



# CITY OF HENDERSONVILLE CURRENT PLANNING COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792  
Thursday, January 11, 2024 – 2:30 PM

---

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
  - A. **REMOVED FROM AGENDA BY APPLICANT** Rezoning: Conditional Zoning District – 715 Greenville Highway Multi-Family (P23-55-CZD) – *Tyler Morrow– Planner II*
  - B. Rezoning: Standard Rezoning–799 S. Grove Street (P23-95-RZO) –*Tyler Morrow, Planner II*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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



# CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Tyler Morrow **MEETING DATE:** January 11, 2024

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

**TITLE OF ITEM:** ~~PULLED FROM AGENDA PER APPLICANT Rezoning: Conditional Zoning District — 715 Greenville Highway Multi-Family (P23-55-CZD) – Tyler Morrow– Planner II~~

### **SUGGESTED MOTION(S):**

| <b><u>For Recommending Approval:</u></b>  | <b><u>For Recommending Denial:</u></b>   |
|---|--|
| <p>I move Planning Board recommend City Council <b>adopt</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9568-83-4302, 9568-83-2474 and, 9568-83-2082) from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District, for the construction of 185 multi-family units based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 1-2-24] and presented at this meeting and subject to the following:</p> <p><b>1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses</b></p> <p>Permitted Uses:</p> <ol style="list-style-type: none"> <li>Residential Dwellings, Multi-Family</li> </ol> <p><b><u>[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City &amp; Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]</u></b></p> <p><b>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</b></p> <p><b>3. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> | <p>I move Planning Board recommend City Council <b>deny</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PINs: 9568-83-4302, 9568-83-2474 and, 9568-83-2082) from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District based on the following:</p> <ol style="list-style-type: none"> <li><b>The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b> <p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals because it encourages infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” and because multi-family residential is a secondary recommended land use in the Neighborhood Activity Center Designation.</p> </li> <li><b>We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</b> <ol style="list-style-type: none"> <li>The proposed development adds impervious surfaces to a subject property that is almost entirely within the special flood hazard area.</li> </ol> </li> </ol> |

|   |   |
|---|---|
| <p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals because it encourages infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” and because multi-family residential is a secondary recommended land use in the Neighborhood Activity Center Designation.</p> <p><b>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</b></p> <ol style="list-style-type: none"> <li>1. The petition proposes to provide additional housing to offset local rental demand.</li> <li>2. The petition proposes to provide housing on a long vacant and underutilized piece of property near commercial corridors and is within walking distance of downtown.</li> <li>3. The site plan clusters development impacts out of the floodway portions of the site, aligning with guidance from the Comprehensive Plan and best practices.</li> <li>4. The petition proposes to redevelop a site that no longer acts as a natural floodplain while addressing concerns about urban blight.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p> | <ol style="list-style-type: none"> <li>2. The height and scale of the proposed development is incompatible with the surrounding area.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p> |
|---|---|

**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Matthew Benak of Crest Residential LLC., applicant and Richard Herman of South Market LLC., property owner. The applicant is requesting to rezone the subject property, PINs 9568-83-4302, 9568-83-2474 and, 9568-83-2082 and located off Greenville Highway, from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District for the construction of 185 multi-family units on approximately 9.01 acres. This equates to a density of 20.5 units per acre.*

*The proposal includes the construction of 1 multi-family structure with a footprint of 58,367 square feet and a gross floor area of 231,037 square feet. Additionally, the development proposes 288 parking spaces.*

*The proposed site includes Floodway, 100 Year Floodplain and 500 Year Floodplain within its boundary. The proposed development is shown to be constructed completely outside of the Floodway.*

|                                   |            |
|-----------------------------------|------------|
| <b>PROJECT/PETITIONER NUMBER:</b> | P23-55-CZD |
|-----------------------------------|------------|

|                         |  |
|-------------------------|--|
| <b>PETITIONER NAME:</b> | <ul style="list-style-type: none"><li>• Matthew Benak (Manager) – Crest Residential LLC [Applicant]</li><li>• Richard Herman (Manager) – South Market LLC [Owner]</li></ul>  |
| <b>ATTACHMENTS:</b>     | <ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Neighborhood Compatibility Summary</li><li>3. Tree Board Summary</li><li>4. Proposed Site Plan / Elevations</li><li>5. Proposed Zoning Map</li><li>6. Draft Ordinance</li><li>7. Application / Owner Signature Addendum</li></ol> |

REZONING: CONDITIONAL REZONING -715 GREENVILLE HIGHWAY MULTI-FAMILY(P23-55-CZD)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE ..... 3

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

SITE IMAGES..... 7

REZONING HISTORY ..... 8

FUTURE LAND USE ..... 9

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 10

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) ..... 13

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT ..... 15

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS ..... 16

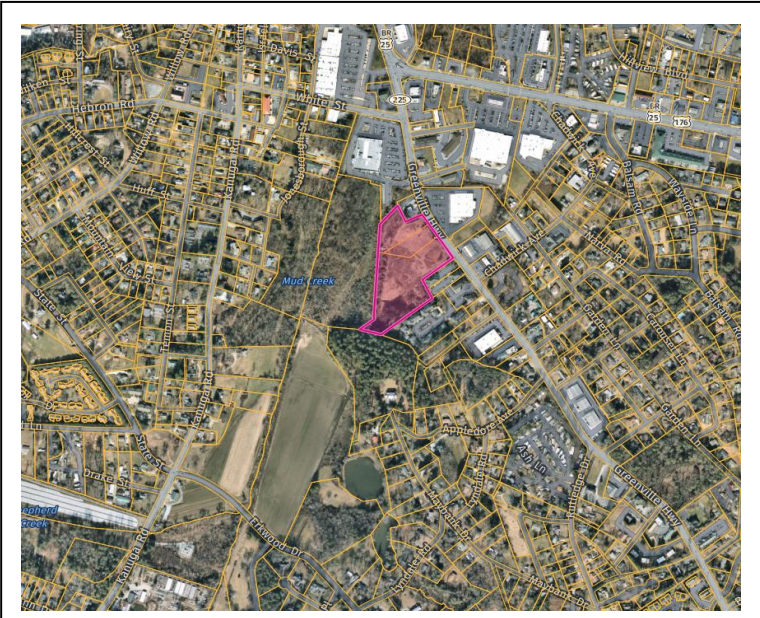
DEVELOPER PROPOSED CONDITIONS: ..... 22

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS: ..... 24



PROJECT SUMMARY

- Project Name & Case #:
  - 715 Greenville Highway Multi-Family
  - P23-55-CZD
- Applicant & Property Owner:
  - Matthew Benak (Manager) – Crest Residential LLC [Applicant]
  - Richard Herman (Manager) – South Market LLC [Owner]
- Property Address:
  - 715 Greenville Highway
- Project Acreage:
  - 9.01 Acres
- Parcel Identification (PIN):
  - 9568-83-4302
  - 9568-83-2474
  - 9568-83-2082
- Current Parcel Zoning:
  - PCD- Planned Commercial Development
- Future Land Use Designation:
  - Neighborhood Activity Center
  - Natural Resource / Agricultural
- Requested Zoning:
  - UR-CZD-Urban Residential Conditional Zoning District.
- Requested Uses:
  - Residential, Multi-Family
- Neighborhood Compatibility Meeting:
  - July 19, 2023



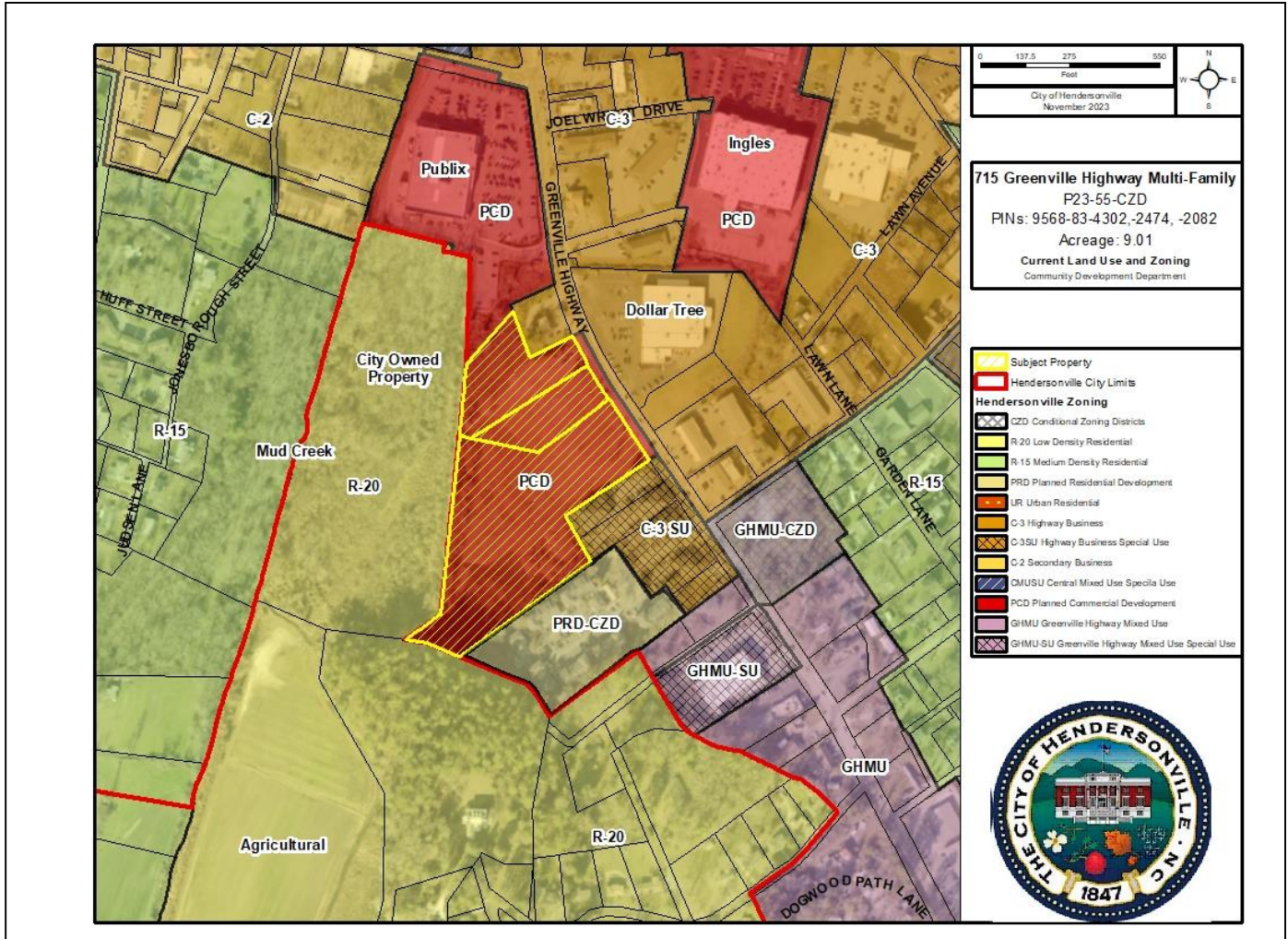
SITE VICINITY MAP

*The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Matthew Benak of Crest Residential LLC., applicant and Richard Herman of South Market LLC., property owner. The applicant is requesting to rezone the subject property, PINs 9568-83-4302, 9568-83-2474 and, 9568-83-2082 and located off Greenville Highway, from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District for the construction of 185 multi-family units on approximately 9.01 acres. This equates to a density of 20.5 units per acre.*

*The proposal includes the construction of 1 multi-family structure with a footprint of 58,367 square feet and a gross floor area of 231,037 square feet. Additionally, the development proposes 288 parking spaces.*

*The proposed site includes Floodway, 100 Year Floodplain and 500 Year Floodplain within its boundary. The proposed development is shown to be constructed completely outside of the Floodway.*

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The three parcels that make up the subject property are currently zoned PCD (Planned Commercial Development) and is attached to an expired Special Use permit. The current zoning was granted by City Council in 2008 for the construction of an 89,200 square feet commercial development. This development was never constructed.

The Greenville Highway corridor consists of Planned Commercial Development and Highway Business zoning before transitioning to mixed used zoning at Chadwick Ave. The mixed-use zoning follows the Greenville Highway frontage corridor for the remainder of the City’s jurisdiction in that direction.

To the west and southwest of the property, you will find traditional single-family districts. These districts are comprised of single family residential, vacant land, farmland and property that has historically been used as flood storage.

The subject property abuts an existing multi-family development to the south. The Residences at Chadwick is a 68-unit apartment project on 3.85 acres under PRD zoning. (18 units per acre and 104 parking spaces).

SITE IMAGES



*View of the property frontage at Greenville Highway showing items that are currently being stored on the site.*



*Typical view of the site looking southward towards Chadwick Square.*



SITE IMAGES



*View of the pond that is under a Water Conservation Easement  
DB 1668 Pg 98, PB 2016 SL 10216  
Army Corp Permit- SAW-2014-00219*



*View of wetland area on the western portion of the subject  
property.*

SITE IMAGES



*View of the blueline stream that runs along the western property boundary.*



*Typical view of property looking northeastern from the southwestern corner.*

SITE IMAGES



*View of southern property frontage looking westward. Area of proposed access #2.*



*View of existing power lines that are associated with the utility easement on the north side of the site.*

REZONING HISTORY

| Prior Rezoning (P06-79-SUR)           | Summary of Prior Petition   | Status                               |
|---------------------------------------|---|--------------------------------------|
| 6-5-2008<br>(R-20 & C-3 to<br>PCD SU) | 9.03 acre development for the construction of 6 buildings totaling approximately 89,200 square feet. 316 parking spaces provided. | Expired<br>June 5 <sup>th</sup> 2013 |

Full Minutes from City Council Meeting:

<https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeld=2d9a769a4e52c>

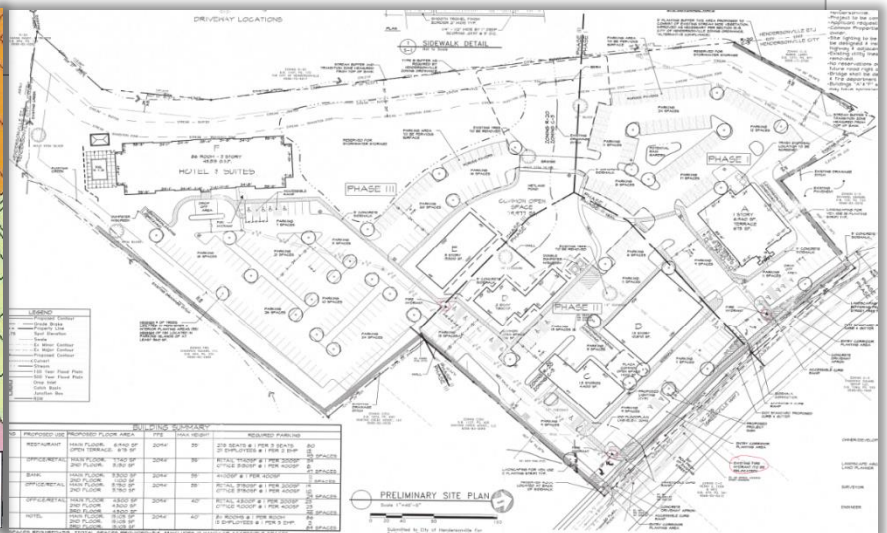
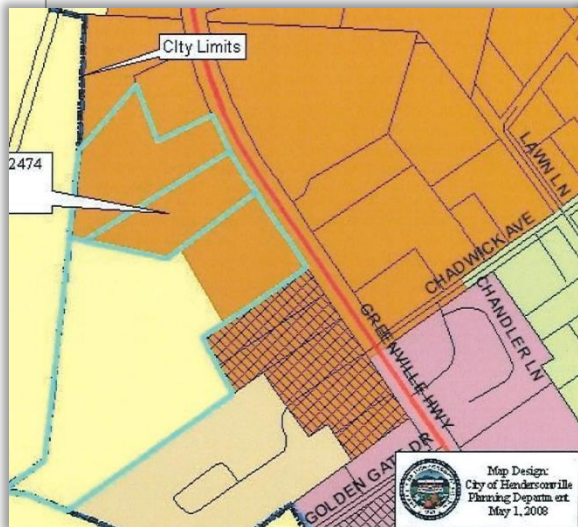
South Market Village

6 Buildings (Total Building Square Footage = 89,200 Sq Ft)

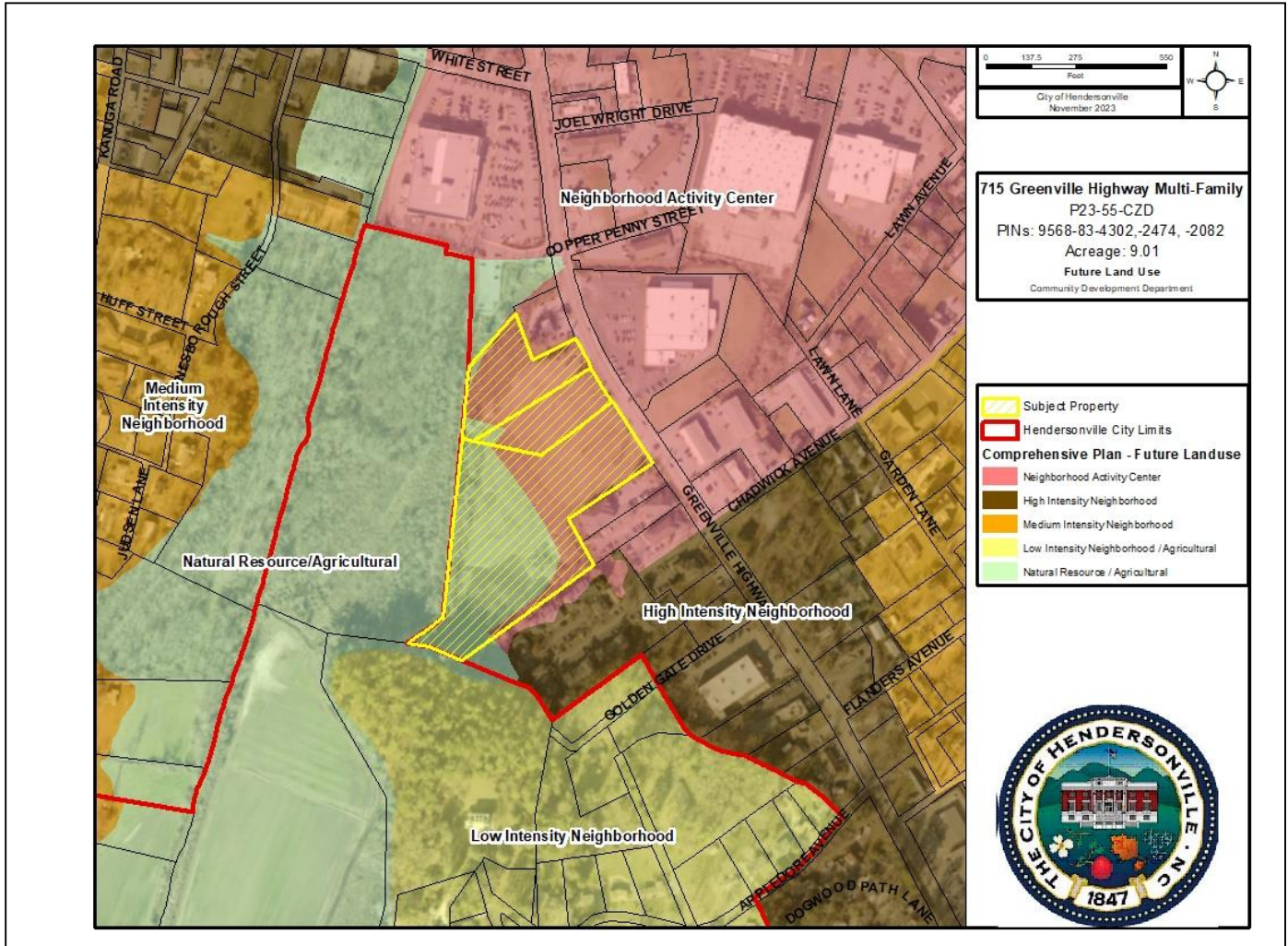
- Building A- Restaurant
  - Floor Area- Main Floor- 6,940 SF, Open terrace 675 SF.
  - 35' Max Height
- Building B- Office/Retail
  - Floor Area- Main Floor- 7,740 SF, 2<sup>nd</sup> floor 3,130 SF.
  - 35' Max Height
- Building C- Bank
  - Floor Area- Main Floor- 3,300 SF, 2<sup>nd</sup> floor 1,100 SF.
  - 35' Max Height
- Building D- Office/Retail
  - Floor Area- Main Floor- 3,750 SF, 2<sup>nd</sup> floor 3,750 SF.
  - 35' Max Height
- Building E- Office/Retail
  - Floor Area- Main Floor- 4,500 SF, 2<sup>nd</sup> floor 4,500 SF, 3<sup>rd</sup> floor 4,500 SF.
  - 40' Max Height
- Building F- Hotel
  - Floor Area- Main Floor- 15,105 SF, 2<sup>nd</sup> floor 15,105 SF, 3<sup>rd</sup> floor 15,105 SF.
  - 40' Max Height

Parking:

- Included surface parking with pervious parking in certain areas.
  - 315 spaces required.
  - 316 spaces proposed.



FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property has a split future land use designation. The rear of the property is designated as Natural Resource/Agricultural and the area along the Greenville Highway frontage is designated as Neighborhood Activity Center.

In most instances, the Natural Resource/Agricultural designation follows the floodplain and stream corridors (which is no different with this property). However, where this property differs is that it has floodway, 100- and 500-year floodplain designated as Neighborhood Activity Center as well. The neighborhood activity center is found along the Greenville Highway corridor until transitioning to High Intensity Neighborhood at the Greenville Highway Chadwick Ave intersection.

The Natural Resource/Agricultural designation follows the Mud Creek corridor and its associated special flood hazard areas.

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

**GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY**

|                                   |   |
|-----------------------------------|---|
| <b>Future Land Use</b>            | <p><b>Goal LU-4. Natural Resource/Agricultural Areas:</b> Create an interconnected network of green infrastructure that preserves environmentally sensitive areas, protects water resources through low-impact stormwater management, provides floodwater storage, provides community open space and recreational opportunities, and preserves agricultural resources. [CONSISTENT]</p> <p><b>Strategy LU-4.2. Primary recommended land uses:</b><br/>Open space, Recreational amenities, Low-impact stormwater management facilities, Flood storage, Agricultural uses [CONSISTENT]</p> <p><b>Strategy LU-4.3 Secondary recommended land uses:</b><br/><i>Utilities other than stormwater management, Single-family attached and detached structures, Cemeteries [INCONSISTENT]</i></p>  |
|                                   | <p><b>Goal LU-8. Neighborhood Activity Center:</b> Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville’s neighborhoods. [INCONSISTENT]</p> <p><b>Strategy LU-8.2. Primary recommended land uses</b><br/><i>Neighborhood retail sales and services [INCONSISTENT]</i></p> <p><b>Strategy LU-8.3. Secondary recommended land uses</b><br/>Offices, multi-family residential, Live-work units, Public and institutional uses, Pedestrian amenities (plazas, outdoor seating, etc.), Mixed uses [CONSISTENT]</p> <p><b>Strategy LU-8.4. Development guidelines:</b><br/>Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear, Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation, Provision of pedestrian connections to parking and other buildings/ properties. [CONSISTENT]</p> |
| <b>Land Use &amp; Development</b> | <p><i>The property is designated as a “Priority Infill Area” and “Natural Resource/Agricultural” on the Growth Management Map (Map 8.3a). Priority infill areas are “Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties”. [CONSISTENT]</i></p>   |
|                                   | <p><i>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. [CONSISTENT]</i></p>   |
|                                   | <p><i>Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a. [CONSISTENT]</i></p>  |
| <b>Population &amp; Housing</b>   | <p><i>Strategy PH-1.1. Promote compatible infill development.</i></p>   |
|                                   | <p><i>Action PH-1.1.1. Develop design guidelines for infill development. Guidelines should focus on architectural compatibility and scale. Landscape buffering standards should be included for scenarios in which architectural transitions are</i></p>  |

|  |   |
|--|---|
|  | <p><i>inadequate. Special attention should be given to properties within or adjacent to historic districts.</i></p> <p><i>Action PH-1.1.2. Implement zoning map and/or text amendments as needed in the Priority Infill Areas identified on the Growth Management Map in Chapter 8 (Map 8.3a). Priority Infill Areas are areas in which the City encourages infill and/or redevelopment. Amendments will bring zoning standards in line with desired form and land uses.</i></p> <p><i>Goal PH-2. Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.</i></p> <p><i>Goal PH-3. Promote safe and walkable neighborhoods.</i></p> <p><i>Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.</i></p> <p><i>Action PH-3.2.1. Promote mixed-use redevelopment along major thoroughfares through zoning map and/or text amendments in accordance with the High-Intensity Neighborhood and Neighborhood Activity Center classifications on the Future Land Use Map</i></p>  |
| <b>Natural &amp; Environmental Resources</b> | <p><i>Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</i></p> <p><i>Strategy NR-1.1 - Discourage and reduce development of structures and impervious surfaces within the FEMA Floodway and 100 Floodplain.</i></p> <p><i>Strategy NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.</i></p> <p><i>Strategy NR-1.3 Encourage restoration of natural habitat and drainage patterns in developed areas.</i></p> <p><i>Strategy NR-1.5 - Continuously assess development and preservation efforts within areas planned as Natural Resources/Agricultural on the Future Land Use Map (Map 8.3b in Chapter 8) based on their conservation value</i></p> <p><i>Goal NR-2. - Provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements</i></p> <p><i>Strategy NR-2.1. - Encourage clustered development that preserves open space while allowing a return on investment.</i></p> <p><i>Strategy NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management</i></p> <p><i>Most of the site is considered “developed 100 year floodplain” according to map 3.3a Green Infrastructure Plan</i></p> |
|  | <p><b>Cultural &amp; Historic Resources</b></p> <p><b>No Goals, Strategies or Actions are directly applicable to this project.</b></p>  |
|  | <p><b>Community Facilities</b></p> <p><b>No Goals, Strategies or Actions are directly applicable to this project.</b></p>   |
|  | <p><b>Water Resources</b></p> <p><i>Strategy WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.</i></p>   |

|   |  |
|---|--|
|   | <i>Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management</i>   |
| <b>Transportation &amp; Circulation</b> | <i>Greenville Highway is designated as a major throughfare in need of improvements according to Map 7.3a: Transportation Plan</i>  |
|   | <i>The subject parcels are adjacent to a City owned piece of property that is slated for a proposed greenway according to Map 7.3a: Transportation Plan. The proposed greenway is proposed to run along Mud Creek.</i> |
|   | <i>Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>   |
|   | <i>Goal TC-3. Provide a safe and efficient roadway system that meets adequate vehicular level-of-service requirements in order to support business activity and residential quality of life.</i>                       |
|   | <i>Strategy TC-4.2. Ensure that all bus stops are in locations that can be accessed safely and conveniently by pedestrians.</i>  |



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

| GENERAL REZONING STANDARDS                  |   |
|---|---|
| <p><b>Compatibility</b></p>                 | <p><b>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</b></p> <p>The subject property is currently a vacant and previously developed site. The proposed development site is located in a commercial corridor near the US and State route intersection of Spartanburg Highway (US 176) and Greenville Highway (NC225). In the vicinity of the proposed development are the apartment complexes of Residences at Chadwick (68 units), 904 Greenville Highway Multi-family (70 units, entitled but not built) and Southgate apartments (70 units, entitled but not built). Combined, these developments have a density of 22.66 units/acre. The proposed development has a density of 20.5 units/acre.</p>   |
| <p><b>Changed Conditions</b></p>            | <p><b>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</b></p> <p>The subject property is currently tied to an expired Special Use Permit. A rezoning would be required for any development to occur on the site.</p>  |
| <p><b>Public Interest</b></p>               | <p><b>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</b></p> <p>Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between &lt;50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved <u>1,895</u> rental units. If this project is approved, Hendersonville’s recently-approved rental units would total <u>2,080</u>. It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes above 120% AMI. An additional gap, beyond that reflected in the “1,650 to 2,008-unit gap”, exist for those income levels greater than 120% AMI.</p> |
| <p><b>Public Facilities</b></p>             | <p><b>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</b></p> <p>The site will be served by City water and sewer service. Greenville Highway (NC 225) is designated as a Major Thoroughfare (needing improvement) in the Comprehensive Transportation Plan and is maintained by NCDOT. The subject property is already serviced by the City Fire Dept and is served by the City of Hendersonville Police. The proposed development is located within 800’ of STIP project U-5886 (the realignment and roadway extension between Willow Road SR1171 and Spartanburg Highway US176). The proposed project is showing the dedication of 40’ of R/W measured from the centerline of Greenville Highway for their entire frontage.</p>   |
| <p><b>Effect on Natural Environment</b></p> | <p><b>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</b></p>  |

|  |   |
|--|---|
|  | <p>According to the 2008 floodplain maps, all portions of this property except for a +/- 1536 SF section at the southeastern corner are within a special flood hazard area. The subject property has floodway, 100 Year Floodplain and 500 Year Floodplain all present on it. There is a blueline stream that runs along the property's boundary that triggers the City's stream buffer protection measures. The site has an existing water conservation easement area that was established in 2016. There are very few mature trees on this property (most of which are along the western boundary), all of which are being retained due to them being located within the floodway. The property was previously developed and appears to have been largely graded and filled in places. The floodplain and blueline stream are the most prevalent natural features present on this site.</p> |
|--|---|

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

*The petition aligns with the City's 2030 Comprehensive Plan's Goals because it encourages infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" and because multi-family residential is a secondary recommended land use in the Neighborhood Activity Center Designation.*

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

*DRAFT [Rationale for Approval]*

- *The petition proposes to provide additional housing to offset local rental demand.*
- *The petition proposes to provide housing on a long vacant and underutilized piece of property near commercial corridors and is within walking distance to downtown.*
- *The site plan clusters development impacts out of the floodway portions of the site, aligning with guidance from the Comprehensive Plan and best practices.*
- *The petition proposes to redevelop a site that no longer acts as natural floodplain while addressing concerns about urban blight.*

*DRAFT [Rational for Denial]*

- *The proposed development adds impervious surfaces to a subject property that is almost entirely within the special flood hazard area.*
- *The height and scale of the proposed development is incompatible with the surrounding area.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS**PROPOSED REQUEST DETAILS**

## Site Plan Summary:

- Proposed Uses:
  - Residential, Multi-Family
  
- Building:
  - 185 Units
  - Gross Floor area: 231,037 SF
  - Building footprint: 58,367 SF (14.8% of the site)
  - 4 stories (52' at the highest point)
  - The building/site is required to meet all building and design requirements of Urban Residential developments, and this includes but is not limited to building materials, building offsets, building projections, building orientation, building scale, etc.
  
- Transportation:
  - The site will have two access points, both off of Greenville Highway (NC 225).
    - Access 1 (northern access) is shown as a full access stop control with 100 feet of stem length as per NCDOT guidelines. The plan also shows a dedicated left turn lane on the NC 225 northbound approach and a dedicated right turn lane on the NC 225 southbound approach.
    - Access 2 (southern access) is shown as a right-in/right-out access stop control and has a 50' stem length as per NCDOT. The plan also shows the installation of a dedicated right turn lane on the NC 225 southbound approach.
  - The developer is dedicating 40' of R/W from the center line of Greenville Highway to NCDOT to aid in any future improvements of the major thoroughfare. There currently does not appear to be a recorded R/W for this property along Greenville Highway.
  
- Sidewalks
  - A 7' wide public sidewalk will be provided along the entire property frontage of Greenville Highway. This sidewalk will tie into the existing sidewalk at Chadwick Square. All frontage sidewalks will be constructed within the right of way or easement area and will be publicly maintained by the City. All internal sidewalks will be privately maintained by the developer.
  
- Lighting
  - All site lighting will be required to conform to the City's lighting standards for multi-family developments as well as lighting for areas abutting stream buffers. A compliant preliminary lighting plan is included in the plan packet.
  
- Parking:
  - Parking required at 1 per each dwelling unit or 1.5 per each dwelling unit

- containing three or more bedrooms:
  - Parking required: 193 spaces.
  - Parking provided: 288 spaces (8 handicapped parking spaces)
- The site plan shows 2 electronic charging stations for the development.
  
- Natural Resources
  - According to the 2008 floodplain maps, all portions of this property except for a +/- 1536 SF section at the southeastern corner are within a special flood hazard area. The subject property has floodway, 100 year floodplain and 500 year floodplain all present on it.
  - The proposed development is shown as staying completely outside of the floodway portions of the property, except for conceptual locations for at-grade walking trails with benches as shown on the plans. They are however proposing to build in the 100- and 500-year floodplain portions. If approved by the City Council, the development would be required to receive a floodplain development permit during final site plan review from the City's Floodplain Administrator.
  - Historic imagery from 2002 (below) shows the commercial uses that were once present on the site.



