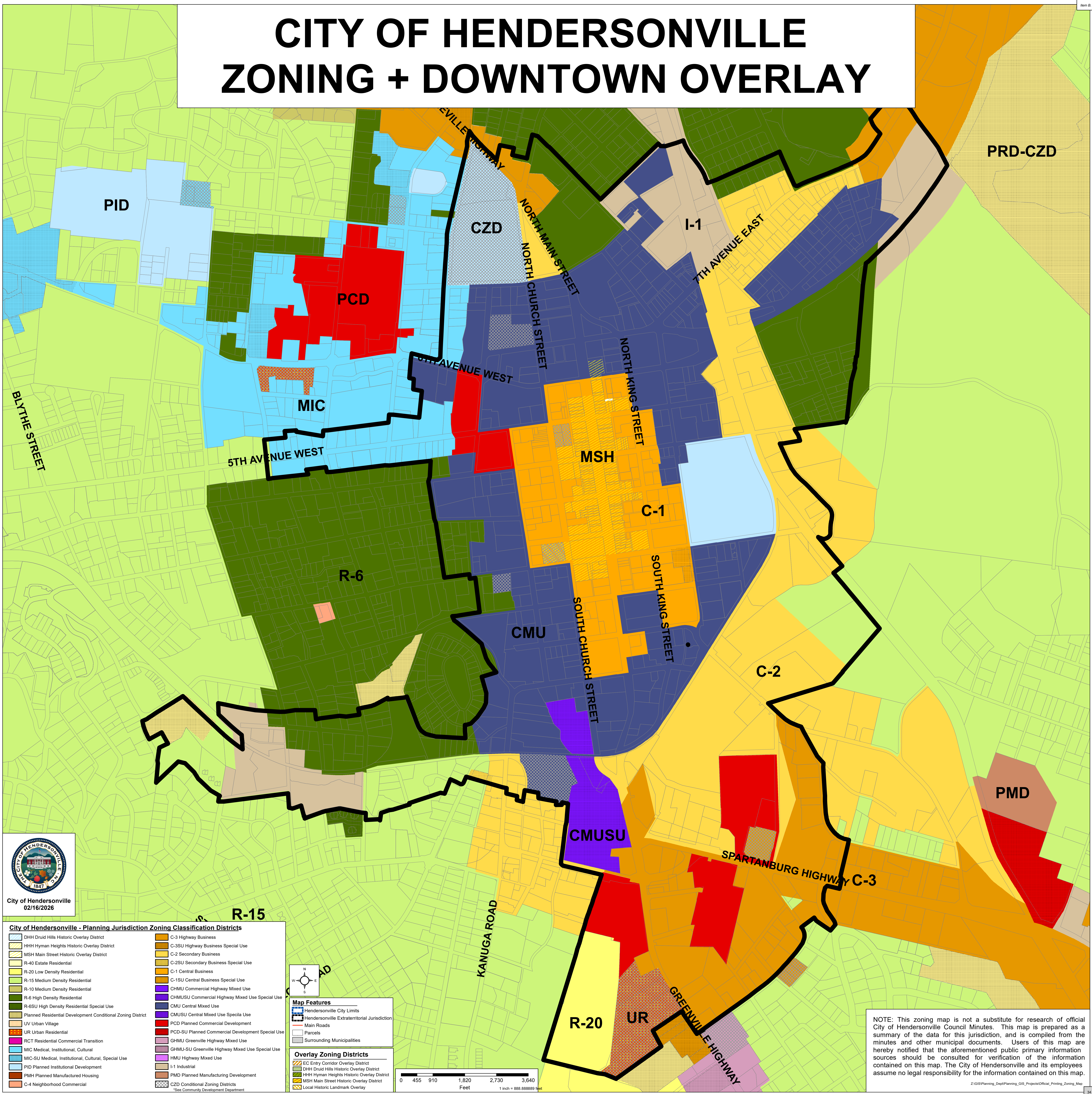
1. 8 – Collaborative Staff Workshops – April + May
2. 5 - Workshops with Special DDO Committee of the Planning Board - March 31<sup>st</sup>, April 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup>, & May 14<sup>th</sup>
3. 1 – Workshop with Downtown Advisory Board - May 12<sup>th</sup>
4. 1 – Workshop with Economic Vitality Committee of DAB - June 8<sup>th</sup>
5. 1 – Workshop with City Council - June 24<sup>th</sup>
6. 1 – Workshop with Planning Board – July 9<sup>th</sup>

**Next Steps to Adoption:**

1. **Business Advisory Committee** – July 13<sup>th</sup>
2. **Downtown Advisory Board recommendation** – July 14<sup>th</sup>
3. **Planning Board recommendation** – August 13<sup>th</sup> (tentative)
4. **City Council adoption** – September 2<sup>nd</sup> (tentative)

<b>PROJECT NUMBER:</b>	25-23-ZTA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Draft language</li> <li>2. Zoning + DDO Overlay Map</li> <li>3. Link to Interactive DDO Map:  <a href="https://experience.arcgis.com/experience/1de8b3df63fe429192409bcc041b6827">https://experience.arcgis.com/experience/1de8b3df63fe429192409bcc041b6827</a> </li> </ol>

# CITY OF HENDERSONVILLE ZONING + DOWNTOWN OVERLAY



**City of Hendersonville - Planning Jurisdiction Zoning Classification Districts**

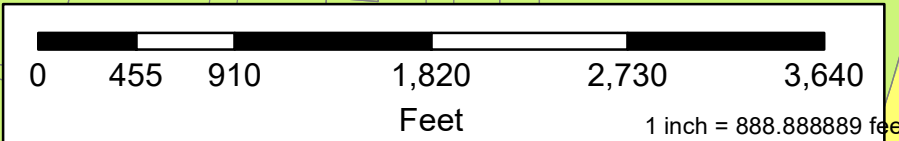
	DHH Druid Hills Historic Overlay District		C-3 Highway Business
	HHH Hyman Heights Historic Overlay District		C-3SU Highway Business Special Use
	MSH Main Street Historic Overlay District		C-2 Secondary Business
	R-40 Estate Residential		C-2SU Secondary Business Special Use
	R-20 Low Density Residential		C-1 Central Business
	R-15 Medium Density Residential		C-1SU Central Business Special Use
	R-10 Medium Density Residential		CHMU Commercial Highway Mixed Use
	R-6 High Density Residential		CHMUSU Commercial Highway Mixed Use Special Use
	R-6SU High Density Residential Special Use		CMU Central Mixed Use
	Planned Residential Development Conditional Zoning District		CMUSU Central Mixed Use Specia Use
	UV Urban Village		PCD Planned Commercial Development
	UR Urban Residential		PCD-SU Planned Commercial Development Special Use
	RCT Residential Commercial Transition		GHMU Greenville Highway Mixed Use
	MIC Medical, Institutional, Cultural		GHMU-SU Greenville Highway Mixed Use Special Use
	MIC-SU Medical, Institutional, Cultural, Special Use		HMU Highway Mixed Use
	PID Planned Institutional Development		I-1 Industrial
	PMH Planned Manufactured Housing		PMD Planned Manufacturing Development
	C-4 Neighborhood Commercial		CZD Conditional Zoning Districts <small>*See Community Development Department</small>

**Map Features**

- Hendersonville City Limits
- Hendersonville Extraterritorial Jurisdiction
- Main Roads
- Parcels
- Surrounding Municipalities

**Overlay Zoning Districts**

- EC Entry Corridor Overlay District
- DHH Druid Hills Historic Overlay District
- HHH Hyman Heights Historic Overlay District
- MSH Main Street Historic Overlay District
- Local Historic Landmark Overlay



NOTE: This zoning map is not a substitute for research of official City of Hendersonville Council Minutes. This map is prepared as a summary of the data for this jurisdiction, and is compiled from the minutes and other municipal documents. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The City of Hendersonville and its employees assume no legal responsibility for the information contained on this map.

## ARTICLE V. – ZONING DISTRICT CLASSIFICATIONS

### Sec. 5-28. – Downtown Design Overlay Zoning District

#### 5-28-1 Purpose and Intent

##### 5-28-1.1. Purpose

- a) The purpose of this Section is to establish design standards governing development within downtown districts in order to:
  - i. Promote pedestrian-oriented development.
  - ii. Preserve the traditional urban form and character of downtown by expanding upon locally-designated historic districts.
  - iii. Ensure compatibility of new construction with existing development patterns.
  - iv. Encourage high-quality architectural and site design.
  - v. Support active ground-floor uses and vibrant public spaces.

##### 5-28-1.2. Intent

- a) Development within the overlay district shall reinforce the historic block pattern, pedestrian environment, and traditional architectural rhythm typical of the downtown area in order to create and expand a walkable, economically-vibrant, and aesthetically-interesting built environment.
- b) Development within the overlay district will be consistent with the Downtown Master Plan adopted August 1, 2024. References to the Downtown Master Plan in this ordinance are specific to the 2024 plan.
- c) New construction, additions, and exterior renovations shall be designed to complement surrounding development while maintaining contemporary architectural integrity.
- d) While properties within the locally-designated historic districts are subject to certain architectural regulations and review, the following standards primarily target properties outside of historic districts to ensure they complement the character of Hendersonville's historic core.

##### 5-28-1.3. Applicability

- a) The standards of this Section shall apply to:
  - i. New development including additions to existing buildings
  - ii. Site redevelopment involving parking reconfiguration or new structures
  - iii. Exterior renovations affecting street-facing façades.

- iv. Existing structures which do not conform to the standards of this ordinance may voluntarily comply with this ordinance as would be required under Section 6-2.
- b) **Property Location.** The following districts and street types are maintained on the Downtown Design Overlay map. Standards will be applied based on a property's location along streetscape types, character districts, and building height districts. <https://experience.arcgis.com/experience/1de8b3df63fe429192409bcc041b6827>
- i. **Streetscape Character Types.** Each public street right-of-way within the district is assigned a Streetscape Character Type. The Streetscape Character Type includes characteristics that are required to achieve the desired future condition as improvements are made to each street. The Streetscape Character Types are established in the Downtown Design Overlay Standards Map and Streetscape Character Type tables below. The fields in the Streetscape Character Type tables reflect a desired future condition within the public rights-of-way as established in the Downtown Master Plan. Each street type has corresponding standards for Public Realm (Sec. 5-28-6.1) and Site Design (Sec. 5-28-6.2). These standards shall be applied based on the Streetscape Character Type(s) which a property abuts.

