CITY OF HENDERSONVILLE
PLANNING BOARD REGULAR MEETING
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, August 08, 2024 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
   A. Minutes of July 11, 2024
4. **OLD BUSINESS**
5. **NEW BUSINESS**
   A. Rezoning: Conditional Zoning District – First Ave Villas (P24-26-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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

Minutes of the Planning Board
Regular Meeting - Electronic
July 11, 2024

Members Present: Jim Robertson (Chair), Peter Hanley, Tamara Peacock (Vice-Chair), Donna Waters, Laura Flores, Beth Robertson, Chauncey Whiting

Members Absent: Barbara Cromar,

Staff Present: Tyler Morrow, Current Planning Manager, Matthew Manley, Long Term Planning Manager, Sam Hayes, Planner, Lew Holloway, Community Development Director

I Call to Order. ***The Chair called the meeting to order at 4:00 pm. A quorum was established.***

II Approval of Agenda. . ***Ms. Robertson moved to approve the agenda. The motion was seconded by Mr. Hanley and passed unanimously.***

III(A) Approval of Minutes for the meeting of June 13, 2024. ***Mr. Hanley moved to approve the Planning Board minutes of the meeting of June 13, 2024. The motion was seconded by Mr. Whiting and passed unanimously.***

III(B) Approval of Minutes for the Special Called meeting of June 24, 2024. ***Mr. Whiting moved to approve the Planning Board minutes of the Special Called meeting of June 24, 2024. The motion was seconded by Mr. Hanley and passed unanimously.***

IV Old Business

V New Business

V(A) Zoning Map Amendment – Standard Rezoning – Upward Road-Hill (P24-36-RZP). Mr. Morrow gave the following background:

This is a 1.2 acre parcel on Upward Road. The two property owners have submitted an annexation application. The City of Hendersonville is actually the applicant for this rezoning because the property owners did not submit for a rezoning with their petition. The city does have to zone it and they have 60 days to do so.

The Future Land Use Designation is High-Intensity Neighborhood and the county's is Infill Area. The CHMU zoning was specifically created for the properties along the Upward Road corridor that are annexing into the city for a sewer connection. That was created in 2011.

The current Land Use and Zoning map was shown and is included in the staff report and presentation.

A use comparison table was shown and is included in the staff report and presentation.

Site photos were shown and included in the staff report and the presentation.

The Future Land Use was shown and is included in the staff report and presentation. The County Future Land Use map was also shown and included in the staff report and presentation.

The Comprehensive Plan Consistency and Rezoning Criteria was discussed and is included in the staff report and presentation.

A draft for the Comprehensive Plan Consistency Statement was shown and included in the staff report along with the reasonableness statement.

Chair asked if there were any questions for staff. There were no questions.

Chair opened the meeting for public comment.

Lynne Williams, Chadwick Avenue stated it is very hard for anyone to come to these meetings at 4:00 pm. She stated she was here before for what will be the Spinx property and she stated then this will create a domino effect. She was concerned about the properties being given the CHMU zoning and not an agricultural zoning. She discussed the Comp Plan and not preserving agricultural areas. She discussed the history of Upward Road and Bo Thomas not wanting Upward Road widened. She was also concerned about the blue line stream on the property. She was concerned about preserving our agricultural heritage.

Chair closed public comment.

Chair asked staff if any of the properties along Upward Road that have previously been annexed by the city, been zoned anything other than CHMU. Mr. Morrow yes, they have. Mr. Morrow pointed out sections on the map that are zoned CHMU and one property that was a conditional zoning district. He stated CHMU is the dominant zoning in this area. He stated as you get up towards the interchange there is a mix of CHMU and C-3 zoning. The C-3 zoning is some of the older development and was likely before the CHMU zoning was created for this corridor. He stated is it either CHMU, a conditional zoning district which is site plan specific or the older C-3 zoning. Chair stated C-3 does not have the design standards or the connectivity between properties. Mr. Morrow stated correct.

Ms. Peacock moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property, PIN: 9577-99-0735 from Henderson County CC, (Community Commercial) to City of Hendersonville CHMU (Commercial Highway Mixed Use) based on the following:
1. 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 Goals & Strategies of LU-7 "High-Intensity Neighborhood" calls for primary and secondary recommended land uses, locations, and development guidelines which align with the proposed CHMU zoning. 2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. Commercial Highway Mixed Use is the zoning district established for the Upward Road Planning Area. 2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area. 3. The property is located in an area designated as a "Priority Infill Area" according to the City's Comprehensive Plan. Mr. Hanley seconded the motion which passed unanimously.

V(B) Conditional Zoning District – Rezoning – First Ave Villas (P24-26-CZD). Mr. Manley gave the following background:

Ms. Peacock asked that she be recused from this item as she is the architect for the project. A motion was made by Mr. Hanley to accept Ms. Peacock's recusal. Ms. Waters seconded the motion which passed unanimously.

Mr. Manley stated this is a CZD for a .57 acre vacant parcel in the heart of the city. The proposal is for 18 residential multi-family units across two buildings. The Future Land Use Designation is Medium Intensity Neighborhood. The current zoning is CMU CZD and the applicant is asking for CMU CZD. This application is essentially amending that zoning because the previous application that was approved is not being pursued and they are increasing the number of residential units that were approved and changing the site plan and so they are amending that zoning district through this process. The zoning district itself would not change if this is approved.

Site photos were shown and are included in the staff report and presentation.

The previous rezoning was explained and is included in the staff report and presentation.

A site plan was shown and is included in the staff report and presentation.

The elevations were shown and are included in the staff report and presentation.

There are no developer proposed conditions.

The city proposed conditions were addressed and are included in the staff report and presentation.

A Neighborhood Compatibility Meeting was held June 6, 2024. Topics discussed were affordability for current residents, gentrification and displacement of residents, property tax increases, parking, massing, density and height, and architecturally incompatibility.

The Current Land Use and Zoning map was shown and is included in the staff report and presentation.

The Future Land Use was shown and is included in the staff report and presentation.

The general rezoning standard and comprehensive plan consistency was discussed and is included in the staff report and presentation.

A Comprehensive Plan Consistency Statement was shown and is included in the staff report.

A reasonableness statement was shown for denial and approval and is included in the staff report and presentation.

Chair asked if there were any questions for staff.

It was asked if the property was in a historic district. Mr. Manley stated it is close to a National Register Historic District and there is a distinction between a Local Historic District and a National Historic District. Local districts come with another level of standards and requirements for getting approval from the city to make exterior changes and National Register districts do not require that you get any additional approvals.

Ms. Flores asked what the height requirement was now. Mr. Manley stated CMU base zoning allows up to 64 feet. This is already zoned CMU CZD so it is limited to the 2 ½ stories that was shown for the previous rezoning. So it is tied up in a CZD. Ms. Flores stated this proposal is for three stories and one that is four. Mr. Manley stated the height that is currently allowed would be what was approved previously and with what is being proposed, it would be up to 48 feet at the highest point.

There were no further questions for staff.

Chair asked who would be speaking for the applicant.

Brian Gulden, attorney for the applicant stated several people would be speaking. He stated he would start by introducing the team. Mr. Gulden stated Ms. Flores had a question on the height requirement. He stated if this was just a basic zoning district the max height would be 64 feet but with the conditional zoning, the conditional zoning district they are asking for it would be limited to what they are proposing. That is the maximum height of 48 feet. They are not going up as high as 64. Mr. Gulden stated he is happy to make the presentation but the Board will not want to ask him any questions. The questions will be for the architect Sarah McCormick who works at Peacock Architects. They also have Matt Keene with Buchanan Construction, in case there are any questions about construction. He stated this is an infill project, it is sitting right on the edge of that downtown support area right on the edge of the infill designated area in the Comprehensive Plan that we all know is going to change. It is close to the historic district, it is not in the historic district. It is right for infill and because of Appendix D in the Fire Code they did have to push those buildings out. Matt addressed they are going to sit eight feet from the property line and under the sections he cited it could have unreasonable intrusion into privacy. He thinks some of the buffering that will occur on that west side that will limit that unreasonable intrusion. They have some open space that will be in the front of the building which conforms with the ordinance. The parking is consistent with what the plan is looking for and happens in the rear. The reason that back step up happens is because they have the parking in the back. He thinks it is a great infill project and it is exactly what the city is looking for. It complements the downtown. It is centrally located to everything downtown has to offer. They are asking that is goes from 11 units that was previously approved to 18 because it is a half-acre lot.

Sarah McCormick, Architect for the project stated she works for Peacock Architects. She stated they believe this is a high quality residential design that will exceed the code of ordinance standards and would increase the property value of the surrounding properties. They worked hard on the stonework of the front façade and balconies in order to encourage interaction at the pedestrian level. They are taking care to preserve the buffer and existing trees on the site and adding landscaping using pervious pavers with turf as shown in the renderings. They separated the two buildings in an attempt to reduce the scale and the overall height because they had a stair tower in the middle that was taller at one point and they got rid of that so the height did go down a little bit. The footprint is 2,416 sq. ft. on the site per building. The gross footage is 20,646 sq. ft. The primary materials will be stucco and then the stonework on the bottom. There are five trees remaining on one side of the site plan and one tree remaining in the back so they are keeping six trees total. The limit of disturbance is pretty much the whole site because they are adding landscaping. The reason for the false balcony in the front as opposed to a real balcony is because they did not want to encroach too much on the front setback. The corner of the building on the left side is on the setback. They are trying to preserve that as urban open space.

Chair asked if there were any questions for the applicant.

Chair asked the applicant to talk about the balconies on the front that the city asked for as a condition. Ms. McCormick stated they are not shown in the renderings but they are on the elevations and it is just a faux like Juliet balcony with windows in front of it so you would not actually be able to walk out onto it. It is just a railing to create the appearance of a front porch like the surrounding houses.

Chair asked if the rendering was to scale showing 30 feet between the buildings. Ms. McCormick stated yes the model is to scale. Chair stated in the rendering they are showing it aligned with First Avenue but it's not. Ms. McCormick stated it is not, it is not parallel. She stated it is to scale but the streetscape is not in the right position. The streetscape should be rotated slightly. Chair stated the buildings are not in the right position because they do not line up with First Avenue. They are crooked on the site plan but in the rendering they look like they are straight. Ms. McCormick stated right. Chair stated they cannot be to scale. Ms. McCormick stated they provided a two scale model to the renders so the landscape they added might not be the correct orientation but the buildings themselves and the streets themselves should all be

to scale. Chair stated the rendering makes it look very nice but he does not believe it will look like that. Ms. McCormick stated they are aligned with each other and not with First Avenue West. Chair asked if the residences along First Avenue are aligned with the street. He thinks they do.

Rafique Charania, developer with ARY Development stated the street over there is going straight but is actually diagonal but the buildings would be the same and it is going to align with the street. He pointed this out on the site plan to the Board. Chair stated the rendering is not correct. Mr. Charania stated the only thing not correct is the street which is not correctly done but the buildings are correct.

Ms. Robertson stated so there are 18 dwellings in the two buildings and she asked what the range is in the buildings. Ms. McCormick stated each floor has three different sized units. The back one is 1,000 sq. ft. the middle is 1,100 sq. ft and the next one is 1,200 sq. ft. They are all two-bedroom and the front one is two-bedroom plus a den.

Ms. Robertson asked how they would describe this development if they were describing it. Mr. Charania stated he would say this is the best location to live in the downtown on a very small square footage. Ms. Robertson asked if they would describe it as luxurious. Mr. Charania stated something in the middle, not too luxurious but not like a cookie cutter. He stated it is not going to be low rent. Mr. Gulden stated it can't be better, he does not know that it could be. The development is fantastic.

Chair stated staff mentioned there is a multi-family adjacent to it in the rear (five units). Do they know the parcel size on that? Mr. Manley stated he does know exactly but it is comparable to this. It is .59 acres. Chair stated it is .59 and it has five units and this one is .56 and is proposed for 18 units.

There were no further questions for the applicant.

Chair opened public comment.

Nenon Ujiki stated she lives on Washington Street and she does not know how she can be buffered from all of these people. There are rental units facing Allen Street that is a population of single family homes and apartments. Suddenly there will be all these condos and she is not sure how it will affect her and the other neighbors. It is a small space and it will be a lot of people in a small area.