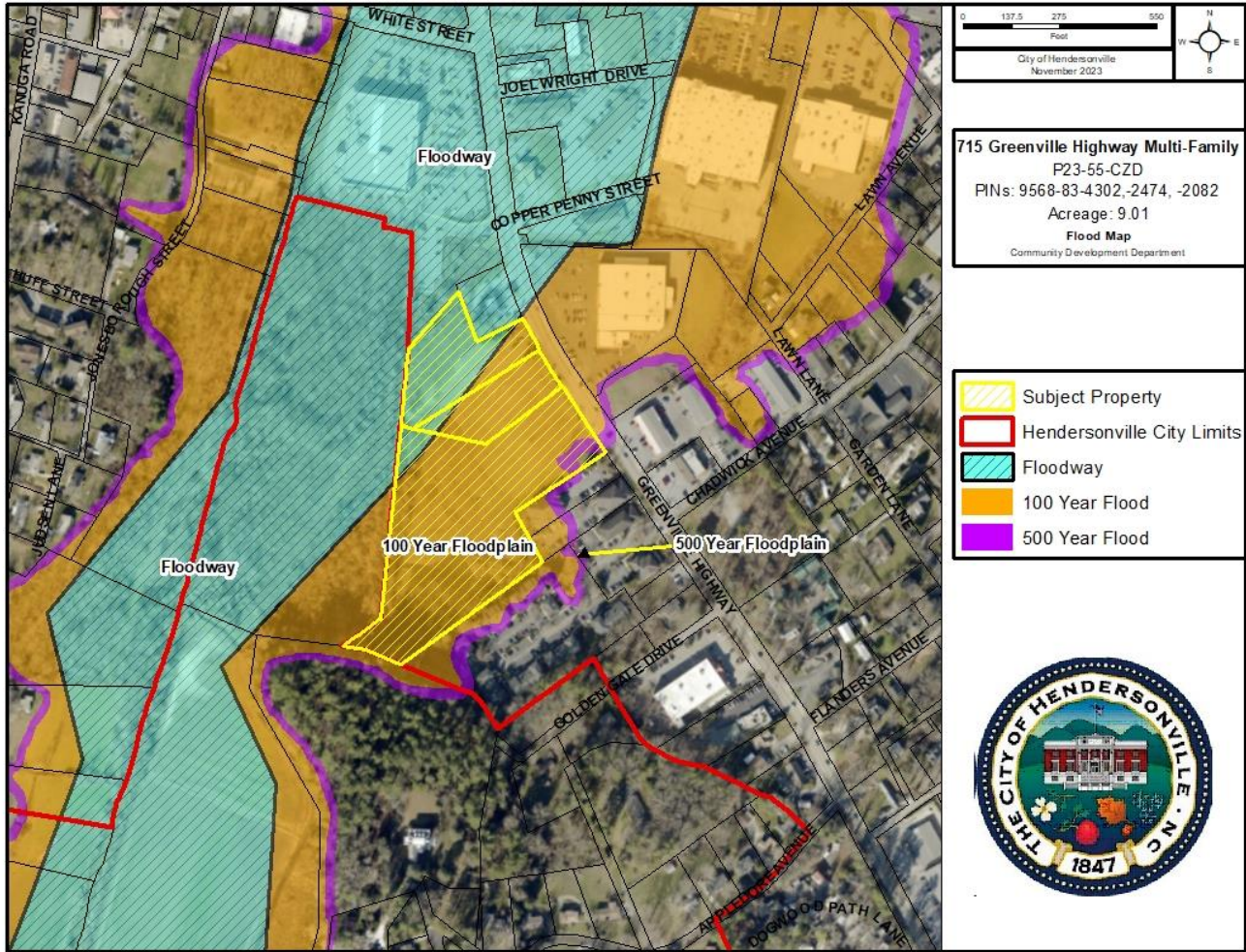
- Reviewing historic aerial imagery and available documents. It appears the site has had quite an extensive amount of grading throughout the years. It also appears that fill has been placed on the site as well. (photo below from 2010)



- Per Article 17, this project would be considered “redevelopment” in accordance with section “17-2-4 - Redevelopment in the floodway and special flood hazard area”. The ordinance states “The proposal is to redevelop an existing developed site as of the date of this ordinance evidenced by substantial coverage of the site by buildings, fill, gravel or paved drives or parking areas or other impervious surfaces.”
- Historically, some areas of the city's planning jurisdiction were developed despite the fact that they lie within the 100-year floodplain. In order to address concerns about urban blight, section 17-2-4 allows redevelopment to occur on existing developed sites which no longer function as natural flood plain and when such redevelopment will not result in any further loss of flood-plain functionality. Where feasible, redevelopment proposals should demonstrate an improvement in the site's functionality as a flood plain. In light of this intent, redevelopment of existing developed sites shall be permitted within the floodway and special flood hazard area only when the applicant has satisfactorily demonstrated that they meet the requirements of section 17-2-4.
- Any redevelopment that occurs in accordance with the zoning ordinance must adhere to the requirements:

- “There shall be no loss of flood storage capacity on the site as a result of the redevelopment.
  - The applicant, utilizing best management practices, shall reduce the post-redevelopment rate of stormwater runoff from the pre-redevelopment rate of runoff, if feasible. In any event, the post-redevelopment rate of runoff shall not be greater than the pre-redevelopment rate.
  - The project design, including any best management practices (BMPs) will result in a project which is consistent with the purposes of the Natural Resources Protection Ordinance as stated in section 17-1, above. In this regard, the applicant shall demonstrate the following:
    - The project shall not degrade the quality of the water in creeks, streams, ponds and lakes that flow into and out of the city.
    - The project shall not contribute to future flooding problems.
    - The project preserves the water carrying capacity of watercourses and the natural water storage of the special flood hazard area.
    - The project protects land and watercourses from pollutants, sedimentation and erosion.
    - The project retains open spaces in order to protect their environmentally-sensitive character; and
    - The project protects and conserves significant natural resources from degradation due to urbanization.
  - The applicant shall comply with all relevant provisions of the flood damage prevention ordinance including obtaining a no-rise certificate, if needed.”
- The City’s Floodplain Administrator/City Engineer has reviewed this project as a member of the City’s Development Review Committee and does not have any concerns that this project cannot meet the requirements listed above during the Floodplain Development Permit process at final site plan (if the project is approved).
  - Due to the information provided above concerning the previous development of the land; this project **would not** be considered “greenfield” or new development of the land which would fall under “17-2-2 - Development allowed in the floodway and special flood hazard area”.
  - The site plan states that 98.7% of the site is inside the 1% annual chance area (100-year floodplain) and floodway. It states that 73.5% of this area was filled at some point in the past (all fill was within the 100 year floodplain).

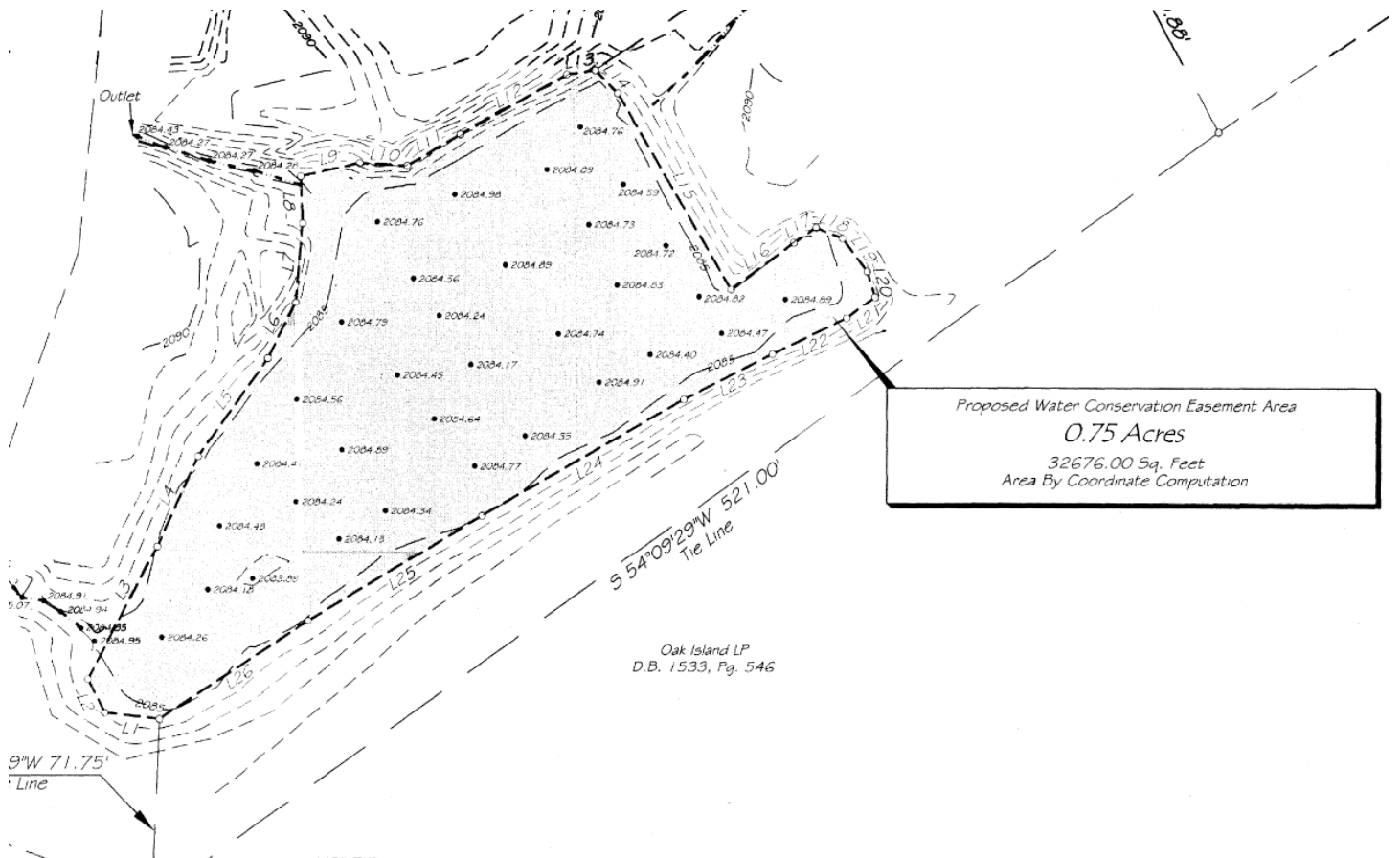
- 17.8% of the project is within the floodway alone. 0% of the floodway has been filled.



- The property does have a blueline stream along the western property edge where a stream buffer is required. The proposed development shows the 30' stream buffer and 20' transitional zone on the site plan. One section of their plan does show 6 parking spaces that are proposed to be located in the 20' transitional zone. They are proposing that this parking utilize a pervious material which is allowed by the ordinance. This is the only proposed intrusion into the stream buffer or transitional area.
- The site also has delineated wetlands along their western property boundary.



- There is an existing pond on the site that is under a water conservation easement. The easement can be found in Deed Book 1668 Page 98 and on Plat Book 2016 Slide 10216. The deed was recorded on June 21<sup>st</sup>, 2016. The proposed development is not proposing to impact this easement area. The easement area is also associated with work that was done in accordance with Army Corp Permit SAW-2014-00219 from October 22<sup>nd</sup> 2014.



DEVELOPER PROPOSED CONDITIONS:

- 1. PARKING SPACES
  - The number of permitted parking spaces shall be 288 (approx. 1.56 spaces per unit), as shown on the Site Plan. See Sec. 6-5 (providing a minimum requirement of 1 to 1.5 spaces per unit); Sec. 5-25-5.16 (providing that the applicant must demonstrate that parking is “adequate,” while also providing that the number of parking spaces “should not exceed the minimum requirements” found in Sec. 6-5).
- 2. TREE PLANTINGS
  - The number, size, and type of tree plantings required by Section 5-25-5.20 shall be planted. However, due to planting limitations within the floodway and conservation easement areas on the Project site, some of the 3” caliper trees required by Section 5-25-5.20 shall be planted in areas that also qualify for Vehicular Use Area plantings, as shown on the Landscape Plan.
- BUILDING FACADE
  - Façade offsets along the East Elevation may exceed the 16 ft. offset requirement provided in Section 5-25-12(b) as shown on the Site Plan and Elevations. No wall shall exceed 26 feet in length without an offset. Offsets may be provided either in exterior walls or at balconies.
- BUS SHELTER
  - A bus shelter (Sec. 5-25-5.13) shall not be required due to the proximity of an existing bus shelter on a neighboring property (Henderson County PIN #9568-82-7951) to the south of the Project site.
- INCLUSION OF NATURAL RESOURCE / AGRICULTURAL LAND
  - The area of the Project site designated by the Comprehensive Plan as “Natural Resource/Agricultural Land” shall be included in the Urban Residential CZ District, with development limited as shown and referenced on the Site Plan. See Sec. 5-25-2.
- FLOODWAY PLANTINGS / MAINTENANCE (Tree Board Condition Counter)
  - To the extent practicable within the limitations of the Floodplain Development Permit required by the attached site plan and grading plan, Developer shall implement a vegetative planting and management plan that will create and enhance the existing wetland and wildlife habitat of the open space areas outside the footprint of the developed area, stream buffer(s) and the Wetland Conservation Area. The plan should include diverse and appropriate species of native upland and/or wetland shrubs, appropriate trees and perennial herbaceous plants (including warm season grasses, sedges, and plants

important to pollinators), and all planted species shall be selected from the City's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses may be used. The plan shall be developed by a qualified landscape architect (with wildlife habitat management expertise) and shall incorporate an appropriate long-term invasive species management and control plan.

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS:

**COMMUNITY DEVELOPMENT**

**Site Plan Comments:**

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Urban Residential (5-25) (minus any developer proposed conditions).

**Proposed City-Initiated Conditions:**

- None

**CITY ENGINEER**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**WATER / SEWER**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**FIRE MARSHAL**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**STORMWATER ADMINISTRATOR**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**FLOODPLAIN ADMINISTRATOR**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- None

**PUBLIC WORKS**

**Site Plan Comments:**

- “Consider adding electric vehicle charging stations in parking lot for residents.”
  - The developer agreed to include this in their development and

shows them on their site plan.

**Proposed City-Initiated Conditions:**

- None

**NCDOT**

**Site Plan Comments:**

- NCDOT Review
  - The TIA Screening / Scoping document was submitted on 3/29/2023 and approved on 4/7/2023.
  - The full TIA was submitted on 8/9/2023 and deemed complete on 10/13/2023.
  - NCDOT accepted the TIA on November 13<sup>th</sup> 2023.
- Any TIA mitigation design details can be worked through during the driveway permitting process at final site plan.

**Proposed City-Initiated Conditions:**

- None

**HENDERSON COUNTY SOIL & EROSION CONTROL**

**Site Plan Comments:**

- None

**Proposed Condition:**

- None

**TRANSPORTATION CONSULTANT (KIMLEY HORN)**

**TIA Comments:**

- An initial TIA was submitted on July, 26<sup>th</sup>, 2023. The review of this TIA resulted in revisions being required. A revised TIA was submitted on September 15<sup>th</sup> 2023. On October 6<sup>th</sup>, 2023, the City Traffic Consultant (Kimley Horn) concluded that based on a technical review of the updated TIA as submitted, the analysis and recommendations provide a reasonable assessment of the traffic impacts associated with the proposed development on the adjacent street network. All previous comments from the DRAFT TIA had been addressed. As such they concurred with the findings and recommendations within the TIA.
- It is important to note that the TIA was completed when the project was still proposing 208 units. The developers have since reduced the unit count to 185, while keeping the TIA recommendations associated with the 208 units. The proposed development of 185 units would likely create less traffic than what is shown in the TIA.
- The expected Trip Generation for the proposed development is as follows:
  - 946 Daily Trips
  - 80 AM Peak Hour Trips
  - 81 PM Peak Hour Trips

**TIA Proposed Mitigation:**

- **Intersection 1: NC 225 at US 176 / Fresh Market**
  - **Gannett Fleming** recommends no changes to this intersection.
  - **Kimley Horn (the City's traffic consultant)** concurs.
  - **NCDOT** concurs.
  
- **Intersection 2: NC 225 at White Street / Walgreen's**
  - **Gannett Fleming** recommends no changes to this intersection.
  - **Kimley Horn (the City's traffic consultant)** concurs.
  - **NCDOT** concurs.
  
- **Intersection 3: NC 225 at Chadwick Avenue / Chadwick Square Court**
  - **Gannett Fleming** recommends no changes to this intersection.
  - **Kimley Horn (the City's traffic consultant)** concurs.
  - **NCDOT:** After reviewing and looking into the feasibility and discussions concerning additional mitigations at this intersection, NCDOT ultimately rescinded their comments concerning additional mitigations at this intersection and concurred with no mitigation being required at this intersection.
  
- **Intersection 4: US 176 at Chadwick Avenue**
  - **Gannett Fleming** recommends no changes to this intersection.
  - **Kimley Horn (the City's traffic consultant)** concurs.
  - **NCDOT** concurs.
  
- **Intersection 5: NC 225 at Access #1**
  - **Gannett Fleming** recommends the proposed Access #1 be constructed as shown on the site plan (shown in Figure 2 and included in Appendix C) with full access stop control and at least 100 feet of stem length as per NCDOT Guidelines. Gannett Fleming recommends the installation of a dedicated left turn lane on the NC 225 northbound approach with 100 feet of full storage and a dedicated right turn lane with 50 feet of full storage on the NC 225 southbound approach.
  - **Kimley Horn (the City's traffic consultant)** concurs.
  - **NCDOT:** NCDOT concurs overall with the recommendations for a protected stem, turn lane and taper. They do have more specific design related items that would be worked out during the NCDOT driveway permit process at final site plan (if the project is approved by City Council).
  
- **Intersection 6: NC 225 at Access #2**
  - **Gannett Fleming** recommends the proposed Access #2 be constructed as shown on the Site plan (shown in Figure 2 and included in Appendix C) with right-in/right-out access stop control and appropriate stem length as per NCDOT approval. Gannett Fleming recommends the

installation of a dedicated right turn lane with 50 feet of full storage on the NC 225 southbound approach.

- **Kimley Horn (the City’s traffic consultant)** concurs.
- **NCDOT:** NCDOT concurs overall with the recommendations for a protected stem, turn lane and taper. They do have more specific design related items that would be worked out during the NCDOT driveway permit process at final site plan (if the project is approved by City Council).
  
- NCDOT did have additional comments concerning upgrades to Greenville Highway (NC225). Some of the items that were included were resurfacing, restriping, traffic signal timing, curb and gutter design, etc. These items are outside of the purview of the TIA for rezoning purposes. If the project is approved by City Council, the developer will have to work out these details with NCDOT prior to obtaining any driveway permits from NCDOT.

**Proposed Condition:**

- Developer shall install all recommended traffic mitigations found in the approved Traffic Impact Analysis, in accordance with City and NCDOT requirements prior to final certificate of occupancy.

**TREE BOARD**

**Site Plan Comments:**

- None

**Proposed City-Initiated Conditions:**

- See attached Tree Board summary.



NEIGHBORHOOD COMPATIBILITY MEETING REPORT  
715 GREENVILLE HIGHWAY MULTI-FAMILY (P23-55-CZD)  
NCM Meeting Dates: July 19, 2023

PETITION REQUEST: Rezoning: Urban Residential - Conditional Zoning District (UR-CZD)  
APPLICANT/PETITIONER: Matthew Benak of Crest Residential LLC. [Applicant] & Richard Herman of South Market LLC. [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

*A Neighborhood Compatibility Meeting was held for this project on July 19<sup>th</sup>, 2023 at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 1 hour and 25 minutes.*

There were 7 members of the public in attendance in-person while 5 attended virtually. The applicant and their development team were present as were 2 members of City staff.

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

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

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

Concerns and questions from the public related to:

- Consideration of impacts from increased traffic.
- Flooding impacts.
- School bus traffic.
- Adding impervious surfaces in the floodplain.
- No other 4 story buildings in the area.
- Animal habitat loss.
- Stream buffers and their protection.
- Density
- “Apartment dwellers being more transient” and not focused on community.
- Rental vs. ownership of the units.
- Affordability.

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





TREE BOARD RECOMMENDATION

715 GREENVILLE HIGHWAY MULTI-FAMILY (P23-55-CZD)

MEETING DATE: NOVEMBER 14<sup>th</sup>, 2023

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

APPLICANT/PETITIONER: Matthew Benak of Crest Residential LLC. [Applicant]  
Richard Herman of South Market LLC. [Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at their regular meeting on Tuesday November 14th, 2023. The following Tree Board members were present: Mac Brackett, Janet Thew, Becca Doll, William Coffee, Mary Davis, Glenn Lange

SUMMARY

There are a total of 10 trees that are 12” or greater DBH on the site. All of these existing mature trees are slated for preservation. These trees are located along the west side of the property and are located within the floodway.

MOTION

Based on the Landscape Plans provided on 11/06/23, the Tree Board recommends the following conditions:

1. Based on applicable regulations, implement a vegetative planting and management plan that will create and enhance the existing wetland and wildlife habitat of the open space areas outside the footprint of the developed area, stream buffer(s) and the Wetland Conservation Area. The plan must include diverse and appropriate species of native upland and/or wetland shrubs, appropriate trees and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) selected from the city’s Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses can be used. The plan shall be developed by a landscape architect (with wildlife habitat management expertise) or a Certified Wildlife Biologist and the Tree Board requests a chance to review the plan before final site plan is approved. A long term invasive species management and control plan should be included in the final site plan.

The Tree Board’s recommended conditions, above, are based on the following guiding city code documents: Municipal Code, Chapter 46, Article IV, Division I, Trees & Shrubs, Section 46, 116 & 117; the Zoning Code, Article XV Buffering, Screening & Landscaping Sections 15-1, A & C and 15-4 A; the Subdivision Ordinance, Purpose and Intent, Section 1.04, Part H; and the Comprehensive Plan, Vision Statement, Section 3.1 Purpose, Sections 3.2 and Section 3.3, Goal NR-1, Strategy NR 1.1 and NR 1.2 and Goal NR-2, Strategy 2.3; and the City Council’s adoption (Feb., 2021) of core values and beliefs as guiding principles as they apply to the prioritization of existing tree canopy.

**(Developer did not agree to this condition as written. The developer proposed counter can be found in the staff report and site plan cover sheet).**

BOARD ACTION

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

# 715 GREENVILLE HWY APARTMENTS

## APARTMENTS

## CITY OF HENDERSONVILLE

### NOTES

#### SITE NOTES:

- PROJECT ADDRESS: 715 GREENVILLE HWY, HENDERSONVILLE NC 28792
- TOTAL ACREAGE: 9.01 AC
- ZONING: PCD
- PROJECT PIN NUMBER(S): 9568832082, 9568834302, 9568832474
- EXISTING TOPO INFO SHOWN WAS PROVIDED BY: JOHN COLE
- EXISTING BOUNDARY INFO PROVIDED BY: JOHN COLE
- FEMA FLOOD PANEL: 3700956800J
- RECEIVING STREAM: JOHNSON DRAINAGE DITCH
- SOIL TYPE(S): SOIL TYPES
- DEED BOOK / PAGE: DEED BK / PG
- LATITUDE / LONGITUDE: 35.3034 / -82.4580
- DISTURBED ACREAGE: 6.0 AC
- EROSION CONTROL REVIEW: HENDERSON COUNTY
- STORMWATER MANAGEMENT REVIEW: CITY OF HENDERSONVILLE

#### GENERAL NOTES:

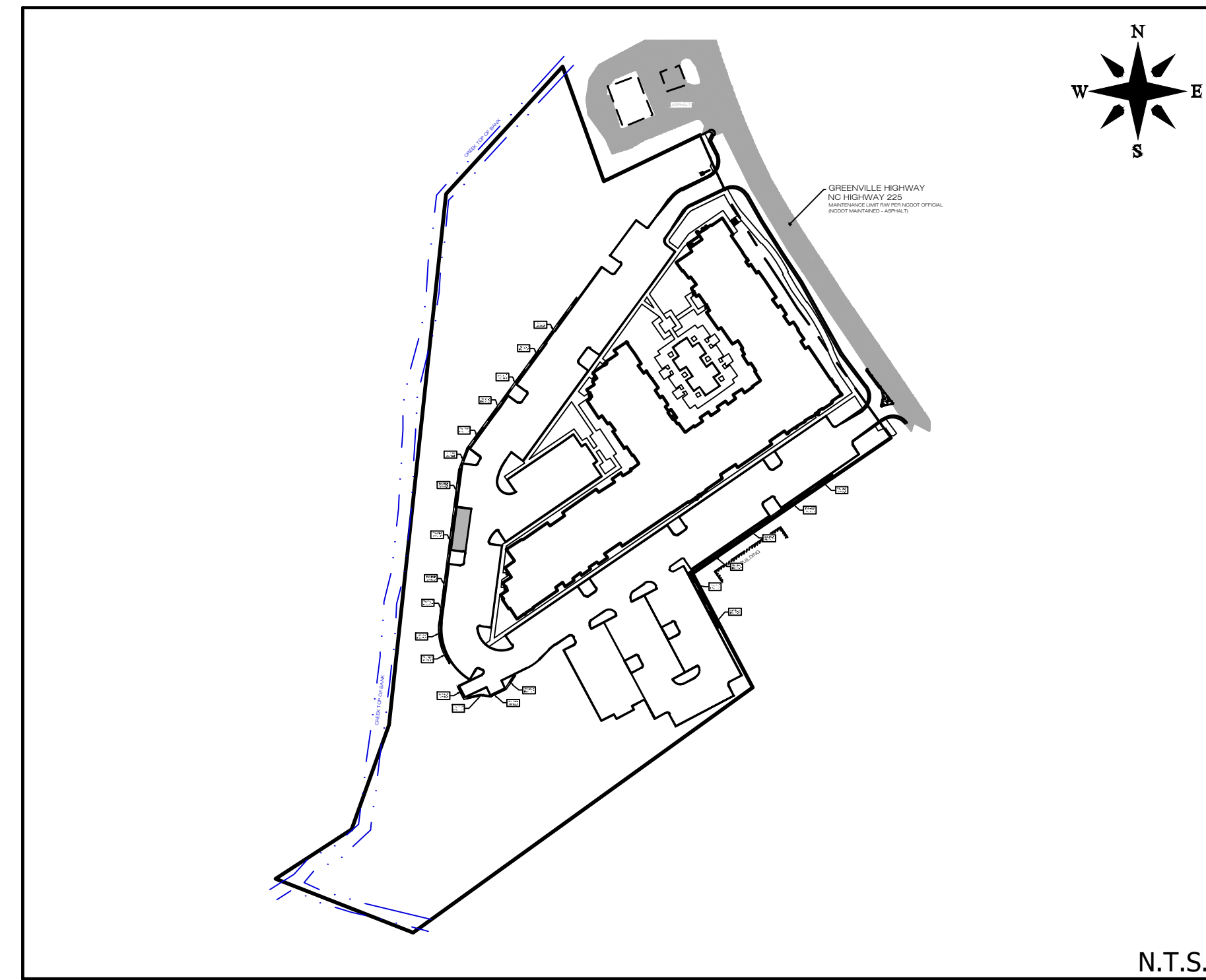
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADEQUATE SUPERVISION TO PREVENT DAMAGE AND/OR MOVEMENT OF ANY SURVEY-LOCATED CONSTRUCTION STAKES. CONSTRUCTION STAKING SHALL REMAIN IN PLACE AND BE PROTECTED UNTIL THE OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD TO SUPERVISE CONSTRUCTION. IT IS SPECIFICALLY UNDERSTOOD THAT THE ENGINEERING FIRM DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION MEANS AND METHODS AND/OR SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION.
- THE ENGINEERING FIRM IS NOT RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND/OR ALL APPLICABLE REGULATORY RULES. THE ENGINEERING FIRM MAY BE CONTRACTED TO OBSERVE CONSTRUCTION AND ADVISE WITH REGARD TO ADHERENCE TO THE CONSTRUCTION DOCUMENTS AND REGULATORY COMPLIANCE, BUT NO RESPONSIBILITY WITH REGARD TO THE CONTRACTOR'S PERFORMANCE IS PROVIDED OR IMPLIED.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW IMPROVEMENTS ON THE SUBJECT SITE AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGES WHICH OCCUR DURING CONSTRUCTION.
- LOCATION OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE PROVIDED BY THE PROJECT SURVEYOR. THE LOCATION AND ANY INCLUSION OR OMISSION OF UNDERGROUND OR OVERHEAD UTILITIES IS THE SOLE RESPONSIBILITY OF THE PROJECT SURVEYOR AND NO WARRANTY IS PROVIDED OR IMPLIED BY THE LOCATION REFLECTED IN THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE, SIZE AND LOCATION OF ALL UTILITIES AND OTHER FEATURES WHICH MAY AFFECT CONSTRUCTION. CONTRACTOR SHALL NOTIFY DESIGNER PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS DIFFER FROM THOSE INDICATED IN THE PLANS.
- NO STREAM OR WETLAND DISTURBANCE SHALL OCCUR WITHOUT THE APPLICABLE PERMITTING FROM THE ARMY CORPS OF ENGINEERS AND STATE AND LOCAL AGENCIES.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, ANY LAND DISTURBING ACTIVITIES. EROSION CONTROL IS A REQUIREMENT REGARDLESS OF PERMIT REQUIREMENTS AND MEASURES SHOWN OR NOT SHOWN IN THESE PLANS.
- ANY EXCESS CUT/SPOIL MATERIAL DEVELOPED IN THE CONSTRUCTION OF THIS SITE SHALL BE DISPOSED OF AT AN APPROPRIATELY PERMITTED SPOIL SITE. CONTRACTOR TO PROVIDE PROOF OF PERMITS PRIOR TO PLACEMENT AT AN OFF-SITE LOCATION.
- ANY ALTERATION TO THE PLANS MUST BE APPROVED BY THE PROJECT ENGINEER AND/OR APPROPRIATE REGULATORY AGENCY PRIOR TO THE COMMENCEMENT OF WORK.