	STREET NAME	FROM	TO	STREETSCAPE CHARACTER	ROW WIDTH	TRAVEL LANE WIDTH	ON-STREET PARKING	SIDEWALK WIDTH	STREET TREE SPACING	PLANTING STRIP/ AMENITY ZONE WIDTH*	BICYCLE FACILITIES
	N Main St	Asheville Hwy	Locust St	Main St*	60'	11'	Angled/Parallel	10'	30'	Tree Grates 4.5'	Sharrows
	N Main St	Allen St	N King St	Main St*	100'	11'	Angled/Parallel	15'	30'	Tree Grates 4.5'	Sharrows
	S Main St	Spartanburg Hwy	S King St	Main St*	100'	11'	None	10'	30'	Tree Grates 4.5'	Multi-Use Path
	S Main St	Allen St	S King St	Festival Street	50'-100'	10'	Parallel/None	6'	30'	Tree Grates 4.5'	Sharrows
	Whited St	Dale St	Ecusta Trail	Festival Street	50'	10'	Parallel/None	6'	30'	Tree Grates 4.5'	Sharrows
	Whited St	Ecusta Trail	Lennox Park Dr+	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Maple St	9th Ave	8th Ave	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Maple St	8th Ave	4th Ave	Festival Street	40***	10'	Parallel/None	6'	30'	Tree Grates 4.5'	Sharrows
	Asheville Hwy	N Main St	Oakland St	Boulevard	100'	11'	None	12'	40'	10'	Multi-Use Path
	Greenville Hwy	Chadwick Ave	Spartanburg Hwy	Boulevard	80'	11'	None	12'	40'	10'	Multi-Use Path
	Spartanburg Hwy	Nelson St	S Main St	Boulevard	110'	11'	None	12'	40'	10'	Multi-Use Path
	MLKJ Blvd (US64)**	N Grove St	Dana Rd	Boulevard*	60'-125***	11'	None	12'	40'	10'	Multi-Use Path
	Church St	S Main St	Asheville Hwy	Downtown One Way	60'	11'	Parallel Both	7.5'	30'	Tree Grates 4.5'	Multi-Use Path
	King St/N Main St	S Main St	Asheville Hwy	Downtown One-Way	60'	11'	Parallel Both	7.5'	30'	Tree Grates 4.5'	Multi-Use Path
	5th Ave	Oak St	Walnut Tree Cr	Downtown	60'	11'	Parallel One	6'	30'	Tree Grates 4.5'	Sharrows
	6th Ave	Fleming St	Buncombe St	Downtown	60'	11'	Parallel One	6'	30'	Tree Grates 4.5'	Sharrows
	6th Ave	Buncombe St	N Grove St	Downtown One-Way	50'	11'	Parallel One	7.5'	30'	Tree Grates 4.5'	Multi-Use Path
	7th Ave	N Grove St	Buncombe St	Downtown One-Way	50'	11'	Parallel One	7.5'	30'	Tree Grates 4.5'	Multi-Use Path
	7th Ave	Ashe St	N Grove St	Downtown	60'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	7th Ave	Dana Rd	Ashe St	Downtown	70'	11'	Parallel One	6'	30'	Tree Grates 4.5'	Sharrows
	8th Ave E	Maple St	N Grove St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Barnwell St	S Grove St	S Washington St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Bearcat Blvd	Locust St	Oakland St	Downtown	60'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Boxcar St	Jonas St	7th Ave	Downtown	40***	11'	Parallel One	6'	30'	Tree Grates 4.5'	Sharrows
	Caswell St	S Grove St	S Main St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Copper Penny St	Greenville Hwy	Ingles	Downtown	40'	11'	Parallel One	6'	30'	Tree Grates 4.5'	Sharrows
	Grove St	Shady Drive	Bearcat Blvd	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Jbel Wright Dr	Greenville Hwy	Ingles	Downtown	40'	11'	Parallel One	6'	30'	Tree Grates 4.5'	Sharrows
	Kanuga Rd	S Main St	Willow Rd	Downtown	60'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Locust St	7th Ave	N Main St	Downtown	60'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Oakland St	6th Ave	Asheville Hwy	Downtown	60'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Washington St	Kanuga Rd	5th Ave	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	1st Ave	Williams St	Washington St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	1st Ave	Washington St	Buncombe St	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	2nd Ave	N Grove St	Washington St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	3rd Ave	N Grove St	Washington St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	3rd Ave	Washington St	Buncombe St	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	4th Ave	Harris St	Washington St	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	4th Ave	Washington St	Buncombe St	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Allen St	1st Ave	Lilly Pond Rd	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Fleming St	Powers Alley	Elks Alley	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	N Justice St	Powers Alley	Elks Alley	Downtown	50'	11'	Parallel Both	6'	30'	Tree Grates 4.5'	Sharrows
	Ashe St	MLKJ Blvd (US64)	Woodcock Dr	Connector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Chadwick Ave	Greenville Hwy	S Grove St	Connector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Hillview Blvd	Nelson St	Shady Dr	Connector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Lilly Pond Rd	Kanuga Rd	W Allen Dr	Collector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Nelson St	Spartanburg Hwy	Hillview Blvd	Connector	60'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Shady Dr	Hillview Blvd	S Grove St	Connector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Spring St	Spring Village Ln	W Allen Dr	Connector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	White St	Davis St	Greenville Hwy	Connector	60'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Willow Rd	Greentree Ln	Kanuga Rd	Connector	60'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Harris St	4th Ave	MLKJ Blvd (US64)	Connector	45'	12'	Parallel One	7.5'	40'	6'	Sharrows
	Buncombe St	1st Ave	4th Ave	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Buncombe St	4th Ave	Bearcat Blvd	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Lenox Park Dr	S Whitted St	Palmetto Way	Residential 1	45'	12'	Intermittent	6'	30'	4.5'	Sharrows
	N Oak St	Powers Alley	Elks Alley	Residential 1	40'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Rhodes St	1st Ave	3rd Ave	Residential 1	40'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Robinson Ter	7th Ave	Woodcock Dr	Residential 1	50'	12'	Intermittent	6'	30'	4.5'	Sharrows
	Woodcock Dr	Robinson Terrace	Ashe St	Residential 1	50'	12'	Intermittent	6'	30'	4.5'	Sharrows
	9th Ave E	Maple St	Locust St	Residential 2	30'	10'	None	5'	30'	5'	None
	B St	Harris St	Williams St	Residential 2	25'	10'	None	5'	30'	5'	None
	Barker St	Jonas St	7th Ave	Residential 2	40'	10'	None	5'	30'	5'	None
	Beech St	MLKJ Blvd (US64)	7th Ave	Residential 2	40'	10'	None	5'	30'	5'	None
	Cherry St	MLKJ Blvd (US64)	7th Ave	Residential 2	40'	10'	None	5'	30'	5'	None
	Dairy St	Willow Rd	Spring St	Residential 2	30'	10'	None	5'	30'	5'	None
	Dale St	Spring St	Dead End	Residential 2	40'	10'	None	5'	30'	5'	None
	Davis St	White St	Yarborough St	Residential 2	33'	10'	None	5'	30'	5'	None
	Elm St	MLKJ Blvd (US64)	7th Ave	Residential 2	30'	10'	None	5'	30'	5'	None
	Greentree Ln	Greentree Ln	Willow Rd	Residential 2	30'	10'	None	5'	30'	5'	None
	Jonas St	Cherry St	Jonas St	Residential 2	40'	10'	None	5'	30'	5'	None
	Pace St	Elm St	Barker St	Residential 2	40'	10'	None	5'	30'	5'	None
	Pine St	4th Ave	5th Ave	Residential 2	30'	10'	None	5'	30'	5'	None
	Rose St	Ecusta Trail	Dale St	Residential 2	40'	10'	None	5'	30'	5'	None
	Walnut Tree St/Cr	Dead End	Dead End	Residential 2	40'	10'	None	5'	30'	5'	None
	Summit Cir	Toms Hill Dr	Toms Park Cr	Residential 2	25'	10'	None	5'	30'	5'	None
	Toms Hill Dr	Kanuga Rd	N Cottage Ct	Residential 2	20'	10'	None	5'	30'	5'	None
	Toms Park Cr	Summit Cir	Summit Cir	Residential 2	20'	10'	None	5'	30'	5'	None
	Williams St	1st Ave	MLKJ Blvd (US64)	Residential 2	30'	10'	None	5'	30'	5'	None
	Edwards St	E Allen St	6th Ave East	Alley	20'	15****	None	5'	None	None	None
	Elks Aly	Justice St	Fleming St	Alley	20'	15****	None	5'	None	None	None
	Israel St	Davis St	Kanuga Rd	Alley	20'	15****	None	5'	None	None	None
	Lawn Ave/Lawn Ln	Chadwick Ave	Chadwick Ave	Alley	20'	15****	None	5'	None	None	None
	Lynn St	Locust St	Maple St	Alley	20'	15****	None	5'	None	None	None
	Powers Aly	Justice St	Fleming St	Alley	20'	15****	None	5'	None	None	None
	Short St	Kanuga Rd	Willow Rd	Alley	20'	15****	None	5'	None	None	None
	Track St	Maple St	Locust St	Alley	30'	15****	None	5'	None	None	None
	Wall St	W Allen St	6th Ave West	Alley	20'	15****	None	5'	None	None	None

\* Coordination among proposed street trees, lighting, and pedestrian amenities should take place to ensure an appropriate quantity and spacing of each

\*\* The right-of-way for US Hwy 64/4 Season Blvd ranges due to the elevated portion and separation of travel lanes

\*\*\* Boxcar St and Maple St have wider actual rights-of-way to accommodate the railroad

\*\*\*\* 1 Travel Lane Private Streets: Kennedy Hill Ln, Kevin Ln, Kimbrell Farm Ln, Journey Ln, Jumping Jack Ln, and Walnut Tree Cr