Lynne Williams, Chadwick Avenue stated Ms. Peacock recused herself but she wanted to point out there is only one other development in the area that is six floors in height and that is also her project as well. She finds that both projects are out of character with the design of Hendersonville. She discussed this project being here before but now they want to increase the density. She stated it was a stressful process when something gets approved and then another developer comes in. She was concerned about the tree removal and if it meets the ordinance. She was concerned about the buffer being raised on the side. There is nothing else around this that looks like it and it is out of character. She was concerned about the open space. She was concerned about no affordable housing here and it being in the historic area.

Ken Fitch, 1046 Patton Street (Zoom) was concerned about compatibility of the project. He stated this is important because this is a neighborhood with distinctive historic character and is adjacent to one of the city's primary historic buildings. This project will also impact the city's tree canopy. He asked if the buildings being pushed to the side will allow any of the buffering to remain. Parking was also an issue and clarity on the street parking needs to be made. This is a proposal for a conditional zoning district and is bound to a specific site plan and specifications. Compatibility becomes the primary concern.

Helen Waldrop Youngblood, property owner at 103 S. Washington Street (Zoom) stated she concurs with some of the other property owners and she did supply some things in writing and hopes Mr. Manley shared those with the Planning Board. This project does have a lot of history to it. Many of the issues the

neighborhood had then are still being raised now. She urged the Board to tweak this project a little more before a rash decision is made. She does think there are some design issues and some architectural things that could be changed. She found the renderings to be very deceiving. She knows this area well and it appears to her that some things were just plopped into an area that does not accurately reflect the neighborhood, She finds the massing and density a little tough for this area. As an infill project there are some considerations that could be made to fit this better into the neighborhood. This area is changing rapidly. They have been in their historic home for 127 years. The neighbors have also enjoyed this neighborhood and have tried to make sure things coming to the area are built within a reasonable fabric. This area should be a transition point but it doesn't need to be quite so abrupt as what the developer has proposed. She thinks there are some alternatives that could be looked at that won't add quite so much pressure on this particular lot. She knows the church has had some concerns that were voiced at the neighborhood meeting. She also discussed the accidents on First Avenue that have happened.

Mr. Manley stated Ms. Youngblood's comments were received via email and were presented to the Planning Board. Chair stated they did receive them.

Chair closed public comment.

Chair asked about the tree ordinance and if you cut trees down you have to replace them. Mr. Manley stated this site is not large enough. The site has to be over an acre for tree disturbance, however, the new requirements for plantings do apply.

Chair stated the first site plan for this property was painstakingly reviewed. Three Planning Board meetings, discussions with the neighbors and it was more compatible than this site plan, why wouldn't they just build what was approved? Mr. Charania stated they tried to work the numbers for eleven units and the other one had some apartments in the back, which was not feasible to build in the back. So they changed the plan and eliminated the garages in there and provided extra parking spaces. That was a major issue, So now they have 21 spaces instead of 14 spaces before. To eliminate that problem they had to go one level above the garage and they created a new parking space area underneath the building behind it. So it is not in the front but in the back of the building. It is not as visible from the main street but it is still there and more parking is available and they expanded the building so a firetruck can come around and that is a 26 foot requirement. They followed their guidelines and changed the entire plan. That is the reason they had to go one level above. If the height is the issue they can go down. They can eliminate the back parking and go lower but the units will still be the same.

Mr. Manley had an exhibit concerning the parking and discussed it.

The Board had discussion on infill development, the size of the buildings, a smaller scale, the historic neighborhood and this having stucco, etc.

Mr. Whiting had questions about the price per door for this area in the city. Mr. Charania stated the cost of construction has gone up.

Matt Keene, Buchanan Construction stated the rising cost of materials has increased substantially. It has escalated since the previous project was looked at. Mr. Whiting stated his question was more on what the average price per door for the developer is for this area in the city and this should be well under that. He is talking about the entitlements more or less. He was curious as to why the numbers weren't adding up. Mr. Charania stated there was no way they could get extra parking without going one level up. That was the first problem. The second problem was they did not want to create garage apartments, which would turn out to be air bnbs and they are not planning to do anything like that. It would totally destroy the neighborhood. He stated these units will all be for sale. These will be market rate.

Ms. Robertson did not know how this would fit into the neighborhood or how 70 extra people will fit on that area. That is a lot of traffic and bodies on that street. This project makes her think about Charlotte or Atlanta and not Hendersonville. Mr. Charania stated they tried to make it look like the homes in the area. It was already approved for eleven units and they were trying to match it as much as they can. He is open to any suggestions they may have. Ms. Robertson stated she thinks it looks lovely but she just cannot imagine it crammed in that street, not just the parcel but the street. Mr. Charania stated they are also adding more privacy. They are going from a five-foot buffer to an eight-foot buffer. They are not eliminating as many trees as the previous applicant. They are keeping those trees and adding more to it. He just wants to do it right.

Ms. Waters had a question about the 26 feet and the height of the buildings. Mr. Manley stated 30 feet is what triggers that requirement for the extra width.

Ms. Robertson stated these will be really expensive units. Mr. Charania stated he is not building The Cedars.

Chair stated his concern is the inconsistency with the Comp Plan and the height of the building and the compatibility with the neighborhood.

Ms. Waters moved the Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to CMU-CZD (Central Mixed Use - Conditional Zoning District) based on the following: 1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because: The petition is inconsistent with a range of goals and strategies for Medium Intensity Neighborhood in the City's 2030 Comprehensive Plan, in particular the maximum recommended density of 8 units per acre. 2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because: 1. The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design. 2. The petition proposes a density that is out of character with the surrounding neighborhood. 3. The petition would generate excessive traffic, noise and light in an existing residential neighborhood and would result in an unreasonable loss of privacy. Ms. Robertson seconded the motion which passed unanimously.

VI **Other Business -** Mr. Manley gave an update on the Comp Plan.

VII **Adjournment** – ***The meeting was adjourned at 5:55 pm.***

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Jim Robertson, Chair

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Long-Range Planning Manager

MEETING DATE: August 8, 2024

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – First Ave Villas (P24-26-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to CMU-CZD (Central Mixed Use - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated June 28, 2024] and presented at this meeting and subject to the following:

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

a) Residential, Multi-Family
- 16 - 2 Bedroom Units

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

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

Proposed City-Initiated Conditions [Zoning Compliance]:

- In order to reduce unreasonable loss of privacy, the existing vegetation on the east

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to CMU-CZD (Central Mixed Use - Conditional Zoning District) based on the following:

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

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

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

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

property edge should be fully preserved. [Developer has not agreed]
- Alternatively, remove balconies/patios facing external to site and relocate to courtyard (interior of site). [Developer has not agreed]

Proposed City-Initiated Conditions [General Rezoning Standards]:
- Provide fully functioning upper-floor balconies and first-floor patios on front façade with front entrances connected to right-of-way. [Developer has not agreed]
- Provide sidewalk connection to street edge from first-floor units and from sidewalks which flank center-drive aisle. [Developer has not agreed]
- Align building façade parallel with street edge along 1st Ave. [Developer has not agreed]
- Provide fenestration on front facing façade of rear elevator/stairwell [Developer has not agreed]
- Enclose the rear and front stairwells in order to better blend with surrounding neighborhood. At a minimum use fenestration on street-facing sides to provide light and design consistency. Fenestration on front, street-facing façades should align horizontally throughout the development - i.e. windows on elevator/stairwell should align with windows on residential units. [Developer has not agreed]
- Provide delineated on-street parking on north side of 1st Ave to address parking concerns expressed at NCM, to help buffer the sidewalks and to help achieve Strategy LU-6.4 and Action PH-3.1.1 of the 2030 Comp Plan and Sec. 5-19-3.3 of the Zoning Code - [Developer Agreed]

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

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

4. The petition would cause an unreasonable loss of privacy

[DISCUSS & VOTE]

4(3). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because: 1. The petition incorporate a mix of housing types into an existing urban neighborhood 2. The petition provides an efficient use of property in the core of the city 3. The petition would place residents within an area of existing city services and infrastructure 4. The petition would place residents within walkable / bikeable proximity of a range of destinations including employment, shopping, and recreation. [***Additional Rationale for Approval for your consideration in conjunction with staff-proposed conditions***] 5. The petition provides walkable neighborhood design characteristics 6. The petition proposes to have a vibrant interface with the public realm 7. The petition limits the unreasonable loss of privacy on adjacent properties **[DISCUSS & VOTE]**	

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from ARY Development LLC for the property located at 0 1st Ave W (PIN: 9568-77-1057). The current zoning of the property is CMU-CZD (Commercial Mixed Use Conditional Zoning District). The applicant is currently requesting to amend the current Conditional Zoning District for the construction of two three story buildings comprised of 16 residential units on a .57 acre parcel. The current site plan depicts 19 parking spaces.*

There will be open space located at the front of the property. The parking is located at the center and rear of the property, and the entrance and exit to the units is located in the center of the property. There will be a landscape buffer on three sides of the property that border adjacent properties and street trees located along the frontage.

The project was initially reviewed by Planning Board on July 11, 2024. The project was recommended for denial. The applicant has since adjusted their site plan to remove any portions that exceeded 3-stories with a max height of 38'. They adjusted parking arrangement, the building materials and the roofline of the buildings.

PROJECT/PETITIONER NUMBER:	P24-026-CZD
PETITIONER NAME:	Sarah McCormick [applicant] Rafique Charania of ARY Development LLC [owner]

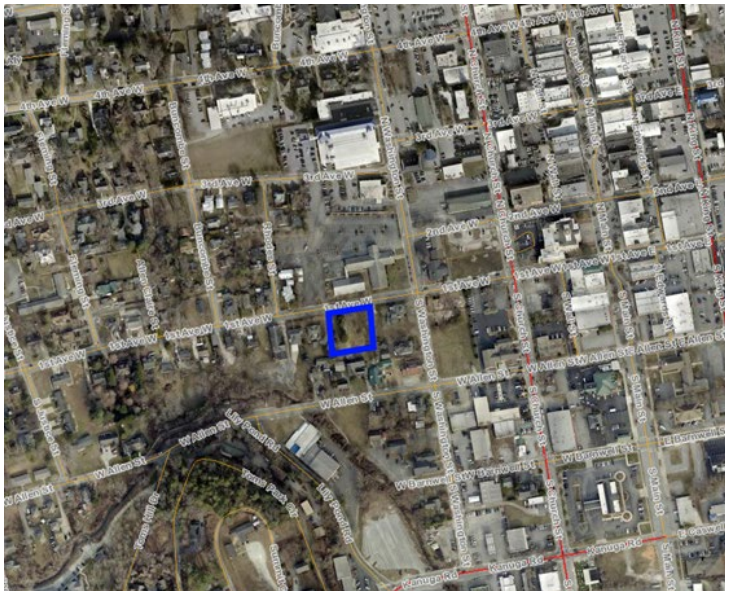
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan & FLUM Consistency Worksheet 3. Goals & Guiding Principles Evaluation Worksheet 4. Downtown Design Guidelines Evaluation Worksheet 5. Proposed Site Plan 6. Neighborhood Compatibility Summary 7. Draft Ordinance 8. Proposed Zoning Map 9. Application / Owner Signature Addendum / LLC Record

REZONING: CONDITIONAL REZONING – FIRST AVE VILLAS (P24-026-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY

- Project Name & Case #:
  - First Ave Villas
  - P24-026-CZD
- Applicant & Property Owner:
  - Sarah McCormick [applicant]
  - Rafique Charania of ARY Development LLC [Owner]
- Property Address:
  - 320 1st Ave W, Hendersonville, NC 28792
- Project Acreage:
  - 0.57 Acres
- Parcel Identification (PIN):
  - 9568-77-1057
- Current Parcel Zoning:
  - CMU-CZD - Central Mixed Use Conditional Zoning District
- Requested Zoning:
  - CMU-CZD – Central Mixed Use Conditional Zoning District
- Future Land Use Designation:
  - Downtown
- Neighborhood Compatibility Meeting:
  - June 6, 2024