#### INSPECTION SCHEDULE:

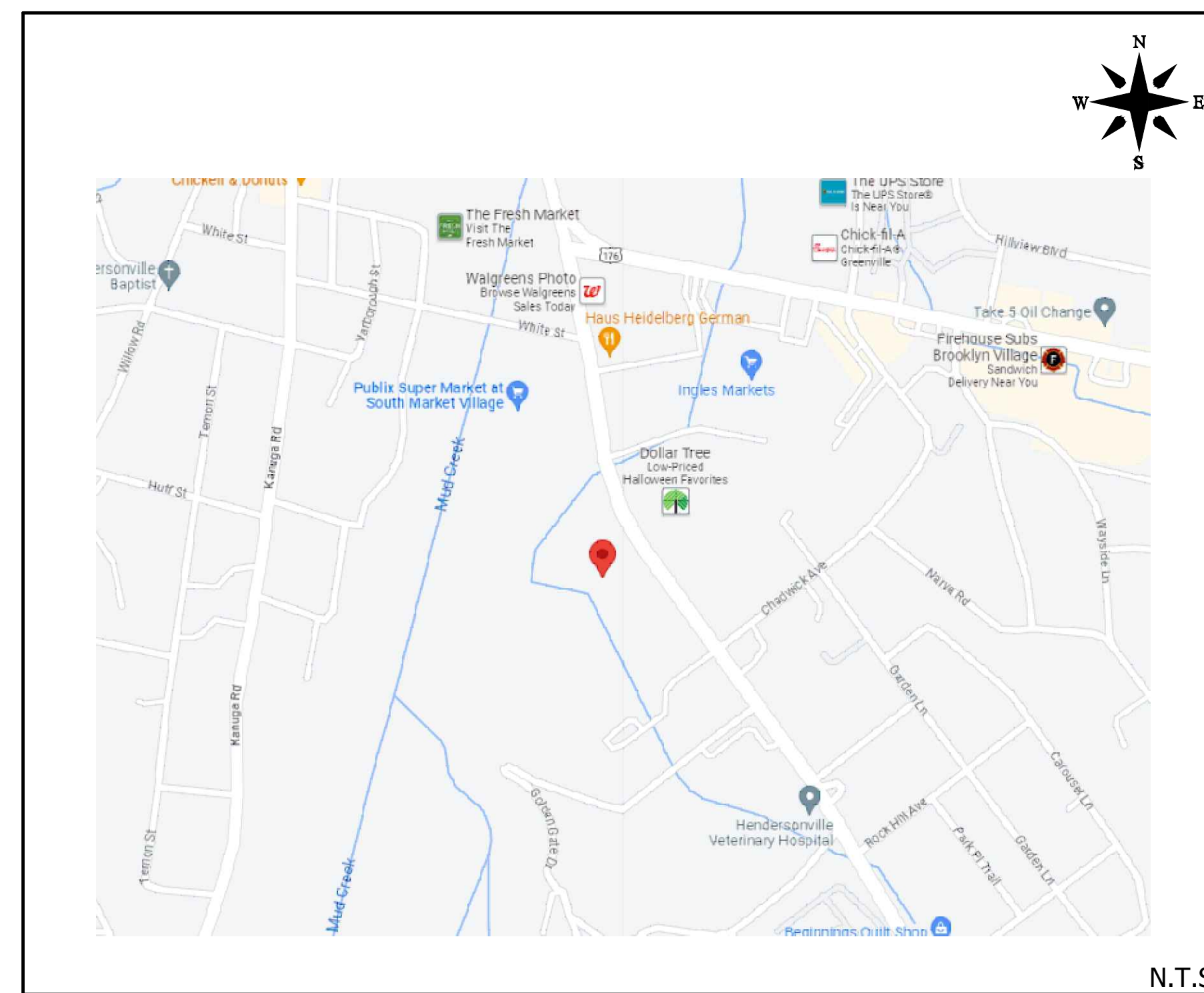
- NO CONSTRUCTION SHALL COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE OWNER, THE CONTRACTOR, THE ENGINEER, AND A REPRESENTATIVE OF THE APPROVING JURISDICTION.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED AT OR PRIOR TO THE PRECONSTRUCTION MEETING.
- ENGINEER TO BE CALLED FOR PERIODIC INSPECTIONS.
-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



### PROJECT MAP



### VICINITY MAP



### CONTACTS

|   |  |
|---|--|
| <b>DEVELOPER:</b><br>CREST RESIDENTIAL LLC            | <b>CONTACT INFO:</b><br>BENTLEY NELSON<br>BENTLEY@CRESTRES.COM<br>205-567-1467<br>500 OFFICE PARK DRIVE, SUITE 215<br>BIRMINGHAM, AL 35223 |
| <b>OWNER:</b><br>SOUTH MARKET, LLC                    | <b>CONTACT INFO:</b><br>RICHARD HERMAN<br>---<br>828-577-4201<br>2809 HAMPTON DRIVE<br>HENDERSONVILLE NC 28792                             |
| <b>ENGINEER:</b><br>BROOKS ENGINEERING ASSOCIATES, PA | <b>CONTACT INFO:</b><br>JOHN KINNAIRD<br>JKINNAIRD@BROOKSEA.COM<br>(828) 232-4700<br>15 ARLINGTON STREET<br>ASHEVILLE, NC 28801            |
| <b>SURVEYOR:</b><br>COLE SURVEY & DESIGN              | <b>CONTACT INFO:</b><br>JOHN COLE<br>N/A<br>549 ELK PARK DRIVE, SUITE 707<br>ASHEVILLE NC 28804  |
| <b>LANDSCAPE ARCHITECT:</b><br>FIND THE LINE STUDIOS  | <b>CONTACT INFO:</b><br>ROB DULL<br>ROB@FINDTHELINESTUDIOS.COM<br>305 POLE CREAMS ROAD<br>ASHEVILLE NC 28806                               |

### SHEET INDEX

| NO.:  | TITLE:                            |
|-------|-----------------------------------|
| C-0   | COVER SHEET                       |
| C-1.0 | MASTER PLAN                       |
| C-2.0 | EXISTING CONDITIONS / SURVEY      |
| C-5.0 | OVERALL STORMWATER PLAN           |
| C-7.0 | UTILITY PLAN                      |
| L-200 | OVERALL SITE PLAN                 |
| L-201 | PRELIMINARY SITE PLAN             |
| L-202 | PRELIMINARY SITE PLAN             |
| L-203 | PRELIMINARY SITE PLAN             |
| L-300 | OVERALL LANDSCAPE PLANS           |
| L-301 | PRELIMINARY LANDSCAPE PLAN        |
| L-302 | PRELIMINARY LANDSCAPE PLAN        |
| L-303 | PRELIMINARY LANDSCAPE PLAN        |
| ES-11 | PHOTOMETRIC SITE PLAN             |
| ES-12 | SITE LIGHT FIXTURE SPECIFICATIONS |
| A1.01 | OVERALL FLOOR PLAN - LEVEL 1      |
| A2.01 | ELEVATIONS - E FACADE & NE CORNER |
| A2.02 | ELEVATIONS - S FACADE             |

**DEVELOPER PROPOSED CONDITIONS**

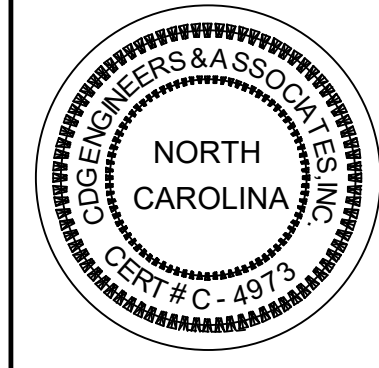
- PARKING SPACES**  
The number of permitted parking spaces shall be 288 (approx. 1.56 spaces per unit), as shown on the Site Plan. See Sec. 5-5 (providing a minimum requirement of 1 to 1.5 spaces per unit); Sec. 5-25-5.16 (providing that the applicant must demonstrate that parking is "adequate," while also providing that the number of parking spaces "should not exceed the minimum requirements" found in Sec. 6-5).
- TREE PLANTINGS**  
The number, size, and type of tree plantings required by Section 5-25-5.20 shall be planted. However, due to planting limitations within the floodway and conservation easement areas on the Project site, some of the 2" caliper trees required by Section 5-25-5.20 shall be planted in areas that also qualify for Vehicular Use Area plantings, as shown on the Landscape Plan.
- BUILDING FACADE**  
Facade offsets along the East Elevation may exceed the 16 ft. offset requirement provided in Section 5-25-12(b) as shown on the Site Plan and Elevations. No wall shall exceed 26 feet in length without an offset. Offsets may be provided either in exterior walls or at balconies.
- BUS SHELTER**  
A bus shelter (Sec. 5-25-5.13) shall not be required due to the proximity of an existing bus shelter on a neighboring property (Henderson County PIN #5568-82-7951) to the south of the Project site.
- INCLUSION OF NATURAL RESOURCE / AGRICULTURAL LAND**  
The area of the Project site designated by the Comprehensive Plan as "Natural Resource/Agricultural Land" shall be included in the Urban Residential (C2 District, with development limited as shown and referenced on the Site Plan. See Sec. 5-25-2.
- FLOODWAY PLANTINGS / MAINTENANCE**  
To the extent practicable within the limitations of the Floodplain Development Permit required by the attached site plan and grading plan, Developer shall implement a vegetative planting and management plan that will create and enhance the existing wetland and wildlife habitat of the open space areas outside the footprint of the developed area, stream buffer(s) and the Wetland Conservation Area. The plan should include diverse and appropriate species of native upland and/or wetland shrubs, appropriate trees and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators), and all planted species shall be selected from the City's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses may be used. The plan shall be developed by a qualified landscape architect (with wildlife habitat management expertise), and shall incorporate an appropriate long-term invasive species management and control plan.

**CITY PROPOSED CONDITIONS**

- Developer shall install all recommended traffic mitigations found in the approved Traffic Impact Analysis, in accordance with City and NCDOT requirements prior to final certificate of occupancy.

|                       |     |                               |  |   |                                 |            |
|-----------------------|-----|-------------------------------|--|---|---------------------------------|------------|
| Project No:<br>597223 | C-0 | Drawing Title:<br>COVER SHEET | 715 GREENVILLE HWY<br>APARTMENTS<br>CITY OF HENDERSONVILLE | CDG ENGINEERS AND ASSOCIATES, INC<br>NORTH CAROLINA | REVISIONS/SUBMISSIONS           | Date       |
|                       |     |                               |  |   | 1 PRELIMINARY SUBMITTAL         | 11/29/2023 |
|                       |     |                               |  |   | 2 PLANNING AND ZONING SUBMITTAL | 1/02/2024  |
|                       |     |                               |  |   | Section 5, Item A.              |            |

PRELIMINARY - NOT FOR CONSTRUCTION



Designed: JHK  
Drawn: JHK  
Checked: JHK  
Reviewed: JHK

Scale: AS NOTED  
Date: 12/15/2023

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

MASTER PLAN LEGEND

- EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. STREAM
EXIST. STREAM BUFFER
EXIST. WETLAND
EXIST. FEMA NON-ENCROACHMENT
EXIST. FEMA FLOOD HAZARD AREA (1%)
EXIST. FEMA FLOOD HAZARD AREA (0.2%)
EXIST. RIGHT OF WAY
EXIST. BUILDING SETBACK
EXIST. BUILDING
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. CURB
NEW PROPERTY LINES
NEW RIGHT OF WAY
NEW EASEMENT
BUILDING SETBACK LINE
NEW LANDSCAPE BUFFER
NEW COMMON OPEN SPACE
NEW BUILDING
NEW PAVEMENT
NEW HD PAVEMENT
NEW CONCRETE SIDEWALK
NEW GRAVEL
NEW CURB & GUTTER
NEW WALL (BY OTHERS)

IMPERVIOUS AREA SUMMARY:
Proposed Impervious Area: 184,401sf
Proposed Impervious Percent: 47.0%

DEVELOPER PROPOSED CONDITIONS

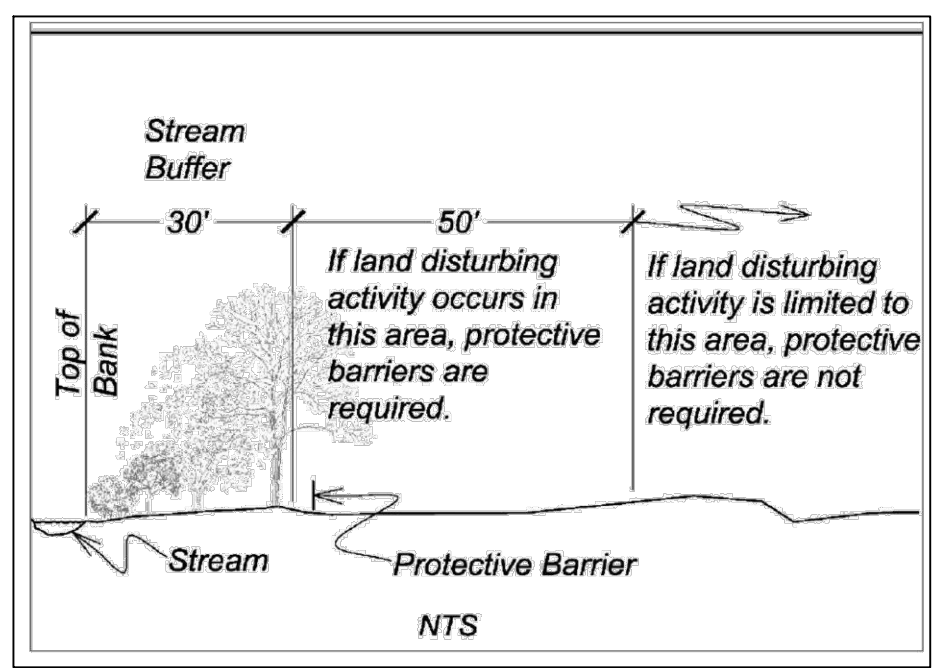
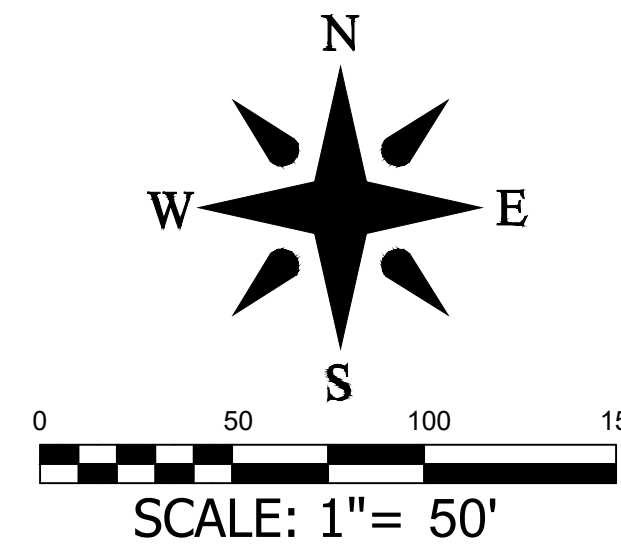
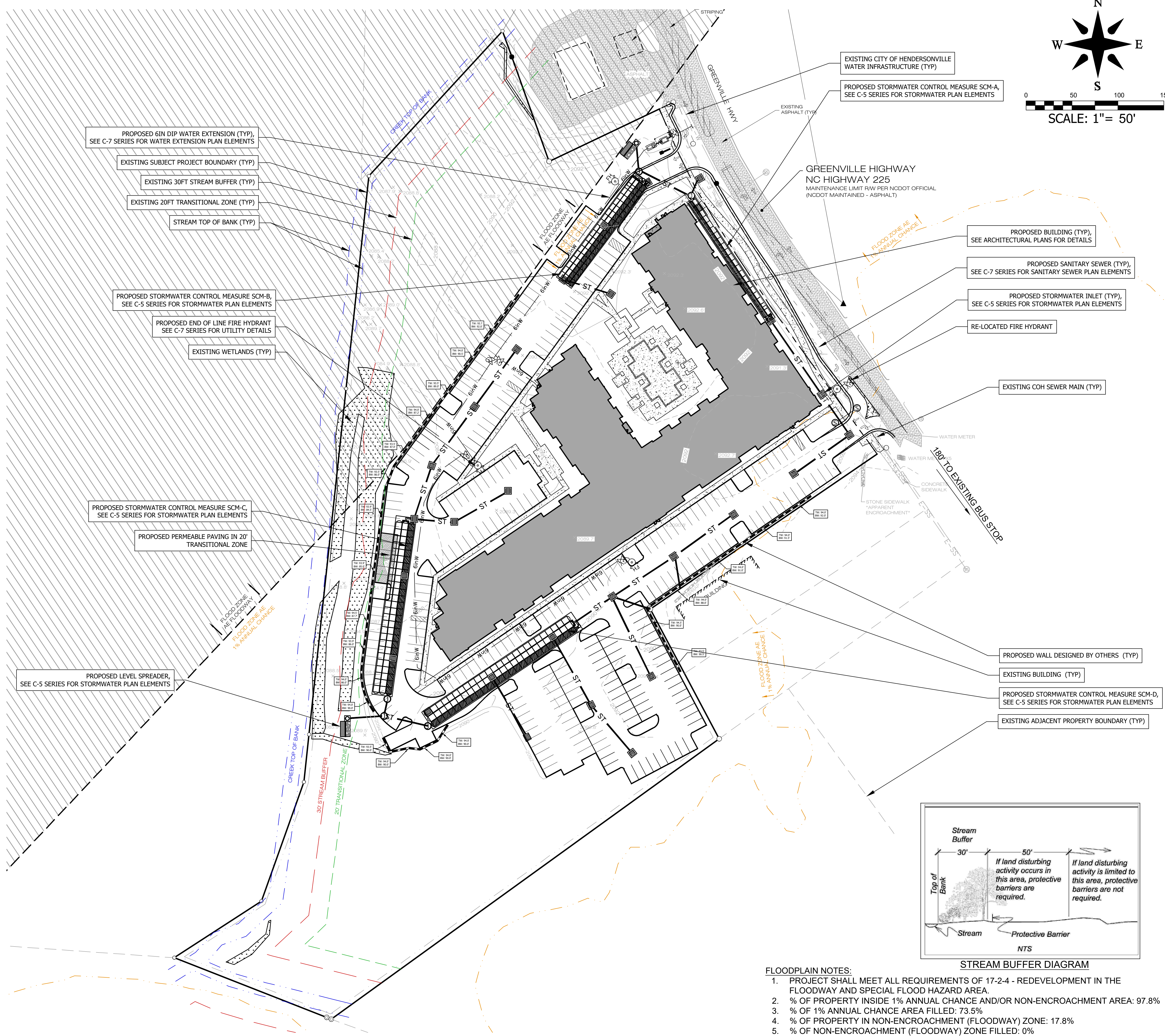
- 1. PARKING SPACES
The number of permitted parking spaces shall be 288 (approx. 1.56 spaces per unit), as shown on the Site Plan. See Sec. 6-5 (providing a minimum requirement of 1 to 1.5 spaces per unit); Sec. 5-25-5.13 (providing that the applicant must demonstrate that parking is "adequate," while also providing that the number of parking spaces "should not exceed the minimum requirements" found in Sec. 6-5).
2. TREE PLANTINGS
The number, size, and type of tree plantings required by Section 5-25-5.20 shall be planted. However, due to planting limitations within the floodway and conservation easement areas on the Project site, some of the 3" caliper trees required by Section 5-25-5.20 shall be planted in areas that also qualify for Vehicular Use Area plantings, as shown on the Landscape Plan.
3. BUILDING FAÇADE
Façade offsets along the East Elevation may exceed the 16 ft. offset requirement provided in Section 5-25-21(b) as shown on the Site Plan and Elevations. No wall shall exceed 26 feet in length without an offset. Offsets may be provided either in exterior walls or at balconies.
4. BUS SHELTER
A bus shelter (Sec. 5-25-5.13) shall not be required due to the proximity of an existing bus shelter on a neighboring property (Henderson County PIN #9568-82-7951) to the south of the Project site.
5. INCLUSION OF NATURAL RESOURCE / AGRICULTURAL LAND
The area of the Project site designated by the Comprehensive Plan as "Natural Resource/Agricultural Land" shall be included in the Urban Residential CZ District, with development limited as shown and referenced on the Site Plan. See Sec. 5-25-2.
6. FLOODWAY PLANTINGS / MAINTENANCE
To the extent practicable within the limitations of the Floodplain Development Permit required by the attached site plan and grading plan, Developer shall implement a vegetative planting and management plan that will create and enhance the existing wetland and wildlife habitat of the open space area outside the footprint of the developed area, stream buffer(s) and the Wetland Conservation Area. The plan should include diverse and appropriate species of native upland and/or wetland shrubs, appropriate trees and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators), and all planted species shall be selected from the City's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses may be used. The plan shall be developed by a qualified landscape architect (with wildlife habitat management expertise), and shall incorporate an appropriate long-term invasive species management and control plan.

CITY PROPOSED CONDITIONS

- 1. Developer shall install all recommended traffic mitigations found in the approved Traffic Impact Analysis, in accordance with City and NCDOT requirements prior to final certificate of occupancy.

DEVELOPMENT DATA

PROPERTY ADDRESS: 715 GREENVILLE HWY
HERNDONVILLE NC 28792
PIN NUMBER: 9568832082, 9568834302, 9568832474
PROPERTY SIZE: 9.01 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PCD
PROPOSED NUMBER OF UNITS: 185
PROPOSED DENSITY: 20.55 UNITS / AC
PROPERTY OWNER: SOUTH MARKET, LLC
CONTACT: RICHARD HERMAN
ADDRESS: 2809 HAMPTON DRIVE
HERNDONVILLE NC 28792
EMAIL:
PHONE: 828-577-4201
DEVELOPER: CREST RESIDENTIAL LLC
CONTACT: BENTLEY NELSON
ADDRESS: 600 OFFICE PARK DRIVE, SUITE 215
BIRMINGHAM, AL 35223
EMAIL: BENTLEY@CRESTRES.COM
PHONE: 205-567-1467
ENGINEER: BROOKS ENGINEERING ASSOCIATES
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS
CONTACT: ROB DULL
ADDRESS: 305 POLE CREAMS ROAD
ASHEVILLE NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: 828-674-5592



FLOODPLAIN NOTES:

- 1. PROJECT SHALL MEET ALL REQUIREMENTS OF 17-2-4 - REDEVELOPMENT IN THE FLOODWAY AND SPECIAL FLOOD HAZARD AREA.
2. % OF PROPERTY INSIDE 1% ANNUAL CHANCE AND/OR NON-ENCROACHMENT AREA: 97.8%
3. % OF 1% ANNUAL CHANCE AREA FILLED: 73.5%
4. % OF PROPERTY IN NON-ENCROACHMENT (FLOODWAY) ZONE: 17.8%
5. % OF NON-ENCROACHMENT (FLOODWAY) ZONE FILLED: 0%

Table with columns: No., Date, REVISIONS/SUBMISSIONS, PRELIMINARY SUBMITTAL, PLANNING AND ZONING SUBMITTAL.

Professional seal for CDG ENGINEERS & ASSOCIATES, NORTH CAROLINA, CERT. # C-4573. Includes text: PRELIMINARY - NOT FOR CONSTRUCTION.

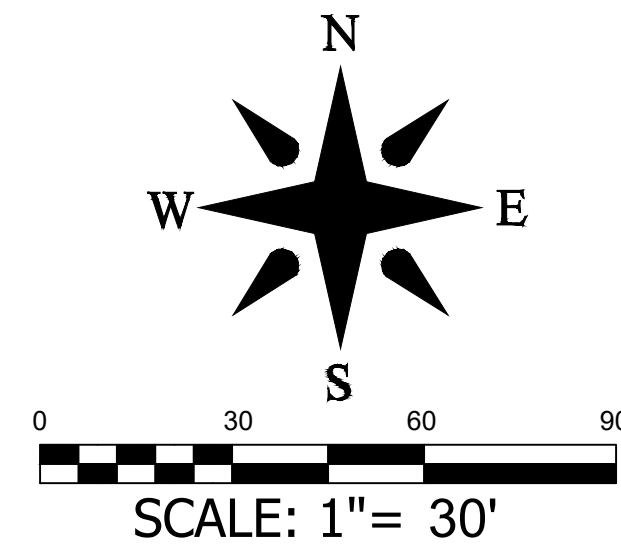
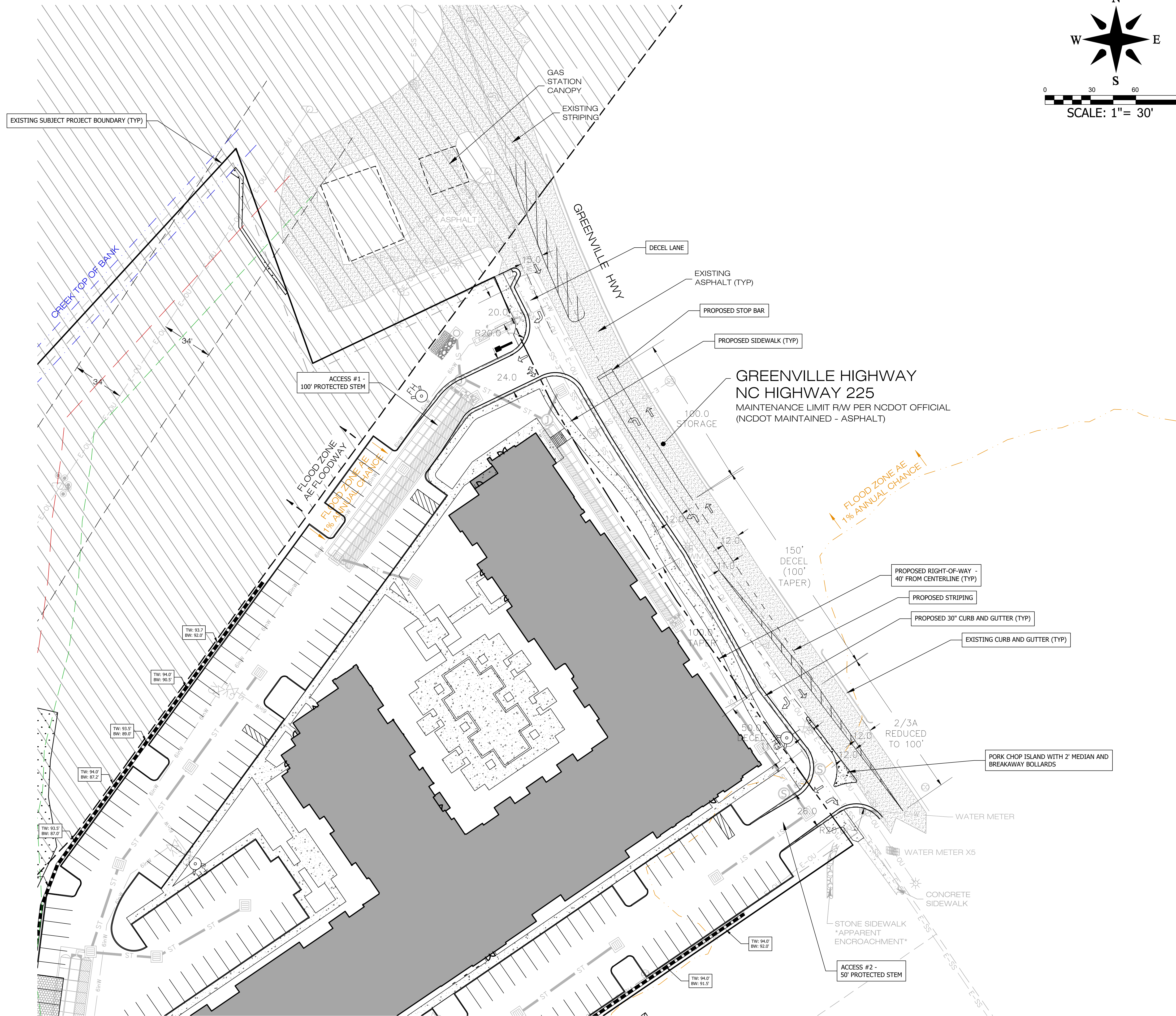
Table with columns: Designed, Drawn, Checked, Reviewed, Scale, Date. Includes contact information for CDG Engineers and Associates.

CDG ENGINEERS AND ASSOCIATES, INC

715 GREENVILLE HWY APARTMENTS
CITY OF HENDERSONVILLE
Project No: 597223
Drawing Title: MASTER PLAN

**MASTER PLAN LEGEND**

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- FEMA FLOOD HAZARD AREA (1%)
- FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. BUILDING SETBACK
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW PROPERTY LINES
- NEW RIGHT OF WAY
- NEW EASEMENT
- BUILDING SETBACK LINE
- NEW LANDSCAPE BUFFER
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW HD PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW GRAVEL
- NEW CURB & GUTTER
- NEW WALL (BY OTHERS)



| No. | REVISIONS/SUBMISSIONS         | Date       |
|-----|-------------------------------|------------|
| 1   | PRELIMINARY SUBMITTAL         | 11/29/2023 |
| 2   | PLANNING AND ZONING SUBMITTAL | 12/15/2023 |

**PRELIMINARY - NOT FOR CONSTRUCTION**

Designed: JHK  
 Drawn: JHK  
 Checked: JHK  
 Reviewed: JHK  
 Scale: AS NOTED  
 Date: 12/15/2023

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

**BROOKS ENGINEERING ASSOCIATES**

Planning • Engineering • Surveying  
 • Environmental Services •

**715 GREENVILLE HWY**  
**APARTMENTS**  
 CITY OF HENDERSONVILLE  
 NORTH CAROLINA

Project No: **597223**  
 Drawing Title: **C-1.1 WIDENING PLAN**

**DEVELOPMENT DATA**

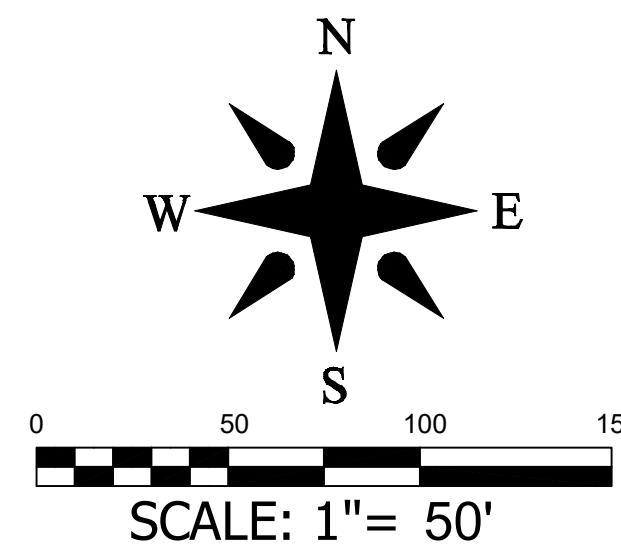
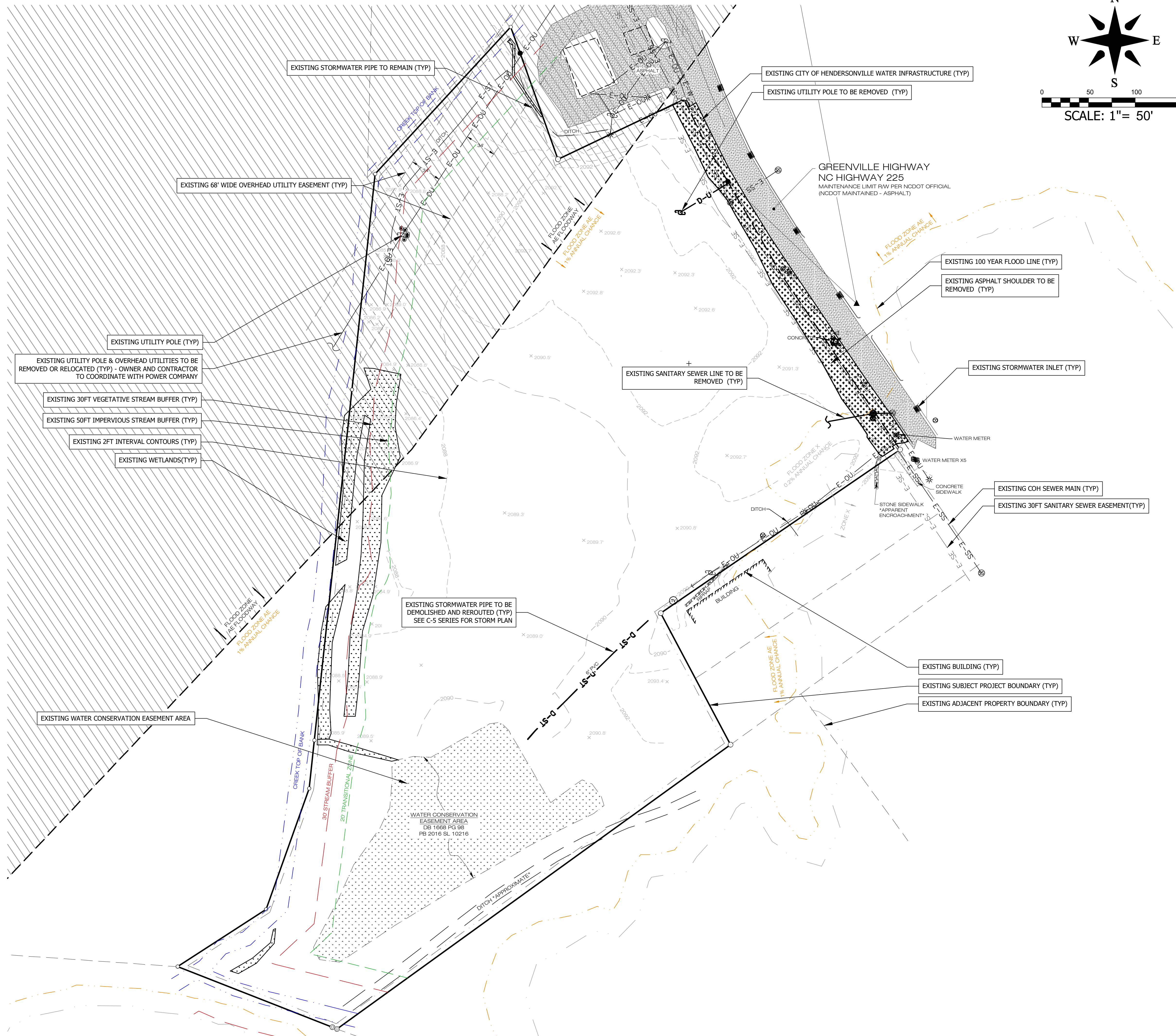
PROPERTY ADDRESS: 715 GREENVILLE HWY  
 HENDERSONVILLE NC 28792  
 PIN NUMBER: 9568832082, 9568834302, 9568832474  
 PROPERTY SIZE: 9.01 AC  
 ZONING REVIEW: CITY OF HENDERSONVILLE  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: CITY OF HENDERSONVILLE  
 ZONING CLASSIFICATION: PCD  
 PROPOSED NUMBER OF UNITS: 185  
 PROPOSED DENSITY: 20.55 UNITS / AC  
 PROPERTY OWNER: SOUTH MARKET, LLC  
 CONTACT: RICHARD HERMAN  
 ADDRESS: 2809 HAMPTON DRIVE  
 HENDERSONVILLE NC 28792  
 EMAIL: ---  
 PHONE: 828-577-4201  
 DEVELOPER: CREST RESIDENTIAL LLC  
 CONTACT: BENTLEY NELSON  
 ADDRESS: 500 OFFICE PARK DRIVE, SUITE 215  
 BIRMINGHAM, AL 35223  
 EMAIL: BENTLEY@CRESTRES.COM  
 PHONE: 205-567-1467  
 ENGINEER: BROOKS ENGINEERING ASSOCIATES  
 CONTACT: JOHN KINNAIRD  
 ADDRESS: 15 ARLINGTON ST  
 ASHEVILLE, NC 28801  
 EMAIL: JKINNAIRD@BROOKSEA.COM  
 PHONE: 828-232-4700  
 LANDSCAPE ARCH: FIND THE LINE STUDIOS  
 CONTACT: ROB DULL  
 ADDRESS: 305 POLE CREAMAN ROAD  
 ASHEVILLE NC 28806  
 EMAIL: ROB@FINDTHELINESTUDIOS.COM  
 PHONE: 828-674-5592