Table 1: Future Streetscape Character Type

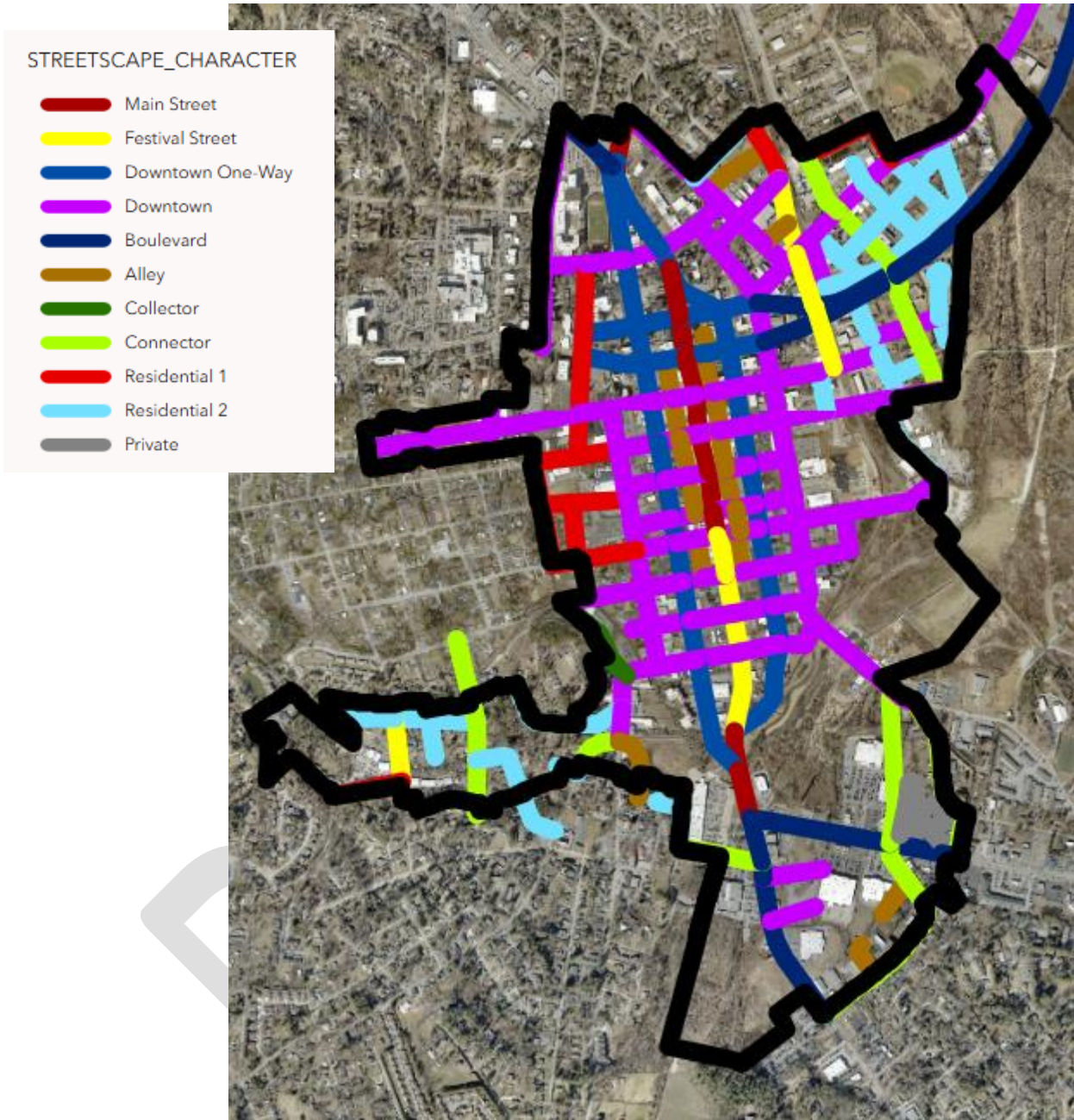


Figure 1: Streetscape Character Map

- ii. **Character Districts.** Within the Downtown Design Overlay there are four distinct Character Districts, the boundaries of which are established on the Downtown Design Overlay Standards Map. Standards for Site Design and Building Design will vary depending on the Character Area in which a property is located. Alignment with the conceptual vision for each Character Area, as established in the focus areas featured in the Downtown Master Plan, is encouraged.

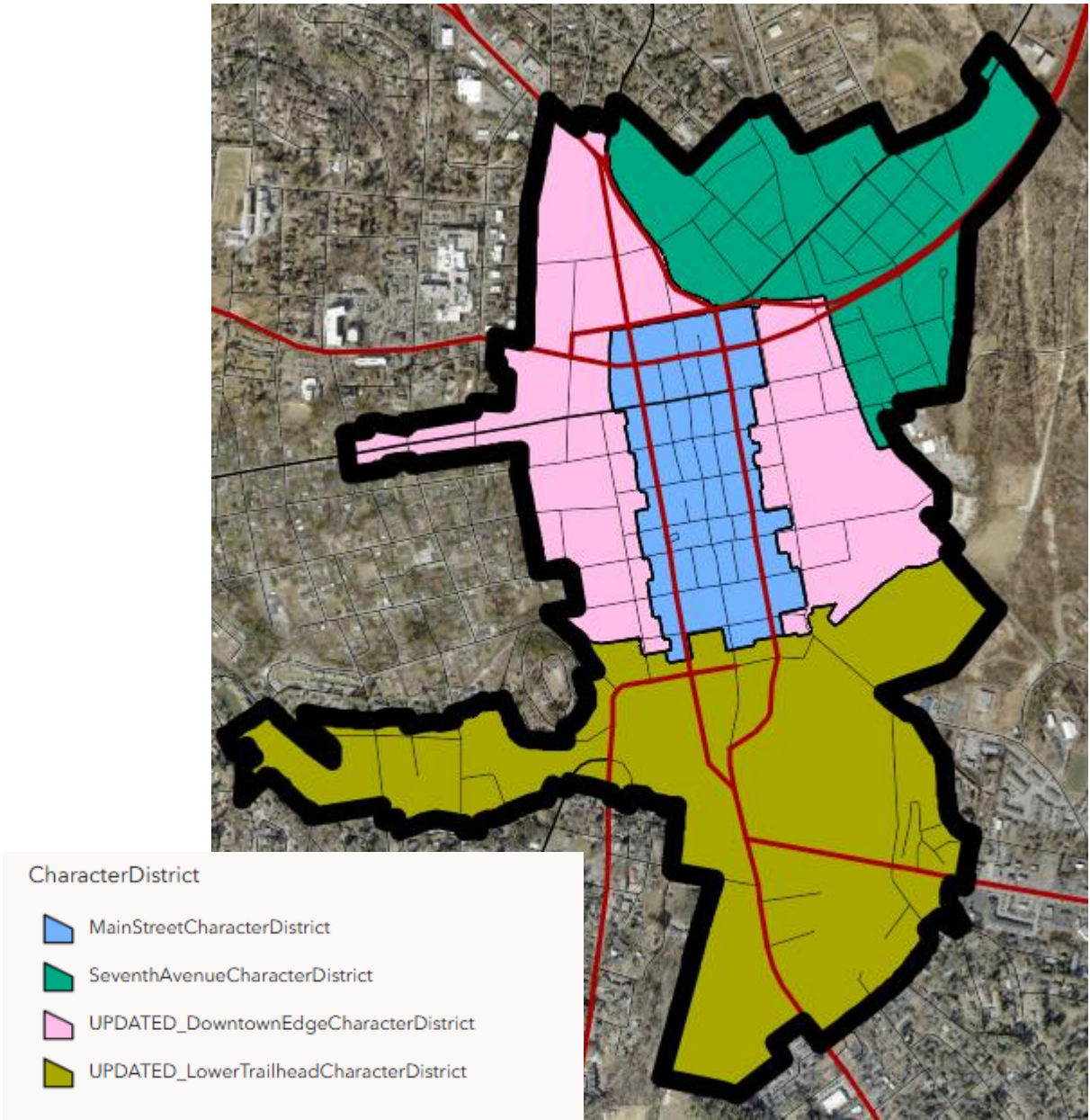
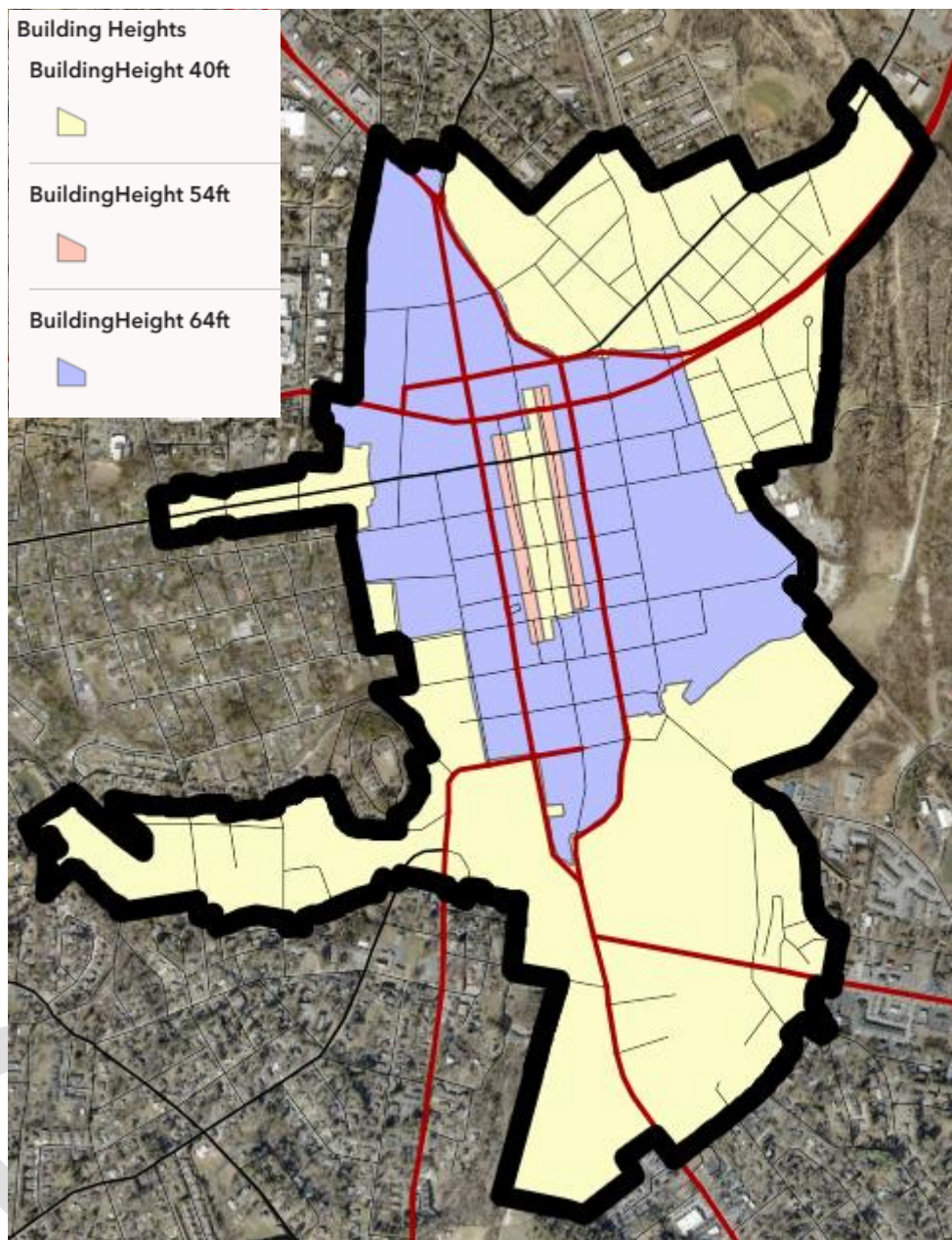


Figure 2: Downtown Design Overlay Character Districts Map

- iii. **Building Height.** Maximum building heights within the Downtown Design Overlay are based on the boundaries established in the Downtown Design Overlay Standards Map.



*Figure 3: Building Height Districts Map*

- c) **Local Historic District.** Properties located within both a locally-designated historic district overlay and the Downtown Design Overlay District are subject to both sets of development standards. If a provision of the Downtown Design Overlay District standards are inconsistent with local-designated historic district design standards, the local-designated historic district design standards shall govern.
- d) **Zoning Standards.** If a provision of the Downtown Design Overlay District standards is inconsistent with another provision found in the Zoning Ordinance, the more restrictive provision shall govern, unless the terms of the more restrictive provision specify otherwise.

e) Routine maintenance and interior renovations shall be exempt.

**5-28-3 – Permitted Uses.**

Structured Parking Lots in accordance with Sec. 5-28-6.2.3 b)

Same as for underlying zoning district(s)

**5-28-4. – Special Uses.**

Same as for underlying zoning district(s)

**5-28-5. – Prohibited Uses**

- Same as underlying zoning district(s)
- Surface Parking Lots with exceptions outlined in Sec. 5-28-6.2.3 a)

DRAFT

## 5-28-6. – Development Standards

**5-28-6.1 – Public Realm** - Development shall contribute positively to the public realm through the provision of pedestrian-oriented design features and streetscape improvements.