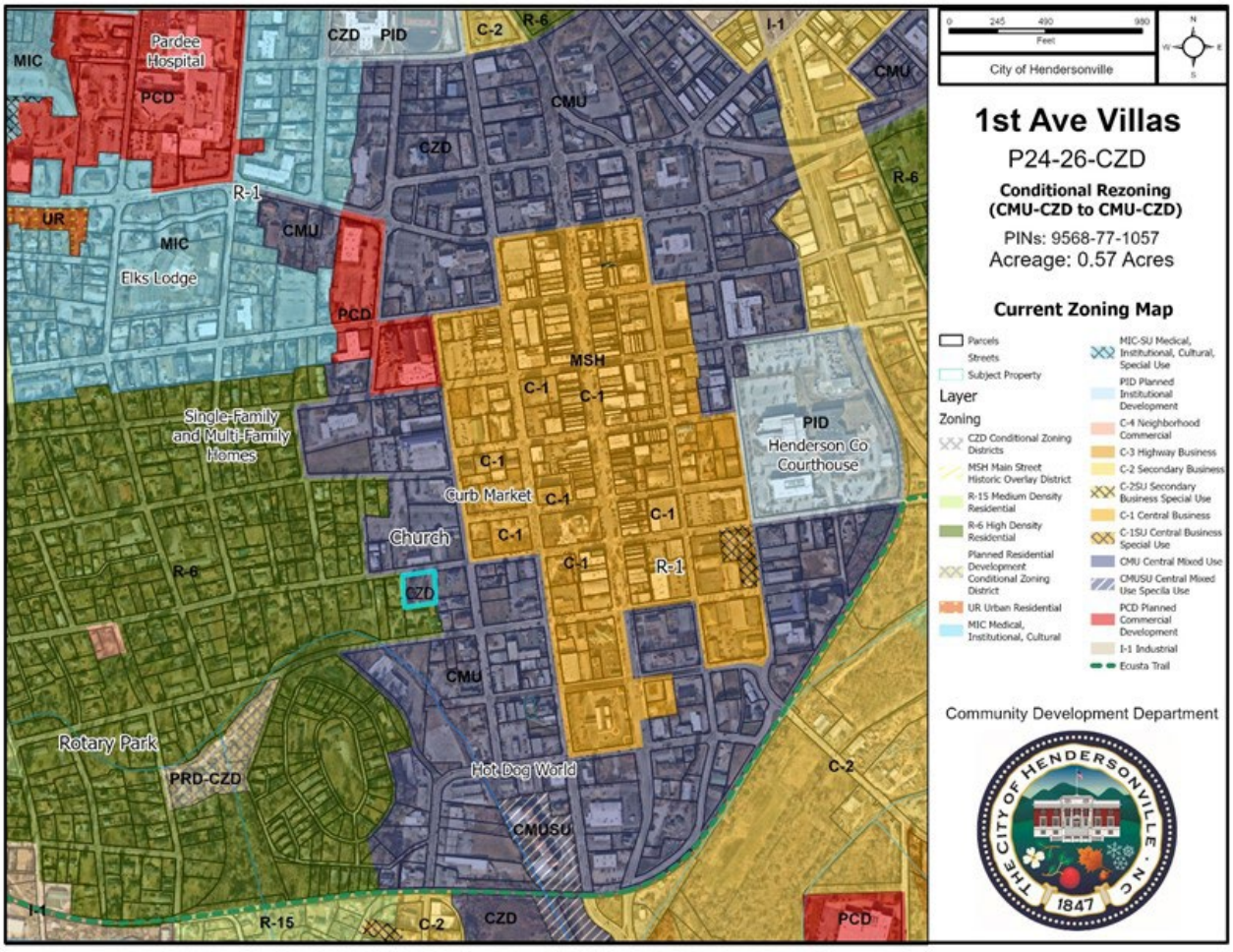
SITE VICINITY MAP

The City of Hendersonville is in receipt of a Conditional Zoning District application from ARY Development, LLC for the property located at 0 1st Ave W (PIN: 9568-77-1057). The current zoning of the property is CMU-CZD (Commercial Mixed Use Conditional Zoning District). The applicant is currently requesting to amend the existing CZD for the construction of 2 three-story buildings comprised of 16 residential units on a .57 acre parcel.

There will be open space located at the front of the property. The 19 parking spaces are located at the center and rear of the property while the entrance and exit to the units is located in the center of the property. There will be a landscape buffer on three sides of the property that border adjacent properties and street trees located along the frontage.

The project was initially reviewed by Planning Board on July 11, 2024. The project was recommended for denial. The applicant has since adjusted their site plan to remove any portions that exceeded 3-stories; now reflecting a max height of 38'. The developer reduced the total unit count by 2 which reduced the overall density from 31.5 to 28 units/acre. They also adjusted the parking arrangement, the building materials and the roofline of the buildings.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned CMU - CZD and is located within city limits. The property is on the edge of the CMU zoning, which is located around the periphery of downtown. The CMU zoning is immediately adjacent to the east and north of the subject property. The CMU zoned property to the north of 1st Ave is the location of the 1st Church of the Nazarene. The property to the east at the corner of Washington St is an historic single-family home constructed circa 1882. A small portion of the lot at the very southeast corner is shared by another historic single-family home constructed in 1902. The adjacent parcels to the immediate south and west are zoned R-6. The R-6 property to the south is a multi-family property featuring 5 residential units. The R-6 property to the west is single-family structure built in 1910.

SITE IMAGES

View of subject property from First Avenue W (facing south). The building visible at the back of the property is a multi-family unit located on an adjacent property.

Mature trees located on subject property (view from First Avenue W facing southeast).

SITE IMAGES

View of adjacent property to the west.

Tree buffer to adjacent property (facing east).

SITE IMAGES

View of right of way looking east.

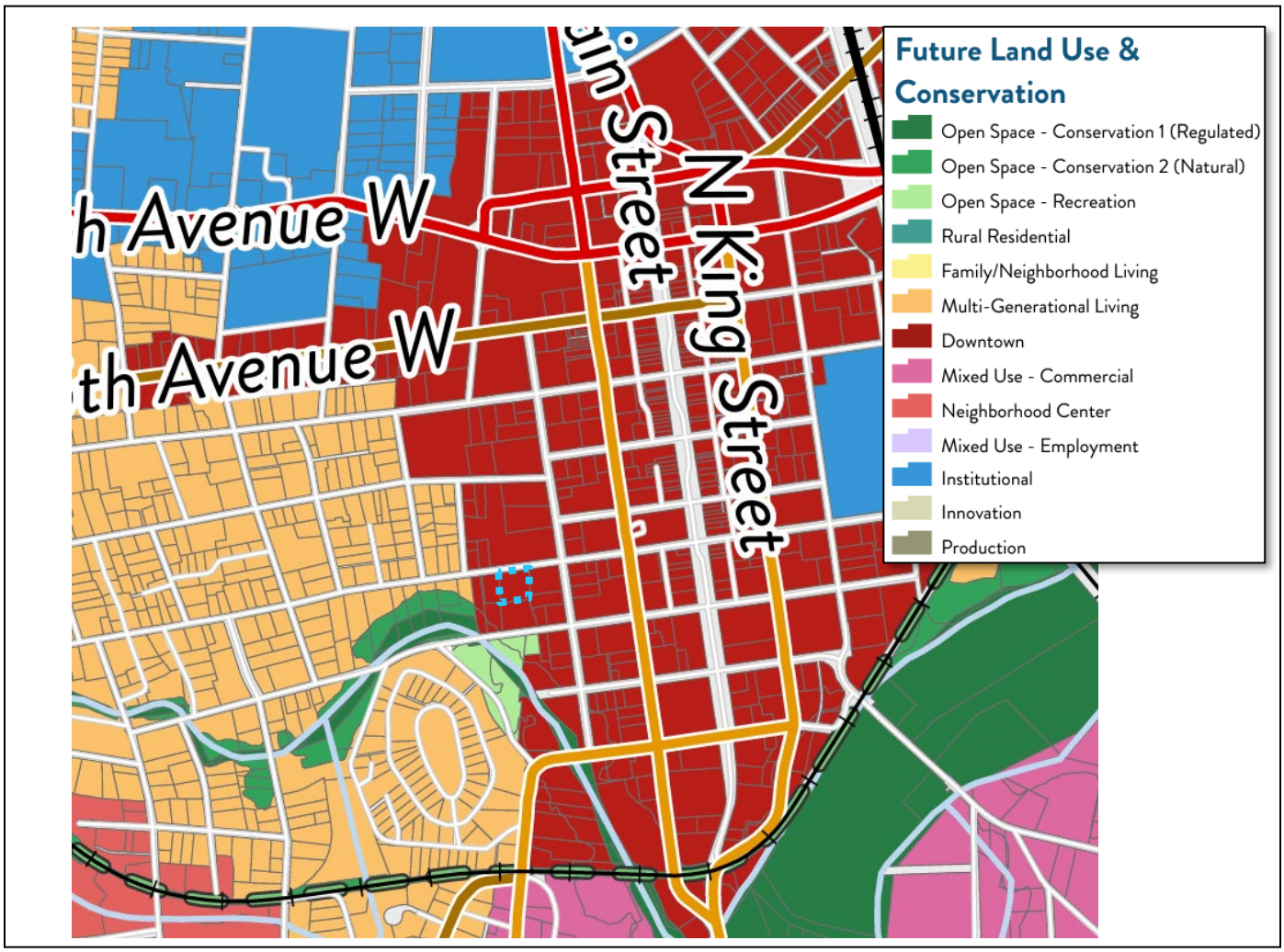
View of right of way looking west.

SITE IMAGES

Existing driveway running through property.

View of 1st Church of the Nazarene and 1st Ave from frontage of subject property

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated a "Downtown" in the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map. The Downtown Character Area encompasses all of the properties to the east of the subject parcel. The first two parcels to the west of the subject property are designated as Downtown. The designation then transitions to Multi-Generational Living as you move westward. Open Space – Conservation 1 (Regulated) is to the south of the subject property following the Wash Creek floodplain.

West Ave Villas Proposal Timeline:

August 2020 – Conditional Rezoning (R-6 to CMU-CZD) - 10 Units (Two 1,742 Sq Ft Buildings +Two Garage Apts) – APPROVED
August 2021 – Conditional Rezoning (CMU-CZD Amended) - 11 UNITS (Two – 1,742 Sq Ft Buildings + Three Garage Apts) 340 Sq Ft Total Increase – APPROVED

Note:

With the adoption of the new Gen H Comprehensive Plan, the future land use for this property is now considered Downtown.

Full Minutes from City Council Meeting:

August 2020 Adoption of CMU-CZD Rezoning:
https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-742cc7de0f094b0f9d6754d8941c3eeb.pdf

August 2021 Update to CZD:

https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-3cb3462df8a840ff9b290d0d871faa1d.pdf

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Residential, multi-family
- Total Dwelling Units: 16
- Site: .57 Acres
- Density: 28 Units / Acre
- Buildings:
  - Building 1 - 2,432 Sq Ft (footprint)
  - Building 2 - 2,432 Sq Ft (footprint)
  - Gross Floor Area - 18,832 Sq Ft
  - Height:
    - Mid-point of gable between ridge and eaves (height by definition) = 44'
    - Height of Ridge for 3-Story portion = 40'
    - Height of Ridge for 4-Story portion = 48' (highest point)
- Open Space: 1,181 Sq Ft of Urban Open Space
- Impervious Paver Area: 3,861 Sq Ft
- Transportation:
  - 1 centrally located vehicular access point off of 1st Ave
  - The projected Average AM Peak Trips = 9.18 (Threshold for TIA = 100)
  - The projected Average PM Peak Trips = 11.16 (Threshold for TIA = 100)
  - The projected Daily Trips = 118 (Threshold for TIA = 1,000)
- Sidewalks:
  - Staff is proposing that a Fee-in-Lieu of sidewalk be provided given the existing continuous sidewalk on the north side of 1st Ave and the right-of-way limitations for providing a continuous sidewalk on the south side of 1st Ave.
- Lighting:
  - All site lighting will be required to conform to the City's lighting standards for multi-family developments. The lighting plan is a component of the final site plan review.
- Parking:
  - Off-Street Parking
    - Required: 1 per unit (1&2-bedroom units) = 18 spaces
    - Provided: 19 spaces
      - 1 ADA
  - On-Street Parking
    - 12 -13 on-street parallel parking spaces provided on north side of 1

Ave to alleviate concerns of under parking and to provide buffer for pedestrians.