**EXIST. CONDITIONS LEGEND**

- EXIST. BOUNDARY
- EXIST. ADJOINER
- MONUMENT FOUND
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- CORNER TREE FOUND
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- EXIST. FEMA FLOOD HAZARD AREA (1%)
- EXIST. FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXIST. CURB
- EXIST. MANHOLE
- EXIST. MANHOLE
- E-SS EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- E-W EXIST. WATER LINE
- EXIST. WATER METER
- HYD EXIST. FIRE HYDRANT
- WV EXIST. WATER VALVE
- E-OU EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- E-U EXIST. UNDERGRND UTILITIES
- EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANSFORMER
- EXIST. LIGHT POLE
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- ABANDON EASEMENT
- ABANDON PROPERTY LINE
- DEMO BUILDING
- DEMO CONCRETE
- DEMO PAVEMENT
- DEMO GRAVEL
- DEMO CURB
- D-SS DEMO SANITARY SEWER
- D-W DEMO WATER LINE
- D-U DEMO OTHER UTILITIES
- D-ST DEMO STORM DRAIN
- EXISTING TREELINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- EXIST. FENCE

**DEVELOPMENT DATA**

PROPERTY ADDRESS: 715 GREENVILLE HWY  
HENDERSONVILLE NC 28792  
 PIN NUMBER: 9568832082, 9568834302, 9568832474  
 PROPERTY SIZE: 9.01 AC  
 ZONING REVIEW: CITY OF HENDERSONVILLE  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: CITY OF HENDERSONVILLE  
 ZONING CLASSIFICATION: PCD  
 PROPOSED NUMBER OF UNITS: 185  
 PROPOSED DENSITY: 20.55 UNITS / AC  
 PROPERTY OWNER: SOUTH MARKET, LLC  
 CONTACT: RICHARD HERMAN  
 ADDRESS: 2809 HAMPTON DRIVE  
HENDERSONVILLE NC 28792  
 EMAIL: ---  
 PHONE: 828-577-4201  
 DEVELOPER: CREST RESIDENTIAL LLC  
 CONTACT: BENTLEY NELSON  
 ADDRESS: 500 OFFICE PARK DRIVE, SUITE 215  
BIRMINGHAM, AL 35223  
 EMAIL: BENTLEY@CRESTRES.COM  
 PHONE: 205-567-1467  
 ENGINEER: BROOKS ENGINEERING ASSOCIATES  
 CONTACT: JOHN KINNAIRD  
 ADDRESS: 15 ARLINGTON ST  
ASHEVILLE, NC 28801  
 EMAIL: JKINNAIRD@BROOKSEA.COM  
 PHONE: 828-232-4700  
 LANDSCAPE ARCH: FIND THE LINE STUDIOS  
 CONTACT: ROB DILL  
 ADDRESS: 305 POLE CREASMAN ROAD  
ASHEVILLE NC 28806  
 EMAIL: ROB@FINDTHELINESTUDIOS.COM  
 PHONE: 828-674-5592



|  |                                |                                    |  |                        |
|--|--------------------------------|------------------------------------|--|------------------------|
| Project No:<br><b>597223</b>   | Drawing Title:<br><b>C-2.0</b> | 715 GREENVILLE HWY<br>APARTMENTS   | NORTH CAROLINA   | CITY OF HENDERSONVILLE |
|  |                                | EXISTING CONDITIONS AND SURVEY     |  |                        |
| CDG ENGINEERS AND ASSOCIATES, INC  |                                | PRELIMINARY - NOT FOR CONSTRUCTION |  |                        |
| Reviewed:<br>JHK   | Scale:<br>AS NOTED             | Date:<br>12/15/2023                | 15 Arlington Street<br>Asheville, N.C. 28801<br>Phone: 1-828-232-4700<br>Fax: 1-828-232-1331<br>www.brooksea.com |                        |
| Designed:<br>JHK   | Drawn:<br>JHK                  | Checked:<br>JHK                    |  |                        |
| REVISIONS/SUBMISSIONS  | Date                           |                                    |  |                        |
| 1  | 11/29/2023                     |                                    |  |                        |
| 2  | 1/02/2024                      |                                    |  |                        |
| Revision/Submission number with a triangle indicates changes made on this sheet. |                                |                                    |  |                        |

GRADING AND STORMWATER LEGEND

Legend table listing symbols for existing and proposed features: EXIST. BOUNDARY, EXIST. ADJOINER, EXIST. STREAM, EXIST. STREAM BUFFER, EXIST. WETLAND, EXIST. FEMA NON-ENCROACHMENT, EXIST. RIGHT OF WAY, EXIST. EASEMENT, EXIST. BUILDING SETBACK, EXISTING BUILDING, EXISTING SIDEWALK, EXISTING PAVEMENT, EXIST. CURB, EXIST. MANHOLE, EXIST. SANITARY SEWER, EXIST. SEWER CLEAN OUT, EXIST. WATER LINE, EXIST. WATER METER, EXIST. FIRE HYDRANT, EXIST. WATER VALVE, EXIST. OVERHEAD UTILITIES, EXIST. POWER POLE, EXIST. UNDERGRND UTILITIES, EXIST. STORM DRAIN, EXIST. CURB INLET, EXIST. JUNCTION BOX, EXIST. DROP INLET, EXIST. TELE MANHOLE, EXIST. DROP INLET, EXIST. TRANSFORMER, EXIST. LIGHT POLE, EXIST. MINOR CONTOUR, EXIST. MAJOR CONTOUR, NEW BUILDING, NEW PAVEMENT, NEW HD PAVEMENT, NEW CONCRETE SIDEWALK, NEW GRAVEL, NEW CURB & GUTTER, NEW YARD INLET, NEW DROP INLET, NEW CURB INLET, NEW JUNCTION BOX, NEW HEADWALL, NEW FLARED END SECTION, NEW RIP-RAP OUTLET PROTECTION, NEW STORM PIPE, GRASS-LINED DITCH WITH MATTING, RIP-RAP LINED DITCH, NEW MINOR CONTOUR, NEW MAJOR CONTOUR, NEW SPOT GRADE, NEW PROPERTY LINES, NEW RIGHT OF WAY, NEW WATER DISTRIBUTION MAIN, NEW WATER FIRE HYDRANT, NEW MANHOLE, NEW SEWER LINE, LIMITS OF DISTURBANCE, NEW WALL (BY OTHERS), TEMP. TREE PROTECTION FENCE.

GRADING AND STORMWATER NOTES

- 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AND AN AMENDED PLAN BE SUBMITTED AND APPROVED SHOWING MODIFIED EROSION CONTROL DEVICES.
3. THE SITE SHALL RECEIVE TEMPORARY/PERMANENT SEEDING WITHIN 7 DAYS OF COMPLETION OF GRADING OPERATIONS IN AN AREA. SEEDING MIXES SHALL CONFORM WITH SPECIES DESIGNATIONS AS OUTLINED IN THE TABLE PROVIDED IN THE PLANS. ALL GRADED SLOPES INCLUDING TOPSOIL ARE TO HAVE A GROUND COVER ESTABLISHED WITHIN 21 CALENDAR DAYS.
4. FOR ALL CONSTRUCTED SEVERE SLOPES GREATER THAN 2:1, THE SLOPE SHALL BE DESIGNED BY A NORTH CAROLINA REGISTERED ENGINEER WITH GEOTECHNICAL EXPERTISE. FOR ALL CONSTRUCTED SEVERE SLOPES GREATER THAN 2:1 AND GREATER THAN 5' IN HEIGHT, AN INSPECTION AND A STABILITY CERTIFICATE BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE IS REQUIRED. FOR ALL CONSTRUCTED SEVERE SLOPES WITHIN PROPOSED OR EXISTING PUBLIC RIGHTS-OF-WAY, PERIODIC INSPECTIONS AND COMPACTION REPORTS BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE ARE REQUIRED. THE OWNER SHALL BE RESPONSIBLE FOR ENGAGING THESE SERVICES.
5. ALL FILL SLOPES SHALL BE COMPACTED FULL DEPTH TO NOT LESS THAN 95 PERCENT MAXIMUM DENSITY (STANDARD PROCTOR). SHALL BE PLACED ON A SURFACE CLEAR OF GROWTH AND DEBRIS AND BE PROPERLY BENCH AND DRAINED.
6. FOR FILL MATERIALS: UNLESS A PERMIT TO OPERATE A LANDFILL FROM NCDCE - DIVISION OF WASTE MANAGEMENT IS ON FILE FOR THE OFFICIAL SITE, ACCEPTABLE FILL MATERIAL SHALL BE FREE OF ORGANIC OR OTHER DEGRADABLE MATERIALS, MASONRY, CONCRETE/BRICK IN SIZES EXCEEDING 12 INCHES, AND ANY MATERIALS WHICH WOULD CAUSE THE SITE TO BE REGULATED AS A LANDFILL BY THE STATE OF NORTH CAROLINA.
7. ALL SLOPES GREATER THAN 4:1 SHALL BE SEEDED AND COVERED WITH NORTH AMERICAN GREEN SC150 (UNLESS OTHERWISE SPECIFIED) OR APPROVED EQUAL EROSION CONTROL MATTING AND SECURED TO MANUFACTURERS SPECIFICATIONS.
8. AN APPROVED GRADING PERMIT IS REQUIRED FOR THE BORROW OR WASTE SITE PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITY.
9. ALL STORMWATER MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NCDCE SPECIFICATIONS AND DETAILS.
10. ALL STRUCTURAL SCMS SHALL BE IN ACCORDANCE WITH NCDCE SPECIFICATIONS AND DETAILS.
11. ALL STORMWATER PIPES MUST MEET THE MINIMUM REQUIREMENTS OF 2 FEET OF COVER IN LOAD-BEARING AREAS AND 1 FT COVER IN NON-LOAD BEARING AREAS OR AS SPECIFIED BY THE PIPE MANUFACTURER.
12. ALL DEVELOPMENT, REDEVELOPMENT, AND LAND DISTURBING ACTIVITY WHICH REQUIRE STRUCTURAL SCM(S) OR STORMWATER MANAGEMENT CONTROL FACILITIES SHALL REQUIRE A MAINTENANCE AND ACCESS EASEMENT WHICH MUST BE SHOWN ON THE AS-BUILT DRAWINGS AND RECORDED AT THE REGISTER OF DEEDS OFFICE AS PART OF THE PROCESS TO CLOSE THE PERMIT AND OBTAIN A CERTIFICATE OF OCCUPANCY. MAINTENANCE AND ACCESS EASEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COH STANDARD SPECIFICATIONS AND DETAILS MANUAL FOR THE SPECIFIC TYPE OF SCM.
13. AN OPERATION AND MAINTENANCE (O&M) PLAN SHALL BE PROVIDED DURING CLOSEOUT FOR THE PROJECT. THE O&M PLAN SHALL SPECIFY ALL OPERATION AND MAINTENANCE WORK NECESSARY FOR THE FUNCTION OF ALL SCM COMPONENTS, INCLUDING THE STORMWATER CONVEYANCE SYSTEM, PERIMETER DEVICES, INLETS AND STABILIZING VEGETATION. THE O&M PLAN SHALL SPECIFY METHODS TO BE USED TO MAINTAIN OR RESTORE THE SCM(S) TO DESIGN SPECIFICATIONS IN THE EVENT OF FAILURE. O&M PLANS SHALL BE SIGNED BY THE OWNER AND NOTARIZED. THE OWNER SHALL KEEP MAINTENANCE RECORDS AND THESE SHALL BE AVAILABLE UPON REQUEST BY THE PARTY RESPONSIBLE FOR ENFORCING THE STORMWATER PROGRAM UNDER WHICH THE SCM(S) WERE APPROVED.
14. STORMWATER CLOSEOUT DOCUMENTS ARE REQUIRED WHEN THE PROJECT IS COMPLETE AND BEFORE A PERMANENT CERTIFICATE OF OCCUPANCY CAN BE ISSUED. ALL CLOSEOUT DOCUMENTS WILL BE SUBMITTED IN ONE PACKAGE. AN INCOMPLETE SUBMITTAL WILL NOT BE ACCEPTED AND WILL RESULT IN A DELAY IN THE CLOSEOUT PROCEDURES FOR THE PROJECT.
15. AN OPERATION AND MAINTENANCE AGREEMENT AND EASEMENTS SHALL BE RECORDED AT THE REGISTER OF DEEDS OFFICE ALONG WITH THE AS-BUILT DRAWINGS.

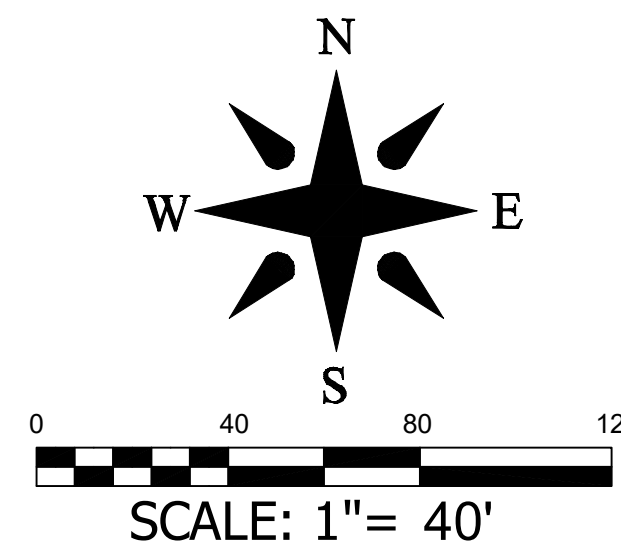
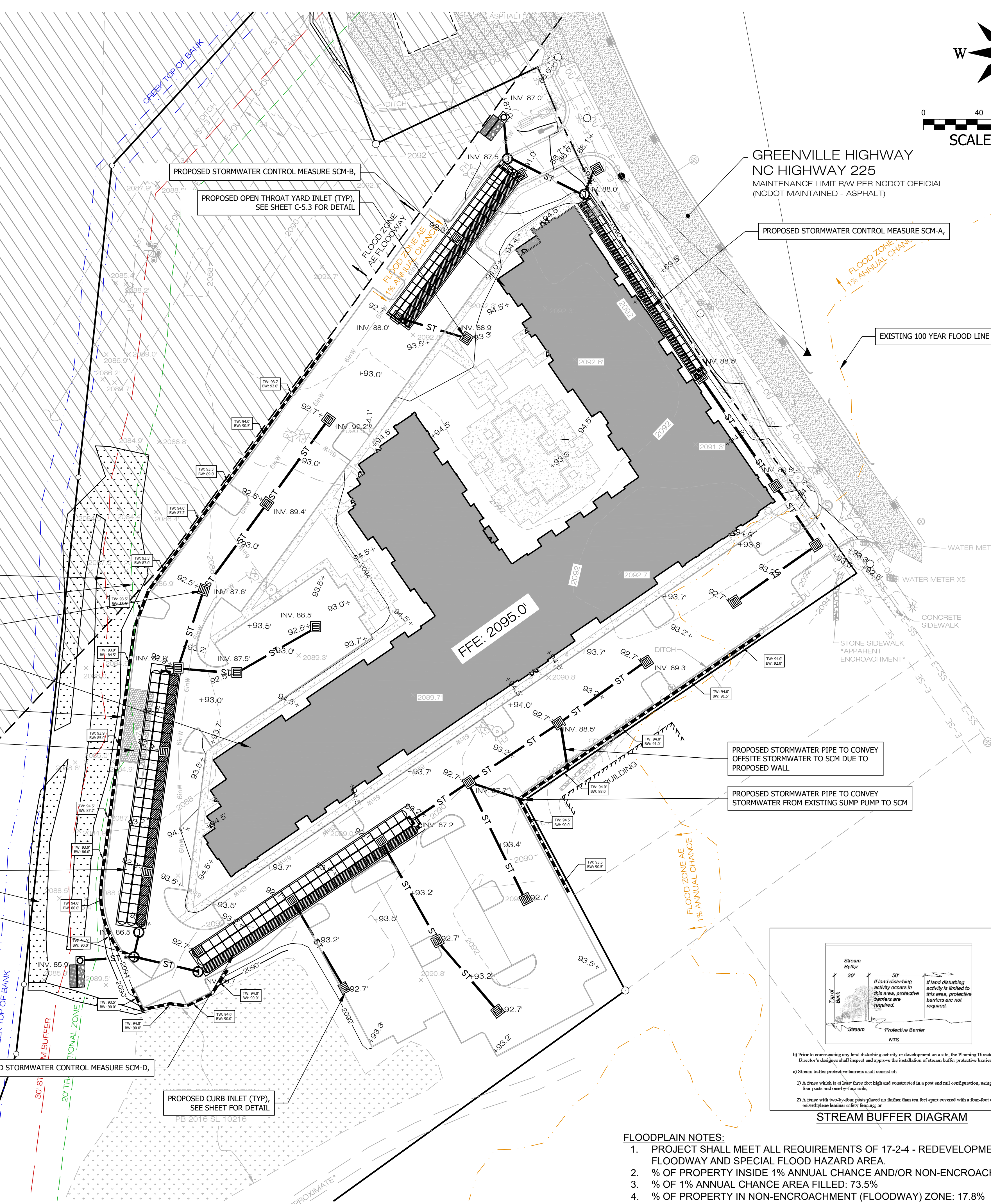
PROPOSED BUILDING (TYP) - ALL ROOF LEADERS AND OTHER IMPERVIOUS AREAS ARE TO BE DIRECTED TOWARDS STORMWATER COLLECTION SYSTEM FOR TREATMENT/DETENTION UTILIZING ROOF LEADERS, POP-UP DRAINAGE EMITTERS, OR SIMILAR RUNOFF CONTROL DEVICES

PROPOSED RETAINING WALL (TYP), SPECIFICATIONS AND DESIGN BY OTHERS, SEE C-5 SERIES SHEETS FOR HEIGHTS
PROPOSED PERMEABLE PAVING IN 20' TRANSITIONAL ZONE

EXISTING 30FT STREAM BUFFER (TYP)
EXISTING 20FT TRANSITIONAL ZONE(TYP)
PROPOSED GRATED DROP INLET (TYP)

PROPOSED STORMWATER CONTROL MEASURE SCM-C,
EXISTING WETLANDS (TYP)
PROPOSED JUNCTION MANHOLE (TYP), SEE SHEET FOR DETAIL

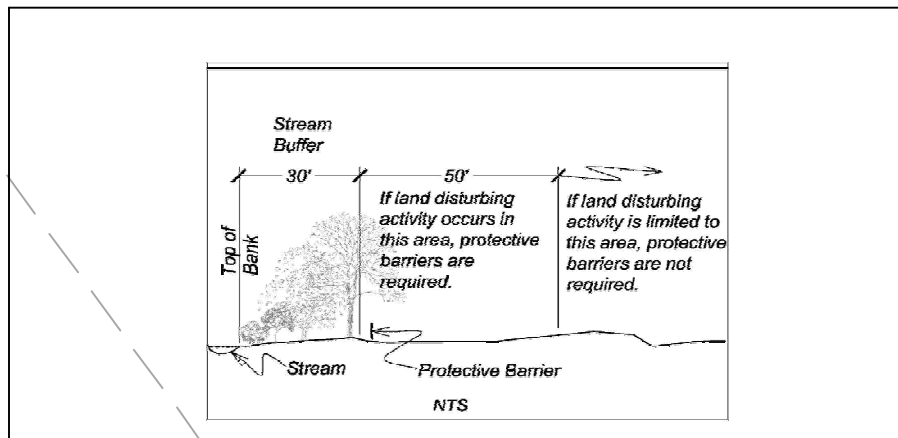
PROPOSED STORMWATER CONTROL MEASURE SCM-D,
PROPOSED CURB INLET (TYP), SEE SHEET FOR DETAIL



GREENVILLE HIGHWAY NC HIGHWAY 225 MAINTENANCE LIMIT RW PER NCDOT OFFICIAL (NCDOT MAINTAINED - ASPHALT)

EXISTING 100 YEAR FLOOD LINE (TYP)

PROPOSED STORMWATER PIPE TO CONVEY OFFSITE STORMWATER TO SCM DUE TO PROPOSED WALL
PROPOSED STORMWATER PIPE TO CONVEY STORMWATER FROM EXISTING SUMP PUMP TO SCM



- 1) Prior to commencing any land disturbing activity or development on a site, the Planning Director or the Director's designee shall inspect and approve the installation of stream buffer protective barriers.
2) Stream buffer protective barriers shall consist of:
a) A fence which is at least three feet high and constructed in a post and rail configuration, using two-by-four posts and one-by-two rails.
b) A fence with two-by-four posts placed no farther than ten feet apart covered with a four-foot orange polyethylene banner color fabric; or

STREAM BUFFER DIAGRAM

FLOODPLAIN NOTES:

- 1. PROJECT SHALL MEET ALL REQUIREMENTS OF 17-24 - REDEVELOPMENT IN THE FLOODWAY AND SPECIAL FLOOD HAZARD AREA.
2. % OF PROPERTY INSIDE 1% ANNUAL CHANCE AND/OR NON-ENCROACHMENT AREA: 97.8%
3. % OF 1% ANNUAL CHANCE AREA FILLED: 73.5%
4. % OF PROPERTY IN NON-ENCROACHMENT (FLOODWAY) ZONE: 17.8%
5. % OF NON-ENCROACHMENT (FLOODWAY) ZONE FILLED: 0%

DEVELOPMENT DATA

PROPERTY ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE NC 28792
PIN NUMBER: 9568832082 9568834302, 9568832474
PROPERTY SIZE: 9.01 AC
ZONING REVIEW: CITY OF HENDERSONVILLE
EROSION CONTROL REVIEW: HENDERSON COUNTY
STORMWATER REVIEW: CITY OF HENDERSONVILLE
ZONING CLASSIFICATION: PCD
PROPOSED NUMBER OF UNITS: 185
PROPOSED DENSITY: 20.55 UNITS / AC
PROPERTY OWNER: SOUTH MARKET, LLC
CONTACT: RICHARD HERMAN
ADDRESS: 2809 HAMPTON DRIVE HENDERSONVILLE NC 28792
EMAIL:
PHONE: 828-577-4201
DEVELOPER: CREST RESIDENTIAL LLC
CONTACT: BENTLEY NELSON
ADDRESS: 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223
EMAIL: BENTLEY@CRESTRES.COM
PHONE: 205-567-1467
ENGINEER: BROOKS ENGINEERING ASSOCIATES
CONTACT: JOHN KINNAIRD
ADDRESS: 15 ARLINGTON ST ASHEVILLE, NC 28801
EMAIL: JKINNAIRD@BROOKSEA.COM
PHONE: 828-232-4700
LANDSCAPE ARCH: FIND THE LINE STUDIOS
CONTACT: ROB DULL
ADDRESS: 305 POLE CREAMAN ROAD ASHEVILLE NC 28806
EMAIL: ROB@FINDTHELINESSTUDIOS.COM
PHONE: 828-674-5592

IMPERVIOUS AREA SUMMARY:
Proposed Impervious Area: 184,401sf
Proposed Impervious Percent: 47.0%

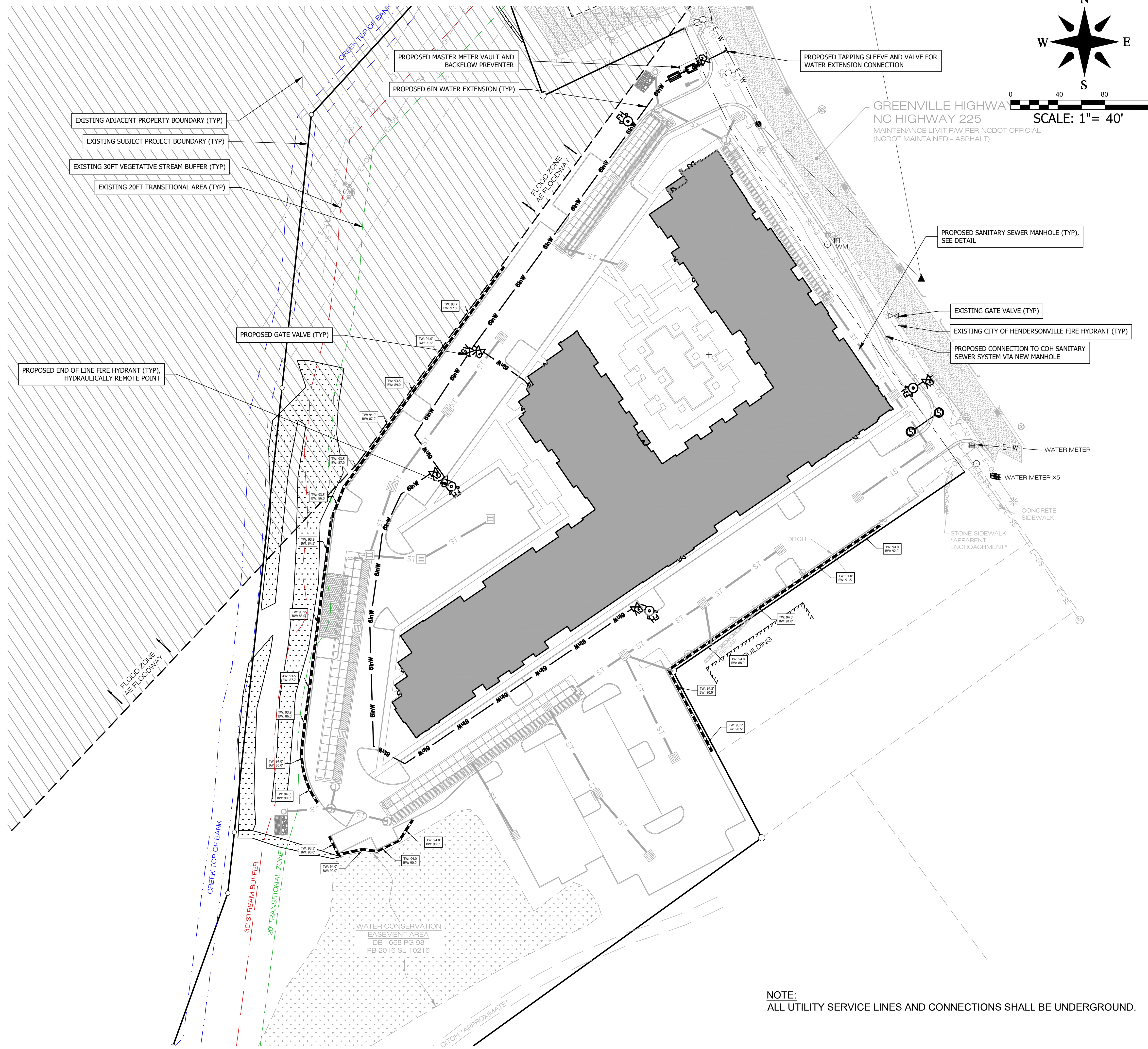
Project information table including: Project No: 597223, Date: 11/29/2023, REVISIONS/SUBMISSIONS table, Designer: JHK, Scale: AS NOTED, Date: 12/15/2023, CDG ENGINEERS AND ASSOCIATES, INC., 15 ARLINGTON STREET ASHEVILLE, N.C. 28801, Phone: 1-828-232-4700, Fax: 1-828-232-1331, www.brooksea.com, 715 GREENVILLE HWY APARTMENTS, CITY OF HENDERSONVILLE NORTH CAROLINA, PRELIMINARY - NOT FOR CONSTRUCTION, OVERALL STORMWATER PLAN, Drawing Title: C-5.0

UTILITIES LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- FEMA FLOOD HAZARD AREA (1%)
- FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- EXIST. MANHOLE
- EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- EXIST. UNDERGRND UTILITIES
- EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANSFORMER
- EXIST. LIGHT POLE
- EXIST. SEWER EASEMENT
- EXIST. WATER EASEMENT
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- NEW BUILDING
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW GRAVEL
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW HEADWALL
- NEW FLARED END SECTION
- NEW STORM PIPE
- RIP RAP LINED DITCH
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR
- NEW PROPERTY LINES
- NEW RIGHT OF WAY
- NEW WATER DISTRIBUTION MAIN
- NEW WATER FIRE HYDRANT
- NEW WATER VALVE
- NEW AIR/VAC RLS VALVE
- NEW WATER BLOW-OFF VALVE
- NEW WATER DOMESTIC METER
- NEW WATER EASEMENT
- NEW MANHOLE
- NEW SEWER LINE
- NEW SANITARY CO / SERVICE
- NEW SEWER EASEMENT
- NEW WALL (BY OTHERS)

DEVELOPMENT DATA

PROPERTY ADDRESS: 715 GREENVILLE HWY  
HENDERSONVILLE NC 28792  
 PIN NUMBER: 9568832082, 9568834302, 9568832474  
 PROPERTY SIZE: 9.01 AC  
 ZONING REVIEW: CITY OF HENDERSONVILLE  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: CITY OF HENDERSONVILLE  
 ZONING CLASSIFICATION: PCD  
 PROPOSED NUMBER OF UNITS: 185  
 PROPOSED DENSITY: 20.55 UNITS / AC  
 PROPERTY OWNER: SOUTH MARKET, LLC  
 CONTACT: RICHARD HERMAN  
 ADDRESS: 2809 HAMPTON DRIVE  
 HENDERSONVILLE NC 28792  
 EMAIL: ---  
 PHONE: 828-577-4201  
 DEVELOPER: CREST RESIDENTIAL LLC  
 CONTACT: BENTLEY NELSON  
 ADDRESS: 500 OFFICE PARK DRIVE, SUITE 215  
 BIRMINGHAM, AL 35223  
 EMAIL: BENTLEY@CRESTRES.COM  
 PHONE: 205-367-1467  
 ENGINEER: BROOKS ENGINEERING ASSOCIATES  
 CONTACT: JOHN KINNAIRD  
 ADDRESS: 15 ARLINGTON ST  
 ASHEVILLE, NC 28801  
 EMAIL: JKINNAIRD@BROOKSEA.COM  
 PHONE: 828-232-4700  
 LANDSCAPE ARCH.: FIND THE LINE STUDIOS  
 CONTACT: ROB DULL  
 ADDRESS: 305 POLE CREAMAN ROAD  
 ASHEVILLE NC 28806  
 EMAIL: ROB@FINDTHELINESTUDIOS.COM  
 PHONE: 828-674-5592



NOTE:  
ALL UTILITY SERVICE LINES AND CONNECTIONS SHALL BE UNDERGROUND.

|                                    |   |  |  |  |  |                                     |  |
|------------------------------------|---|--|--|--|--|-------------------------------------|--|
| Project No:<br><b>597223</b>       | Drawing Title:<br><b>C-7.0<br/>UTILITY PLAN</b> | City of Hendersonville   |  | 715 GREENVILLE HWY<br>APARTMENTS                     |  | NORTH CAROLINA                      |  |
|                                    |   | CITY OF HENDERSONVILLE   |  | 715 GREENVILLE HWY                                   |  | NORTH CAROLINA                      |  |
| CDG ENGINEERS AND ASSOCIATES, INC. |   | 15 Arlington Street<br>Asheville, N.C. 28801<br>Phone: 1-828-232-4700<br>Fax: 1-828-232-1331<br>www.brooksea.com |  | Reviewed: JHK<br>Scale: AS NOTED<br>Date: 12/15/2023 |  | DESIGNED BY: JHK<br>CHECKED BY: JHK |  |
| PRELIMINARY - NOT FOR CONSTRUCTION |   | DESIGNED BY: JHK<br>CHECKED BY: JHK  |  | REVISIONS/SUBMISSIONS                                |  | Date                                |  |
| 1                                  |   | PRELIMINARY SUBMITTAL  |  | 11/29/2023   |  |                                     |  |
| 2                                  |   | PLANNING AND ZONING SUBMITTAL  |  | 1/02/2024  |  |                                     |  |



CONSULTANTS

NOT FOR CONSTRUCTION

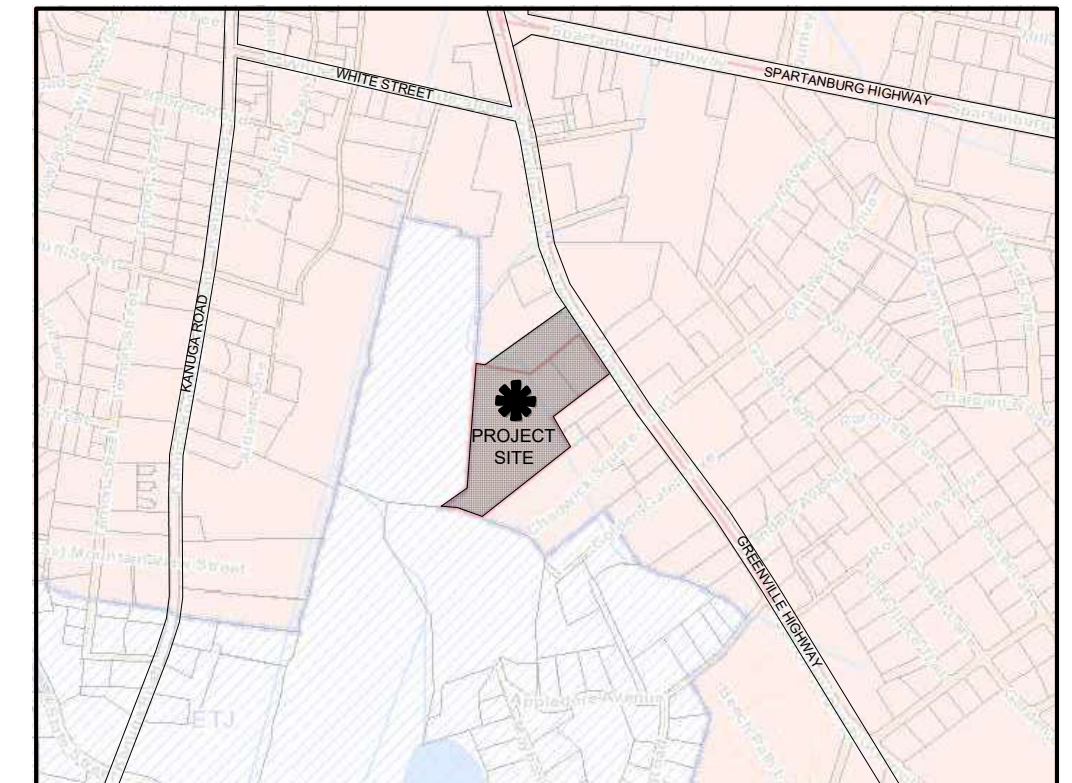
715 GREENVILLE HWY MULTI-FAMILY OVERALL SITE PLAN

PLAN SET

| # | DATE     | DESCRIPTION                     |
|---|----------|---------------------------------|
| 1 | 11/02/23 | CZD SUBMITTAL                   |
| 2 | 12.6.23  | NCDOT UPDATE                    |
| 3 | 12.15.23 | PLANNING AND ZONING SUBMITTAL   |
| 4 | 1.3.24   | PLANNING AND ZONING RESUBMITTAL |

SHEET NO.