**5-28-6.1.1. Blocks.** New development shall maintain and improve upon the urban block pattern within downtown.

- a) Urban blocks shall be 300'-500' in length & width where feasible and in no case greater than 700'.
- b) New connections, both through the provision of new public streets & alleys and private streets & drives, shall be required to extend the historic block pattern throughout the entire district as illustrated in the Downtown Master Plan.
- c) Where vehicular connections cannot be made at minimum of five hundred feet (500'), pedestrian connections shall be implemented through the provision of mid-block walkways, passages, etc.

**5-28-6.1.2. Alleys** - New development shall utilize alleys for vehicular access to parking and service areas.

- a) Existing alleys shall be preserved.
- b) When located adjacent to an existing improved or unimproved public alley rights-of-way, new development shall utilize the existing right-of-way.
- c) Where no alley right-of-way is present, new development shall incorporate new public or private alleys.

### 5-28-6.1.3. Sidewalks and Pedestrian Circulation

- a) Sidewalks shall be provided on both sides along all public street frontages.
  - i. The placement and width of the required sidewalk shall be based on the cross-sections established in the Streetscape Character Type Table (**Table 1 & Error! Reference source not found.**) based on the corresponding Street Type(s) abutting the property.
  - ii. The placement of the pedestrian facilities within the required right-of-way will be based on cross-sections established in the Downtown Master Plan. Sufficient spacing shall be provided for planting strips needed to satisfy Street Tree standards (Sec. 5-28-6.1.6).



Figure 4: Example of Cross-Section from Downtown Master Plan for Streetscape Character Type "Downtown". Descriptions and cross-sections for each streetscape character type are found on pages 68-84 in the [Downtown Master Plan](#).

- b) External sidewalks shall connect building entrances to the public sidewalk system and to abutting multi-use trails, parks, and greenways.
- c) Pedestrian circulation routes shall remain unobstructed and shall maintain clear travel widths per City Code Sec. 46-81.
- d) Internal sidewalk connections should be provided between buildings and from buildings to all on-site facilities including parking areas, bicycle facilities, open spaces, and amenities.

#### 5-28-6.1.4. Trails, Greenways & Bicycle Facilities

- a) New construction abutting a proposed greenway/off-street trail, as established in the City's adopted plans and streetscape character type cross-sections, shall be platted and/or constructed or improved to City standards along the portion of the facility abutting the development. New facilities will be dedicated to the City.
  - i. The following alternatives are also provided for with approval authority granted to the City Manager:
    - a. A fee-in-lieu of construction can be requested by an applicant. The fee shall be based on a cost estimate by a licensed engineer.
    - b. Further, the public improvement standards, cost, scope, etc. may be adjusted by the City Manager when such public

improvements are not proportional (in cost, scope, etc.) to the impact created by a development due to its scale (ex. Proposed construction of 1 new duplex on a 6,000 SF parcel would not be proportional to require construction of 100 LF of a 14' wide off-street trail/greenway, but it would be proportional to require the installation of shared lane markings 'sharrows' along the street frontage).

- c. The requirement of 5-28-6.1.4. a) may be reduced / waived if the proposed trail/bicycle project has already received partial / full funding.
- b) For developments which abut public amenities, new access points to parks, greenways and open space shall be provided at a minimum of every 1,000' when authorized access is granted by approving authority.

#### 5-28-6.1.5. Streetscape Elements (Amenity Zone)

- a) Streetscape elements shall include an amenity zone featuring the coordinated placement of Street Trees (in accordance with Sec. 5-28-6.1.5 below) and additional pedestrian-scaled amenities based on the Streetscape Character Type (Figure 4). **An amenity zone improvement plan illustrating quantity and placement of chosen elements must be reviewed and approved by the City's Public Works Department:**
  - i. Residential 1 & 2 and Connector Streets (Choose 1 per 50' of frontage)
    - a. Pedestrian lighting
    - b. Additional Landscape Features in Planting Strip
    - c. Bulb-outs with landscape features for on-street parking/improved pedestrian crossings where appropriate
  - ii. Downtown, Boulevard, (Choose 2 per 50' of frontage)
    - i. Benches or seating areas
    - ii. Bicycle racks in accordance with 5-28-6.2.3. f)
    - iii. Planters or landscaping features
    - iv. Bulb-outs with landscape features for on-street parking/pedestrian crossings where appropriate
    - v. Bioretention planting strips
  - iii. Main Street, Festival Street, and Off-Street Trails (Choose 3 per 50' of frontage)
    - i. Benches or seating areas
    - ii. Bicycle racks in accordance with 5-28-6.2.3. f)
    - iii. Planters or landscaping features
    - iv. Bulb-outs with landscape features for on-street parking/pedestrian crossings where appropriate
    - v. Plazas or gathering spaces

- vi. Public Art in accordance with City policies
- b) Streetscape elements shall be installed in the Amenity Zone based on the Street Type abutting the property in accordance with the adopted Downtown Master Plan Streetscape Zone.
- c) Public amenities will be provided in a manner consistent with City-approved designs, specifications and installation standards.
- d) Other “Placemaking” elements may be proposed in accordance with the City’s Downtown Master Plan.
- e) ADD STANDARD FOR MAINTENANCE (CAN WE SHIFT SOME TO PRIVATE? ENSURE BUY-IN FROM PUBLIC WORKS)

#### 5-28-6.1.6. Street Trees

- a) Street trees shall be planted at regular 30’-40’ intervals along all public street frontages based on corresponding Street Type(s) abutting the property.
- b) A minimum of 70% of Street Trees shall be large-maturing trees (>50’ in height) with the remaining to be medium-maturing trees (25-50’ in height).
- c) Where streetscape improvement plans have been developed by the City, Street Trees will be planted according to those plans.
- d) Where bulb-outs are provided, Street Trees will be planted in the bulb-outs if the bulb out is not otherwise used for public art/monument, seating or similar public amenity.
- e) Outside of bulb-outs or other defined landscaping beds that may be planned within the Downtown Overlay District, Street trees shall be planted in tree wells with grates or appropriately-sized planting strips which correspond with the width and locations depicted for the cross-section for the Street Type(s) abutting the property.
- f) Tree wells or planting areas shall be designed to protect root systems and ensure long-term viability.
- g) Tree species shall be selected from the City’s approved street tree list.

#### 5-28-6.1.7. Outdoor Seating and Gathering Areas

- a) Public outdoor seating areas, plazas, and gathering spaces shall be permitted and encouraged within downtown developments.
- b) Such spaces shall remain accessible from the public sidewalk and shall not impede pedestrian circulation in accordance with City Code of Ordinances Sec. 46-86.

## 5-28-6.2 – Site Design.

### 5-28-6.2.1. Frontage

- a) Frontage types are either Primary, Primary-Other, Secondary or Tertiary. The standards for Setback Line, Build-to-Zone, and Build-to-Percentage are based on the Frontage Type.
  - i. **Primary** – property frontage abutting the following Street Types: Main, Downtown One-Way, and Boulevard.
  - ii. **Primary-Other** – property frontage abutting existing or future public trails and open spaces such as parks, plazas, or path. Future public spaces refers to those indicated in a City-adopted plan.
  - iii. **Secondary** - property frontage abutting the following Street Types: Downtown and Festival.
  - iv. **Tertiary** – property frontage on all other streets within downtown that are not considered primary and include: Connector, Residential 1, and Residential 2
  - v. In cases where a lot has multiple frontage types, at least one frontage type must be designated as primary.
- b) Primary building façades shall face a public street or public trail / open space. Buildings shall maintain a strong visual relationship with the street, trail or open space with parking situated to the side or rear.

### 5-28-6.2.2. Building Placement

- a) Minimum Setback Line. The minimum setback line is based off of the edge of right-of-way in accordance with Streetscape Character Type. To establish the edge of right-of-way, first refer to the “ROW Width” column of the Streetscape Character Type table for the street segment which fronts the subject property. Then measure half of the stated ROW width from a point at the centerline of the existing right-of-way where it fronts the subject property.
  - i. The required Minimum Setback distance is established based on the Frontage Type of the property in accordance with the dimensional requirements table (Table 2) below.
    - a. Exception: When located adjacent to existing development which does not meet the minimum required setback line, the setback line for proposed development may be reduced to create cohesive pattern of development in alignment with the setbacks of existing buildings within a block. Adjusted setbacks shall not be detrimental to the other standards and objectives of this ordinance. Should the setback of existing adjacent buildings vary, Community

Development Director shall determine minimum setback line of infill development.

- b) **Maximum Setback Line.** The Maximum Setback is measured from the required frontage type setback line and establishes a range with a maximum setback as established in the table below.
  - i. **Exceptions:** For Primary frontages, a maximum setback of 10’ is permitted only in cases where outdoor dining and/or other public outdoor space amenity is proposed.
- c) **Minimum Build-to-Percentage.** The Build-to-Percentage refers to the proportion of lot width frontage that must be occupied by the building façade. Ground-floor designs such as arcades, galleries, colonnades, outdoor plazas, or outdoor dining areas which are incorporated into the building façade are considered in meeting required build-to percentages. The minimum percentage is established in the table below.

Minimum Setback (From future edge of ROW established in Streetscape Table, measured from future centerline in ft)			
A	Frontage Type	Primary	0
		Primary-Other	0
		Secondary	0
		Tertiary	16
Maximum Setback (From setback line, measured in ft)			
B	Frontage Type	Primary*	0/ 10*
		Primary-Other	10
		Secondary	10
		Tertiary	20
Minimum Build-To-Percentage			
C	Frontage Type	Primary	80%
		Primary-Other	80%
		Secondary	80%
		Tertiary	60%
D	Side Setback Line (ft)	None, unless abutting singlefamily residential zoning, then 10'	
E	Rear Setback Line (ft)	None, unless abutting singlefamily residential zoning, then 20'	

\* Max. Setback of 10' is permitted if outdoor dining or other public open space amenity is proposed along frontage. To be approved by the Community Development Director

Table 2: Dimensional Requirements Table

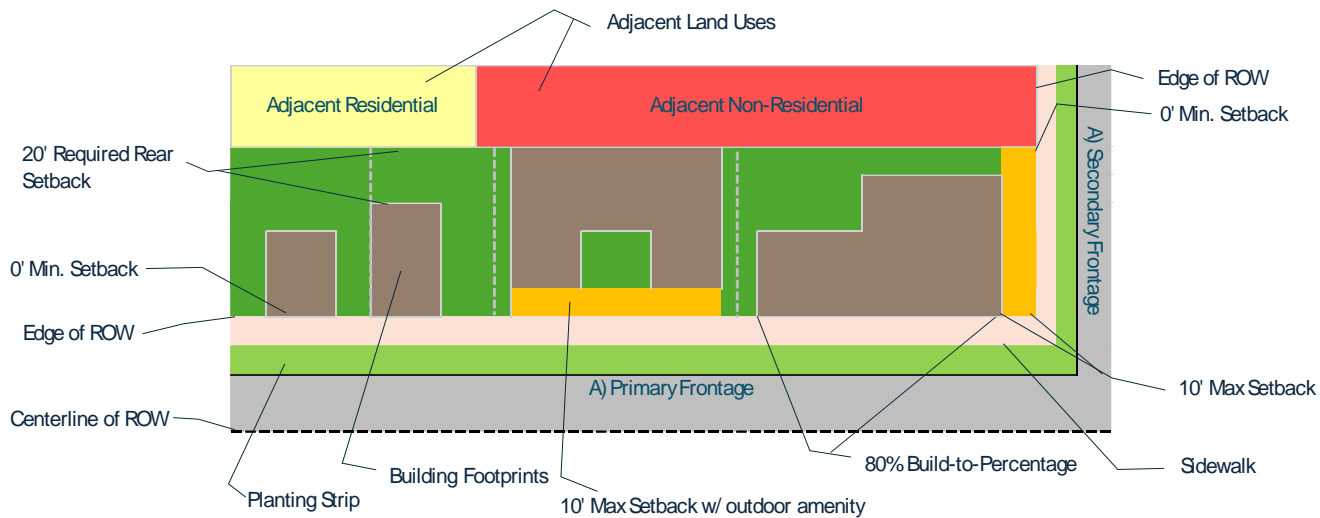


Figure 5: Example of building placement according to frontage type



Figure 6: Example of flexibility within max. setback. Allowing for range in maximum setback allows for the inclusion of public spaces and other features that add to the public realm.