- Drive Aisles
  - The center drive aisle is 26' wide.
  - The parking lot drive aisle is 24' 9"

- Landscaping:
  - This development will be required to provide:
    - Vehicular Use Landscaping
      - Interior parking lot plantings (Sec. 15-9 a))
      - Planting strip to buffer from rear property (Sec. 15-9 b))
    - Street Trees (Sec. 15-15)
    - Urban Open Space landscaping (Sec. 5-19-3.3 f) 3))
    - A detailed Landscaping Plan will be provided at final site plan

- Building Design:
  - 3-Story design with a 4-Story step-up on portion of building furthest from the street
  - Building Materials - Additional Information needed
    - Some heavier stone materials placed on lower portion of 1st story
  - Balconies proposed for 2nd and 3rd floors on front façade
  - Balconies and patios proposed for all floors on side facades
  - Roof line features a variety of gables and false gables

- Floodplain: N/A

- Stream Buffer: N/A

DEVELOPER PROPOSED CONDITIONS: None

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 CMU-CZD with the following exceptions [Resolved / Unresolved]:
  - Additional information needed on Building Materials [Resolved]
  - Update Land Disturbance delineation. Appears to encompass entire parcel. [Unresolved]
  - Provide calculations for landscaping requirements. In table form, provide the area or length of required buffers, vehicular use area, urban space, etc, and provide the planting calculations required based on the zoning standards, provide the total plantings for each planting requirement. Consider separate preliminary landscaping plan on separate sheet [Unresolved]

- Type A Buffer Plantings as depicted are insufficient on west side property boundary. Alternative Compliance may be achieved on east property boundary at Final Site Plan. [Unresolved]
- Placement of 38' tall buildings located 8' from the property lines of adjacent single-family homes, could be considered "unreasonable loss of privacy" as is referenced in Section 18-6-1 and revisited under Sec 18-6-4.4. Further, it would have impacts to the existing neighborhood as is given consideration under Chapter 8 of the 2030 Comprehensive Plan under LU-3.5 "Minimize negative impacts from growth and land use changes on existing land uses"

- The following comments need to be addressed to improve clarity or improve site design and function [Resolved/Unresolved]:
  - Discrepancies exist between square footage totals shown on site plan for each building vs those shown in the "Site Statistics" table [Resolved].
  - Clarity is needed on potential discrepancies between footprint square footage and gross floor area [Unresolved]
  - Provide canopy area and indicate trees to be removed vs trees to be preserved on the "tree survey". [Unresolved]
  - Parking Spots 14 and 7 appear encumbered by building columns [Resolved]
  - Parking Spot 11 is encumbered by a proposed tree to be preserved [Unresolved]
  - Loading Zone appears difficult to access / limited in use [Unresolved]
  - Improve clarity of building footprint where surface level parking is provided under the 2nd floor [Unresolved]
  - Add note that this will meet the screening requirements of 5-19-3.3 c). [Resolved]
  - Dumpster location appears difficult to access for trash removal [Unresolved]

Proposed City-Initiated Conditions [Zoning Compliance]:

- In order to reduce unreasonable loss of privacy, the existing vegetation on the east property edge should be fully preserved. [Developer has not agreed]
- Alternatively, remove balconies/patios facing external to site and relocate to courtyard (interior of site). [Developer has not agreed]

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

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

FIRE MARSHAL

Site Plan Comments:

- Please make sure that this surface shall be capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds. [Resolve at Final Site Plan]

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- For on-street parking:
  - Add dimensions showing the width of the road [Resolve at Final Site Plan]
  - Remove the mid-block crosswalk [Resolved]
  - Close the 17' 10" gap in the parking spaces [Resolved]
  - Show the drive entrance on the west end of the building as well to make sure we have the setback from that entrance/exit. [Resolve at Final Site Plan]

Proposed City-Initiated Conditions:

- None

TRANSPORTATION

Staff Comments:

- A TIA was not required for this project due to the low expected trip generation. The City's triggers of 100 Peak Hour Trips and 1,000 Daily Trips were not met.
- The trip generation for this project is 28 AM Peak Hour Trips, 28 PM Peak Hour Trips and 191 Daily Trips

Proposed Condition:

- None

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

GENERAL REZONING STANDARDS	
1) COMPREHENSIVE PLAN CONSISTENCY	**LAND SUPPLY, SUITABILITY & INTENSITY** The subject property is located on a vacant or underutilized property in the Land Supply Map. It ranks as "Highly Suitable" for residential development in the Suitability Assessment. The subject property is in a Focused Intensity Node centered at the intersection of Greenville Hwy & Spartanburg Hwy.
	FUTURE LAND USE & CONSERVATION MAP **Designation:** Downtown **Character Area Description:** Consistent **Zoning Crosswalk:** Consistent **Focus Area Map:** N/A
	LONG-RANGE PLANNING COMMITTEE RECOMMENDATION The Long-Range Planning Committee reviewed the proposal for Comprehensive Plan Consistency at their meeting held on July 30, 2024. The LRPC supported the staff analysis for comprehensive plan consistency and concurred that the proposed conditions for Rezoning Criteria found below would alleviate areas of inconsistency.
2) COMPATIBILITY	**Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –**
	In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to "compatibility". The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan. Additionally, because this project is located within the boundaries of the Downtown Master Plan, staff evaluated the project according to the Design Guidelines found in Chapter V of the Gen H Plan.
	EXISTING CONDITIONS The subject property is currently vacant. It is surrounded by single-family and multi-family residential homes. Directly across 1st Avenue from the subject property is Hendersonville First Church of Nazarene. To the northwest of the property is the West End National Register Historic District, which primarily consists of single-family homes on varying sized lots. There are also a mix of multi-family units in small apartment buildings or in homes that have been converted into multi-family. To the east of the property is Downtown - the city's core commercial business district.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: Consistent **Abundant Housing Choices**: Consistent **Healthy and Accessible Natural Environment**: Somewhat Consistent **Authentic Community Character**: Somewhat Consistent **Safe Streets and Trails**: Consistent

	Reliable & Accessible Utility Services: Consistent **Satisfying Work Opportunities**: N/A **Welcoming & Inclusive Community**: Consistent **Accessible & Available Community Uses and Services**: N/A **Resilient Community**: N/A
	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) **Mix of Uses:** Consistent **Compact Development:** Somewhat Consistent **Sense of Place:** Somewhat Consistent **Conserved & Integrated Open Spaces:** Somewhat Consistent **Desirable & Affordable Housing**: Consistent **Connectivity**: Consistent **Efficient & Accessible Infrastructure:** Consistent
	DESIGN GUIDELINES ASSESSMENT (Chapter V) Key compatibility concerns for an infill development of this scale can be addressed through the application of design guidelines such as those found in Chapter 5 of the Comprehensive Plan. Primary areas of concern for compatibility are site design, building height and architectural design. Site Design - Many aspects of the site plan align with the Design Guidelines in Chapter 5 of the Comprehensive Plan including: building placement, landscaping, parking and on-site open space. One area of concern is the buildings do not parallel the street edge. Height - the applicant has revised the proposal to reduce the overall height to 38' which aligns with the Downtown Design Guidelines in Chapter 5 of the Comprehensive Plan for both maximum height and residential transitions. It is also not out of scale with existing adjacent residential structures. Architectural Design - while many aspects of the building design align with the design guidelines, notable shortcomings involve the activation of the ground-floor through the provision of functioning stoops/porches and pedestrian entries on primary frontage.
3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The property has previously been rezoned to accommodate 11 units on the property. Additionally, the Ecusta trail, which will be partially completed by the end of this year, is a new transportation and recreation facility located less than 1/2 mile from the subject property.
4) Public Interest	**Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -**
	The status of the region's affordable housing crisis is well documented from reports such as the Bown Study. The City of Hendersonville is currently engaged in a Strategic Housing Plan to further address this issue.
	The provision of 16 additional housing units on a relatively small, infill parcel will put residents within close proximity to employment, shopping, recreation, etc. The proposed development would utilize existing infrastructure and city services.

5) Public Facilities	**Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment**
	The subject property will be served by City of Hendersonville services. The subject property is located within the City's existing interconnected street grid, which facilitates the disbursement of additional automobile traffic, and is in close proximity to the Ecusta trail, and less than a 5-minute walk to historic Main St, both of which facilitate a reduction in typical per household vehicular miles traveled.
6) Effect on Natural Environment	**Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -**
	Mature Trees: There are a number of mature trees and vegetation around the subject property. Tree canopy in the center of the property is proposed to be removed. Some of the trees on the east side of the property are proposed to be removed while others will be preserved and incorporated into the required buffer. **Stormwater**: Stormwater management standards are not triggered by this development due to the disturbed area being less than 1 acre. The developer proposes to utilize pervious pavers for the center drive aisle and parking area.

REZONING CRITERIA STAFF ANALYSIS & CONDITIONS

Staff Analysis

1) Comprehensive Plan Consistency - Staff finds the petition and site plan to be generally consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description.
2) Compatibility - Staff finds that the general location of the project and its proximity to a mix of land uses is compatible with the city's overall growth strategies. Areas of inconsistencies arise when considering the compatibility of the design of the project through the lens of the Goals, Guiding Principles and Design Guidelines found in Chapter IV & V of the Gen H Plan. The compatibility issues relate to design elements of the proposed structures and how they interface with the street frontage. These inconsistencies are addressed by the conditions proposed by staff outlined below.
3) Changed Conditions - Staff finds that the changed conditions related to construction of the nearby Ecusta Trail supports increased density in areas located in close, walkable proximity to off-street trails.
4) Public Interest - Staff finds that the provision of additional higher density housing facilitates the provision of increased housing stock.
5) Public Facilities - Staff finds that the proposed development would efficiently utilize existing services and infrastructure. Staff would highlight that the existing interconnected street grid, pedestrian facilities and nearby off-street trails combine to create opportunities to disperse automobile traffic and reduce vehicular trips.
6) Effect on Natural Environment - While some tree removal and an overall reduction in pervious area is proposed, the proposal does include the preservation of some mature trees and shrubs and proposes to utilize pervious pavers to reduce the overall use of

impervious materials.

Proposed City-Initiated Conditions [Rezoning Criteria]:

- Provide fully functioning upper-floor balconies and first-floor patios on front façade with front entrances connected to right-of-way. [Developer has not agreed]
- Provide sidewalk connection to street edge from first-floor units and from sidewalks which flank center-drive aisle. [Developer has not agreed]
- Align building façade parallel with street edge along 1st Ave. [Developer has not agreed]
- Provide fenestration on front facing façade of rear elevator/stairwell [Developer has not agreed]
- Enclose the rear and front stairwells in order to better blend with surrounding neighborhood. At a minimum use fenestration on street-facing sides to provide light and design consistency. Fenestration on front, street-facing façades should align horizontally throughout the development - i.e. windows on elevator/stairwell should align with windows on residential units. [Developer has not agreed]
- Provide delineated on-street parking on north side of 1st Ave to address parking concerns expressed at NCM, to help buffer the sidewalks and to help achieve Strategy LU-6.4 and Action PH-3.1.1 of the 2030 Comp Plan and Sec. 5-19-3.3 of the Zoning Code - [Developer Agreed]

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

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

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

DRAFT [Rationale for Approval]:

- *The petition incorporate a mix of housing types into an existing urban neighborhood*
- *The petition provides an efficient use of property in the core of the city*
- *The petition would place residents within an area of existing city services and infrastructure*
- *The petition would place residents within walkable / bikeable proximity of a range of destinations including employment, shopping, and recreation.*

DRAFT [Rationale for Approval with Staff-Initiated Conditions]:

- *The petition provides walkable neighborhood design characteristics*
- *The petition proposes to have a vibrant interface with the public realm*
- *The petition limits the unreasonable loss of privacy on adjacent properties*

DRAFT [Rational for Denial]

- *The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.*
- *The petition proposes a density that is out of character with the surrounding neighborhood*
- *The petition would generate excessive traffic, noise and light in an existing residential neighborhood.*
- *The petition would cause an unreasonable loss of privacy*