L-200



VICINITY MAP

PROJECT ADDRESS:  
715 GREENVILLE HWY  
HENDERSONVILLE, NC

TOTAL PROPERTY AREA:  
9.01 ACRES (392,475.6 SF)

SITE COVERAGE:  
BUILDING GROSS FLOOR AREA: 231,037 SF

BUILDING FOOTPRINT: 58,367 SF  
PERCENTAGE OF TOTAL SITE: 14.8%

BUILDING HEIGHT: 52'0" (SEE ARCHITECTURAL PLANS)

PROPOSED NUMBER OF UNITS: 185 UNITS  
PROPOSED DENSITY: 20.5 UNITS / AC

STREET AND PARKING SQUARE FOOTAGE: 102,231 SF  
STREET AND PARKING PERCENTAGE OF SITE: 26% OF SITE

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

PROPERTY OWNER:  
SOUTH MARKET, LLC (RICHARD HERMAN)  
2809 HAMPTON DRIVE  
HENDERSONVILLE, NC 28792

DEVELOPER:  
BENTLEY NELSON  
CREST RESIDENTIAL LLC  
500 OFFICE PARK DRIVE, SUITE 215  
BIRMINGHAM, AL 35223  
BENTLEY@CRESTRES.COM  
205.567.1467

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

ZONING:  
CURRENT ZONING: PCD  
PROPOSED ZONING: URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

SETBACKS:  
FRONT: 40' NCDOT RIGHT-OF-WAY  
\*14' MINIMUM FRONT SETBACK FROM BACK OF EXISTING OR PROPOSED CURBS, WHICHEVER IS GREATER. IF THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF EXISTING OR PROPOSED CURBS, THE RIGHT-OF-WAY LINE WILL BECOME MINIMUM SETBACK.  
SIDE: 5'  
REAR: 10'

OPEN SPACE REQUIREMENTS:  
OPEN SPACE REQUIRED: 117,743 SF (30%)  
OPEN SPACE PROVIDED: 118,725 SF (30.3%)

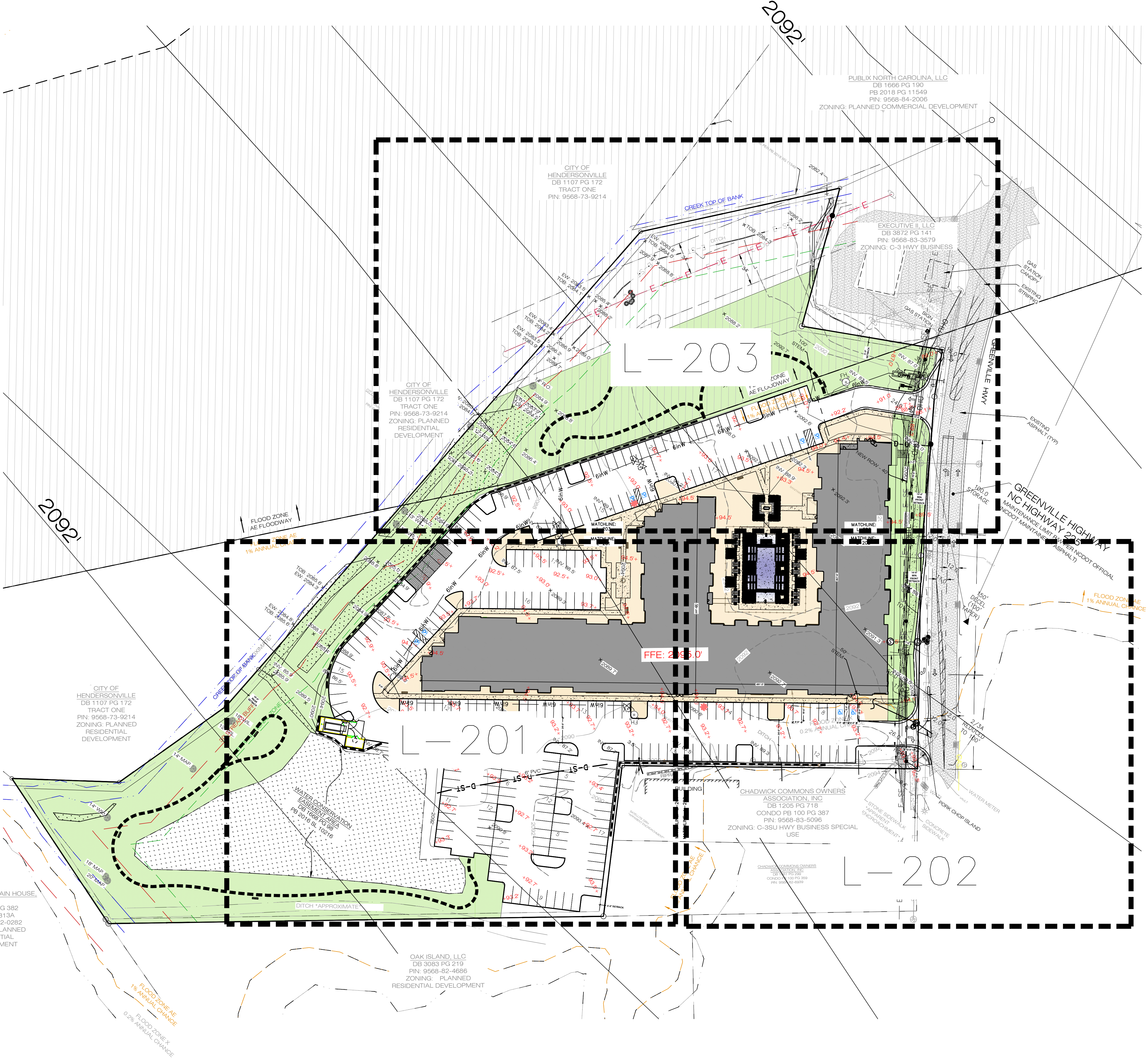
OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF);  
49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS:  
COMMON SPACE REQUIRED: 39,248 SF (10%)  
COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF);  
9.5% OF REQUIRED COMMON SPACE AREA

PARKING REQUIREMENTS:  
PARKING REQUIRED AT 1 PER EACH DWELLING UNIT OR 1.5 PER EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS.  
NUMBER OF UNITS: 185 UNITS (170 1/2 BEDROOM & 15 3 BEDROOM)  
PARKING REQUIRED: 193 SPACES  
PARKING PROVIDED: 288 SPACES (8 HANDICAPPED PARKING SPACES)

NOTES:  
PROJECT SHALL MEET ALL REQUIREMENTS OF 17-2-4-REDEVELOPMENT IN THE FLOOD WAY AND SPECIAL FLOOD HAZARD AREA  
ALL UTILITY SERVICE LINES AND CONNECTIONS SHALL BE UNDERGROUND  
OPEN SPACE SHOWN MUST BE PRESERVED AND MAINTAINED IN PERPETUITY. OPEN SPACE TO BE MAINTAINED BY DEVELOPER.







CONSULTANTS

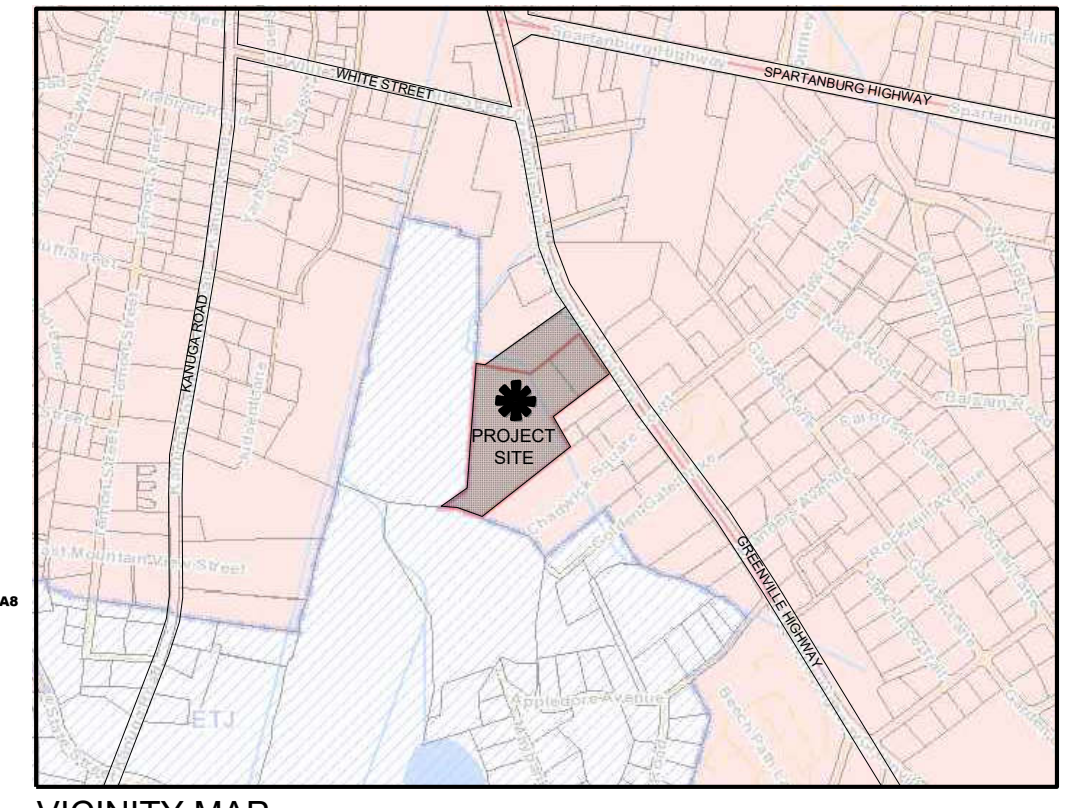
NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY PRELIMINARY SITE PLAN

PLAN SET

| # | DATE     | DESCRIPTION                     |
|---|----------|---------------------------------|
| 1 | 11/02/23 | CZD SUBMITTAL                   |
| 2 | 12.6.23  | NCDDOT UPDATE                   |
| 3 | 12.15.23 | PLANNING AND ZONING SUBMITTAL   |
| 4 | 1.3.24   | PLANNING AND ZONING RESUBMITTAL |

SHEET NO. L-201



VICINITY MAP

PROJECT ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE, NC

TOTAL PROPERTY AREA: 9.01 ACRES (392,475.6 SF)

SITE COVERAGE: BUILDING GROSS FLOOR AREA: 231,037 SF PERCENTAGE OF TOTAL SITE: 14.8%

BUILDING FOOTPRINT: 58,367 SF PERCENTAGE OF TOTAL SITE: 8.2%

BUILDING HEIGHT: 52'0" (SEE ARCHITECTURAL PLANS) PROPOSED NUMBER OF UNITS: 185 UNITS PROPOSED DENSITY: 20.5 UNITS / AC

STREET AND PARKING SQUARE FOOTAGE: 102,231 SF STREET AND PARKING PERCENTAGE OF SITE: 26% OF SITE

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

PROPERTY OWNER: SOUTH MARKET, LLC (RICHARD HERMAN) 2809 HAMPTON DRIVE HENDERSONVILLE, NC 28792

DEVELOPER: BENTLEY NELSON CREST RESIDENTIAL LLC 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223 BENTLEY@CRESTRES.COM 205.567.1467

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

ZONING: CURRENT ZONING: PCD PROPOSED ZONING: URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

SETBACKS: FRONT: 40' NCDOT RIGHT-OF-WAY \*14' MINIMUM FRONT SETBACK FROM BACK OF EXISTING OR PROPOSED CURBS, WHICHEVER IS GREATER. IF THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF EXISTING OR PROPOSED CURBS, THE RIGHT-OF-WAY LINE WILL BECOME MINIMUM SETBACK. SIDE: 5' REAR: 10'

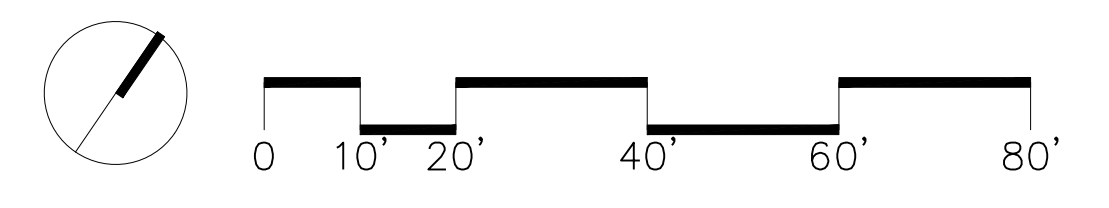
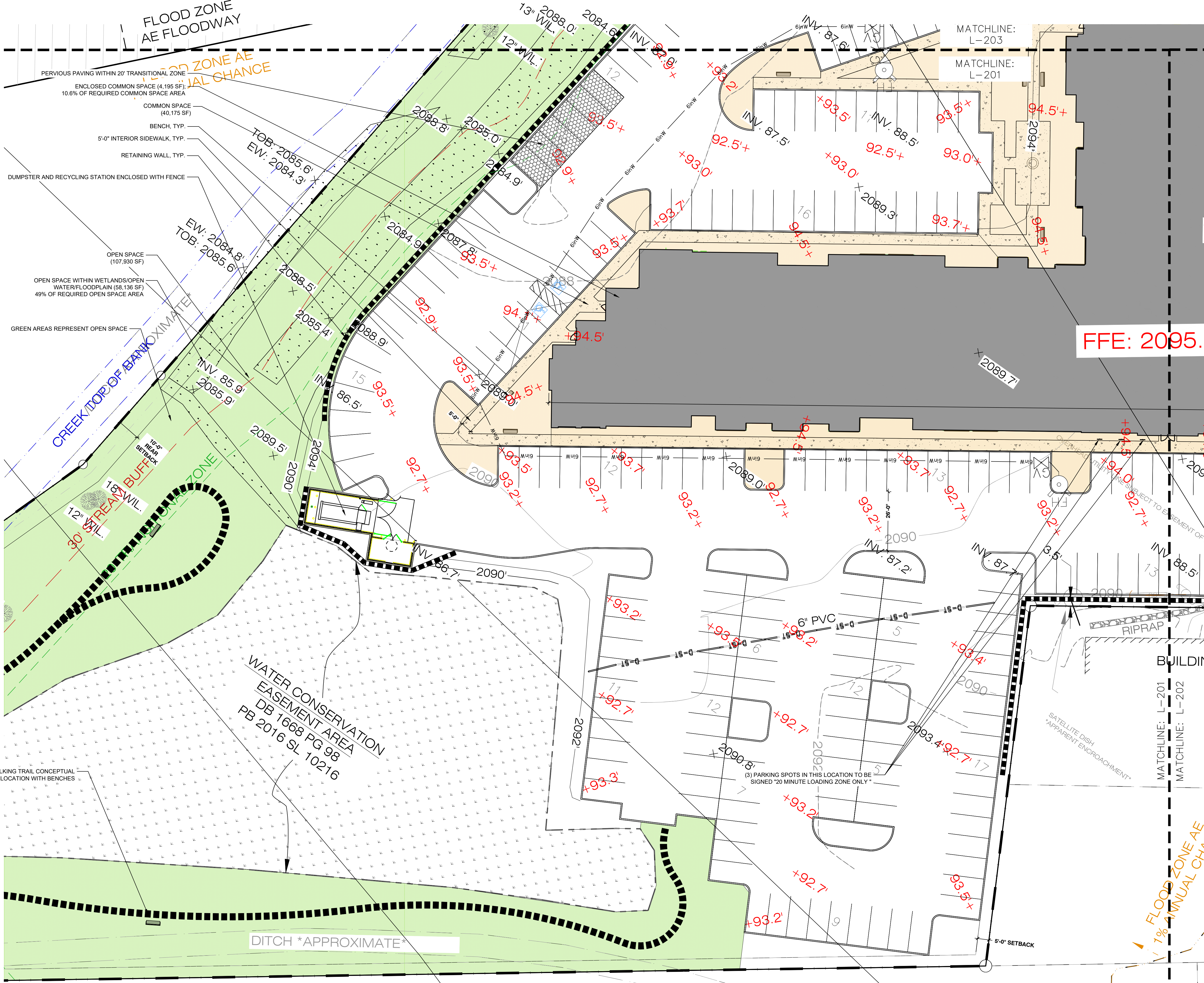
OPEN SPACE REQUIREMENTS: OPEN SPACE REQUIRED: 117,743 SF (30%) OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF): 49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS: COMMON SPACE REQUIRED: 39,248 SF (10%) COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF): 9.5% OF REQUIRED COMMON SPACE AREA

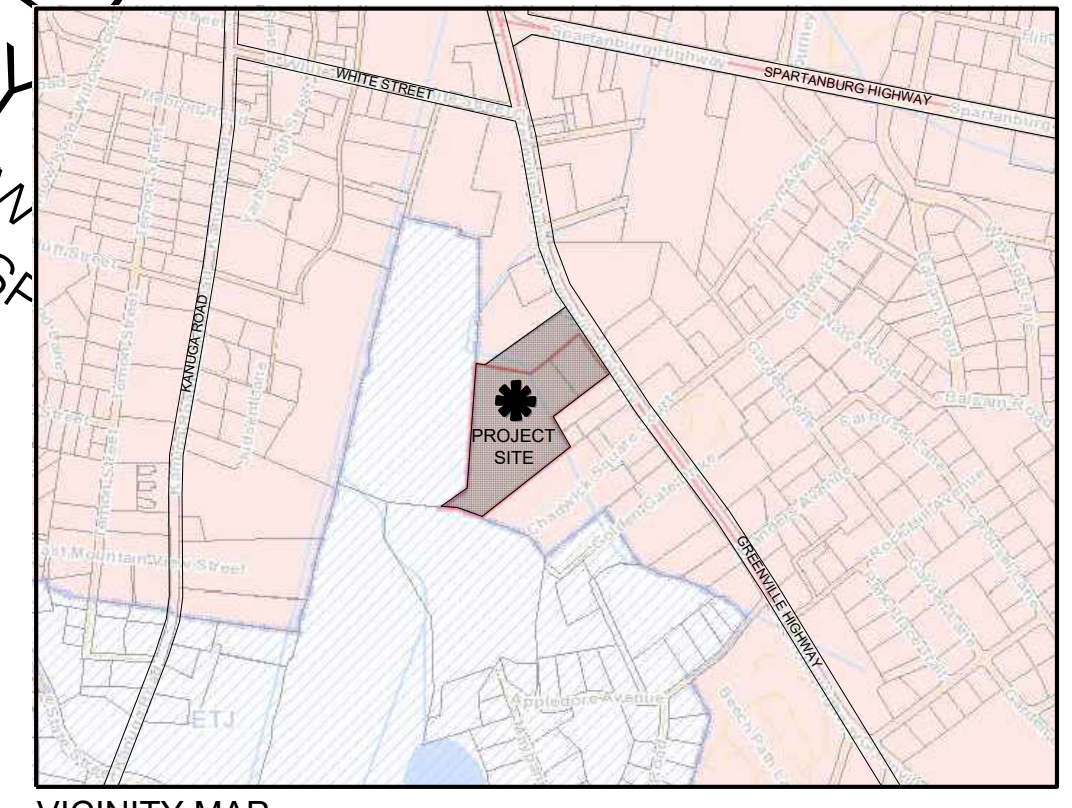
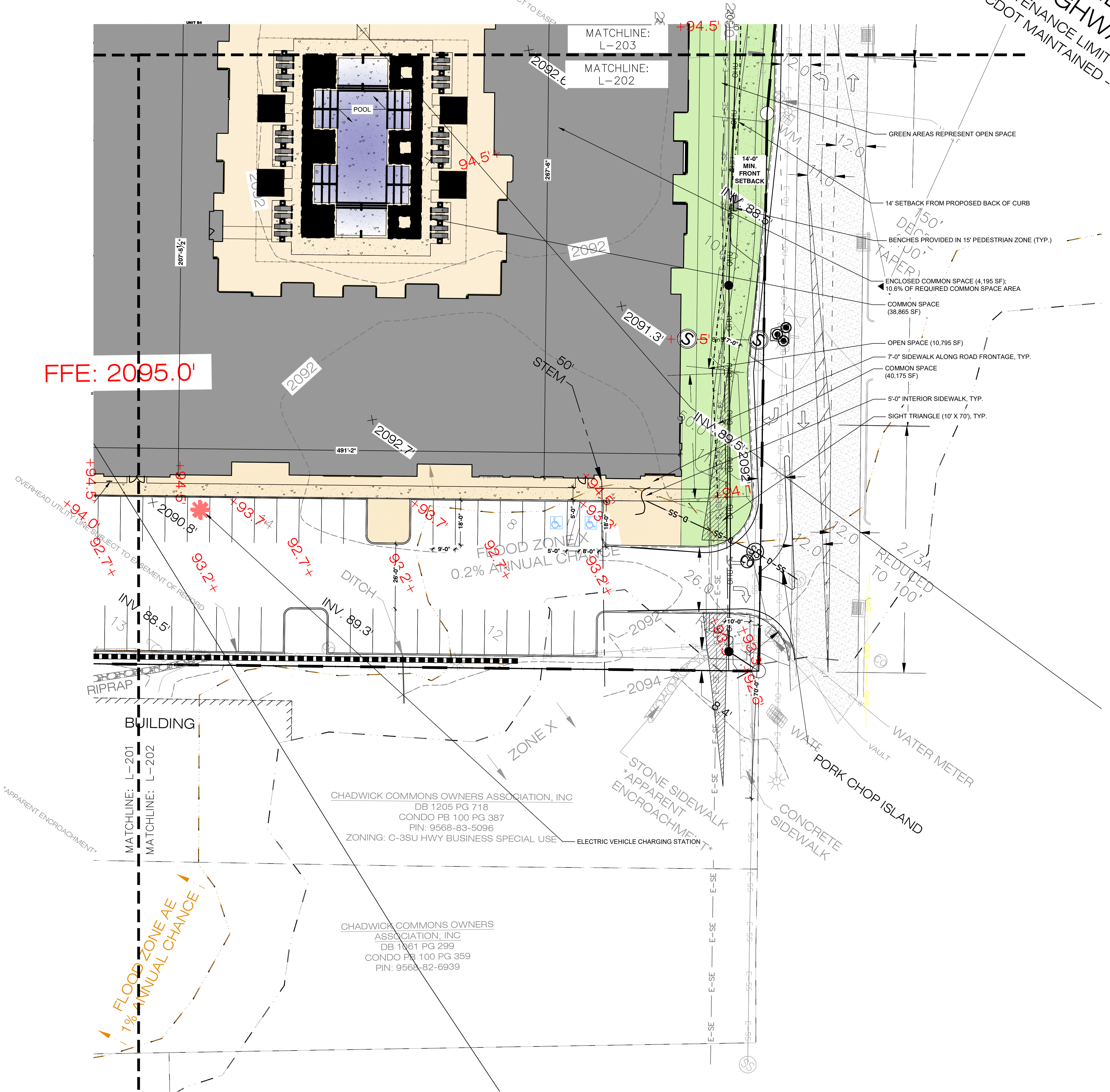
PARKING REQUIREMENTS: PARKING REQUIRED AT 1 PER EACH DWELLING UNIT OR 1.5 PER EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS. NUMBER OF UNITS: 185 UNITS PARKING REQUIRED: 193 SPACES PARKING PROVIDED: 288 SPACES (8 HANDICAPPED PARKING SPACES)



CONSULTANTS

NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY PREPARED FOR: CREST RESIDENTIAL PRELIMINARY SITE PLAN



VICINITY MAP

PROJECT ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE, NC

TOTAL PROPERTY AREA: 9.01 ACRES (392,475.6 SF)

SITE COVERAGE: BUILDING GROSS FLOOR AREA: 231,037 SF

BUILDING FOOTPRINT: 58,367 SF PERCENTAGE OF TOTAL SITE: 14.8%

BUILDING HEIGHT: 52'0" (SEE ARCHITECTURAL PLANS) PROPOSED NUMBER OF UNITS: 185 UNITS PROPOSED DENSITY: 20.5 UNITS / AC

STREET AND PARKING SQUARE FOOTAGE: 102,231 SF STREET AND PARKING PERCENTAGE OF SITE: 26% OF SITE

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

PROPERTY OWNER: SOUTH MARKET, LLC (RICHARD HERMAN) 2809 HAMPTON DRIVE HENDERSONVILLE, NC 28792

DEVELOPER: BENTLEY NELSON CREST RESIDENTIAL LLC 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223 BENTLEY@CRESTRES.COM 205.567.1467

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

ZONING: CURRENT ZONING: PCD PROPOSED ZONING: URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

SETBACKS: FRONT: 40' NCDOT RIGHT-OF-WAY \*14' MINIMUM FRONT SETBACK FROM BACK OF EXISTING OR PROPOSED CURBS, WHICHEVER IS GREATER. IF THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF EXISTING OR PROPOSED CURBS, THE RIGHT-OF-WAY LINE WILL BECOME MINIMUM SETBACK. SIDE: 5' REAR: 10'

OPEN SPACE REQUIREMENTS: OPEN SPACE REQUIRED: 117,743 SF (30%) OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF); 49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS: COMMON SPACE REQUIRED: 39,248 SF (10%) COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF); 9.5% OF REQUIRED COMMON SPACE AREA

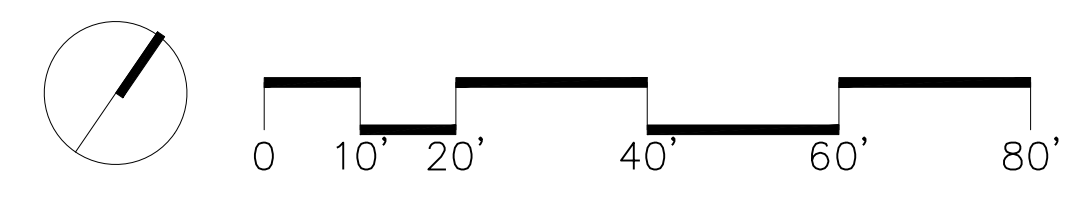
PARKING REQUIREMENTS: PARKING REQUIRED AT 1 PER EACH DWELLING UNIT OR 1.5 PER EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS: NUMBER OF UNITS: 185 UNITS PARKING REQUIRED: 193 SPACES PARKING PROVIDED: 288 SPACES (8 HANDICAPPED PARKING SPACES)

PLAN SET

Table with 3 columns: #, DATE, DESCRIPTION. Rows include 11/02/23 CZD SUBMITTAL, 12.6.23 NCDOT UPDATE, 12.15.23 PLANNING AND ZONING SUBMITTAL, 1.3.24 PLANNING AND ZONING RESUBMITTAL.

SHEET NO.

L-202



CONSULTANTS

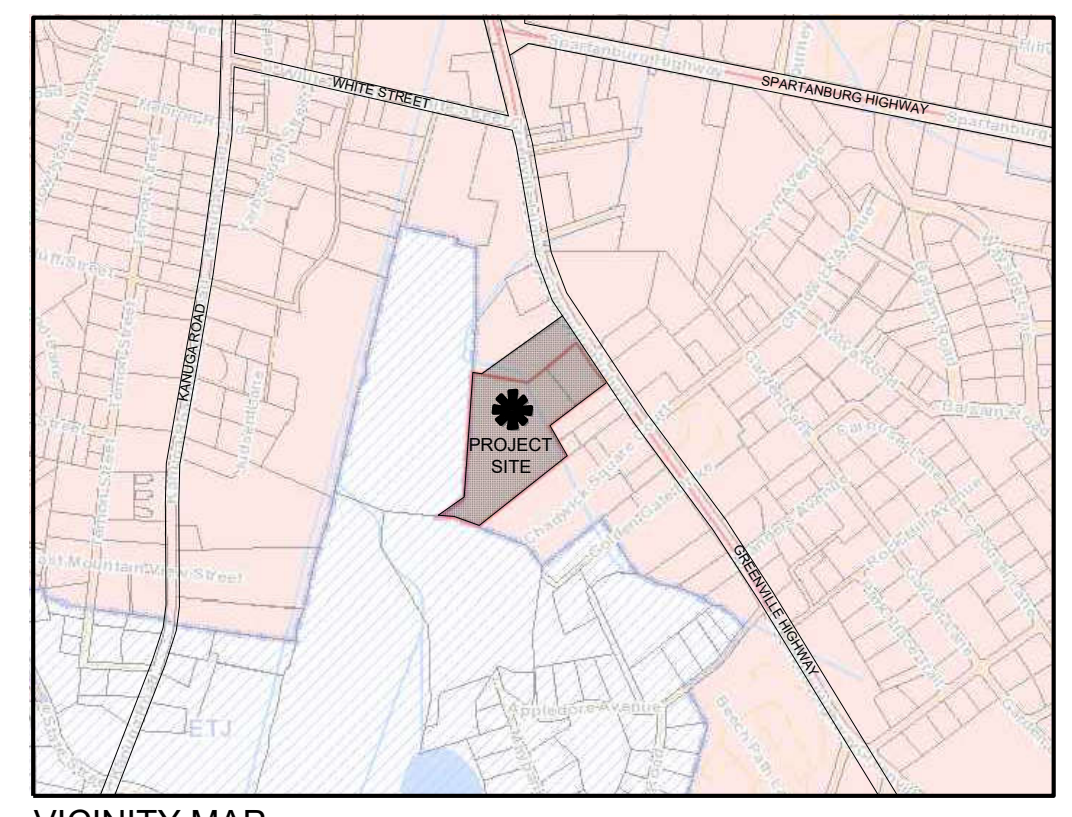
NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY PREPARED FOR: CREST RESIDENTIAL PRELIMINARY SITE PLAN

PLAN SET

| # | DATE     | DESCRIPTION                     |
|---|----------|---------------------------------|
| 1 | 11/02/23 | CZD SUBMITTAL                   |
| 2 | 12.6.23  | NC DOT UPDATE                   |
| 3 | 12.15.23 | PLANNING AND ZONING SUBMITTAL   |
| 4 | 1.3.24   | PLANNING AND ZONING RESUBMITTAL |

SHEET NO. L-203



VICINITY MAP

**PROJECT ADDRESS:**  
715 GREENVILLE HWY  
HENDERSONVILLE, NC

**TOTAL PROPERTY AREA:**  
9.01 ACRES (392,475.6 SF)

**SITE COVERAGE:**  
BUILDING GROSS FLOOR AREA: 231,037 SF

**BUILDING FOOTPRINT:** 58,367 SF  
PERCENTAGE OF TOTAL SITE: 14.8%

**BUILDING HEIGHT:** 52' (SEE ARCHITECTURAL PLANS)  
PROPOSED NUMBER OF UNITS: 185 UNITS  
PROPOSED DENSITY: 20.5 UNITS / AC

**STREET AND PARKING SQUARE FOOTAGE:** 102,231 SF  
STREET AND PARKING PERCENTAGE OF SITE: 26% OF SITE

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

**PROPERTY OWNER:**  
SOUTH MARKET, LLC (RICHARD HERMAN)  
2809 HAMPTON DRIVE  
HENDERSONVILLE, NC 28792

**DEVELOPER:**  
BENTLEY NELSON  
CREST RESIDENTIAL LLC  
500 OFFICE PARK DRIVE, SUITE 215  
BIRMINGHAM, AL 35223  
BENTLEY@CRESTRES.COM  
205.567.1467

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

**ZONING:**  
CURRENT ZONING: PCD  
PROPOSED ZONING: URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

**SETBACKS:**  
FRONT: 40' NCDOT RIGHT-OF-WAY\*  
\*14' MINIMUM FRONT SETBACK FROM BACK OF EXISTING OR PROPOSED CURBS, WHICHEVER IS GREATER. IF THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF EXISTING OR PROPOSED CURBS, THE RIGHT-OF-WAY LINE WILL BECOME MINIMUM SETBACK.  
SIDE: 5'  
REAR: 10'