### 5-28-6.2.3. Parking

#### a) Surface Parking

- i. Surface Parking areas are permitted as a standalone use only in the 7<sup>th</sup> Ave and Lower Trailhead Character Districts to serve as trailhead parking in accordance with 5-28-6.2.3 d), below.

- ii. Standalone Surface Parking for public use is permitted for governmental entities.
  - iii. In association with a multi-family residential and/or non-residential principal uses, surface parking areas shall be screened from public streets using at least one of the following methods:
    - a. Landscaping in accordance with Section 15-9
    - b. Decorative masonry walls a minimum of 5' in height
    - c. Buildings or liner structures.
  - iv. Surface parking shall not be located between the principal building and the primary street frontage.
  - v. Parking areas shall be located:
    - a. Behind buildings, or
    - b. To the side of buildings where rear placement is infeasible.
  - vi. With approval from the Stormwater Administrator, surface parking areas shall incorporate low-impact stormwater management methods such as pervious paving, bioretention, and vegetated landscape islands.
- b) Structured Parking
- i. Parking structures are encouraged within the downtown districts to reduce the footprint of surface lots.
  - ii. Developments requiring 150 vehicular parking spaces or more shall utilize structured and/or shared parking.



Figure 7: Structured Parking screened by activated liner buildings

- iii. Parking structures wrapped with liner buildings which accommodate active uses.
  - a. When adjacent to primary frontage, parking structures with over 50 parking spaces shall include liner building(s) along 80% of the ground floor building length excluding areas of required vehicular and pedestrian egress, and utility rooms.
  - b. When adjacent to secondary frontage, parking structures with over 50 parking spaces shall include liner building(s) along at least 60% of the ground floor building length excluding areas of functionally necessary vehicular and pedestrian egress, and utility rooms.
  - c. When adjacent to multiple frontage types, liner buildings are required on the primary frontage and at least one secondary frontage at the rates listed above.
- iv. Vertical and horizontal architectural elements should be designed in a manner to approximate the window openings on adjacent buildings including liner portions of a parking structure.
- v. All non-vehicular and/or non-pedestrian ground floor openings on or visible from a frontage shall be screened with architectural louvers and/or panels.
- vi. Refer to Section 6-5-5 for minimum parking space and drive aisle design requirements.
  - a. Exception: Compact Vehicle Parking
    - 1. Reduced-width 8' wide parking spaces are permissible at a rate of 1 reduced-width parking space per every 50 standard-width parking spaces (1:50).
    - 2. Reduced-width parking spaces are permissible in single-level subterranean parking lots and on upper levels of multi-story parking structures.
    - 3. Reduced-width parking spaces shall be signed and designated for the parking of motorcycles and compact vehicles.

### c) Parking Space Requirements

- i. Parking Minimums.

- a. Within the Downtown Edge, 7th Avenue, and Lower Trailhead character districts, minimum parking space requirements are per the uses established in Section 6-5-2.
- b. Within the Main Street character district, minimum parking spaces may be provided or a fee-in-lieu of parking may be paid to the City's Parking Enterprise fund at a rate established in the City's fee schedule.
- c. On-Street Parking.
  1. Eligible on-street parking spaces may be utilized to meet parking requirements. To be eligible, an on-street parking space shall be:
    - a. An existing delineated parking space within the right-of-way directly abutting the frontage of the development or a newly-delineated on-street parking space within the right-of-way directly abutting the frontage of the development subject to the following:
      - 1) Newly-delineated on-street parking spaces shall meet MUTCD Standards.
      - 2) Proposed newly-delineated on-street parking shall be illustrated in a site plan in accordance with Article VII and reviewed and approved by NCDOT (for state-maintained roads) or the City of Hendersonville Public Works Department (for locally-maintained streets).
      - 3) Installation of newly-delineated on-street parking spaces shall be the responsibility of the developer.
  - ii. Parking Maximums. The following off-street parking maximums apply to properties within each of the character districts.

Maximum Vehicle Parking Requirements	Main Street Character District	Downtown Edge Character District	7th Avenue Character District	Lower Trailhead Character District
Single-Family Attached & Detached	No Limit	No Limit	No Limit	No Limit
Multi-Family	1 / bedroom	1 / bedroom	1 / bedroom	2 / bedroom
Commercial Use	3 / 1,000 sf GSF	3 / 1,000 sf GSF	3 / 1,000 sf GSF	4 / 1,000 sf GSF
Civic Use	2 / 1,000 sf GSF	2 / 1,000 sf GSF	2 / 1,000 sf GSF	3 / 1,000 sf GSF

a. Exceptions:

- 1) Proposed structured parking may exceed parking maximums in conjunction with shared parking objectives.
- 2) If minimum parking requirements exceed maximum parking requirements, the maximum parking shall apply.

d) Trailhead Parking

- i. Trailhead parking is not permitted within a National Register or locally-designated historic district.
- ii. Trailhead parking lots must be spaced a minimum 350' from each other.
- iii. These parking lots shall hold 10 spaces or fewer, including ADA spaces.
  - a. Exception: Floodplain
- iv. Trailhead parking lots may incorporate amenities such as water fountains, trash/recycling receptacles, and benches.
- v. Regardless of size of vehicular use area, all parking lots shall be screened from the trail and any public street other than an alley in accordance with Article 15-9 c).
- vi. Trailhead parking is encouraged to be constructed of pervious surfaces.

e) Shared Parking

- i. Shared parking allows for the reduction of required on-site parking in order to meet minimum parking space requirements.
- ii. Shared parking between private property owners is encouraged and permitted in accordance with Sec. 6-5-3 of the Zoning Ordinance.
- iii. Shared parking which proposes to utilize spaces within public parking lots shall be permitted through a formal parking agreement. The City of

Hendersonville City Manager shall review and approve all public-private parking agreements.

- iv. For commercial and institutional/semi-public uses with 50 or more parking spaces within the Downtown Design Overlay District, a minimum of 10% of the total parking spaces should allow for public use during off-peak business hours.

f) Bicycle Parking

- i. For multi-family uses, bicycle parking/storage shall be provided at a ratio of 1 bicycle storage space per every 5 dwelling units. These spaces may be provided in internal or external storage areas as long as they are secure from theft and weather. (see example below)



*Figure 8: Example of bicycle storage by BikeDockSolutions*

- ii. For each commercial use, bicycle racks shall be provided at a rate of 2 bicycle parking spaces per 5,000 square feet of gross floor area and/or outdoor seating area with a maximum requirement of 4 bicycle spaces per commercial use.
  - a. Bicycle racks may be placed in the public right-of-way if feasible.
  - b. Bicycle racks placed in the public right-of-way shall meet City designs and specifications.

- c. Private bicycle racks placed near the public right-of-way are encouraged to provide two-points of contact and to meet other City designs and specifications.



*Figure 9: Example City of Hendersonville "leaf" bike rack. Bike racks of this nature provide two points of contact and accommodate two bicycle parking spaces each*

#### **5-28-6.2.4 Access and Driveways**

- a) As may be required by other codes and ordinances, minimum driveway widths shall also serve as maximum widths to reduce pedestrian conflicts.
- b) There shall be a maximum of 1 driveway per three hundred and fifty feet (350') of linear feet of frontage
- c) Where off-street parking is provided, shared driveways, stub outs and/or cross-access easements between adjacent properties shall be required.
  - i. Exception: Where no future access is feasible, the Community Development Director may waive this requirement.
- d) Developments abutting existing unimproved public rights-of-way shall prioritize, utilize and improve the rights-of-way to accommodate pedestrian and bicycle circulation in addition to or in lieu of vehicular use. Improvements include pavement, signage, markings, etc.

#### **5-28-6.2.5. Service Areas**

- a) Loading docks, solid waste containers, and service areas shall be located to the rear of buildings or, where multiple frontage are present, the non-primary street frontage side.

- b) Service areas shall be screened from public view using masonry walls, landscaping, or architectural features.

#### **5-28-6.2.6. On-Site Open Space**

- a) All proposed developments are required to provide on-site open space except for developments on parcels one-quarter acre (10,890 square feet) or less in size.
- b) Amount of On-Site Open Space. A percentage of the development site shall be dedicated to on-site open space in accordance with the Character District location:
  - i. Main Street: 5%
  - ii. Downtown Edge: 10%
  - iii. 7th Avenue: 10%
  - iv. Lower Trailhead: 15%
- c) Public Use of On-Site Open Space. Development in the Downtown Overlay District shall provide a minimum public use of on-site open space in accordance with the following table based on the proposed land use:
  - i. Commercial– 50% of required on-site open space shall be publicly accessible
  - ii. Mixed-Use - 25% of required on-site open space shall be publicly accessible
  - iii. Residential – not required
- d) On-Site Open Space shall be provided in the following types per Character District. Descriptions of on-site open space types are included in the adopted Downtown Master Plan.

ON-SITE OPEN SPACE	MAIN STREET			DOWNTOWN EDGE			7TH AVENUE			LOWER TRAILHEAD		
	Commercial	Residential	Mixed-Use	Commercial	Residential	Mixed-Use	Commercial	Residential	Mixed-Use	Commercial	Residential	Mixed-Use
Plazas	●		●	●		●	●		●	●		●
Courtyards	●	●	●	●	●	●		●			●	
Greens	●		●	●		●		●	●		●	●
Close	●	●	●	●	●							
Pocket Parks						●	●		●	●		●
Linear Parks	●	●	●	●	●	●		●			●	
Greenways	●	●	●	●	●	●	●	●	●	●	●	●
Outdoor Amenities and/or Recreation Spaces	●	●	●	●	●	●		●			●	
Outdoor Dining	●		●	●		●	●		●	●		●
Rooftops	●	●	●	●	●	●	●	●	●	●	●	●

Table 3: On-Site Open Space Types

# Section 5-28-6.3 Building Design Standards

## 5-28-6.3.1 Building Height Standards

### a) Intent

- i. Reinforce the character of downtown districts.
- ii. Maintain pedestrian scale.
- iii. Ensure appropriate transitions between areas.

b) **Height Limits by District** (reference [Figure 3: Building Height Districts Map – Sec. 5-28-1 c\) 4](#)). Generally, 22' represents 2-stories, 40' represents 3-stories, 54' represents 4-stories, and 64' represents 5-stories as well as alignment with Senate Bill 649.