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

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

Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	NA	NA
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
N/A		
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	NA	NA
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive.	Somewhat Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements.	Somewhat Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.	Somewhat Consistent	
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

Chapter 5 - Downtown Design Guidelines	Consistent	Inconsistent
PUBLIC REALM		
Blocks (Pg. 212)		
Provide vehicle access to nearby buildings via alleyways or shared driveways.	Consistent	
Utilize smaller curb radii to shorten crossing distances for pedestrians.		Inconsistent
Extend the historic downtown block pattern throughout the entirety of the downtown character districts.	Consistent	
Implement interior pedestrian cut throughs as necessary to achieve the ideal block size (300-500').	Consistent	
Main Street & Downtown Edge Character Districts (Pg. 213)		
Any future development or redevelopment within the Main Street and Downtown Edge character districts should maintain consistent with the existing block size and grid layout along Main Street and in the downtown core.	Consistent	
New connector streets and alleys should be considered where appropriate to increase better access and circulation.	NA	NA
Streetscape Character (Pg. 218-222)		
The streetscape character matches the street classification the development is located on. (Pg. 218-219)	Consistent	
The streetscape zones are sufficient for the street classification. (Pg. 224-234)	Consistent	
Pedestrian & Bike Infrastructure (Pg. 238-243)		
Sidewalks (Pg. 238)		
Internal sidewalk connections should be provided between buildings and from buildings to all on-site facilities including parking areas, bicycle facilities, open spaces, and amenities.	Consistent	
External sidewalks should be provided from all buildings onsite to the existing or proposed sidewalk system and to abutting multi-use trails, parks, and greenways.		Inconsistent
Greenways & Trails (Pg. 238)		
Expand and improve greenway and trail networks to create connections between neighborhoods, parks, and destinations.	NA	NA
On-Road Facilities		
Sidewalks (Pg. 240)		
Expand existing sidewalk network to fill gaps in connectivity. Downtown sidewalks, where feasible, should be a minimum of 10' in width to promote walkability.	Consistent	
Incorporate buffer zones, such as landscaped areas or street furniture, between sidewalks and vehicular traffic	Consistent	
SITE DESIGN (Pg. 254-265)		
Frontage Types (Pg. 254)		
Identify which Frontage Type the development is and write in cell to the right.	Secondary	

Building Placement & Setback Character (Pg. 254-255)		
Orientation (Pg. 254-255)		
Building faces the street and is accessible from the sidewalk.	Somewhat Consistent	
Site layout shall prioritize placing buildings towards the front of the lot, with parking situated to the side and/or rear of the building	Consistent	
Buildings located on a corner should have one of the following architectural features: Two entrances, one primary and one secondary, located on each frontage. Architecturally prominent corner entry with vertical emphasis through building height or architectural elements like porches, colonnades, etc.	NA	NA
Setback Line (Pg. 255)		
The setback line is based off of the future back of curb - based on Frontage Type (Pg. 256, refer to Figure 5.26)	Consistent	
Build-To-Zone		
The Build-to-Zone begins at the required Frontage Type setback line (Pg. 256, refer to Figure 5.26)	Consistent	
Build-To-Percentage		
The Build-To-Percentage refers to the proportion of a lot's frontage that must be occupied by the building façade. (Pg. 256, refer to Figure 5.26)	Consistent	
Setback Exceptions (Pg. 255)		
Refer to this section for setback exceptions for Primary and Primary-Other classification. (Pg. 255)	NA	NA
Building Height		
Story (Pg. 257)		
New downtown buildings must be at least two stories tall, with exceptions for certain accessory structures like retail kiosks or public restrooms	Consistent	
Building Height by District		
The permitted building height varies according to the specific character district. Refer to Figure 5.28	Consistent	
The building height is appropriate based off of the maximum heights set by the Building Heights Map (Figure 5.31, Pg. 259).	Consistent	
Rear and Side Setbacks for Development		
Character District Transitions (Pg. 260)		
When development is located next to a district with a lower height restriction, the development should be no more than one-story differential for the first 50 feet of building width.	Consistent	
Residential Transitions (Pg. 260)		
Development adjacent to residentially zoned land and/or historic structure should be no more than one-story differential for the first 50 feet of building width.	Consistent	

Greenway & Trail Frontage (Pg. 260)		
When future development is planned along a proposed trail as outlined on any adopted plans, it is the responsibility of the development to construct the portion of the trail along the development frontage.	NA	NA
Connections to Parks and Greenways (Pg. 261)		
When a development abuts an existing or future greenway, park, or open space area, pedestrian/bicycle accessways must be provided at a minimum of every 1000 feet when feasible as determined by City staff.	NA	NA
Landscape (Pg. 261)		
Design landscaping, fencing, and retaining walls to be integrated into the site and its architecture.	Consistent	
Screen service areas, utilities, and parking areas with trees, shrubs, and other landscaping.	Consistent	
Install pedestrian bulbouts at street intersections within the downtown districts to reduce pedestrian crossing distance and expand public space. Integrate plantings, monumentation, public art, and seating within these spaces	NA	NA
Stormwater Management (Pg. 261)		
Underground stormwater detention should be utilized within the downtown districts versus surface detention facilities.	NA	NA
Low impact stormwater management methods such as pervious paving, bioretention, and vegetated landscape islands shall be utilized in surface parking lots.	Consistent	
Utilize innovative stormwater management methods such as the use of bioretention in planting strips along nonprimary streets.	NA	NA
Parking (Pg. 262)		
Surface parking lots shall not be a principal use in any character district	Consistent	
For commercial and institutional/semi-public uses within the character districts, 5% of the total parking spaces should allow for public use during offpeak business hours.	NA	NA
Shared parking is encouraged.	Consistent	
Structured Parking (Pg. 262)		
Parking structures are encouraged within the downtown districts to reduce the footprint of surface lots.	NA	NA
Developments requiring 200 vehicular parking spaces or more must build structured parking.	NA	NA
Parking structures may be a principal use in the character districts.	NA	NA

Parking structures should be wrapped with liner buildings and follow these design duidelines: When adjacent to a frontage, parking structures shall include active uses along 80% of the primary frontage and 60% of the ground floor building length along any seconding frontage, excluding areas of required vehicular and pedestrian egress, and utility rooms. Vertical and horizontal architectural elements should be designed in a manner to approximate the window openings on adjacent habitated portions of the building. 60% of all openings on or visible from a frontage shall be screened with architectural louvers and/or panels.	NA	NA
Parking Requirements (Pg. 262-263)		
Within the Main Street character district, parking requirements are optional with the provision of a fee in lieu of.	NA	NA
Within the Downtown Edge, 7th Avenue, and Lower Trailhead character districts, minimum parking requirements are per the underlying zoning district.	Consistent	
The following parking maximums apply to properties within each of the character districts regardless of the underlying zoning designation (Figure 5.33, Pg. 263).	Consistent	
Trailhead Parking (Pg. 263)		
Surface lots for trailhead parking are allowed within the 7th Avenue and Lower Trailhead character districts.	NA	NA
Trailhead parking lots must be spaced a minimum ½ mile from each other.	NA	NA
These parking lots shall hold 10 spaces or fewer, including ADA spaces.	NA	NA
Trailhead parking lots may incorporate amenities such as restrooms, water fountains, trash/recycling receptacles, and benches.	NA	NA
Parking lots must be screened from the trail and the public street utilizing landscaping at a minimum width of a 10' landscape buffer.	NA	NA
On-Site Open Space (Pg. 264)		
All proposed developments are required to provide onsite open space except for developments on parcels onefourth acre or less in size.	Consistent	
Developments shall provide a minimum of on-site open space in accordance with the following: Main Street: 5%, Downtown Edge: 10%, 7th Avenue: 10%, Lower Trailhead: 15%	Consistent	
Public On-Site Open Space (Pg. 264)		
Public on-site open space should be provided in accordance with Table 5.34 on Pg. 264.	Consistent	
On-Site Open Space Types (Pg. 264)		
Appropriate on-site open space is provided in accordance with Figure 5.36 Pg. 265.	Consistent	
BUILDING DESIGN		
Architectural Character (Pg. 266)		
Development design fits into the existing architectural character of the character district its located in.	Somewhat Consistent	

Façade Articulationa and Massing (Pg. 268-269)		
For buildings 150 feet in length or longer: Façades shall be divided into shorter segments by means of modulation; such modulation shall occur at intervals of no more than 60 feet and shall be no less than 2 feet in depth. A courtyard, with a minimum width and depth of 60 feet, shall be visible from the street on primary frontages spaced no more than 150 feet.	Consistent	
Ground-floor designs such as arcades, galleries, colonnades, outdoor plazas, or outdoor dining areas shall be incorporated into the building façade and are considered in meeting required build-to percentages. The first two floors above the street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance pedestrian environment. Special interest to the base shall be provided by incorporating elements such as corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting, and other sculpturing of the base. Buildings on a corner or at an axial terminus should be designed with additional height or architectural embellishment. Examples include: Chamfered or rounded corners. Projecting and recessed balconies and entrances. Enhanced window designs	Somewhat Consistent	
Building Elements (Pg. 270-275)		
Entry		
The main pedestrian entry shall be a prominent entrance on the primary frontage		Inconsistent
For corner buildings with two frontages, the main pedestrian entry can be located on the corner.	NA	NA
Enhance the design of entry areas with materials, as well as architectural and landscape features, that will naturally guide pedestrians	Somewhat Consistent	
Windows		
Shopfront windows shall not be lower than 2 feet from the ground plane except where architectural elements like floor or ceiling glass curtain walls or glass roll up doors are utilized.	NA	NA
Windows should comprise more than 60% of the building façade in the Main Street and Downtown Edge districts.		Inconsistent
Windows should comprise more than 40% of the building façade in the 7th Avenue and Lower Trailhead districts.	NA	NA
Windows shall be set back 4-6 inches from the façade rather than flush.		Inconsistent
Roof		
Infill development in the Main Street district shall have flat roofs to match the existing architecture of Main Street.	NA	NA
Pitched roofs are permitted in the Downtown Edge, 7th Avenue, and Lower Trailhead districts.	Consistent	
Recessed Doorways		
Recessed doorways are encouraged with 5 feet as the maximum distance of recess from the front wall.	Consistent	
No glass shall be positioned lower than two feet above ground level.	Consistent	
Doors are not permitted to swing into the sidewalk/ pedestrian zone	Consistent	

Activated Ground Floor		
Ground floor façades should be composed primarily of glass to allow views of the use and activity within the buildings	Somewhat Consistent	
Within the Main Street and Downtown Edge districts, the ground floor shall be composed of commercial uses.	Consistent	
Private residences are prohibited on primary frontages within Main Street and Downtown Edge districts.	Consistent	
Primary residence entries, including those for townhomes and brownstones, should incorporate features such as stoops, porches, etc.		Inconsistent
Ground floor design should incorporate elements such as retail displays, planters, art, and canopy coverings to encourage pedestrian activity.	Somewhat Consistent	
Materiality		
Materials chosen for building façades, balconies, windows, or roof should be compatible with the surrounding context of the district but should not be identical as to not allow for any diversity.	Consistent	
All façades visible from a primary frontage shall utilize high-quality finish materials such as: brick, wood, stone, concrete-based stucco, horizontal wood siding, architectural metal panel, or wood shingle.	Consistent	
Within the Main Street and Downtown Edge districts, brick shall be the primary building material. Predominant shall mean more than (50%) of the non-glasses wall surface		Inconsistent
The following materials are prohibited within any of the downtown districts: EFIS, concrete board, concrete block, pre-engineered corrugated metal panels, and vinyl.	Consistent	
Franchise Architecture		
Franchise architecture, a standardized architectural building style used as part of a standardized program to promote brand identity through visual recognition, is not permitted within the character districts.	NA	NA
Franchise architecture should be modified as necessary to be in line with the existing character district in which it is proposed.	NA	NA
Franchise architecture must conform with all Downtown Design Guidelines.	NA	NA
Drive-Throughs		
Drive-through facilities or services are not permitted within the Main Street, Downtown Edge, or 7th Avenue districts. • This applies to any type of drive-through facility or service including restaurants and financial institutions. Walk-up service windows are the preferred service window in a downtown pedestrian-oriented district	NA	NA
Within the Lower Trailhead District, drive-throughs are permitted but cannot be along the primary frontage. They shall be located to the rear of the building.	NA	NA
Signs		