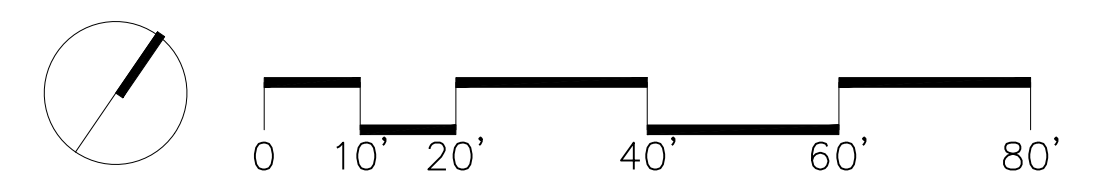
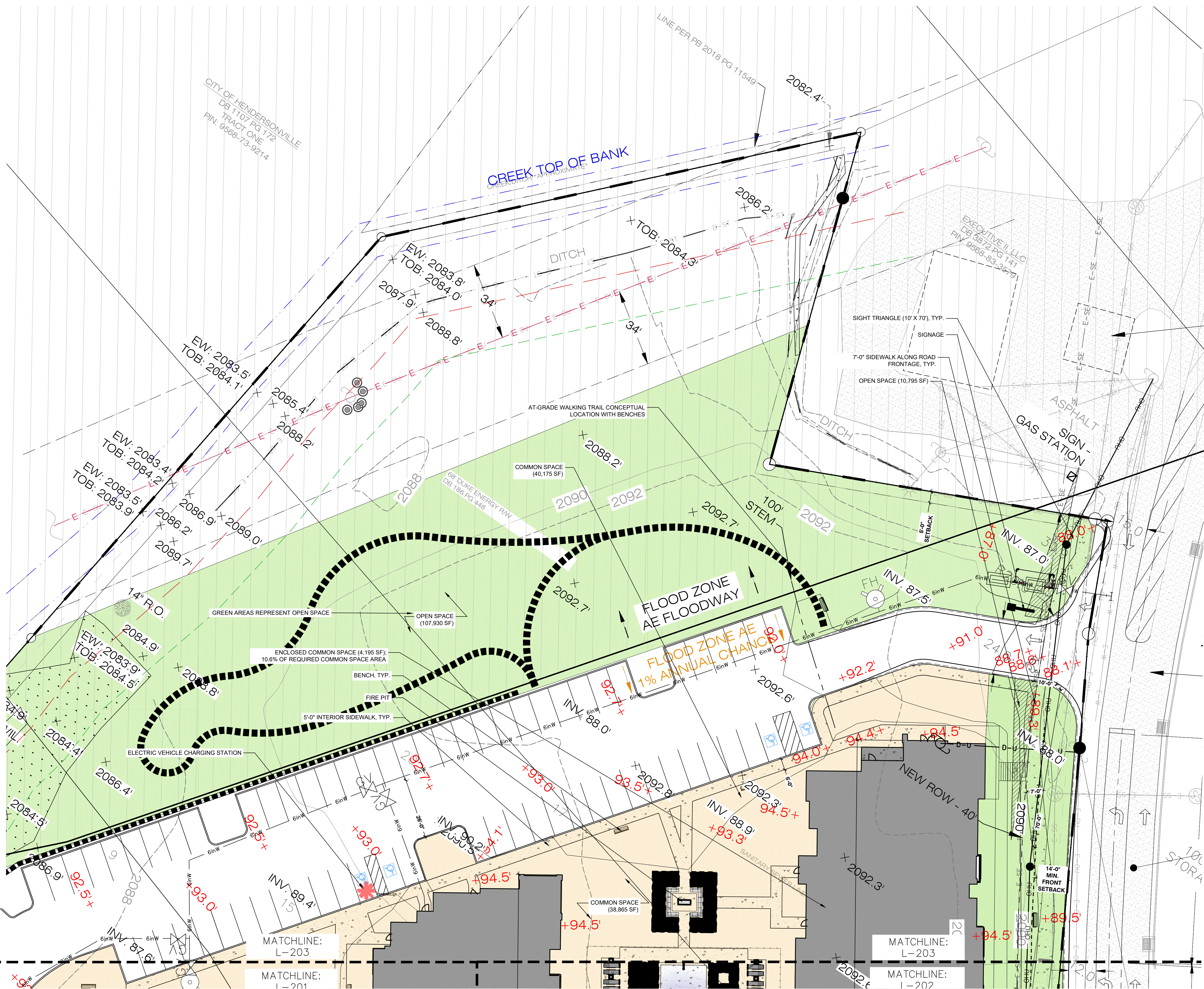
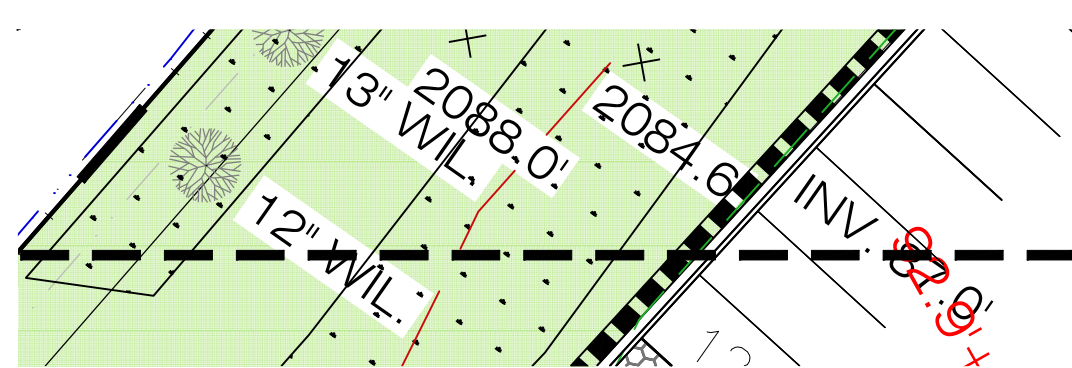
**OPEN SPACE REQUIREMENTS:**  
OPEN SPACE REQUIRED: 117,743 SF (30%)  
OPEN SPACE PROVIDED: 118,725 SF (30.3%)

**OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF):**  
49% OF REQUIRED OPEN SPACE AREA

**COMMON SPACE REQUIREMENTS:**  
COMMON SPACE REQUIRED: 39,248 SF (10%)  
COMMON SPACE PROVIDED: 44,372 SF (11.3%)

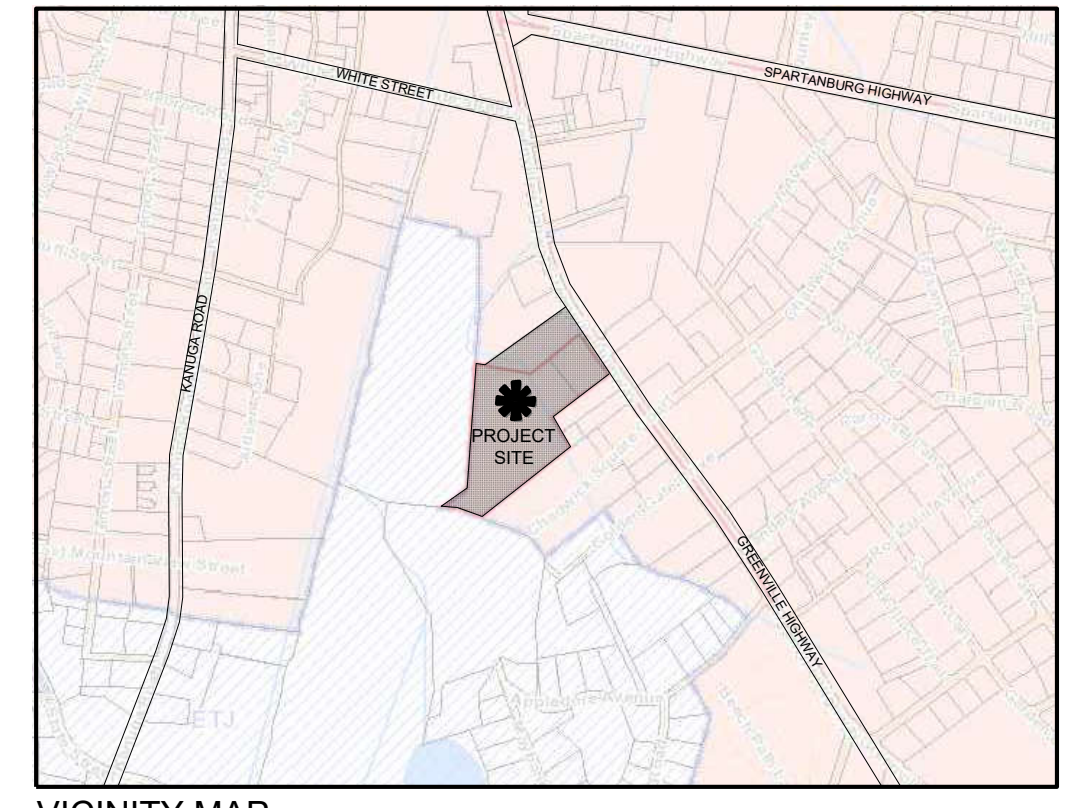
**ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF):**  
9.5% OF REQUIRED COMMON SPACE AREA

**PARKING REQUIREMENTS:**  
PARKING REQUIRED AT 1 PER EACH DWELLING UNIT OR 1.5 PER EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS:  
NUMBER OF UNITS: 185 UNITS  
PARKING REQUIRED: 193 SPACES  
PARKING PROVIDED: 288 SPACES (8 HANDICAPPED PARKING SPACES)



CONSULTANTS

NOT FOR CONSTRUCTION



VICINITY MAP

PROJECT ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE, NC

TOTAL PROPERTY AREA: 9.01 ACRES (392,475.6 SF)

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

PROPERTY OWNER: SOUTH MARKET, LLC (RICHARD HERMAN) 2809 HAMPTON DRIVE HENDERSONVILLE, NC 28792

DEVELOPER: BENTLEY NELSON CREST RESIDENTIAL LLC 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223 BENTLEY@CRESTRES.COM 205.567.1467

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

OPEN SPACE REQUIREMENTS: OPEN SPACE REQUIRED: 117,743 SF (30%) OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF); 49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS: COMMON SPACE REQUIRED: 39,248 SF (10%) COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF); 9.5% OF REQUIRED COMMON SPACE AREA

LANDSCAPE REQUIREMENTS:

VEHICLE USE AREA (VUA): 1 TREE PER 1,500 SF / 2 SHRUBS PER 4,000 SF TOTAL VUA: 102,231 SF TREES REQUIRED: 69 TREES TREES PROVIDED: 74 TREES SHRUBS REQUIRED: 52 SHRUBS SHRUBS PROVIDED: 73 SHRUBS

PLANTING STRIPS (PS): 1 TREE & 5 SHRUBS PER 40LF TOTAL LF: 374 LF TREES REQUIRED: 10 TREES TREES PROVIDED: 11 TREES SHRUBS REQUIRED: 47 SHRUBS SHRUBS PROVIDED: 62 SHRUBS

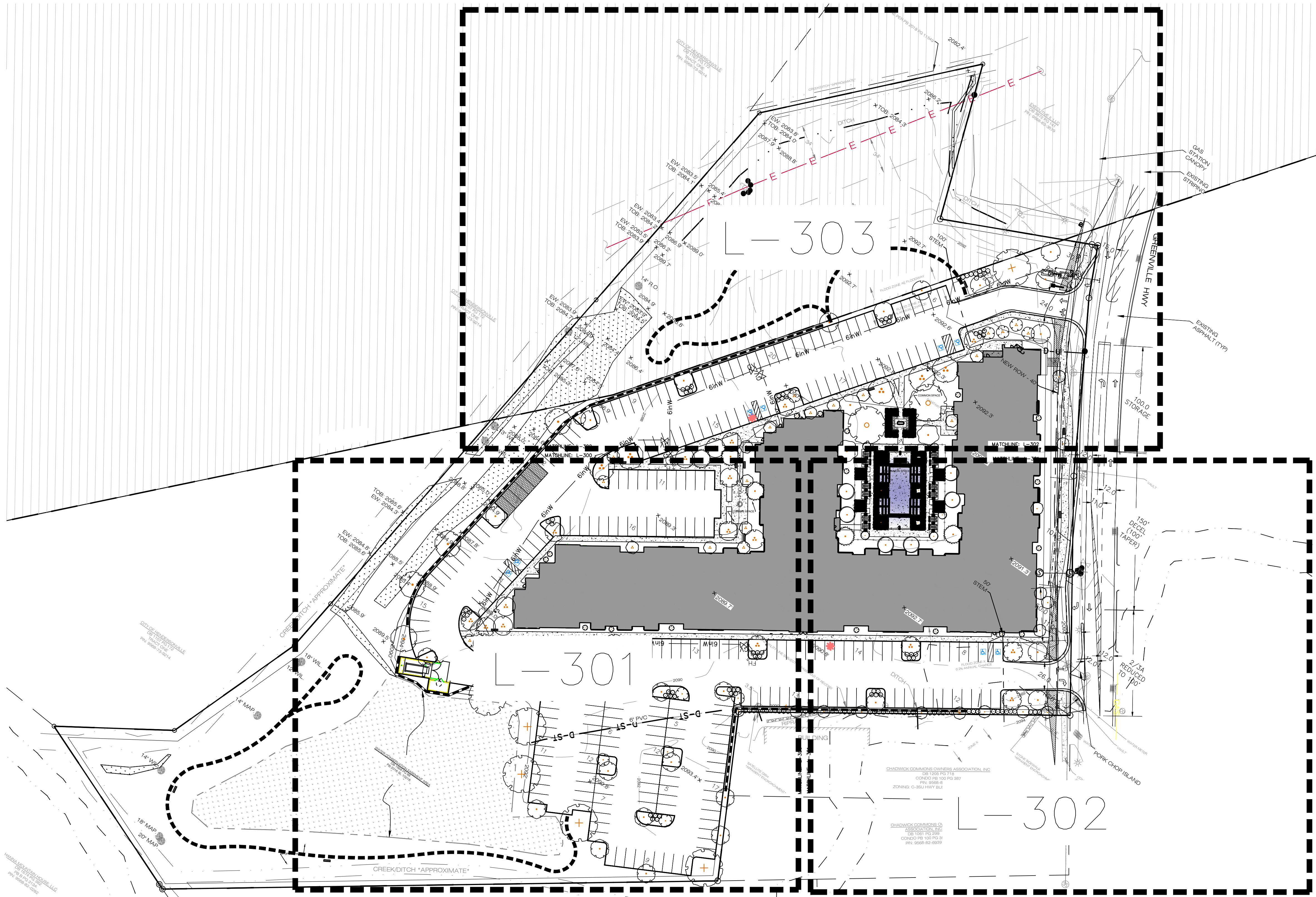
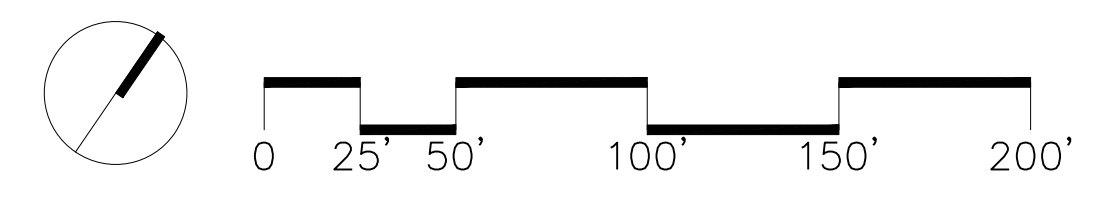
STREET TREES (ST): 1 LARGE TREE PER 40 LF OR 1 SMALL TREE PER 30 LF (IF OVERHEAD UTILITIES ARE PRESENT) TOTAL LF: 422 LF (715 GREENVILLE HWY) TREES REQUIRED: 5 LARGE-MATURING TREES/7 SMALL MATURING TREE TREES PROVIDED: 5 LARGE-MATURING TREES/7 SMALL MATURING TREE

COMMON SPACE TREE PLANTINGS (CS): TOTAL TREE PLANTINGS REQUIRED: 79 TOTAL TREE PLANTINGS PROPOSED: 84

PLANTING LEGEND table with columns for # OF PLANTS and Plant Description, including symbols for Large Deciduous Tree (ST) and ZONING USE ABBREVIATION.

COMPLIANCE NOTES

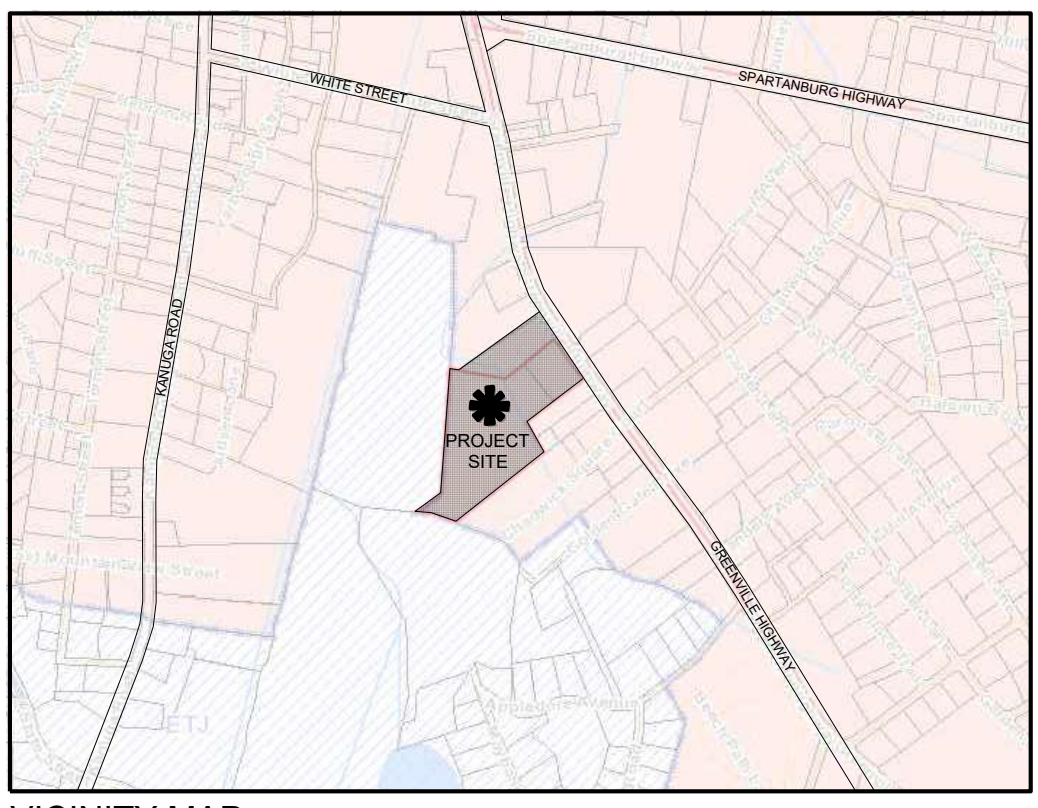
- 1. ALL DRIVEWAY AND ENTRANCE CONNECTIONS ARE SUBJECT TO LOCAL AGENCY APPROVALS. ALL SIDEWALKS SHALL PROVIDE ADEQUATE HANDICAP ACCESSIBILITY AT CROSSWALKS.
2. ANY PLANT MATERIAL TO BE INSTALLED IN THE R.O.W. SHALL BE APPROVED WITH AN ENCROACHMENT AGREEMENT WITH NCDOT.
3. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWERLINES AND SEWERLINE EASEMENTS. NO TREES ARE ALLOWED TO BE PLANTED IN SUCH EASEMENTS.
4. ALL PROPOSED PARKING SPACES ARE WITHIN 45' OF A VUA TREE PLANTING AS REQUIRED.
5. 50% OFF ALL REQUIRED VUA PLANTINGS ARE LOCATED WITHIN PROPOSED LANDSCAPE ISLANDS AS REQUIRED.



715 GREENVILLE HWY MULTI-FAMILY PREPARED FOR: CREST RESIDENTIAL OVERALL LANDSCAPE PLAN 715 GREENVILLE HWY HENDERSONVILLE, NC

PLAN SET table with columns for #, DATE, and DESCRIPTION, listing 4 stages from 11/02/23 to 1.3.24.

SHEET NO. L-300



VICINITY MAP

PROJECT ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE, NC

TOTAL PROPERTY AREA: 9.01 ACRES (392,475.6 SF)

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

PROPERTY OWNER: SOUTH MARKET, LLC (RICHARD HERMAN) 2809 HAMPTON DRIVE HENDERSONVILLE, NC 28792

DEVELOPER: BENTLEY NELSON CREST RESIDENTIAL LLC 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223 BENTLEY@CRESTRES.COM 205.567.1467

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

OPEN SPACE REQUIREMENTS: OPEN SPACE REQUIRED: 117,743 SF (30%) OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF): 49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS: COMMON SPACE REQUIRED: 39,248 SF (10%) COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF): 9.5% OF REQUIRED COMMON SPACE AREA

LANDSCAPE REQUIREMENTS:

VEHICLE USE AREA (VUA): 1 TREE PER 1,500 SF / 2 SHRUBS PER 4,000 SF TOTAL VUA: 102,231 SF TREES REQUIRED: 69 TREES TREES PROVIDED: 74 TREES SHRUBS REQUIRED: 52 SHRUBS SHRUBS PROVIDED: 73 SHRUBS

PLANTING STRIPS (PS): 1 TREE & 5 SHRUBS PER 40LF TOTAL LF: 374 LF TREES REQUIRED: 10 TREES TREES PROVIDED: 11 TREES SHRUBS REQUIRED: 47 SHRUBS SHRUBS PROVIDED: 62 SHRUBS

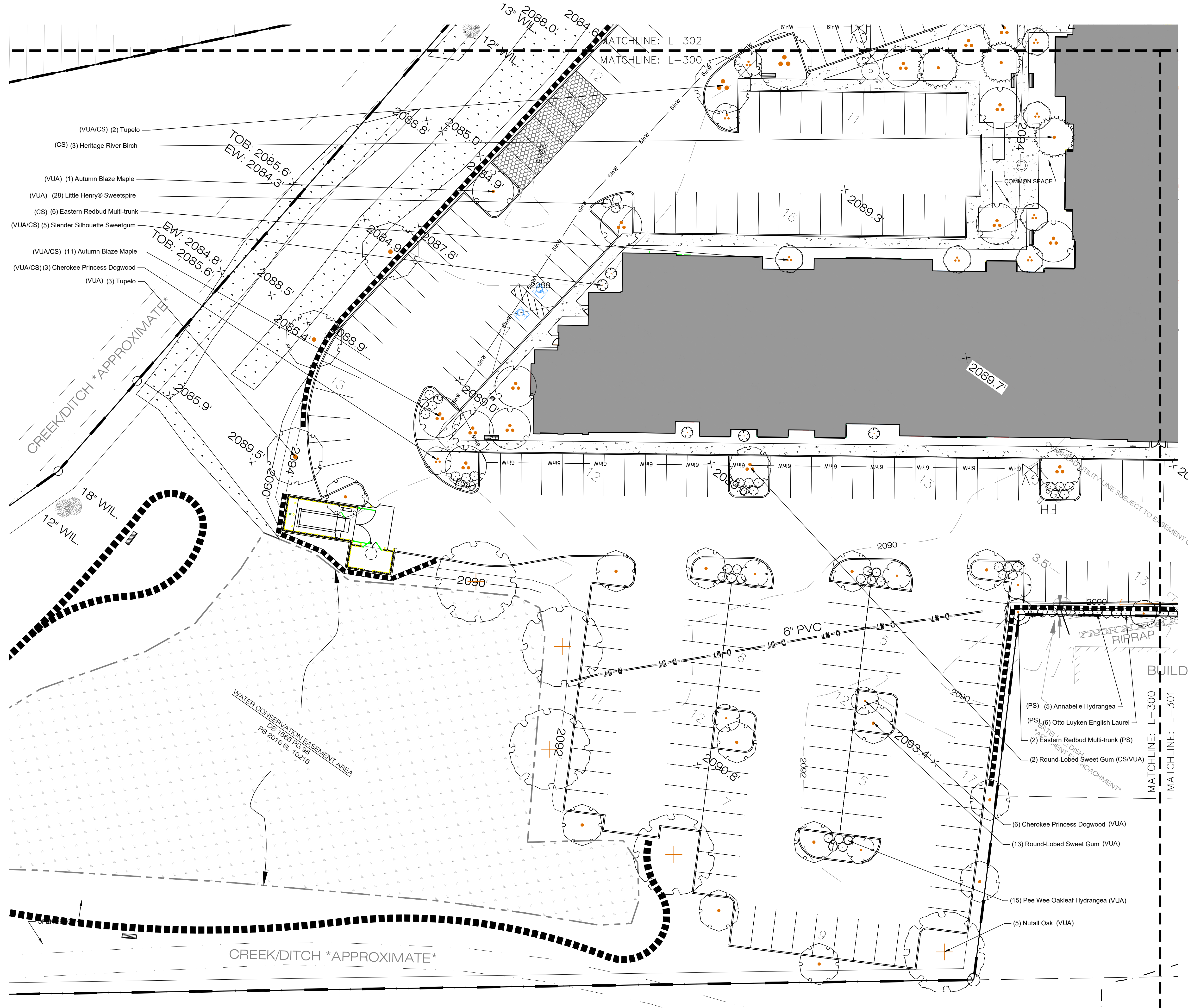
STREET TREES (ST): 1 LARGE TREE PER 40 LF OR 1 SMALL TREE PER 30 LF (IF OVERHEAD UTILITIES ARE PRESENT) TOTAL LF: 422 LF (715 GREENVILLE HWY) TREES REQUIRED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE TREES PROVIDED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE

COMMON SPACE TREE PLANTINGS (CS): TOTAL TREE PLANTINGS REQUIRED: 79 TOTAL TREE PLANTINGS PROPOSED: 84

STREET BUFFER (SB): N/A

BUFFERYARDS: N/A

PLANTING LEGEND and COMPLIANCE NOTES. Includes symbols for VUA, PS, ST, SB, CS and detailed instructions for installation and coordination.



CONSULTANTS

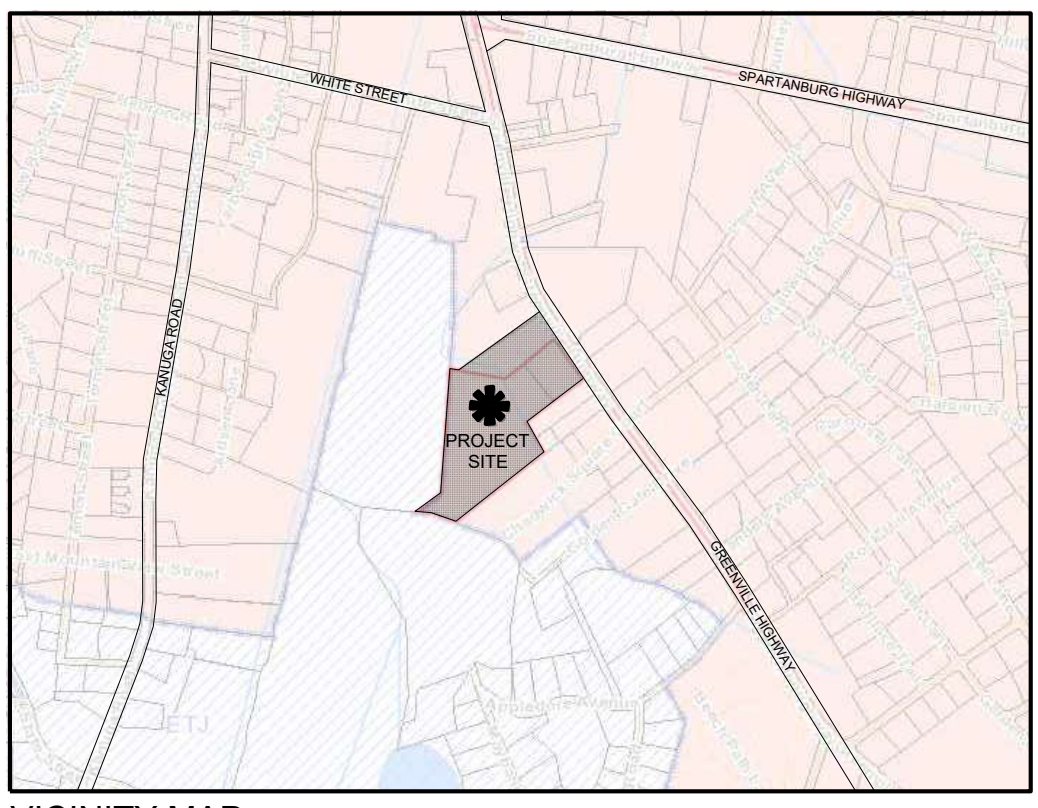
NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY PREPARED FOR: CREST RESIDENTIAL PRELIMINARY LANDSCAPE PLAN

PLAN SET table with columns for #, DATE, and DESCRIPTION. Lists four stages: CDZ SUBMITTAL, NCDOT UPDATE, PLANNING AND ZONING SUBMITTAL, and PLANNING AND ZONING RESUBMITTAL.

SHEET NO.

L-301



VICINITY MAP

PROJECT ADDRESS: 715 GREENVILLE HWY HENDERSONVILLE, NC

TOTAL PROPERTY AREA: 9.01 ACRES (392,475.6 SF)

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

PROPERTY OWNER: SOUTH MARKET, LLC (RICHARD HERMAN) 2809 HAMPTON DRIVE HENDERSONVILLE, NC 28792

DEVELOPER: BENTLEY NELSON BENTLEY NELSON CREST RESIDENTIAL LLC 500 OFFICE PARK DRIVE, SUITE 215 BIRMINGHAM, AL 35223 BENTLEY@CRESTRES.COM 205.567.1467

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

OPEN SPACE REQUIREMENTS: OPEN SPACE REQUIRED: 117,743 SF (30%) OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF): 49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS: COMMON SPACE REQUIRED: 39,248 SF (10%) COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF): 9.5% OF REQUIRED COMMON SPACE AREA

LANDSCAPE REQUIREMENTS:

VEHICLE USE AREA (VUA): 1 TREE PER 1,500 SF / 2 SHRUBS PER 4,000 SF TOTAL VUA: 102,231 SF TREES REQUIRED: 69 TREES TREES PROVIDED: 74 TREES SHRUBS REQUIRED: 52 SHRUBS SHRUBS PROVIDED: 73 SHRUBS

PLANTING STRIPS (PS): 1 TREE & 5 SHRUBS PER 40LF TOTAL LF: 374 LF TREES REQUIRED: 10 TREES TREES PROVIDED: 11 TREES SHRUBS REQUIRED: 47 SHRUBS SHRUBS PROVIDED: 62 SHRUBS

STREET TREES (ST): 1 LARGE TREE PER 40 LF OR 1 SMALL TREE PER 30 LF (IF OVERHEAD UTILITIES ARE PRESENT) TOTAL LF: 422 LF (715 GREENVILLE HWY) TREES REQUIRED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE TREES PROVIDED: 5 LARGE-MATURING TREES / 7 SMALL MATURING TREE

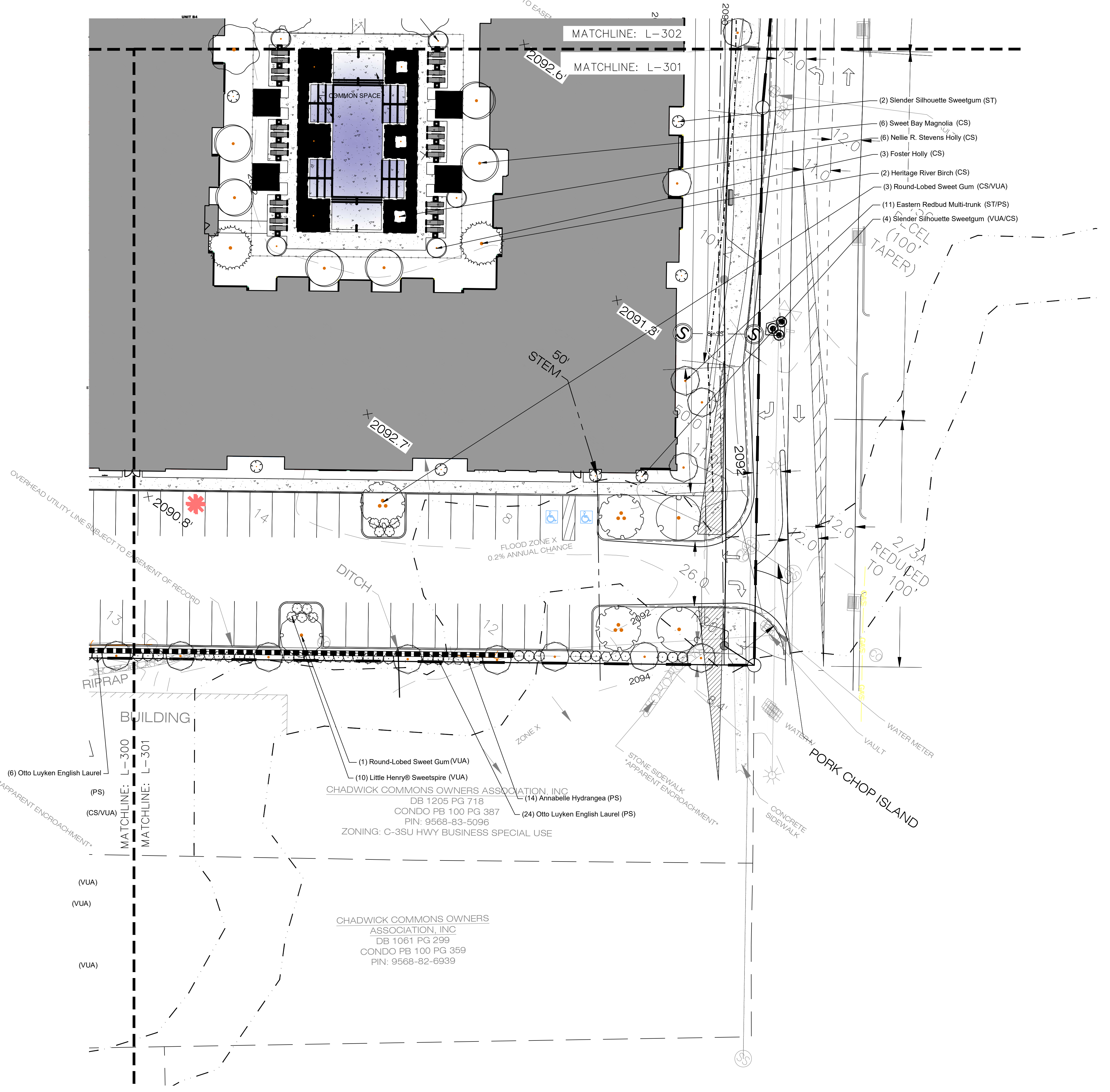
COMMON SPACE TREE PLANTINGS (CS): TOTAL TREE PLANTINGS REQUIRED: 79 TOTAL TREE PLANTINGS PROPOSED: 84

STREET BUFFER (SB): N/A

BUFFERYARDS: N/A

PLANTING LEGEND table with columns for # OF PLANTS and Plant Description, listing symbols for Large Deciduous Tree (ST) and ZONING USE ABBREVIATION (SEE LEGEND).