District	Minimum Height	Maximum Height
Main Street*^	22'	64' / 40' / 54'
Downtown Edge	22'	64'
7th Avenue^	22'	40'
Lower Trailhead	22'	40'

\*With the exception of buildings facing Main Street within the Main Street Historic District. Building frontages along Main St are not to exceed 3 stories (40') to the midpoint between Main St and the alley to the rear where rear portion of buildings may extend up to a height of 54' (see Figure 12 below).

^ Architectural features may extend up to 5 feet above height limit. For corner buildings, prominent architectural features at the corner may exceed the maximum height by an additional 20% of the proposed building height.

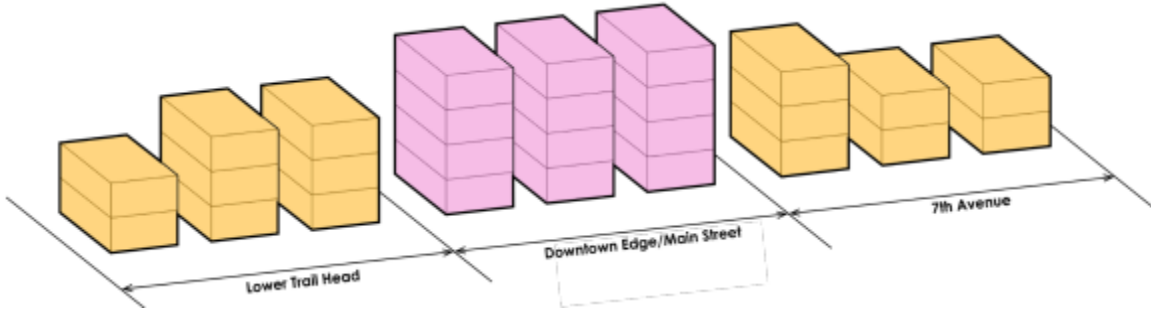


Figure 10: Building Heights by Character Area

**c) Height Measurement**

- i. Measured in accordance with the definition of 'height of building' found in Article XII.

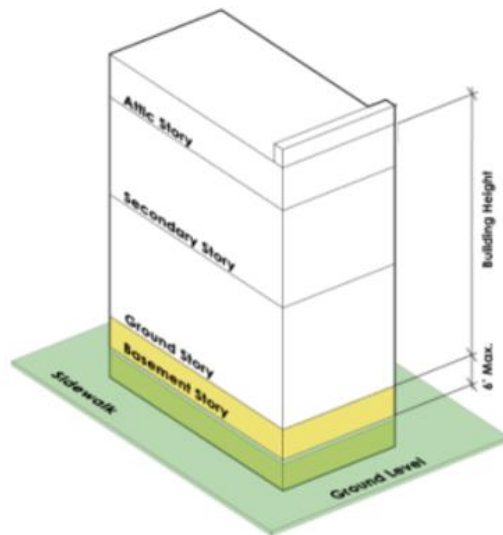


Figure 11: Calculating Building Height

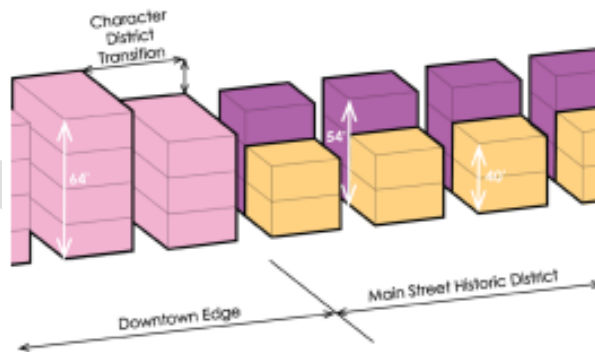


Figure 12: Building Height Transitions – examples of character area transition and Main St Historic District frontage transition

#### d) Upper Story Step-backs

- i. **Character District Transitions** – When the location of a proposed development, subject to these standards, abuts a property located in a building height district with a lower maximum height, the height of the proposed development shall not exceed the height maximum of the abutting district for the first fifty feet (50') measured from the shared property line. This may be achieved by separating a structure(s) a minimum of fifty-feet (50') from the property line or stepping back the height of the structure if built within 50' of the property line. See Figure 13 below.
- ii. **Residential Transitions** - When the location of a proposed development, subject to these standards, abuts a property with a single-family/two-family residential zoning district and/or uses, the proposed development shall have no more than twelve feet (12') height differential for the first fifty feet (50') measured from the shared property line. This may be achieved by separating a structure(s) a minimum of fifty feet (50') from the property line or stepping back the height of the structure if built within fifty feet (50') of the property line. See Figure 13 below.

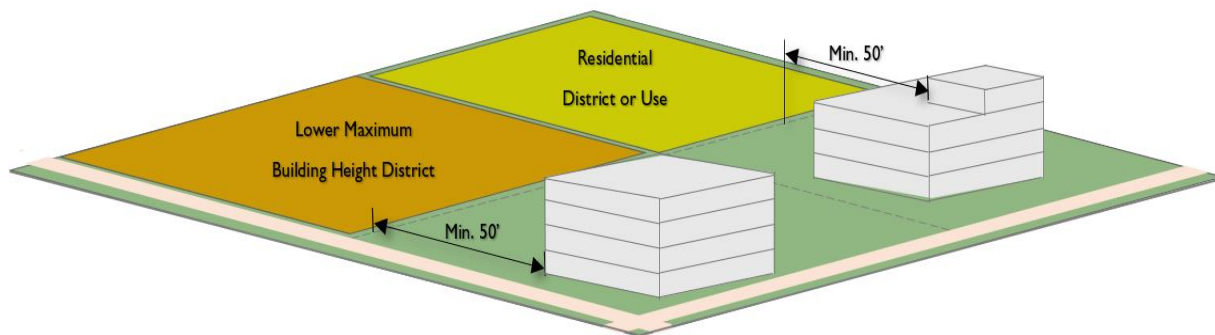


Figure 13: Building Step-backs / Residential Transitions

#### 5-28-6.3.2 Façade Articulation

- a) Buildings over one hundred feet (100') in length shall include façade modulation to help distribute mass and scale.
- b) Facades shall be divided into segments with modulation occurring in intervals of no more than forty feet (40') with offsets that are a minimum depth of two foot (2').
- c) Buildings over one hundred and fifty feet (150') in length shall include a courtyard, with a minimum width and depth of fifty feet (50'), which shall be visible from the street on primary frontages.

- d) Ground-floor designs such as arcades, galleries, colonnades, outdoor plazas, or outdoor dining areas shall be incorporated into the building façade and are considered in meeting required build-to percentages.
  - i. The first two floors above the street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment.
  - ii. Special interest to the ground-floor of the building shall be provided by incorporating elements such as corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting, and other sculpturing of the base.
- e) Buildings on a corner or at an axial terminus should be designed with additional height or architectural embellishment. Examples include:
  - i. Chamfered or rounded corners
  - ii. Projecting and recessed balconies and entrances
  - iii. Enhanced window designs
- f) No building shall be longer than three hundred feet (300')

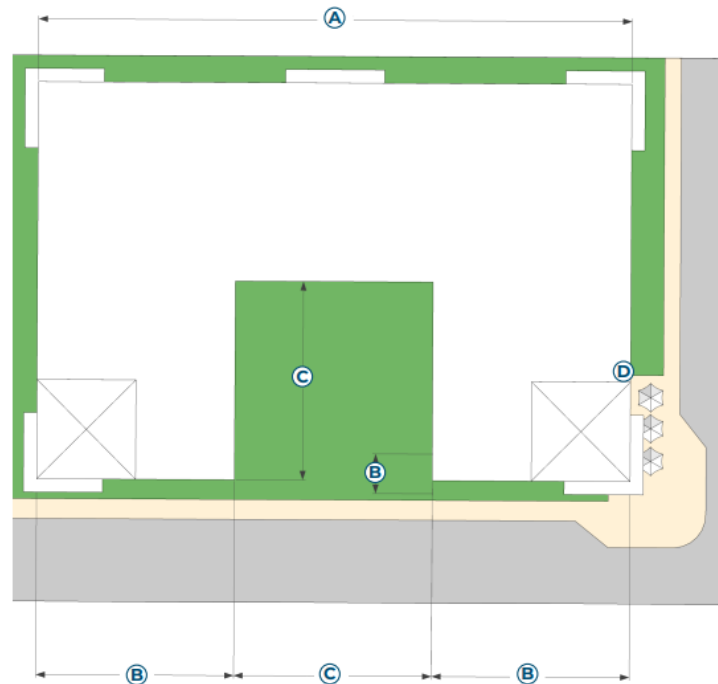


Figure 14: Diagram of façade articulation. Letters A-D correspond with standards found in 5-28-5.3.3

### 5-28-6.3.3 Building Elements

- a) Entrances.
  - i. The primary pedestrian entrance shall be located on the primary frontage.
  - ii. Entrances shall be architecturally prominent and clearly identifiable.
  - iii. Corner buildings shall provide either:
    - a. A corner entrance; or
    - b. Entrances on both frontages.
- b) Windows.

- i. Upper floor windows shall be vertically proportioned (ex. A window that is 3 feet wide and 5 feet tall would be vertically proportioned. A window that is 5 feet wide and 3 feet tall would be horizontally proportioned and would not meet this requirement).
  - ii. Windows shall be consistent with the architectural style of the building.
  - iii. Windows shall be recessed a minimum of four (4) inches and a maximum of six (6) inches from the façade.
  - iv. Minimum façade transparency (window coverage) requirements:
    - a. Main Street : 60%
    - b. Downtown Edge: 60%
    - c. 7th Avenue District: 40%
    - d. Lower Trailhead: 40%
- c) Roofs.
- i. Main Street District: Flat roofs or barrel roof which present as flat roofs or a rectangular facade, shall be required.
  - ii. 7<sup>th</sup> Ave District: Flat roofs shall be required for non-residential and mixed-use buildings fronting on 7<sup>th</sup> Ave only.
  - iii. Other districts: Flat or pitched roofs are permitted.
- d) Doors.
- i. Doors shall not swing into the public sidewalk or pedestrian zone.
  - ii. Recessed doorways are encouraged. When utilized, recessed doorways shall not exceed five (5) feet in depth.

#### **5-28-6.3.4 Ground Floor Activation**

A. Ground floor design shall promote pedestrian activity and transparency.

B. Ground floor façades shall:

- 1. Be composed primarily of transparent glass; and
- 2. Provide visual access into active interior uses.