Landmark signs may include historic painted wall signs on a building façade; even if that business or product is no longer on site, the sign adds character to the area, and should be considered a landmark sign.	NA	NA

ARY Development LLC

FIRST AVE VILLAS

Hendersonville, NC

OWNER

ARY Development LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

DEVELOPER

ARY Development LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

CONTRACTOR

TBD
ADDRESS

PHONE
CONTACT NAME

ARCHITECT

PEACOCK ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
828.696.4000

SARAH@PEACOCKARCHITECT.COM
SARAH McCORMICK
ARCHITECTURAL DESIGNER

TAMARA@PEACOCKARCHITECT.COM
TAMARA PEACOCK
ARCHITECT

CIVIL ENGINEER

FEI ENGINEERING
7 GLENN BRIDGE RD, STE H
ARDEN, NC 28704
828.696.0807

TYLER WAGNER
TWAGNER@FEICONSULTING.COM
PROJECT MANAGER

BUILDING STATISTICS

BUILDING TYPE:	IIIB
SF:	1ST 4,830 SF
OCCUPANCY TYPE:	R-1
ALLOWABLE AREA (SM)	R-1: 16,000
SPRINKLERED:	NONE
SEPARATED USE:	NA
SEPARATION REQUIRED:	1 HR
INCIDENTAL USE:	NONE
OCCUPANCY LOAD:	R-1:12
PLUMBING REQUIREMENTS:	1 SINK, 1 TOILET, 1 SHOWER PER UNIT
PLUMBING PROPOSED	1 SINK, 1 TOILET, 1 SHOWER PER UNIT
LIFE SAFETY REQUIREMENTS:	SEE A005

SITE STATISTICS

	PROVIDED	REQUIRED
PROP LOC:	**320 FIRST AVE. W.**	
BLOCK:	**--**	
PIN:	**9568771057**	
OWNER:	**ARY Development LLC**	
ZONING:	**CMU-CZD**	
ACREAGE:	**0.57 ACRES**	
IMPERVIOUS %:	**60%**	**80% MAX**
PROPOSED USE:	**16 MULTI-FAMILY UNITS**	
FLOOD DISTRICT:	**N**	
DOMESTIC WASTEWATER:	**PUBLIC SEWER**	
WATER:	**PUBLIC**	
ADA PARKING:	**1 ADA**	**1 ADA**
PARKING:	**19 SPACES**	**16 SPACES**
TREES TO BE REMOVED:	**16**	
NEW TREES TO BE PLANTED:	**12**	
TREES IN OPEN SPACE AREA:	**3**	**3**
FRONT SETBACK (FIRST AVE)	**12' 0" FROM CURB**	**12' 0" FROM CURB**
SIDE SETBACK (CMU)	**8' 0"**	**8' 0"**
REAR SETBACK	**5' 0"**	**0' 0"**
SIDE SETBACK (R-6)	**8' 0"**	**8' 0"**
LANDSCAPE BUFFER	**5' 0"**	**5' 0"**
BIKE RACKS	**4**	**0**

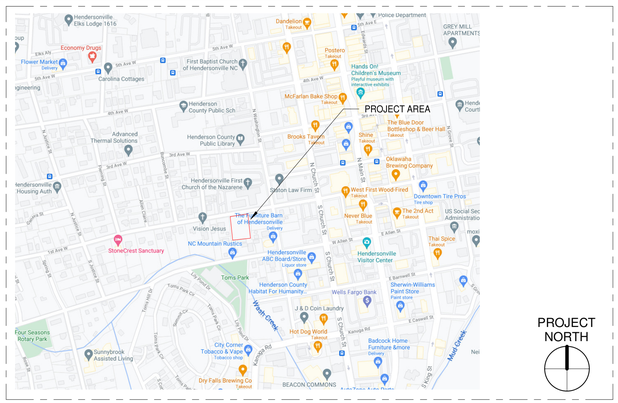
1 / A001 **3D Cover Sheet View - Large**

SCOPE OF WORK:

FIRST AVE UNITS:
1. 2 NEW CONDO BUILDINGS WITH 9 NEW UNITS EACH

SITE MAP

VICINITY MAP



Sheet List	
Sheet Number	Sheet Name
A001	COVER SHEET
G-17-300	SITE SURVEY
H4D054	TREE SURVEY
SP 101	OVERALL SITE PLAN
SP102	CROSS STREET PARKING
MEP101	WATER AND SEWER PLAN
A104	SECOND LEVEL FLOOR PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

COVER SHEET

REVISIONS:

DATE: 7/24/2024 11:44:59 AM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR
PROJ MNGR.: DESIGNER
REVISED BY: CHECKER
CAPT.: APPROVER

SHEET NO.: **A001**

NORTH CAROLINA
HENDERSON COUNTY

I, Sharon M. McCall, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sharon M. McCall 2/12/19
REVIEW OFFICER DATE

NORTH CAROLINA
HENDERSON COUNTY

THIS INSTRUMENT WAS FILED FOR REGISTRATION THIS THE 12TH DAY OF FEBRUARY, 2019 AT 2:13 PM O'CLOCK
IN PLAT SLIDE NUMBER 11633

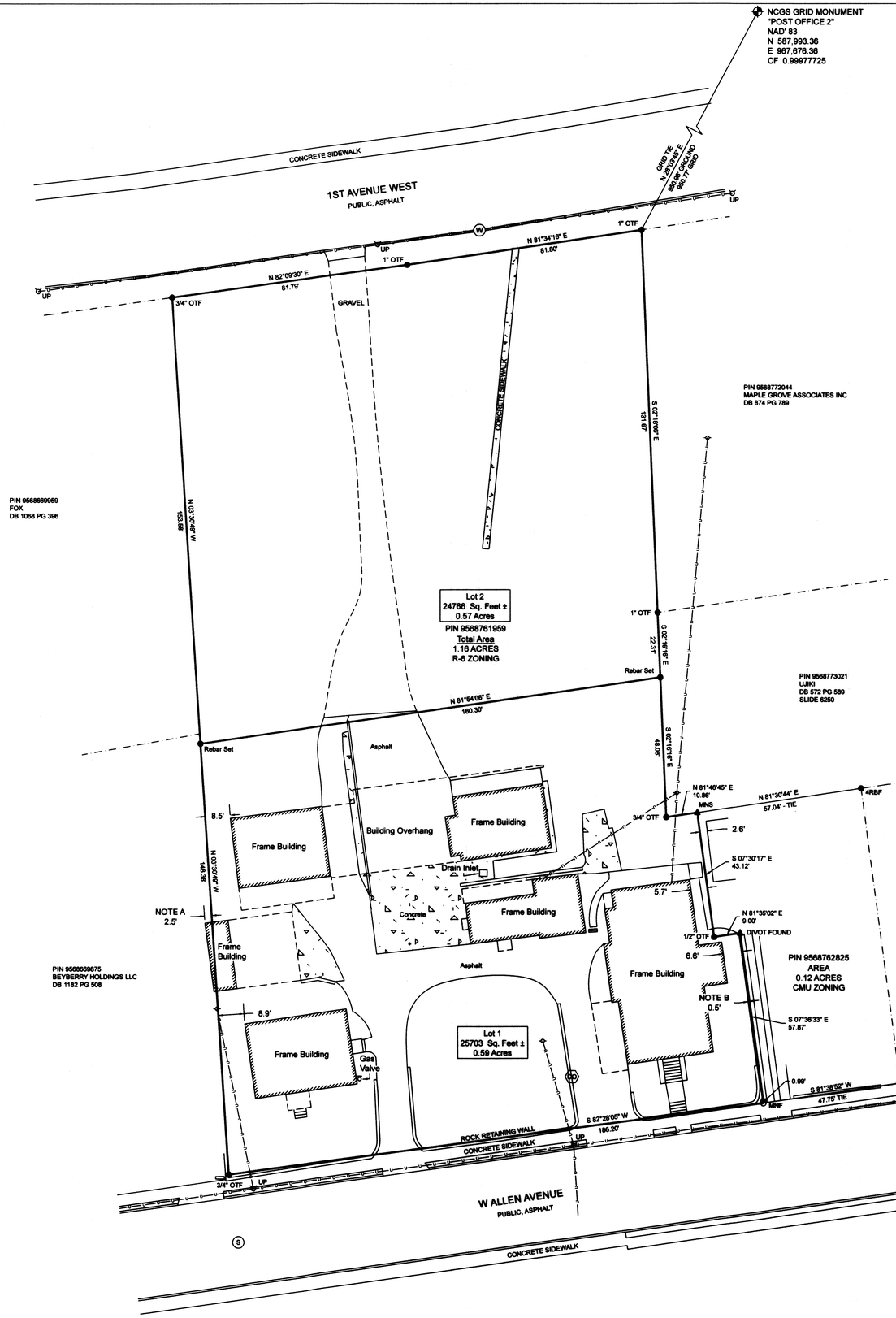
C. William Lee IV
REGISTER OF DEEDS

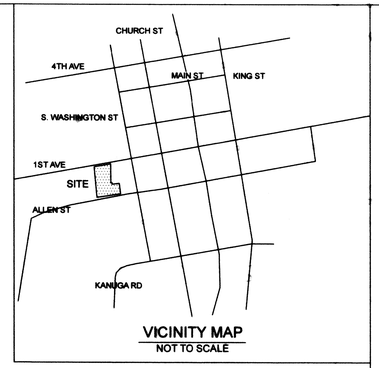
BY: C. William Lee IV ~~DEPUTY~~

BOOK 2019 PAGE 11633 (1)
898307

This document presented and filed:
02/12/2019 02:13:50 PM
WLK
WILLIAM LEE KING, Henderson COUNTY, NC

SLIDE 11633





VICINITY MAP
NOT TO SCALE

NORTH
GRID NAD '83

LEGEND

DB . . DEED BOOK
PG . . PAGE
MNS . . MAG NAIL SET
RBF . . REBAR FOUND
OTF . . OPEN TOP PIPE FOUND
UP . . UTILITY POLE
W . . WATER METER
CO . . CLEAN OUT
S . . SEWER MANHOLE
● . . IRON FOUND OR SET AS NOTED
O . . CALCULATED POINT - NOT SET

REFERENCES

DB 3131 PG 595
DB 1086 PG 492
DB 1459 PG 198
SLIDE - 6250
SLIDE - 8244
DB 572 PG 589
DB 1068 PG 396
DB 1182 PG 508
DB 874 PG 789

NOTES

SUBJECT PROPERTY TIED TO NC GRID NAD '83 (2011) BY GPS OBSERVATION.

ORIGINAL BOUNDARY SURVEY COMPLETED ON MARCH 6, 2017. THIS SURVEY IS TO SUBDIVIDE PARENT TRACT.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN. PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

THERE IS A POSSIBLE 2.5' BUILDING ENCROACHMENT, SHOWN HEREIN AS "NOTE A."
THERE IS A POSSIBLE 0.5' DRIVEWAY ENCROACHMENT, SHOWN HEREIN AS "NOTE B."

PIN 9568761959 CURRENTLY ZONED R-6 BY THE CITY OF HENDERSONVILLE.
SETBACKS: FRONT - 20' REAR - 10' SIDE - 8'.

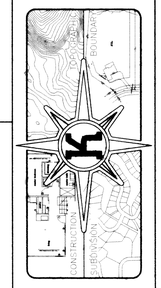
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

I, Jamin C. Kilpatrick, certify that this survey is of another category or other exception to the definition of subdivision and I further certify that this plat was drawn under my supervision from Deed Book 3131, Page 595; that the ratio of precision as calculated is 1:10,000+
that this plat was prepared in accordance with G.S. 47-30(f)(11)(d).
Witness my original signature, registration number and seal this 12th day of February, A.D., 2019.