- COMPLIANCE NOTES: 1. ALL DRIVEWAY AND ENTRANCE CONNECTIONS ARE SUBJECT TO LOCAL AGENCY APPROVALS... 2. ANY PLANT MATERIAL TO BE INSTALLED IN THE R.O.W. SHALL BE APPROVED WITH AN ENCROACHMENT AGREEMENT WITH NCDOT. 3. LANDSCAPE CONTRACTOR MUST COORDINATE THE LOCATION OF THE TREES TO AVOID EXISTING AND PROPOSED SEWERLINES AND SEWERLINE EASEMENTS...



CONSULTANTS

NOT FOR CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY PREPARED FOR: CREST RESIDENTIAL PRELIMINARY LANDSCAPE PLAN

PLAN SET table with columns #, DATE, and DESCRIPTION, listing revision history from 11/02/23 to 1.3.24.

SHEET NO. L-302

CONSULTANTS

NOT FOR  
CONSTRUCTION

715 GREENVILLE HWY MULTI-FAMILY  
715 GREENVILLE HWY  
HENDERSONVILLE, NC  
PREPARED FOR:  
CREST RESIDENTIAL  
**PRELIMINARY LANDSCAPE  
PLAN**

PLAN SET

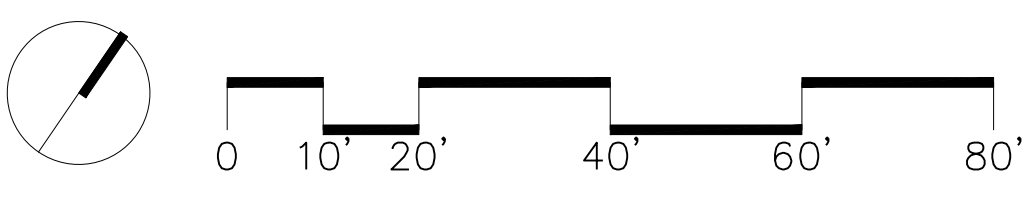
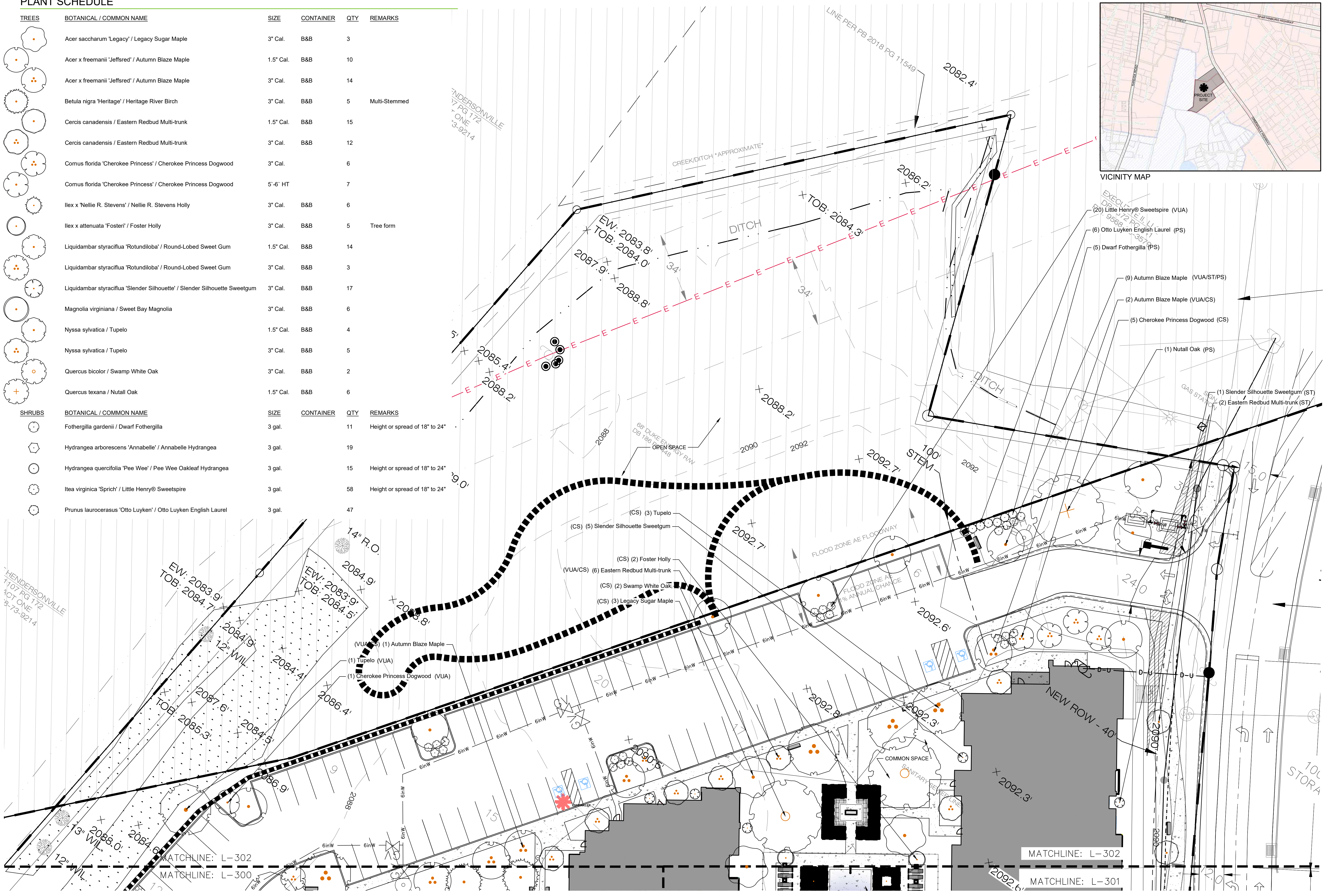
| # | DATE     | DESCRIPTION                     |
|---|----------|---------------------------------|
| 1 | 11/02/23 | CZD SUBMITTAL                   |
| 2 | 12.6.23  | NC DOT UPDATE                   |
| 3 | 12.15.23 | PLANNING AND ZONING SUBMITTAL   |
| 4 | 1.3.24   | PLANNING AND ZONING RESUBMITTAL |

SHEET NO.

L-303

**PLANT SCHEDULE**

| TREES  | BOTANICAL / COMMON NAME  | SIZE      | CONTAINER | QTY | REMARKS                        |
|--------|--|-----------|-----------|-----|--------------------------------|
|        | Acer saccharum 'Legacy' / Legacy Sugar Maple                               | 3" Cal.   | B&B       | 3   |                                |
|        | Acer x freemanii 'Jeffsred' / Autumn Blaze Maple                           | 1.5" Cal. | B&B       | 10  |                                |
|        | Acer x freemanii 'Jeffsred' / Autumn Blaze Maple                           | 3" Cal.   | B&B       | 14  |                                |
|        | Betula nigra 'Heritage' / Heritage River Birch                             | 3" Cal.   | B&B       | 5   | Multi-Stemmed                  |
|        | Cercis canadensis / Eastern Redbud Multi-trunk                             | 1.5" Cal. | B&B       | 15  |                                |
|        | Cercis canadensis / Eastern Redbud Multi-trunk                             | 3" Cal.   | B&B       | 12  |                                |
|        | Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood             | 3" Cal.   |           | 6   |                                |
|        | Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood             | 5'-6" HT  |           | 7   |                                |
|        | Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly                       | 3" Cal.   | B&B       | 6   |                                |
|        | Ilex x attenuata 'Fosteri' / Foster Holly                                  | 3" Cal.   | B&B       | 5   | Tree form                      |
|        | Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum              | 1.5" Cal. | B&B       | 14  |                                |
|        | Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum              | 3" Cal.   | B&B       | 3   |                                |
|        | Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweetgum | 3" Cal.   | B&B       | 17  |                                |
|        | Magnolia virginiana / Sweet Bay Magnolia                                   | 3" Cal.   | B&B       | 6   |                                |
|        | Nyssa sylvatica / Tupelo   | 1.5" Cal. | B&B       | 4   |                                |
|        | Nyssa sylvatica / Tupelo   | 3" Cal.   | B&B       | 5   |                                |
|        | Quercus bicolor / Swamp White Oak  | 3" Cal.   | B&B       | 2   |                                |
|        | Quercus texana / Nuttall Oak   | 1.5" Cal. | B&B       | 6   |                                |
| SHRUBS | BOTANICAL / COMMON NAME  | SIZE      | CONTAINER | QTY | REMARKS                        |
|        | Fothergilla gardenii / Dwarf Fothergilla                                   | 3 gal.    |           | 11  | Height or spread of 18" to 24" |
|        | Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea                    | 3 gal.    |           | 19  |                                |
|        | Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea                | 3 gal.    |           | 15  | Height or spread of 18" to 24" |
|        | Itea virginica 'Sprich' / Little Henry® Sweetpire                          | 3 gal.    |           | 58  | Height or spread of 18" to 24" |
|        | Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel             | 3 gal.    |           | 47  |                                |





760 FLORIDA CENTRAL PARKWAY  
SUITE 224  
LONGWOOD, FL 32750  
PH: 407.636.7999  
PROJECT #: 23136

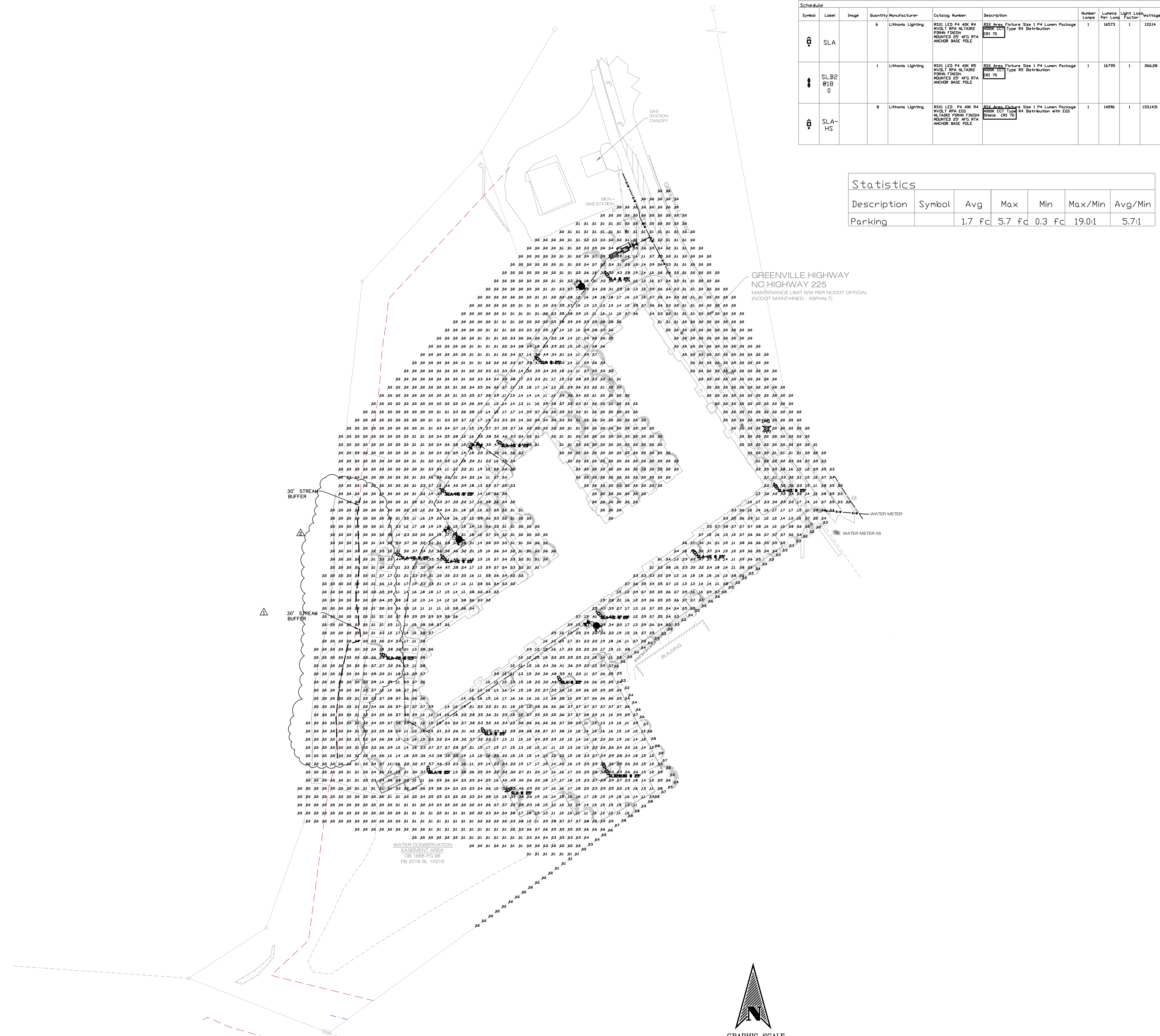
| No. | Date       | Revision            |
|-----|------------|---------------------|
| 1   | 12/15/2023 | Planning and Zoning |
| 2   | 01/03/2024 | Planning and Zoning |

Mechanical  
Electrical  
Plumbing  
Fire Protection

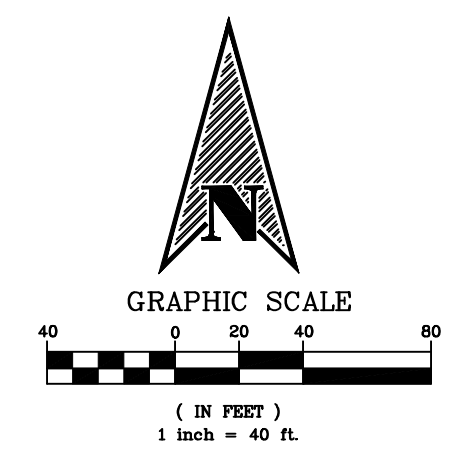
715 GREENVILLE HWY MULTIFAMILY  
PHOTOMETRIC  
SITE PLAN

| Symbol        | Label | Image | Quantity | Manufacturer      | Catalog Number  | Description  | Number Lumens | Lumens Per Lum. | Light Loss Factor | Wattage |
|---------------|-------|-------|----------|-------------------|---|--|---------------|-----------------|-------------------|---------|
| SLA           |       |       | 6        | Lithonia Lighting | RSX1 LED P4 40K R4 MVOLT RPA NLTARE FINISH MOUNTED 227 MVG 27A ANCHOR BASE FILE | RSX Area Fixture Size 1 P4 Lum Package PROX CCT Type R4 Distribution 5000K CCT Type R4 Distribution with EGS Dimm. 0-10V | 1             | 16793           | 1                 | 13314   |
| SLB2 @ 18' 0" |       |       | 1        | Lithonia Lighting | RSX1 LED P4 40K R5 MVOLT RPA NLTARE FINISH MOUNTED 227 MVG 27A ANCHOR BASE FILE | RSX Area Fixture Size 1 P4 Lum Package PROX CCT Type R5 Distribution 5000K CCT Type R4 Distribution with EGS Dimm. 0-10V | 1             | 16795           | 1                 | 26628   |
| SLA-HS        |       |       | 8        | Lithonia Lighting | RSX1 LED P4 40K R4 MVOLT RPA NLTARE FINISH MOUNTED 227 MVG 27A ANCHOR BASE FILE | RSX Area Fixture Size 1 P4 Lum Package PROX CCT Type R4 Distribution with EGS Dimm. 0-10V                                | 1             | 14096           | 1                 | 1331421 |

| Statistics  |        |         |         |         |         |
|-------------|--------|---------|---------|---------|---------|
| Description | Symbol | Avg     | Max     | Min     | Avg/Min |
| Parking     |        | 1.7 f/c | 5.7 f/c | 0.3 f/c | 19.0:1  |



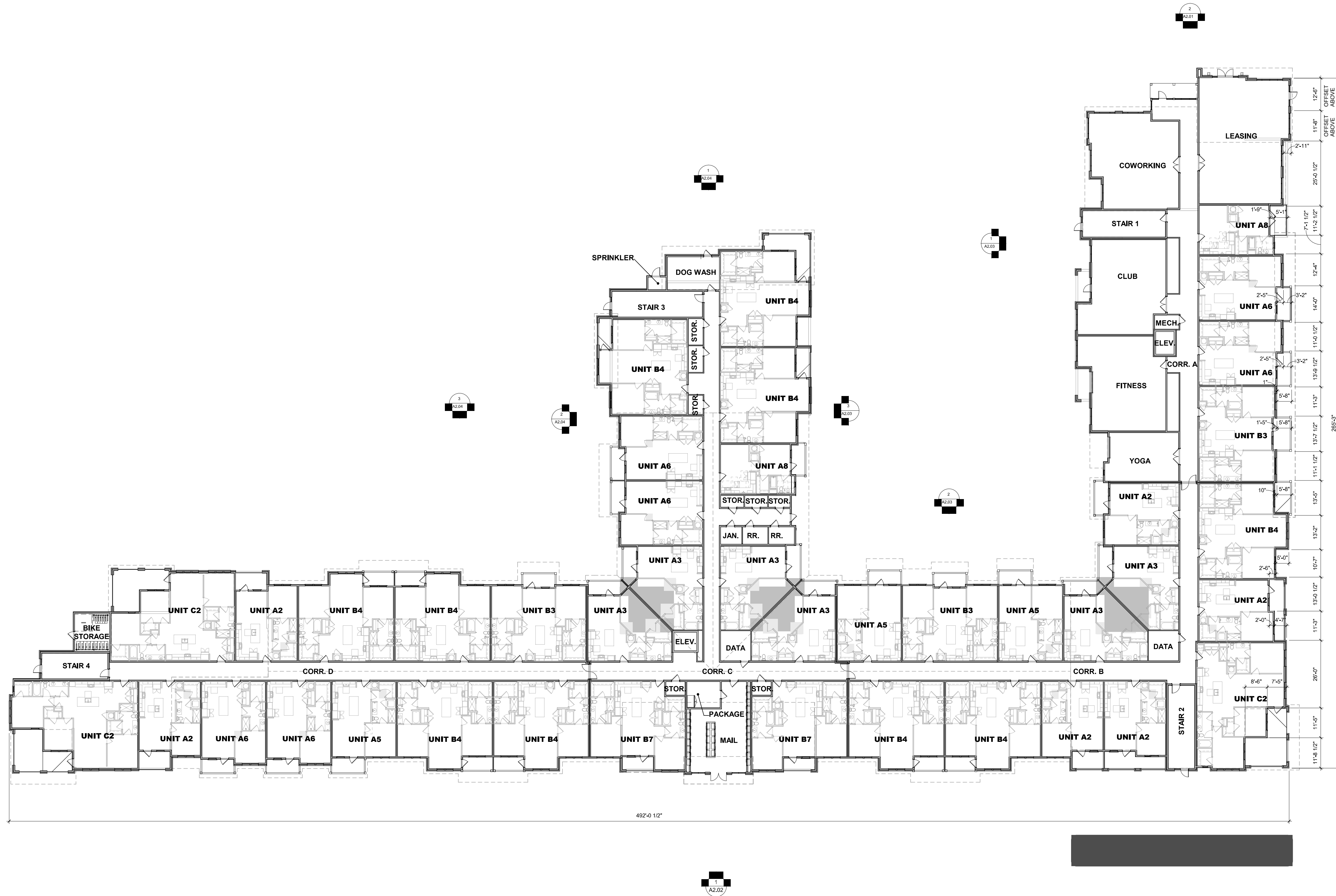
1 PHOTOMETRIC SITE PLAN  
SCALE: 1" = 40'-0"



PROJECT NO: 23136  
DRAWN BY: MLD  
CHECKED BY: MLD  
APPROVED BY: MLD  
DATE: 10-25-23  
SCALE: 1" = 40'-0"  
FILENAME: 23136-E-SITE

ES.11





PRELIMINARY

FOR INTERIM REVIEW ONLY.  
NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION.

ARCHITECTURE & INTERIORS, LLC  
BIRMINGHAM, AL    AUSTIN, TX    ATLANTA, GA  
www.fdm.com

CZD SUBMITTAL

**715 GREENVILLE HIGHWAY  
MULTIFAMILY**  
CREST RESIDENTIAL  
715 GREENVILLE HIGHWAY  
HENDERSONVILLE, NC 28792

REVISIONS

| Δ | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

PROJ. NO. 23013    ISSUE DATE 12/13/23

SHEET NAME:  
OVERALL FLOOR  
PLAN - LEVEL 1

SHEET NO:  
**A1.01**

**EXTERIOR MATERIAL LEGEND**

|      |   |
|------|---|
| (M1) | BRICK VENEER  |
| (L1) | FIBER CEMENT LAP SIDING, 6" EXPOSURE - PAINT 1          |
| (L2) | FIBER CEMENT LAP SIDING, 6" EXPOSURE - PAINT 2          |
| (L3) | FIBER CEMENT LAP SIDING, 6" EXPOSURE - PAINT 3          |
| (L4) | FIBER CEMENT LAP SIDING, STAGGERED - PAINT 2            |
| (L5) | FIBER CEMENT LAP SIDING, 2" EXPOSURE DIAGONAL - PAINT 2 |
| (P1) | FIBER CEMENT PANELS - PAINT 1                           |
| (P2) | FIBER CEMENT PANELS - PAINT 2                           |
| (B1) | BOARD & BATTEN - PAINT 1                                |
| (B2) | BOARD & BATTEN - PAINT 2                                |
| (R1) | ASPHALT SHINGLE ROOF                                    |
| (R2) | METAL ROOF  |

**PRELIMINARY**

FOR INTERIM REVIEW ONLY.  
NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION.



ARCHITECTURE & INTERIORS, LLC  
ATLANTA, GA  
AUSTIN, TX  
BIRMINGHAM, AL  
www.5dai.com

**PLANNING AND ZONING SUBMITTAL**

**715 GREENVILLE HIGHWAY MULTIFAMILY**

CREST RESIDENTIAL  
715 GREENVILLE HIGHWAY  
HENDERSONVILLE, NC 28792

**REVISIONS**

| Δ | DATE       | DESCRIPTION                     |
|---|------------|---------------------------------|
| 2 | 12/15/2023 | PLANNING AND ZONING SUBMITTAL   |
| 3 | 1/02/2024  | PLANNING AND ZONING RESUBMITTAL |

| PROJ. NO. | ISSUE DATE |
|-----------|------------|
| 23013     | 10/31/23   |

SHEET NAME:  
**ELEVATIONS - E  
FACADE & NE  
CORNER**

SHEET NO:  
**A2.01**



**2 NORTH ELEVATION - LEASING ENTRY**  
SCALE: 1/8" = 1'-0"



**1 EAST ELEVATION - GREENVILLE HIGHWAY FRONTAGE**  
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

|      |   |
|------|---|
| (M1) | BRICK VENEER  |
| (L1) | FIBER CEMENT LAP SIDING, 6" EXPOSURE - PAINT 1          |
| (L2) | FIBER CEMENT LAP SIDING, 6" EXPOSURE - PAINT 2          |
| (L3) | FIBER CEMENT LAP SIDING, 6" EXPOSURE - PAINT 3          |
| (L4) | FIBER CEMENT LAP SIDING, STAGGERED - PAINT 2            |
| (L5) | FIBER CEMENT LAP SIDING, 2" EXPOSURE DIAGONAL - PAINT 2 |
| (P1) | FIBER CEMENT PANELS - PAINT 1                           |
| (P2) | FIBER CEMENT PANELS - PAINT 2                           |
| (B1) | BOARD & BATTEN - PAINT 1                                |
| (B2) | BOARD & BATTEN - PAINT 2                                |
| (R1) | ASPHALT SHINGLE ROOF                                    |
| (R2) | METAL ROOF  |

PRELIMINARY

FOR INTERIM REVIEW ONLY.  
NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION.



PLANNING AND ZONING SUBMITTAL

715 GREENVILLE HIGHWAY  
MULTIFAMILY  
CREST RESIDENTIAL  
715 GREENVILLE HIGHWAY  
HENDERSONVILLE, NC 28792

REVISIONS

| Δ | DATE       | DESCRIPTION                     |
|---|------------|---------------------------------|
| 2 | 12/15/2023 | PLANNING AND ZONING SUBMITTAL   |
| 3 | 1/10/2024  | PLANNING AND ZONING RESUBMITTAL |

|           |            |
|-----------|------------|
| PROJ. NO. | ISSUE DATE |
| 23013     | 10/31/23   |

SHEET NAME:  
ELEVATIONS - S  
FACADE

SHEET NO:  
**A2.02**



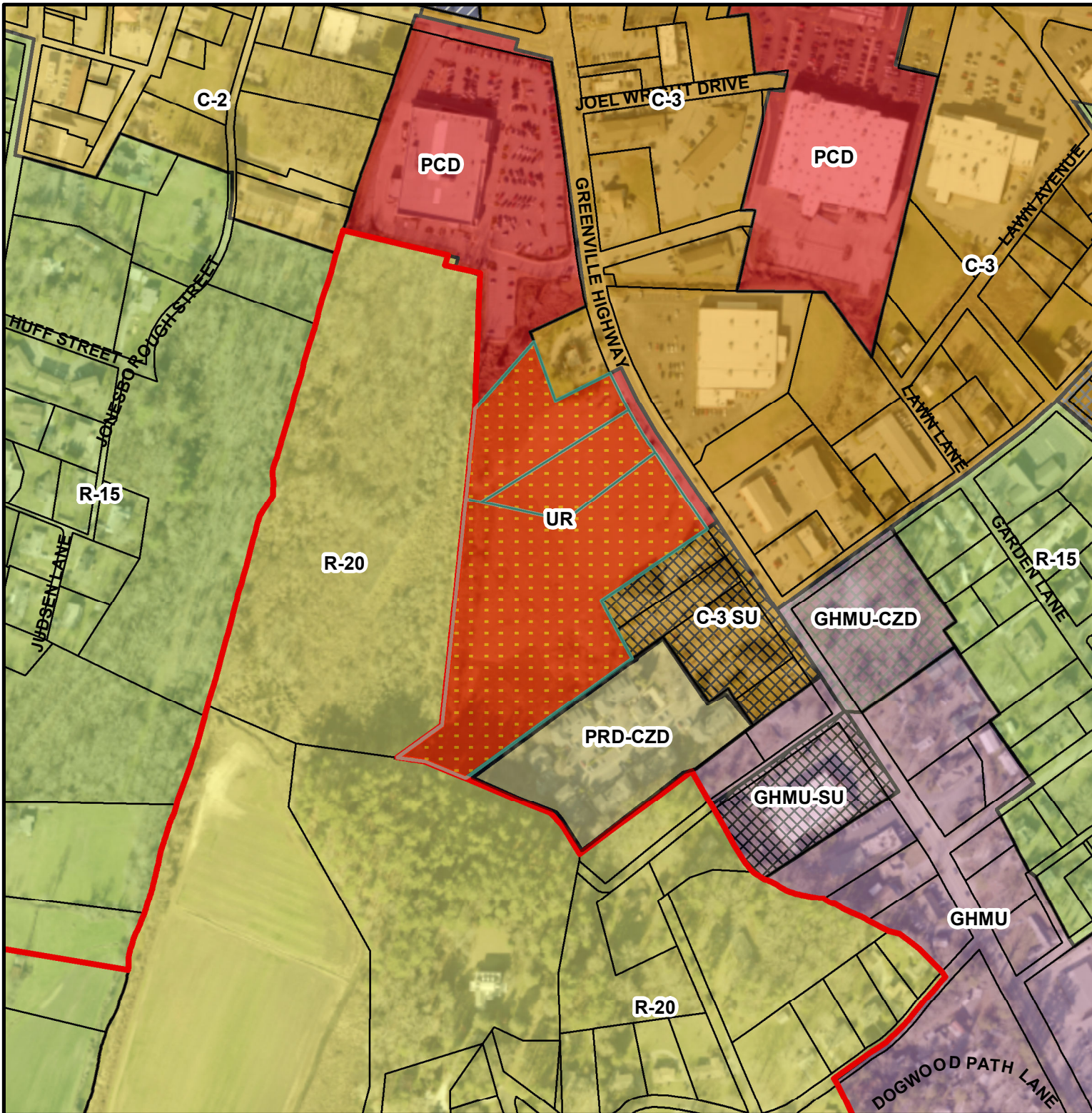
**3** SOUTH ELEVATION - RIGHT  
SCALE: NTS



**2** SOUTH ELEVATION - LEFT  
SCALE: 1/8" = 1'-0"



**1** SOUTH ELEVATION - OVERALL  
SCALE: 1/16" = 1'-0"



**715 Greenville Highway Multi-Family**  
 P23-55-CZD  
 PINs: 9568-83-4302, -2474, -2082  
 Acreage: 9.01  
**Proposed Zoning**  
 Community Development Department

- Legend**
- Subject Property (UR)
  - Hendersonville City Limits
  - Hendersonville Zoning**
  - CZD Conditional Zoning Districts
  - R-20 Low Density Residential
  - R-15 Medium Density Residential
  - PRD Planned Residential Development
  - UR Urban Residential
  - C-3 Highway Business
  - C-3SU Highway Business Special Use
  - C-2 Secondary Business
  - CMUSU Central Mixed Use Special Use
  - PCD Planned Commercial Development
  - GHMU Greenville Highway Mixed Use
  - GHMU-SU Greenville Highway Mixed Use Special Use



Ordinance # \_\_\_\_ - \_\_\_\_

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9568-83-4302, 9568-83-2474 AND, 9568-83-2082 BY CHANGING THE ZONING DESIGNATION FROM PCD, PLANNED COMMERCIAL DEVELOPMENT TO UR-CZD, URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Numbers: 9568-83-4302, 9568-83-2474 and, 9568-83-2082  
 Address: 715 Greenville Highway  
 715 Greenville Highway Multi-Family: (File # P23-55-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from applicant, Matthew Benak (Manager)–Crest Residential LLC, and property owner, Richard Herman (Manager)–South Market LLC, for the construction of a 185 unit multi-family development on approximately 9.01 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on January 11, 2024; voting 0-0 to recommend/not recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

**WHEREAS**, City Council took up this application at its regular meeting on February 1st, 2024, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9568-83-4302, 9568-83-2474 and, 9568-83-2082, changing the zoning designation from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District.
2. Development of the parcel pursuant to this Ordinance is subject to the following.
  - a. Development shall comply with the master site plan submitted by the applicant dated January 2<sup>nd</sup> 2024, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant’s execution of this Ordinance].
  - b. Permitted uses shall include:
    - i. Residential, Multi-Family
  - c. Additional conditions that shall be satisfied prior to final site plan approval include:
    - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Attest:

\_\_\_\_\_  
Barbara G. Volk, Mayor, City of Hendersonville

\_\_\_\_\_  
Jill Murray, City Clerk

Approved as to form:

\_\_\_\_\_  
Angela S. Beeker, City Attorney

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

IN RE: Parcel Numbers: 9568-83-4302, 9568-83-2474 and, 9568-83-2082  
Addresses: 715 Greenville Highway  
715 Greenville Highway Multi-Family: (File # P23-55-CZD)

Applicant/Developer: Matthew Benak  
(Manager) – Crest Residential LLC

Property Owner: Richard Herman (Manager) –  
South Market LLC

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**  
100 N. King Street, Hendersonville, NC 28792  
Phone (828) 697-3010|Fax (828) 698-6185  
www.hendersonvillenc.gov

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

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

- 1. Completed Pre-Application meeting with Planning Staff
- 2. Scheduled Neighborhood Compatibility Meeting  
NCM Date: 7/19/23 Time: 2:00 PM
- 3. Water and Sewer Availability Request
- 4. Completed Application Form
- 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- 7. Detailed explanation of any Proposed Development Description
- 8. Application Fee
- 9. Transportation Impact Analysis - Required for complete application but not due until 24 calendar days prior to Planning Board Meeting (if required)

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

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

[Application Continued on Next Page]

Office Use:

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Fee Received? Y/N



**A. Applicant Contact Information**

Matthew Benak

\* Printed Applicant Name

Crest Residential, LLC

Printed Company Name (if applicable)

Corporation       Limited Liability Company       Trust       Partnership

Other: \_\_\_\_\_

*Matthew E Benak*  
Applicant Signature

Manager

Applicant Title (if applicable)

500 Office Park Drive Ste. 215

Address of Applicant

Birmingham, AL 35223

City, State, and Zip Code

205-567-1467

Telephone

bentley@crestres.com

Email

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

**[Application Continued on Next Page]**

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

South Market, LLC Richard Herman  
\*Printed Owner Name (Authorized Representative for entities other than individuals)

South Market, LLC  
Printed Company Name (if applicable, check corresponding box below)

Corporation     Limited Liability Company     Trust     Partnership

Other: \_\_\_\_\_

Richard Herman  
Property Owner/Authorized Representative Signature

Manager  
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

P.O. Box 1700 Hendersonville NC 28791  
City, State, and Zip Code

828 243-3425  
Telephone

Richard.Herman@rjherman.com  
Email

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

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

**C. Property Information**

Name of Project: 715 Greenville Hwy Multi-family

PIN(s): 9568-83-4302, 9568-83-2082, 9568-83-2474

Address(es) / Location of Property: 715 Greenville Hwy, Hendersonville, NC

Type of Development:  Residential  Commercial  Other

Current Zoning: PCD

Total Acreage: 9.01 AC

Proposed Zoning: Urban Res - CZD

Proposed Building Square Footage: 231,037 SF

Number of Dwelling Units: 185

List of Requested Uses:

Multi-family Residential

**D. Proposed Development Conditions for the Site**

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

185 multi-family units and associated amenities



LIMITED LIABILITY COMPANY ANNUAL REPORT

Section 5, Item A.