C. Ground floor design shall incorporate at least two (2) of the following:

- 1. Display windows
- 2. Outdoor seating
- 3. Planters or landscaping
- 4. Awnings or canopies
- 5. Public art

D. Residential entries outside of the Main Street Character Area shall include features such as stoops or porches.

#### **5-28-6.3.5 Building Materials**

A. Materials shall be compatible with surrounding development but not identical.

B. Permitted primary façade materials include:

- |                          |                               |
|--------------------------|-------------------------------|
| 1. Brick                 | 5. Architectural metal panels |
| 2. Stone                 | 6. Horizontal wood siding     |
| 3. Wood                  | 7. Wood shingles              |
| 4. Concrete-based stucco |                               |

C. Main Street and Downtown Edge Districts:

1. Brick shall constitute a minimum of fifty percent (50%) of non-glazed façade surfaces.

D. The following materials are prohibited:

- |                                |  |
|--------------------------------|--|
| 1. EIFS                        | 4. Vinyl siding                                    |
| 2. Concrete block (unfinished) | 5. Fiber cement board (as primary façade material) |
| 3. Corrugated metal panels     |  |

#### **5-28-6.3.6 Franchise Architecture**

A. Standardized corporate franchise architecture shall be prohibited.

B. Buildings associated with national brands shall:

1. Be modified to conform to district character; and
2. Comply with all provisions of this Section.

#### **5-28-6.3.7 Drive-Throughs**

A. Where permitted, Drive-through windows shall meet the following requirements:

1. Shall not be located along primary frontages; and
2. Shall be located to the side or rear of buildings.

B. Walk-up service windows are permitted and encouraged.

**5-28-7 Signs.** Signage in the Downtown Design Overlay shall comply with standards found in Article XIII of this Zoning Ordinance.

**Additional revisions for:**

## **ARTICLE V. ZONING DISTRICT CLASSIFICATIONS**

### **Sec. 5-3. - R-15 Medium-Density Residential Zoning District Classification.**

#### **5-3-2. - Special uses.**

The following uses shall be permitted in the R-15 Medium Density Residential Zoning District Classification only upon issuance of a special use permit pursuant to article X and shall be subject to special use requirements contained in [section 16-4](#), below:

- Bicycle Retail and/or Service Shops
- Personal or Professional Office
- Surface Parking Lots
- Residential, Small-Scale Multi-Family
- Specialty services such as bicycle rental, shuttle services, guided tours

#### **5-3-3. Dimensional Standards**

Setbacks & Height – 35' with the exception of properties located within the Downtown Design Overlay which shall be governed by the limitations of Section 5-28

### **Sec. 5-5. - R-6 High-Density Residential Zoning District Classification**

#### **5-5-2. - Special uses.**

The following uses shall be permitted in the R-6 High Density Residential Zoning District Classification only upon issuance of a special use permit pursuant to article X and shall be subject to special use requirements contained in [section 16-4](#), below:

- Bicycle Retail and/or Service Shops
- Personal or Professional Office
- Surface Parking Lots
- Residential, Small-Scale Multi-Family
- Specialty services such as bicycle rental, shuttle services, guided tours

#### **5-5-3. Dimensional Standards**

Setbacks & Height – 35' with the exception of properties located within the Downtown Design Overlay which shall be governed by the limitations of Section 5-28

### **Sec. 5-6. - C-1 Central Business Zoning District Classification.**

#### **5-6-1. - Permitted uses**

- **Parking lots and** parking garages
- Residential dwellings, single-family on upper floors only
- Residential dwellings, two-family, on upper floors only
- Residential dwellings, multi-family, ~~subject to Supplementary Standards contained in this section~~ on upper floors only

**5-6-3. Development standards. RESERVED**

~~The following standards shall apply to development within the C-1 Central Business Zoning District Classification and Central Business Conditional Zoning District Classification in addition to all other applicable standards contained in this appendix.~~

~~**5-6-3.1. Parking and Loading.** For non-residential developments and residential developments containing fewer than five dwelling units, no off-street parking is required. For residential developments containing five or more dwelling units, off-street parking of one space per dwelling unit shall be provided.~~

~~As far as practicable, off-street parking, when provided, shall be accessed by means of east-west streets or alley ways and shall be designed so that it is screened, as far as practicable, to minimize motor vehicles and parking areas from view from Main, Church and King Streets. This provision is not intended to require that buildings be screened from view.~~

~~**5-6-3.2. Dimensional requirements:**~~

<del>Minimum lot area in square feet:</del>	<del>None</del>
<del>Lot area per dwelling unit in square feet:</del>	<del>N/A</del>
<del>Minimum lot width at building line in feet:</del>	<del>85</del>
<del>Minimum yard requirements in feet:</del>	<del>Front: None</del>
	<del>Side: None</del>
	<del>Rear: None</del>
<del>Maximum height in feet:</del>	<del>64 feet</del>

~~**5-6-3.3. Streetscape design.** The relationship between a building and areas for pedestrian or vehicular circulation shall be carefully planned in order to avoid negative impacts of one upon the other. All buildings and uses developed in this zoning district classification shall meet the following minimum standards; provided, however, buildings undergoing renovation and rehabilitation, in which the footprint of existing structures is not being increased or altered, may be exempted from regulations regarding street walls and urban open spaces if site conditions make compliance therewith impractical.~~

~~a) **Street walls.** The first floors of all buildings, including structured parking, shall be designed to encourage and complement pedestrian-scale interest and activity.~~

~~To the extent practicable, in consideration of the nature of the uses proposed, this is to be accomplished in part by the use of transparent windows and doors arranged so that the uses are visible from and/or accessible to the street on the first floor street frontage.~~

~~In addition, a combination of design elements shall be used on the building facade and/or in relationship to the building at street level to animate and enliven the streetscape. These design elements may include, but are not limited to, the following: ornamentation, molding, changes in material or color, architectural lighting, works of art, fountains and pools, street furniture, landscaping and garden areas, and display areas.~~

Any design elements which extend into the public right-of-way on city or state maintained streets require an encroachment agreement with the City of Hendersonville Department of Public Works or the NC Department of Transportation (NCDOT), as appropriate.

Where expanses of blank wall are necessary, they may not exceed 20 feet in length. A blank wall is a facade which does not add to the character of the streetscape and does not contain transparent windows or doors or sufficient ornamentation, decoration or articulation as listed in the above paragraph.

The first floor and street level shall be designed with attention to adjacent public or private open spaces and existing streetscape improvements. The provision of multiple entrances from the public sidewalk or open spaces is encouraged.

b) **Structured parking facilities.** In addition to the above requirements, in the event that any openings for ventilation, service, or emergency access are located at the first floor level in the building facade, then they shall be an integral part of the overall building design. These openings as well as pedestrian and vehicular entrances shall be designed to minimize visibility of parked cars. The remainder of the street level frontage shall be either commercial space or an architecturally articulated facade designed to minimize the visibility of parked cars.

All levels of a structured parking facility shall be designed and screened in such a way as to minimize visibility of parked cars. In no instance will rails or cabling alone be sufficient to meet this screening requirement.

The design requirements of paragraph (b) apply to all building facades which are visible from any public right-of-way.

c) **Screening.** All structures and facilities for trash, loading, outdoor equipment, and storage, including the storage of inventory, shall be screened so as not to be visible from the street and pedestrian circulation areas. Solar technology components including solar panels and solar thermal collectors used for on-site private purposes are exempt from this provision provided that no other functional location exists for optimized performance that is not visible from the street and pedestrian circulation areas. This determination may be made either by the community development director or a designee.

Solid walls shall be faced with brick, stone or other decorative finish with the decorative side adjacent to the public right-of-way. Fences shall be opaque and either painted or stained with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable.

Trees used to fulfill this requirement shall be located on private property in planters, a planting strip, berm or tree lawn, any of which shall be at least eight feet wide and at least two feet deep. The trees shall be of a small maturing evergreen variety and be at least ten feet tall at the time of planting. All shrubs shall be between 24 inches and 36 inches tall at time of planting. All plant material shall conform to the American Standard for Nursery Stock published by the American Association of Nurserymen. Trees employed to meet the screening requirement may not be counted toward the street tree planting or urban open space tree requirements.

Any lot which becomes vacant through the removal of a structure for any reason shall be screened from all abutting public street rights-of-way in accordance with the provisions of this section or cleared of rubbish and debris and seeded with grass. However, if the lot is to be used for parking either as a transitional or permanent use, it shall meet all the minimum requirements for that use as established by this appendix.

Maintenance of screening required under these provisions shall conform to the requirements of article XV of this appendix, including the requirement to promptly replace dead vegetation with healthy, living plantings.

d) **Street trees.** In addition to all other requirements of this section, at least one tree of three to three and one-half inches caliper minimum, measured six inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire building lot which abuts any public street right-of-way with a minimum of one tree required for any distance up to 35 feet. Trees shall not be planted closer than two feet, nor more than ten feet, from the back of the curb. Street trees shall not be required within the boundaries of the Downtown Municipal Services District.

~~For the purposes of this paragraph, all specifications for measurement and quality of trees shall be in accordance with the American Standard for Nursery Stock published by the American Association of Nurserymen. All trees planted to meet this requirement shall be well-matched specimen grade and shall be limbed up six feet. Trees used to fulfill this requirement may be located on public or private property. Maintenance of street trees required under these provisions shall conform to the requirements of section 15-5 of this appendix, including the requirement to promptly replace dead vegetation with healthy, living plantings.~~

~~e) **Reflective surfaces.** No development subject to these provisions may have exterior walls with a reflectivity value in excess of 36 percent, as measured under the applicable provisions of ASTM-C 1036. No reflective surfaces may be used on street level exterior facades.~~

~~f) **Urban open spaces.** Open spaces for public congregation and recreational opportunities are required for non-residential developments and shall be equipped or designed to allow pedestrian seating and to be easily observed from the street or pedestrian circulation areas. All urban open spaces shall comply with the minimum required design standards of this ordinance. In light of the requirement for urban open space, development in the C-1 Central Business Zoning District Classification is excused from complying with the requirements for common open space contained in section 6-16 of this appendix.~~

~~1) **Urban open space size.** Buildings shall be provided with public open space behind the required setback and on private property on the basis of five square feet of urban open space per 100 square feet of gross floor area (5/100). A maximum of 30 percent of this required urban open space may be provided on an enclosed ground floor level provided the enclosed space meets all other requirements of these provisions.~~

~~2) **Accessibility to the street.** Urban open space shall be designed so that it is accessible to and visible from the street.~~

~~3) **Trees.** Within the open space area(s), one tree shall be planted for each 500 square feet. Trees shall have a minimum caliper of three to three and one-half inches measured six inches above ground at the time of planting.~~

~~4) **Amenities.** The following amenities are permitted within an urban open space area: ornamental fountains, stairways, seating, waterfalls, sculptures, arbors, trellises, planted beds, drinking fountains, clock pedestals, public telephones, awnings, canopies, and similar structures.~~

~~5) **Maintenance.** The building owner, lessee, management entity or authorized agent are jointly and severally responsible for the maintenance of the urban open space area including litter control and care and the replacement of trees and shrubs, as required by section 15-4.~~

~~6) **Utilities.** All utilities service lines and connections shall be underground.~~

~~g) **Exceptions for single family and two family residences.** Single family and two family residential dwellings shall not be required to comply with the streetscape design regulations contained in subsection 5-6-4.3.~~

## Sec. 5-18. - EC Entry Corridor Overlay Districts.

### C-2 – Address setbacks

## Sec. 5-19. - CMU Central Mixed Use Zoning District Classification.

### 5-19-1 - Permitted uses.

~~Parking lots & p~~ Parking garages

Residential dwellings, single family with exception for in Downtown Edge Character District of Downtown Design Overlay (Sec. 5-28) where residential uses on ground floors are prohibited except for townhomes, brownstones, and upper floor entry foyers.