Jamin C. Kilpatrick L-4602
Jamin C. Kilpatrick, PLS

SCALE 1" = 20'
20' 10' 0 20' 40' 60'

KILPATRICK
LAND SURVEYING
PLLC
PO BOX 2705, HENDERSONVILLE, NC 28793
828-606-4797 www.klspllc.com P-0508



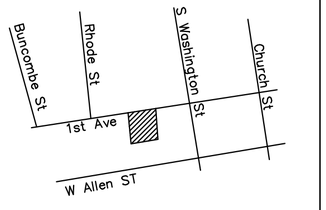
SUBDIVISION OF PROPERTY FOR:
RIDDLE DEVELOPMENT, LLC
City of Hendersonville, Hendersonville Township
Henderson County, North Carolina
PIN 9568761959

CURRENT OWNER:
RIDDLE DEVELOPMENT LLC

NORTH CAROLINA PROFESSIONAL SEAL L-4602 LAND SURVEYOR JAMIN C. KILPATRICK

Date	6 MARCH 2017
Drawn By	JCK
Scale	1" = 20'
Revision	02-12-19
Dwg No.	G-17-300

LOCATION MAP



LEGEND:

○	NIP	NEW IRON PIN
●	EIP	EXISTING IRON PIN
⊙	CP	CALCULATED POINT ONLY
		POWER POLE
		LIGHT POLE
		WATER VALVE
		GAS VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		CLEANOUT
		CURB INLET
		TRANSFORMER
—ohp—		OVERHEAD POWER
—X—X—X—		FENCE LINE

1st Avenue West

EIP
1/2 RB

N82°00'54"E
95.26'

EIP
3/4 OT

N82°14'28"E 81.91'

EIP
3/4 OT

Basis of Bearings

N81°34'15"E
81.71'

EIP
3/4 OT

Gravel Drive

0.57
Acres±

N03°31'52"W
153.69'

S02°17'58"E
153.98'

N/F
Maple Grove Assoc.
D.B. 874/789

N/F
John and Harriett Fox
D.B. 1068/396

EIP
@131.61

CP

S81°54'06"W
160.30'

CP

N/F
Matthew Stockton Johnes
D.B. 3300/129

P.B. 2019/11633

Note: Trees as shown, have diameters of 12" or greater.
Total of 24 trees.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL 2814 LAND SURVEYOR CLINKSCALES, JR. FULTON

LB C-1562

Not valid without the signature
and the original seal of a North Carolina
licensed land surveyor.

Plat of Boundary Survey for

Andrew Riddle

1st Avenue West

Hendersonville Township, Henderson County, N.C.

Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.

FREELAND – CLINKSCALES
&ASSOCIATES, INC. OF N.C.
*ENGINEERS * LAND SURVEYORS*
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fcaofnc@outlook.com
(828) 697-6539
Fax (828)-697-4195
Firm No. C-1562

REF. PLAT BOOK	2019/11633
REF. DEED. BOOK	3131/595
TAX MAP	9568-77-1057
PARTY CHIEF	FVC
DRAWN	BLB
DATE	January 27, 2020
DWG.NO.	H40054

Sheet No. 1 of 1

SITE STATISTICS CONT.

SITE COVERAGE :

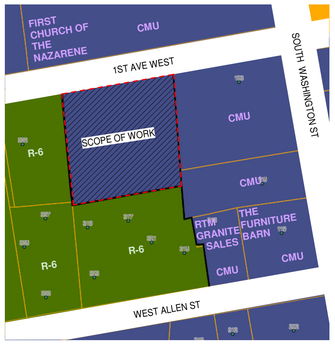
BUILDING FOOTPRINT	**BUILDING 1)**	**2,432 SF**
	BUILDING 2)	**2,432 SF**
STREETS AND PARKING	**6,491 SF**	
GROSS FLOOR AREA	**18,832 SF**	
COMMON OPEN SPACE	**1,181 SF (1032.3 SF REQ'D - 5%)**	
PHASING	**TO BE COMPLETED IN ONE PHASE**	

SITE STATISTICS

	PROVIDED	REQUIRED
PROP LOC:	**320 FIRST AVE. W.**	
BLOCK:	**--**	
PIN:	**9568771057**	
OWNER:	**ARY Development LLC**	
ZONING:	**CMU-CZD**	
ACREAGE:	**0.57 ACRES**	
IMPERVIOUS %:	**60%**	**80% MAX**
PROPOSED USE:	**16 MULTI-FAMILY UNITS**	
FLOOD DISTRICT:	**N**	
DOMESTIC WASTEWATER:	**PUBLIC SEWER**	
WATER:	**PUBLIC**	
ADA PARKING:	**1 ADA**	**1 ADA**
PARKING:	**19 SPACES**	**16 SPACES**
TREES TO BE REMOVED:	**16**	
NEW TREES TO BE PLANTED:	**12**	
TREES IN OPEN SPACE AREA:	**3**	**3**
FRONT SETBACK (FIRST AVE)	**12' 0" FROM CURB**	**12' 0" FROM CURB**
SIDE SETBACK (CMU)	**8' 0"**	**8' 0"**
REAR SETBACK	**5' 0"**	**0' 0"**
SIDE SETBACK (R-6)	**8' 0"**	**8' 0"**
LANDSCAPE BUFFER	**5' 0"**	**5' 0"**
BIKE RACKS	**4**	**0**

NOTES:

- **SITE LIGHTING WILL BE ADDRESSED AT FINAL SITE PLAN AND WILL BE COMPLIANT WITH SECTION 6-19 OF THE ZONING CODE**
- **HOA WILL BE RESPONSIBLE FOR MAINTENENCE OF URBAN OPEN SPACE AND COMMON AREAS**
- **DETAILED LANDSCAPING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN**
- **DUMPSTER AND RECYCLING AREA TO MEET THE SCREENING REQUIREMENTS OF 15-19-3.3c**



ZONING MAP
1" = 100'-0"

N

MATERIAL LEGEND

TURFSTONE
PERMEABLE PAVERS
WITH ARTIFICAL TURF

ADJACENT PROPERTIES:

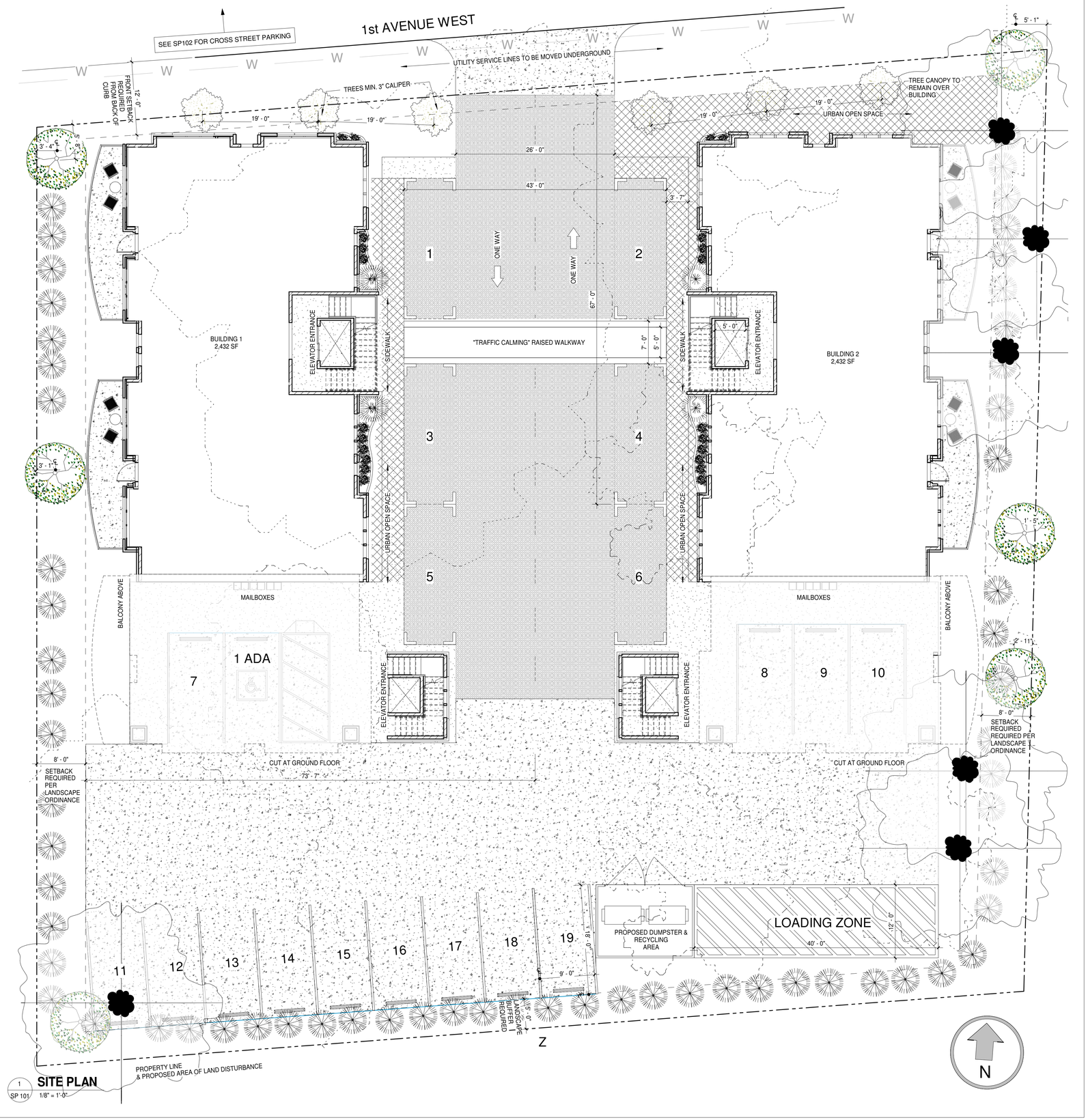
ADJACENCY	ADDRESS	ZONING	PROPERTY OWNER
NORTH	111 N WASHINGTON ST	CMU	FIRST CHURCH OF THE NAZARENE
EAST	103 S WASHINGTON ST	CMU	MAPLE GROVE ASSOC INC
EAST	115 S WASHINGTON ST	CMU	NENON L. UJIKI
SOUTHEAST	119 S WASHINGTON ST	CMU	JMJC, LLC
SOUTHEAST	313 W ALLEN ST	CMU	MATT JOHNES, LLC
SOUTH	315 W ALLEN ST	R-6	MATT JOHNES, LLC
SOUTHWEST	337 W ALLEN ST	R-6	BEYBERRY HOLDINGS, LLC
WEST	332 1ST AVE W	R-6	JOHN E. FOX, HARRIETT W. FOX

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE DEMOLISHED

EXISTING TREE CANOPY



1 SP 101 **SITE PLAN** 1/8" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS

129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A.
REGISTRATION NO. 12289

ISSUED FOR:

DATE:

SHEET NAME:

OVERALL SITE PLAN

REVISIONS:

DATE: 7/24/2024 11:48:29 AM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR
PROJ MGR.: DESIGNER
REVISED BY: CHECKER
CAPT.: APPROVER

SHEET NO.:

SP 101

1 SP102 **STREET PARKING**
1/16" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS

129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

CROSS STREET PARKING

REVISIONS:

DATE: 7/24/2024 11:47:16 AM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR
PROJ MNGR.: DESIGNER
REVISED BY: CHECKER
CAPT.: APPROVER

SHEET NO.:

SP102

PROPOSED 6" PVC SANITARY SEWER SERVICE CONNECTIONS

APPROXIMATE LOCATION OF EXISTING CITY OF HENDERSONVILLE'S SANITARY SEWER MAIN

PROPOSED SANITARY SEWER CLEANOUT (TYP)

PROPOSED 4" WATER SERVICE (TYP)