NAME OF LIMITED LIABILITY COMPANY: Crest Residential, LLC

SECRETARY OF STATE ID NUMBER: 1864608 STATE OF FORMATION: AL

REPORT FOR THE CALENDAR YEAR: 2023

Filing Office Use Only
E - Filed Annual Report
1864608
CA202309504368
4/5/2023 11:34
Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Paracorp Incorporated

2. SIGNATURE OF THE NEW REGISTERED AGENT: SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS
176 Mine Lake Ct #100 176 Mine Lake Ct #100
Raleigh, NC 27615 Wake County Raleigh, NC 27615

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate Developer

2. PRINCIPAL OFFICE PHONE NUMBER: (205) 566-2384 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
500 Office Park Drive Suite 215 500 Office Park Drive Suite 215
Birmingham, AL 35223 Birmingham, AL 35223

6. Select one of the following if applicable. (Optional see instructions)
The company is a veteran-owned small business
The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Matthew Benak NAME: David O'Brien NAME:
TITLE: Manager TITLE: Manager TITLE:
ADDRESS: ADDRESS: ADDRESS:
500 Office Park Drive, Suite 215 500 Office Park Drive, Suite 215
Birmingham, AL 35223 Birmingham, AL 35223

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Matthew Benak 4/5/2023
SIGNATURE DATE

Matthew Benak Manager
Print or Type Name of Company Official Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: South Market, LLC

SOSID: 0856509  
Date Filed: Section 5, Item A.  
Elaine F. N  
North Carolina Secretary of State  
CA2023 090 06476

SECRETARY OF STATE ID NUMBER: 0856509 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2023



Filing Office Use Only  
 Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Richard Herman

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_  
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS  
2809 Hampton Drive PO Box 1700  
Hendersonville, NC 28792 Henderson Hendersonville, NC 28792 Henderson

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Commercial Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 243-3425 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS  
2809 Hampton Drive PO Box 1700  
Hendersonville, NC 28792 Henderson Hendersonville, NC 28792 Henderson

6. Select one of the following if applicable. (Optional see instructions)
- The company is a veteran-owned small business
  - The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Richard Herman NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: Manager TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
2809 Hampton Drive  
Hendersonville, NC 28792 Henderson

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Richard Herman  
SIGNATURE

3-13-23  
DATE

Form must be signed by a Company Official listed under Section C of This form.

RICHARD HERMAN MANAGER  
Print or Type Name of Company Official Print or Type Title of Company Official

**SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200**

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION

**SUBMITTER:** Tyler Morrow      **MEETING DATE:** January 11th 2024  
**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development  
**TITLE OF ITEM:** Rezoning: Standard Rezoning–799 S. Grove Street (P23-95-RZO) –Tyler Morrow, Planner II

**SUGGESTED MOTION(S):**

|   |  |
|---|--|
| <p><b><u>For Recommending Approval:</u></b></p> <p>I move Planning Board recommend City Council <b>adopt</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-14-0598) from R-15 Medium Density Residential Zoning District to C-2 Secondary Business Zoning District based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 <u>Comprehensive Plan</u> based on the information from the staff analysis and the public hearing, and because:</b></p> <p><i>The subject property is designated as a “Priority Infill Area” in the comprehensive plan which are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties. The High Intensity Neighborhood designation also calls for offices and retail along thoroughfares as a secondary recommended land use.</i></p> <p><b>2. We [<u>find</u>] this petition to be <u>reasonable and in the public interest</u> based on the information from the staff analysis and the public hearing, and because:</b></p> <p>1. C-2 zoning is present all along the Grove Street corridor north of the property until the zoning transitions to CMU at the intersection of S. Grove Street and E. Caswell Street.</p> | <p><b><u>For Recommending Denial:</u></b></p> <p>I move Planning Board recommend City Council <b>deny</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-14-0598) from R-15 Medium Density Residential Zoning District to C-2 Secondary Business Zoning District based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 <u>Comprehensive Plan</u> based on the information from the staff analysis and the public hearing, and because:</b></p> <p><i>The subject property is designated as a “Priority Infill Area” in the comprehensive plan which are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties. The High Intensity Neighborhood designations also calls for offices and retail along thoroughfares as a secondary recommended land use.</i></p> <p><b>2. We [<u>do not find</u>] this petition to be <u>reasonable and in the public interest</u> based on the information from the staff analysis and the public hearing, and because:</b></p> <p>1. The proposed rezoning removes a piece of the remaining R-15 residential pocket along Hillview Blvd that is nestled between C-3 to the south and C-2 to the north.</p> |
|---|--|

|   |                             |
|---|-----------------------------|
| <p>2. The proposed rezoning to C-2 could lead to infill commercial development on a long vacant and underutilized property.</p> <p>[DISCUSS &amp; VOTE]</p> | <p>[DISCUSS &amp; VOTE]</p> |
|---|-----------------------------|

**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Roy D. Neil, applicant/property owner. The applicant is requesting to rezone the subject property at 799 S. Grove Street (PIN: 9578-14-0598) totaling 0.52 acres, from R-15, Medium Density Residential to C-2 Secondary Business.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.*

|                                   |  |
|-----------------------------------|--|
| <b>PROJECT/PETITIONER NUMBER:</b> | P23-95-RZO   |
| <b>PETITIONER NAME:</b>           | 1. Roy D. Neil   |
| <b>ATTACHMENTS:</b>               | <ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Permitted Use Comparison</li> <li>3. Draft Ordinance</li> <li>4. Proposed Zoning Map</li> </ol> |

STANDARD REZONING: 799 S. GROVE STREET (P23-95-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE ..... 3

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

FUTURE LAND USE ..... 7

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 8

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) ..... 10

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT ..... 11





- Project Name & Case #:
  - 799 S. Grove Street Rezoning
  - P23-95-RZO
- Applicant & Property Owner:
  - Roy D. Neil [Applicant and Owner]
- Property Address:
  - 799 S. Grove Street
- Parcel Identification (PIN):
  - 9578-14-0598
- Project Acreage:
  - 0.52 Acres
- Current Parcel Zoning:
  - R-15 Medium Density Residential
- Requested Zoning:
  - C-2 Secondary Business
- Future Land Use Designation:
  - High Intensity Neighborhood

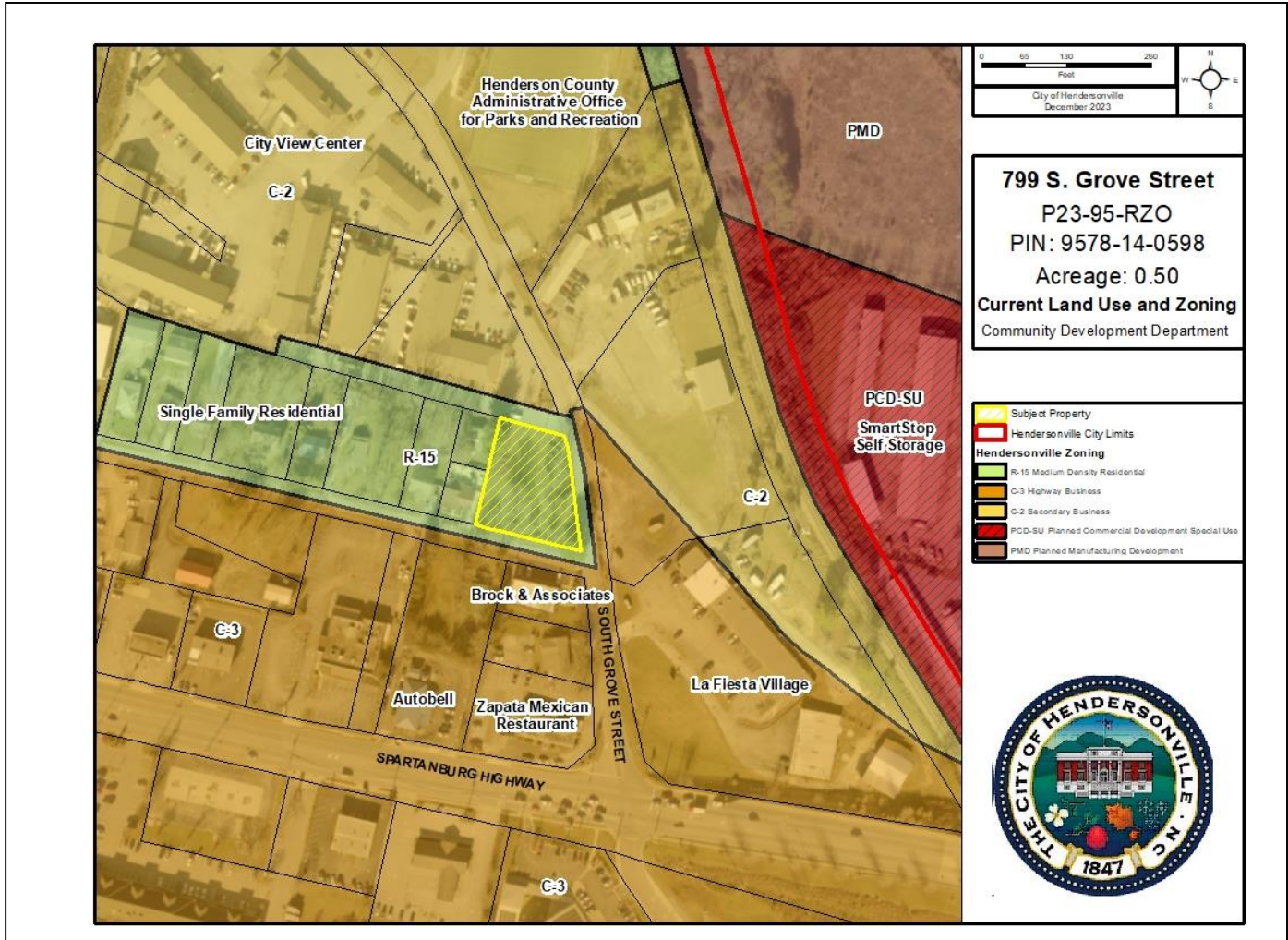


SITE VICINITY MAP

*The City of Hendersonville is in receipt of an application for a Standard Rezoning from Roy D. Neil, applicant/property owner. The applicant is requesting to rezone the subject property at 799 S. Grove Street (PIN: 9578-14-0598) totaling 0.52 acres, from R-15, Medium Density Residential to C-2 Secondary Business.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.*

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is the “endcap” of a residentially zoned area between two commercial districts. The parcels closer to Spartanburg Highway are zoned C-3 and contain uses that are found along our major commercial thoroughfares. The properties to the north along S. Grove Street are zoned C-2 and contain a variety of commercial land uses. The R-15 zoning, and single-family land uses located along Hillview Blvd represent the final remnants of what once was an entirely residential area (Hillview Subdivision originally platted July 12, 1946).

The subject property is adjacent to C-2 to the north and across the street from C-3 to the south and east. C-3 consists of highway focused businesses and is the prominent zoning district along all of our major corridors (4 Seasons Blvd., Spartanburg Highway, Asheville Highway). C-2 is less prominent around the city and is found more along the railroad corridors.

SITE IMAGES



*View of the subject property from the “City View Center” plaza.*



*View of the subject property from the intersection of S. Grove Street and Hillview Boulevard.*

SITE IMAGES



*Typical view within the subject property.*



*View from Hillview Boulevard to the subject property.*

SITE IMAGES

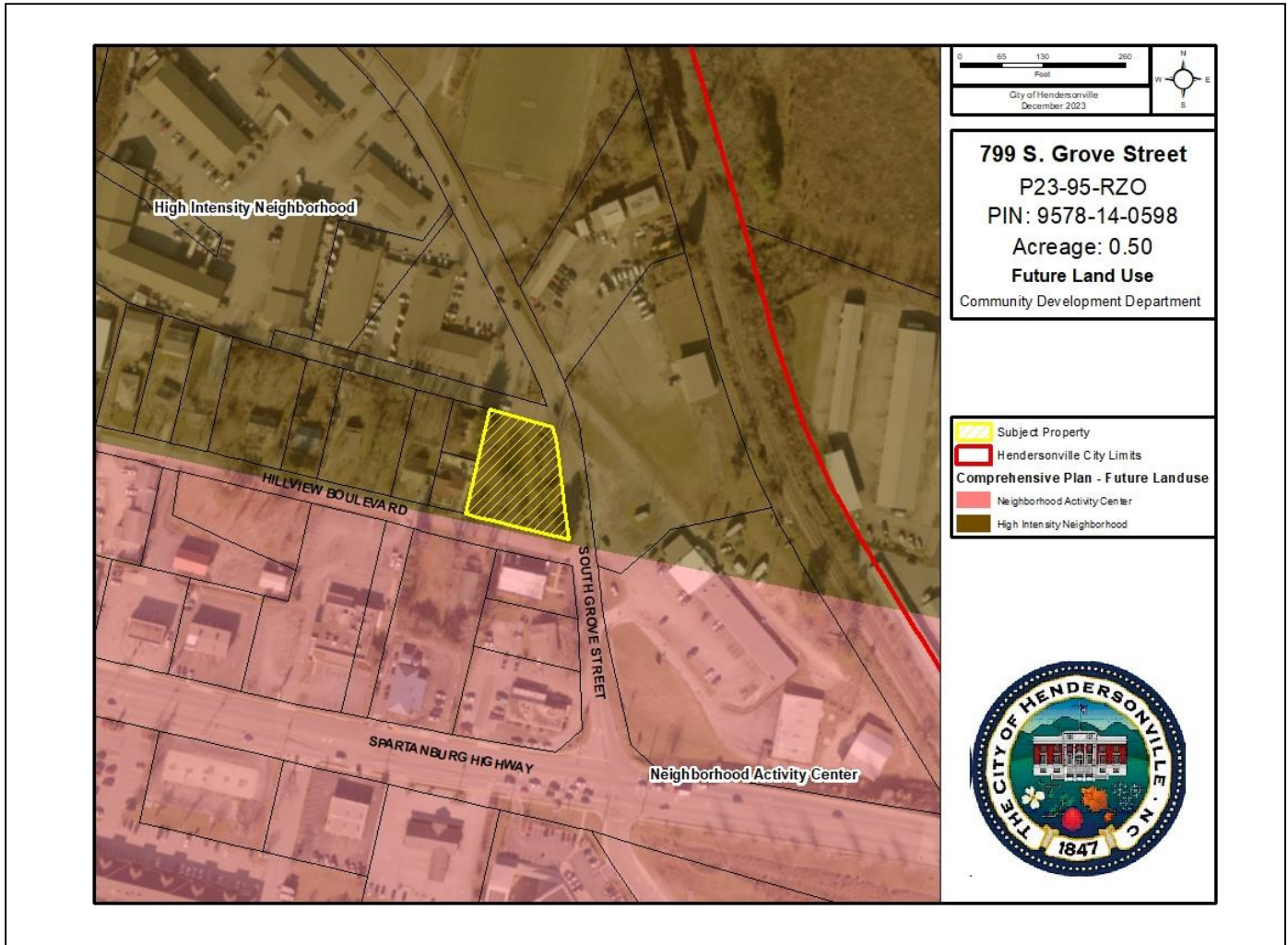


*View of Brock & Associates which is located across Hillview Blvd. from the subject property.*



*View of City View Center which is adjacent to the subject property.*

FUTURE LAND USE



City of Hendersonville Future Land Use Map

*Hillview Blvd serves as the transition line between High Intensity Neighborhood and Neighborhood Activity Center as established in the Comprehensive Plan.*

*The 2030 Comprehensive Plan’s Future Land Use Map designates the subject property as High Intensity Neighborhood. This designation is also representative of the parcels north of Hillview Blvd, and those fronting either side of S. Grove St north of the subject property.*

*Properties to the south of Hillview Blvd are designated as Neighborhood Activity Center - as are all of the properties in the vicinity of Spartanburg Highway.*

*It should be noted that High Intensity Neighborhood designation calls for dense residential uses, but it does not recommend commercial uses along local streets. The commercial uses along S. Grove St that are designated as High Intensity Neighborhood would likely still be in alignment with the Comp Plan due to their location along a Minor Thoroughfare.*

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

| COMPREHENSIVE PLAN CONSISTENCY    |   |
|-----------------------------------|---|
| <b>Future Land Use</b>            | <p><b>Goal LU-7 - High Intensity Neighborhood:</b> Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods</p>   |
|                                   | <p>Strategy LU-7.1. Locations:</p> <ul style="list-style-type: none"> <li>• Neighborhoods between Jackson Park and US-176 [CONSISTENT]</li> </ul>   |
|                                   | <p>Strategy LU-7.2. Primary recommended land uses:</p> <ul style="list-style-type: none"> <li>• Single-family attached [CONSISTENT] and multi-family residential [INCONSISTENT]</li> <li>• Planned Residential Developments [INCONSISTENT]</li> <li>• Open space [CONSISTENT]</li> </ul>  |
|                                   | <p>Strategy LU-7.3. Secondary recommended land uses:</p> <ul style="list-style-type: none"> <li>• Public and institutional uses [CONSISTENT]</li> <li>• Offices and retail along thoroughfares [CONSISTENT]</li> <li>• Recreational amenities [CONSISTENT]</li> </ul>   |
|                                   | <p>Strategy LU-7.4. Development guidelines:</p> <ul style="list-style-type: none"> <li>• Eight or more units per gross acre [PARTIALLY CONSISTENT ~ C-2 Min. Lot Size = 7 units per acre; C-2 Minor PRD = 8.5 units per acre]</li> <li>• Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT]</li> <li>• At least 60% open space in new residential developments greater than three acres [INCONSISTENT]</li> <li>• Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT]</li> <li>• Encouragement of walkable neighborhood design [INCONSISTENT]</li> </ul> |
| <b>Land Use &amp; Development</b> | <p>Growth Management (Map 8.3a): Designated as a “Priority Infill Area” - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties</p>   |
|                                   | <p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.</p>  |
|                                   | <p>Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a.</p>  |

|  |   |
|--|---|
| <b>Population &amp; Housing</b>              | <i>Strategy PH-1.1 – Promote Compatible infill development...</i>   |
|  | <i>Goal PH-3 – Promote safe and walkable neighborhoods.<br/>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i> |
| <b>Natural &amp; Environmental Resources</b> | <i>No Goals, Strategies, or Actions are directly applicable to this project.</i>  |
| <b>Cultural &amp; Historic Resources</b>     | <i>No Goals, Strategies, or Actions are directly applicable to this project.</i>  |
| <b>Community Facilities</b>                  | <i>No Goals, Strategies, or Actions are directly applicable to this project.</i>  |
| <b>Water Resources</b>                       | <i>No Goals, Strategies, or Actions are directly applicable to this project.</i>  |
| <b>Transportation &amp; Circulation</b>      | <i>TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>   |



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

| <b>GENERAL REZONING STANDARDS</b>    |   |
|--------------------------------------|---|
| <b>Compatibility</b>                 | <b>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</b>  |
|                                      | The subject property fronts on S. Grove Street. Most of the parcels along this corridor have through time transitioned into commercial uses with very minimal S. Grove Street facing residences remaining. Judging by historical aerial photography, the property has been vacant since around 2009. Before this time, there was a single-family home located on the property. There are currently only 2 parcels with strictly residential zoning (R-15) along Grove Street (this one included). |
| <b>Changed Conditions</b>            | <b>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</b>  |
|                                      | Through time, Grove Street has become a minor commercial thoroughfare that connects the major commercial corridors of US 64 and US 176.   |
| <b>Public Interest</b>               | <b>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</b>  |
|                                      | The rezoning will allow for additional commercial development in an area that has transitioned from single-family residential to commercial zoning. It also creates the possibility of developing a long vacant parcel along a minor thoroughfare.  |
| <b>Public Facilities</b>             | <b>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</b>  |
|                                      | City water and sewer are both available to the site. The site will be served by a NCDOT maintained street (S. Grove) which is classified as a “minor thoroughfare” and a City maintained street (Hillview Blvd), which is classified as a “local street” in the comprehensive plan. The site would also be served by City police and fire.  |
| <b>Effect on Natural Environment</b> | <b>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</b>   |
|                                      | The subject property is currently vacant. There are a few mature trees on the property. If developed, these mature trees could potentially be removed.  |

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

*The subject property is designated as a “Priority Infill Area” in the comprehensive plan which are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties. The High Intensity Neighborhood designations also calls for offices and retail along thoroughfares as a secondary recommended land use.*

*DRAFT [Rationale for Approval]*

- C-2 zoning is present all along the Grove Street corridor north of the property until the zoning transitions to CMU at the intersection of S. Grove Street and E. Caswell Street.*
- The proposed rezoning to C-2 could lead to infill commercial development on a long vacant and underutilized property.*

*DRAFT [Rational for Denial]*

- The proposed rezoning removes a piece of the remaining R-15 pocket along Hillview Blvd which is nestled between C-3 to the south and C-2 to the north.*

| R-15 Medium Density Residential  | C-2 Secondary Business  |
|--|---|
| <p>Permitted in both districts.<br/>                     Not permitted in both districts.</p>  |   |
| <p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• Accessory dwelling units, subject to supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Accessory structures</li> <li>• Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling</li> <li>• Camps</li> <li>• Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling</li> <li>• Home occupations</li> <li>• Parks</li> <li>• Planned residential developments (minor), subject to the requirements of article VII, below</li> <li>• Religious institutions containing no more than 50,000 square feet of gross floor area</li> <li>• Residential dwellings, single-family</li> <li>• Residential dwellings, two-family</li> <li>• Signs, subject to the provisions of article XIII</li> <li>• Telecommunications antennas, subject to special use requirements contained in <a href="#">section 16-4</a>.</li> </ul> <p>•</p> <p><b>Special Uses:</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast facilities</li> <li>• Cemeteries</li> <li>• Public utility facilities</li> <li>• Schools, primary and secondary, containing no more than 50,000 square feet of gross floor area</li> </ul> | <p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• Accessory dwelling units subject to supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Accessory uses and structures</li> <li>• Adult care centers registered with the NC Department of Health and Human Services (DHSS)</li> <li>• Animal hospitals and clinics so long as the use contains no outdoor kennels</li> <li>• Automobile car washes</li> <li>• Automobile sales &amp; service establishments</li> <li>• Banks and other financial institutions</li> <li>• Bed and breakfast facilities</li> <li>• Business services</li> <li>• Congregate care facilities, subject to supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Construction trades facilities so long as the storage of equipment and materials is screened from view from public rights-of-way</li> <li>• Convenience stores with or without gasoline sales</li> <li>• Cultural arts buildings</li> <li>• Dance and fitness facilities</li> <li>• Dry cleaning and laundry establishments containing less than 6,000 square feet of floor area</li> <li>• Farm equipment sales and service</li> <li>• Food pantries, subject to the supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Funeral homes</li> <li>• Golf driving ranges and par three golf courses</li> <li>• Greenhouses and nurseries, commercial</li> <li>• Home occupations</li> <li>• Hotels and motels</li> <li>• Laundries, coin-operated</li> <li>• Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Mobile food vendors, subject to supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Music and art studios</li> <li>• Neighborhood community centers</li> <li>• Newspaper offices and printing establishments</li> <li>• Nursing homes subject to supplementary standards contained in <a href="#">section 16-4</a>, below</li> <li>• Offices, business, professional and public</li> <li>• Parking lots and parking garages</li> <li>• Parks</li> <li>• Personal services</li> </ul> |

- Planned residential developments (mirrored to the requirements of article VII, below)
- Private clubs
- Progressive care facilities subject to supplementary standards contained in section 16-4, below
- Public and semi-public buildings
- Recreational facilities, indoors
- Recreational facilities, outdoors, commercial
- Religious institutions
- Repair services, miscellaneous
- Residential care facilities
- Residential dwellings, single-family
- Residential dwellings, two-family
- Residential dwellings, multi-family, subject to supplementary standards contained in section 16-4, below
- Rest homes, subject to supplementary standards contained in section 16-4, below
- Restaurants
- Retail stores
- Schools, post-secondary, business, technical and vocational
- Schools, primary and secondary
- Service stations
- Signs, subject to the provisions of article XIII
- Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below
- Telecommunications antennas, subject to supplementary standards contained in section 16-4, below
- Theaters, indoor
- Wholesale businesses

Special Uses:

- Animal kennels
- Automotive paint and body work
- Bus stations
- Child care centers
- Civic clubs and fraternal organizations
- Light manufacturing
- Public utility facilities

**Dimensional Requirements:**

Minimum Lot Area in Square Feet: 15,000  
 Lot Area per Dwelling Unit in Square Feet: 15,000;  
 7,500 (for one additional dwelling unit)

**Dimensional Requirements:**

RESIDENTIAL

Minimum Lot Area in Square Feet: 6,000  
 Lot Area per Dwelling Unit in Square Feet: 6,000;  
 4,000 (for one additional dwelling unit).

|   |  |
|---|--|
| <p>Minimum Lot Width at Building Line in Feet: <b>85</b></p> <p>Minimum Yard Requirements in Feet:<br/>Principal Structure:<br/><b>Front: 30</b><br/><b>Side: 10</b><br/><b>Rear: 15</b></p> <p>Accessory Structures:<br/><b>Front: 30</b><br/><b>Side: 5</b><br/><b>Rear: 5</b></p> <p>Maximum Height in Feet: <b>35</b></p> | <p>Minimum Lot Width at Building Line in Feet: <b>50</b></p> <p>Minimum Yard Requirements in Feet:<br/>Principal Structure:<br/><b>Front: 20</b><br/><b>Side: 0</b><br/><b>Rear: 10</b></p> <p>Accessory Structures: N/A</p> <p>Maximum Height in Feet: <b>48</b></p> <p><u>NON-RESIDENTIAL</u></p> <p>Minimum Lot Area in Square Feet: <b>8,000</b></p> <p>Lot Area per Dwelling Unit in Square Feet: N/A</p> <p>Minimum Lot Width at Building Line in Feet: <b>0</b></p> <p>Minimum Yard Requirements in Feet:<br/>Principal Structure:<br/><b>Front: 15</b><br/><b>Side: 0</b><br/><b>Rear: 0</b></p> <p>Accessory Structures: N/A</p> <p>Maximum Height in Feet: <b>48</b></p> |
|---|--|

Ordinance #

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBER: 9578-14-0598 BY CHANGING THE ZONING DESIGNATION FROM R-15, (MEDIUM DENSITY RESIDENTIAL) TO C-2 (SECONDARY BUSINESS)**

IN RE: Parcel Number: 9578-14-0598  
(File # P23-95-RZO)

**WHEREAS**, the City is in receipt of a Zoning Map Amendment application from Roy D. Neil [Applicant/Property Owner].

**WHEREAS**, the Planning Board took up this application at its regular meeting on January 11<sup>th</sup>, 2024; voting [redacted] to recommend/not recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

**WHEREAS**, City Council took up this application at its regular called meeting on February 1st, 2024, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9578-14-0598 from R-15, (Medium Density Residential) to C-2 (Secondary Business).
2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this first day of February 2024.

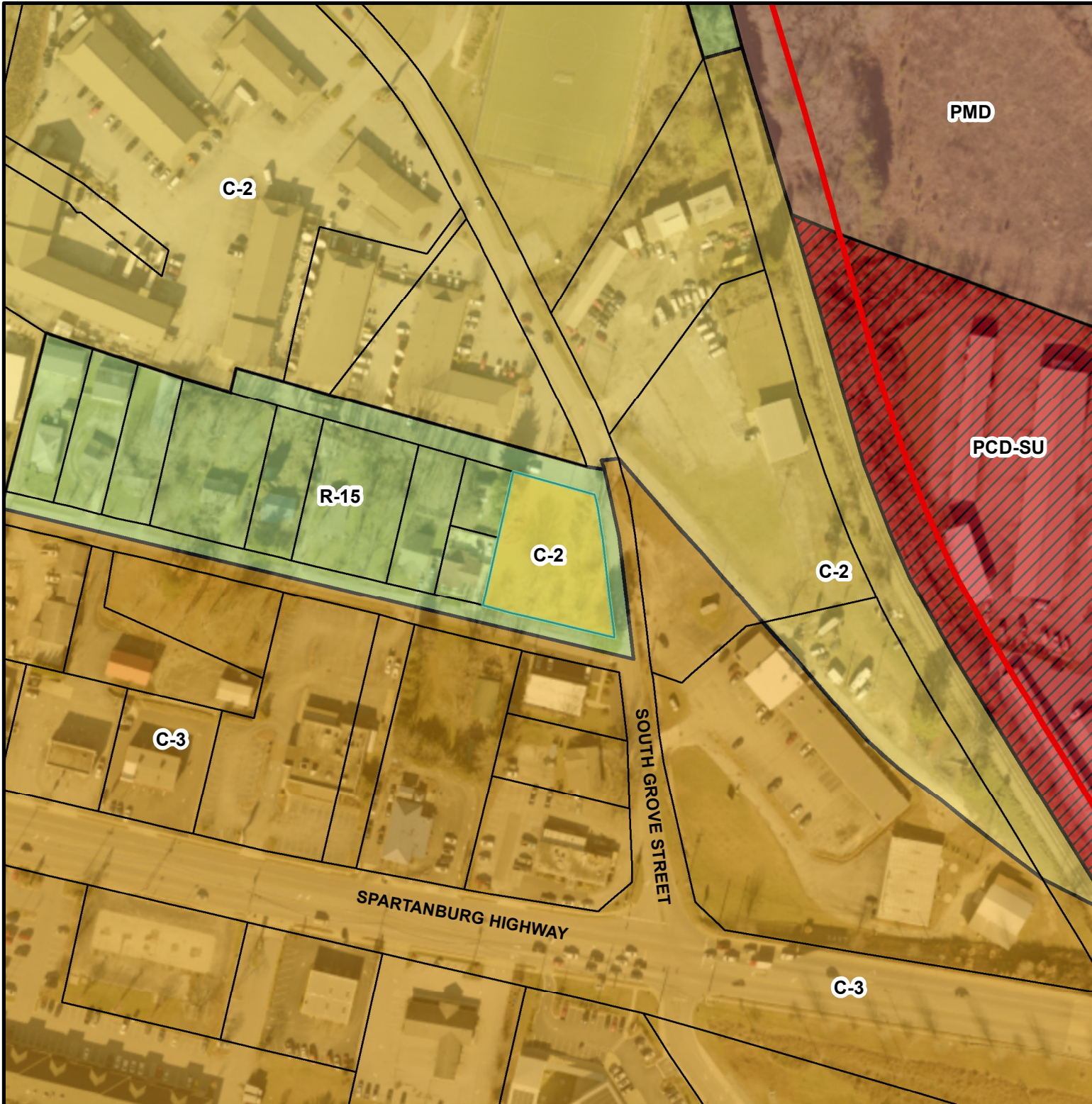
Attest:

\_\_\_\_\_  
Barbara G. Volk, Mayor, City of Hendersonville

\_\_\_\_\_  
Jill Murray, City Clerk

Approved as to form:

\_\_\_\_\_  
Angela S. Beeker, City Attorney



**799 S. Grove Street**  
 P23-95-RZO  
 PIN: 9578-14-0598  
 Acreage: 0.50  
**Proposed Zoning**  
 Community Development Department

- Subject Property
- Hendersonville City Limits
- Hendersonville Zoning**
- R-15 Medium Density Residential
- C-3 Highway Business
- C-2 Secondary Business
- PCD-SU Planned Commercial Development Special Use
- PMD Planned Manufacturing Development