Residential dwellings, multi-family, with exception for in Downtown Edge Character District of Downtown Design Overlay (Sec. 5-28) where residential uses on ground floors are prohibited except for townhomes, brownstones, and upper floor entry foyers.

Residential dwellings, two-family, with exception for in Downtown Edge Character District of Downtown Design Overlay (Sec. 5-28) where residential uses on ground floors are prohibited except for townhomes, brownstones, and upper floor entry foyers.

#### **5-19-2 - Special uses.**

Surface Parking Lots

#### **5-19-3 - Development standards.**

The following standards shall apply to development within the CMU Central Mixed Use Zoning District Classification in addition to all other applicable standards contained in this ordinance. For properties also located in the Downtown Design Overlay Zoning District, if a provision of the CMU Zoning District standards are inconsistent with the Downtown Design Overlay District Design Standards, the more restrictive provision shall govern.

### **ARTICLE XIII. - SIGN REGULATION, MAINTENANCE, AND ENFORCEMENT**

#### **13-1-8 ~~Supplementary standards for signs in Downtown Special Tax District.~~ Standards for signs in Downtown Design Overlay Signage**

- a) Signage for properties located within the Downtown Design Overlay, as established under Section 5-28, is subject to the following standards.
- b) Signs shall be integrated into the building architecture and contribute to streetscape character.
- c) Prohibited signs include:
  - 1) Flashing or digital message signs
  - 2) Freestanding signs where buildings are present
  - 3) Internally illuminated box signs
  - 4) Roof-mounted signs
  - 5) Businesses shall not paint over awning signs;
- d) Permitted signs include:
  - 1) Wall-mounted Projecting Signs

- a) Shall be hung perpendicular to the building wall
  - b) Shall be scaled for pedestrians
  - c) Shall be hung below the second floor providing no less than 8' of clearance from sidewalk.
- 2) Hanging Signs
- a) Shall be hung parallel to the building façade
  - b) Shall be hung from a second-floor arcade or balcony or within a first-floor entry alcove.
- 3) Window signs
- 4) Awning or canopy signs
- a) Existing awnings must be replaced or professionally redone so there is no remnant of old signs on the fabric awning.
- 5) Painted wall signs
- a) Shall be compatible with architectural style
  - b) Shall not be painted on architectural features such as windows, doors, or cornices;
- e) Landmark signs that contribute to the historical or cultural character of the area or the community, shall be preserved. Landmark signs are subject to City Council approval.
- 1) Landmark signs may include historic painted wall signs on a building façade; even if that business or product is no longer on site, the sign adds character to the area, and should be considered a landmark sign.
- f) Sign Lighting
- 1) Externally illuminated signs
    - a) Shall be downward directed and shielded
    - b) White or colored halo lighting, with opaque letters/symbols are displayed in front of a background which reflects a hidden light source, is permitted.
    - c) Lighting shall be less than or equal to 3000 kelvin
- g) Sidewalk signs
- 1) Permitted during business hours.
  - 2) Sidewalk signs shall be placed in accordance with City Code Sec. 46-81 and shall not block the pedestrian zone

~~The following supplementary standards apply to signs in the Downtown Special Tax District.~~

- ~~a) — Only one projecting sign per business is allowed.~~

~~b) — The maximum projection of a sign over the sidewalk shall be no greater than seven feet, but shall not project nearer than 18 inches to the front or side curb line and shall be at least ten feet above the level of any walkway it may overhang.~~

~~c) — Should lighting be provided, signs shall be lit in such a way as to prevent direct lighting from shining onto streets or adjacent properties. Lighting shall not interfere with the possible residential use of upper floors. No flashing, rotating or intermittent illumination shall be permitted.~~

~~d) — No permit for a sign shall be issued until it has been reviewed by the, community development director or a designee following the guidelines set forth in the section 13-1-9, below. In order to review the design, the applicant shall submit a drawing of the sign indicating materials, color, message and dimensions; a drawing or photograph of the building facade and proposed sign location on the building, and a drawing or photograph of the site and adjoining properties' existing graphics. The community development director or a designee shall have ten days to review the sign; if it has not been reviewed within this time, then it shall be considered to have been reviewed.~~

DRAFT

**13-1-9 ~~Design guidelines for signs in Downtown Special Tax District.~~ RESERVED**

~~The following design guidelines shall guide decisions of the community development director, or a designee appointed by the community development director, regarding applications for signs in the Downtown Special Tax District.~~

- ~~a) — Signs should be regarded as an integral and complimentary element of the overall architectural and streetscape composition and should be integrated with the buildings and landscape design.~~
- ~~b) — Signs should not obscure distinctive architectural features, such as cornices and windows.~~
- ~~c) — Signs should be placed so they fit into the originally designated areas on the building, such as above the first floor lintel, or on the transom, or on the wall space above the storefront.~~
- ~~d) — Signs projecting out from the building should be hung just above the lintel.~~
- ~~e) — Signs should not be so large that they overwhelm the building.~~
- ~~f) — Signs on a single building should provide a coherent and harmonious appearance.~~
- ~~g) — Signs are encouraged to be at a consistent height along the street, so they respect the existing "sign line" established by signs on adjacent stores.~~
- ~~h) — Signs are encouraged to coordinate with neighboring store fronts, so that the sign relates well to its own storefront as well as to other signs and storefronts along the block.~~
- ~~i) — The community development director or a designee shall judge signs according to style, color, location, ornamentation, materials, and the architecture of the building on which it is to be placed. In order to review the design, the applicant shall submit a drawing or photograph of the site and adjoining properties' existing graphics.~~

## ARTICLE VI. - GENERAL PROVISIONS

### Sec. 6-6. Off-street loading and unloading space.

Development and redevelopment projects in all districts except ~~the C-1 Central Business~~ within the Downtown Design Overlay District shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such space shall have access to an alley or, if there is no alley, to a street. For the purposes of this section, an off-street loading space shall have a minimum dimension adequate to accommodate the largest vehicles expected to be served and, in any event, no less than 12 feet by 40 feet and an overhead clearance of 14 feet in height above the alley or street grade.

## ARTICLE XV. - BUFFERING, SCREENING AND LANDSCAPING

### Sec. 15-9. Landscaping for vehicular use areas.

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- b) Planting strips. When a vehicular use area lot is located within 100 feet of an abutting property, including trails/greenways, and no bufferyard is required, a planting strip which is a minimum of five feet wide shall be planted between the vehicular use area and the abutting property, except along approved driveway openings which run perpendicular to the planting strip. One large evergreen or deciduous tree and five evergreen or deciduous shrubs shall be planted for every 40 linear feet of property line that parallels the vehicular use area. Fifty percent of these trees and shrubs may be counted toward the parking lot trees and shrubs required in paragraph a), above, if the planting strip is located within 20 feet of the vehicular use area. Adjacent businesses on separate lots which share parking or driveways shall be exempt from this requirement provided that the required planting strip would interfere with the reasonable use of the shared parking or driveway. Vehicular use areas located behind buildings and screened from view from public rights-of-way shall be exempt from this requirement.
- c) **Buffering from street and/or trail/greenway**. Vehicular use areas greater than 4,000 square feet any portion of which is located within 50 feet of the right-of-way of a street or trail/greenway must be buffered from the street. The buffer shall be at least three feet high at maturity and can consist of plant material alone, or berms, fences, walls, or grade changed combined with plant material. A vegetative buffer shall consist of at least one evergreen or deciduous shrub planted for every five linear feet of buffer required. If a fence or wall is used, it must be constructed of wood, brick, stone or other masonry and be architecturally compatible with the proposed structure. Seventy-five percent of the fence or wall must be opaque with any spaces evenly distributed. The

finished side of the fence or wall shall face the street. At least one shrub shall be planted on the street side for each eight linear feet of fence or wall. Berms and grade changes must be completely covered with vegetation. All shrubs planted can count toward the parking lot landscaping requirements.

## ARTICLE XVI. - SUPPLEMENTARY STANDARDS FOR CERTAIN USES

### Sec. 16-4. - Standards.

- **16-4-29 – Telecommunications Towers, ~~and~~ antennas, and small wireless facilities**

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### 16-4-29.5 Small Wireless Facility Design and Placement Standards **INSERT FROM SEPARATE DOCUMENT**

- **16-4-31 - Residential dwellings, small-scale multi-family.**

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- a) Shall only be permitted within residential zoning districts for properties located within the Downtown Design Overlay Zoning District (Sec. 5-28) and directly abutting a trail/greenway right-of-way.
- **16-4-32 - Bicycle Retail and/or Service Shops**
  - a) Shall only be permitted within residential zoning districts when located within the Downtown Design Overlay Zoning District (Sec. 5-28) and directly abutting a trail/greenway right-of-way.
  - b) Shall not exceed 2,000 Square Feet in Gross Floor Area
- **16-4-33 - Personal or Professional Office**
  - a) Shall only be permitted within residential zoning districts when located within the Downtown Design Overlay Zoning District (Sec. 5-28) and directly abutting a trail/greenway right-of-way.
  - b) Shall be located within a former residential structure
  - c) The essential residential character of the structure shall be maintained.
  - d) Shall not exceed 1,200 Square Feet in Gross Floor Area
- **16-4-34 – Surface Parking Lots (Trailhead Parking)**

- a) Standalone surface parking lots are only permissible within the Lower Trailhead & 7<sup>th</sup> Ave Character Areas of the Downtown Design Overlay Zoning District (Sec. 5-28).
  - b) Shall be developed in accordance with Sec. 5-28-6.2.3 d) & Article XV
- 16-4-35 - Specialty services such as bicycle rental, shuttle services, guided tours
    - a) Shall only be permitted within residential zoning districts when located within the Downtown Design Overlay Zoning District (Sec. 5-28) and directly abutting a trail/greenway right-of-way.
    - b) Shall not exceed 1,200 Square Feet in Gross Floor Area.

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**Fee Schedule:** The Fee-in-Lieu of Sidewalks rate shall be updated to be based per square foot rather than per linear foot in order to allow for it to be applied to varying sidewalk widths. The current linear foot rate assumes a 5' sidewalk. By way of example, the current fee is \$130/LF. The new fee would be

**For the City Council Ordinance:**

The Official Zoning Map of the City of Hendersonville is hereby amended to create a Downtown Design Overlay for all properties located within the boundaries depicted in the map below as based on the Downtown Master Plan in the Gen H Comprehensive Plan adopted August 1, 2024.

Furthermore, within the Downtown Design Overlay District there are various standards for properties based on their location in corresponding maps which depict Street Types, Character Areas, and Building Height districts.