PROPOSED 4" RPZ ABOVE GROUND BACKFLOW PREVENTER WITH FDC

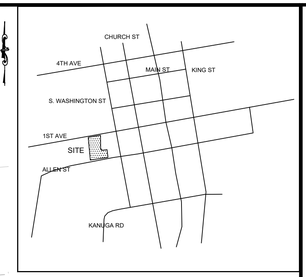
PROPOSED TAPPING SLEEVE & VALVE

PROPOSED 6" DIP WATER MAIN EXTENSION

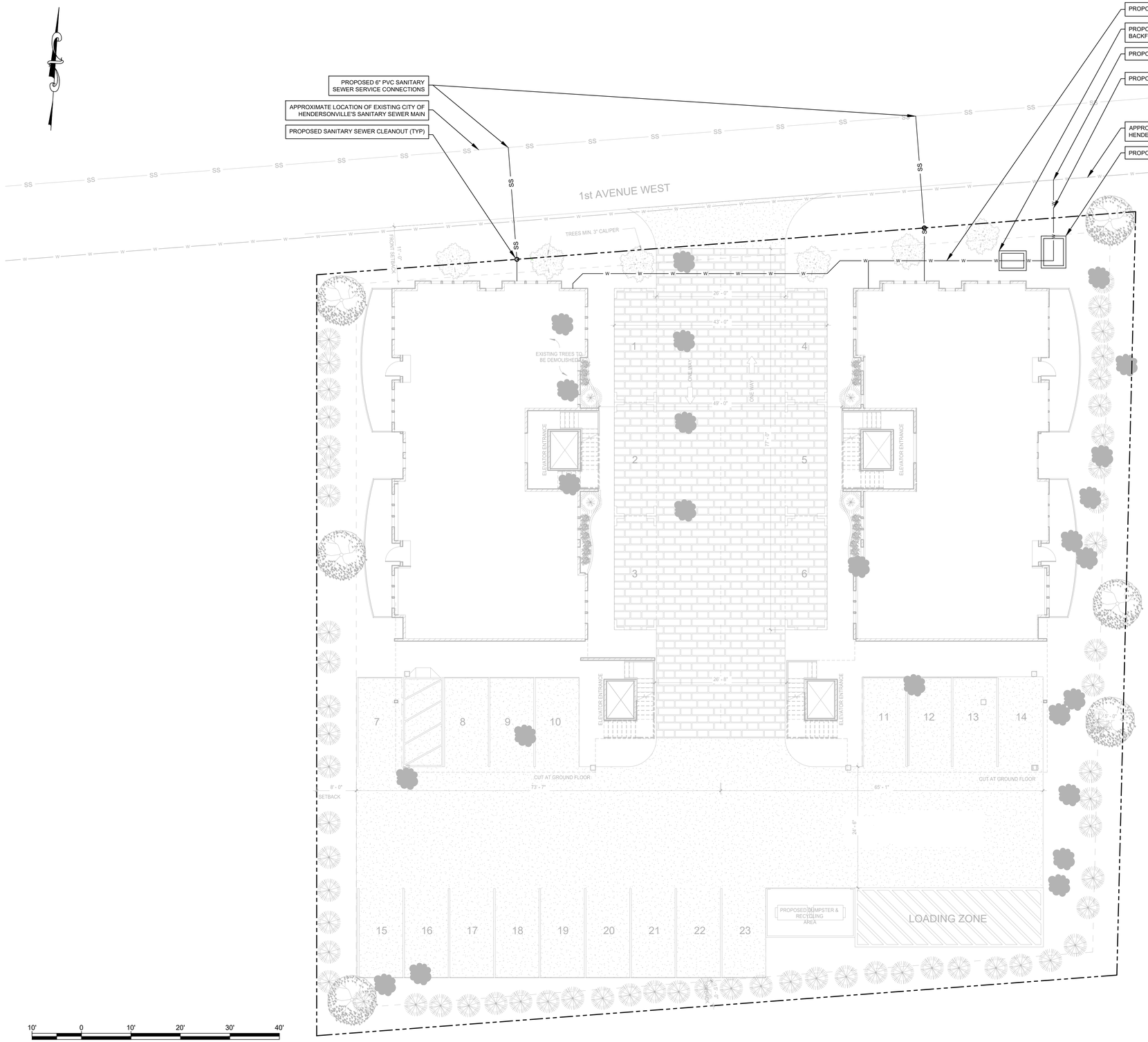
APPROXIMATE LOCATION OF EXISTING CITY OF HENDERSONVILLE'S WATER MAIN

PROPOSED 6" MASTER METER

EXISTING HYDRANT LOCATED ON THE SOUTHEAST CORNER OF 1ST AVE & S WASHINGTON AVE (APPROXIMATELY 160 FT FROM NORTHEAST PROPERTY CORNER)



VICINITY MAP
N.T.S



10' 0 10' 20' 30' 40'

SCALE: 1" = 10'

SITE DATA:
OWNER: ARY DEVELOPMENT LLC
SITE ADDRESS: 320 FIRST AVE. W.
SITE PIN: 9568771057

NOTES:
1. THE PROPOSED DEVELOPMENT IS ANTICIPATED TO BE SERVED BY CITY OF HENDERSONVILLE'S SEWER & WATER.

2. THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED UTILITY IMPROVEMENTS.

3. UTILITY INFORMATION SHOWN HEREIN HAS BEEN PREPARED BY FEI AND IS SUBJECT TO CHANGE. ALL LOCATIONS ARE APPROXIMATE.

4. ALL PROPOSED UTILITY SERVICE LINES WILL BE LOCATED UNDERGROUND.

5.THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950

FIRST AVE VILLAS

UTILITY PLAN

DEVELOPER INFORMATION:
ARY DEVELOPMENT LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

PROJECT LOCATION:
CITY: HENDERSONVILLE
COUNTY: HENDERSON
STATE: NORTH CAROLINA

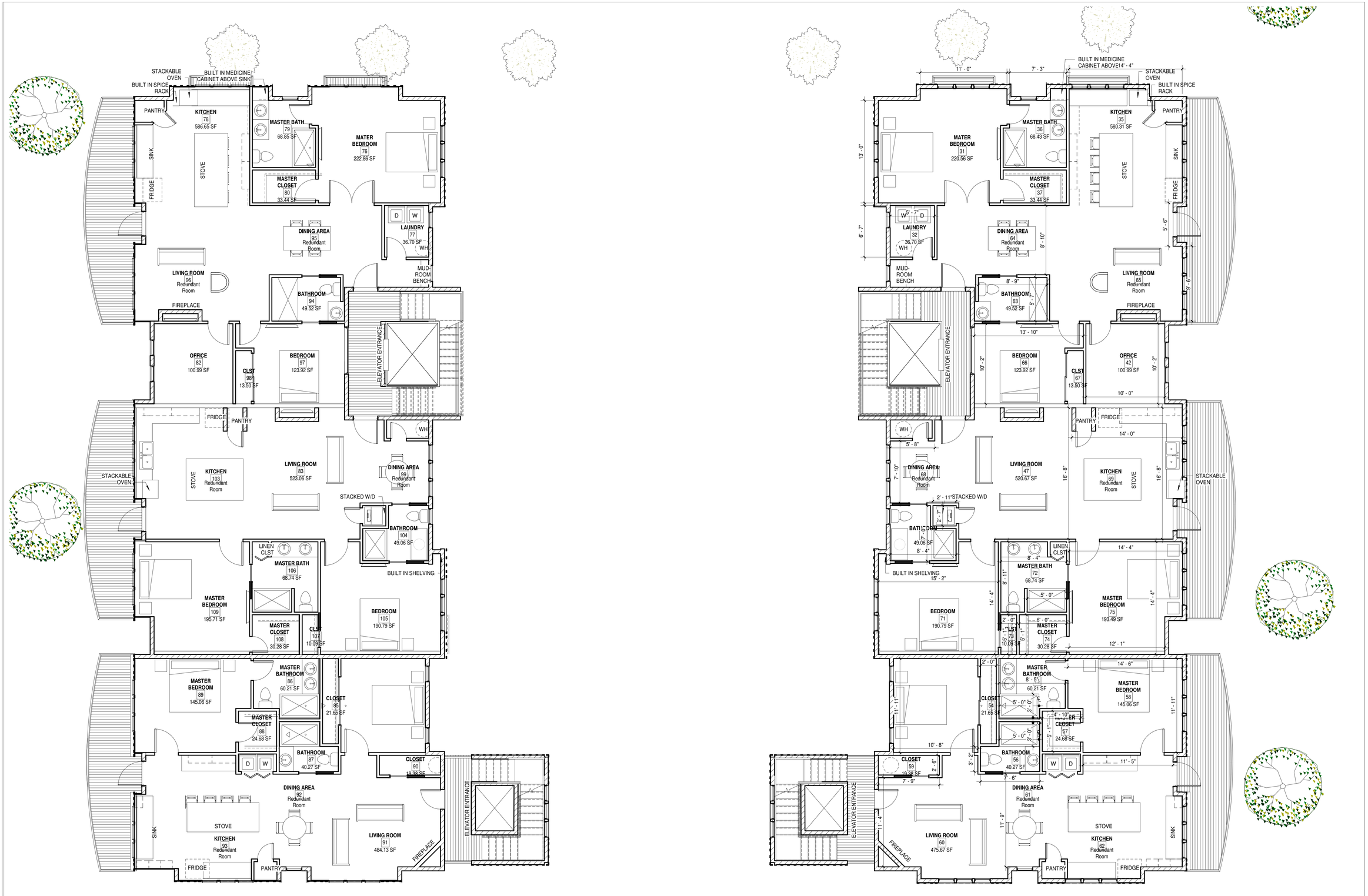
NO	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS

I:\Projects\2024\2024-03\2024-03-13 First Avenue Villas\00000.001 1st Avenue Villas\Drawing\Sheets

DRAWN BY: LBC
CHECKED BY: TJW
DATE: 06/13/2024
PROJECT NO.: 00000.001
REF. NO.:
SCALE: 1"=10'

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
1 OF 1



1 A104 **Second Floor 2 BED UNITS**

3/16" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS

129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

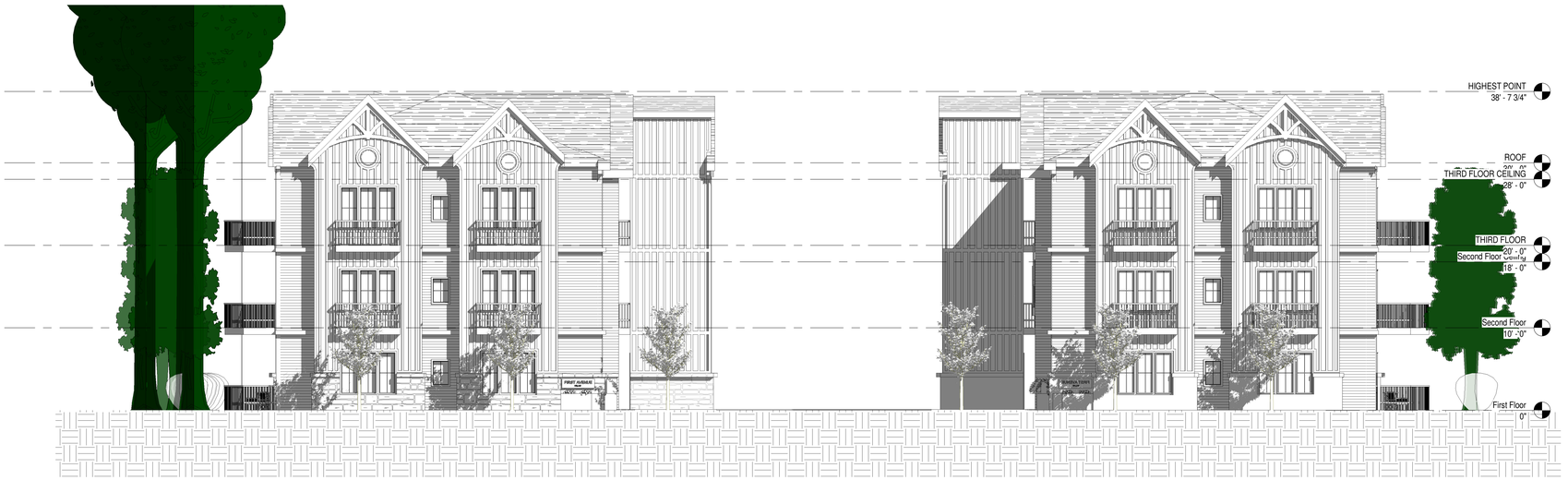
SECOND LEVEL FLOOR PLAN

REVISIONS:

DATE: 7/24/2024 11:45:00 AM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR
PROJ MNGR.: DESIGNER
REVISED BY: CHECKER
CAPT.: APPROVER

SHEET NO.:

A104



1 / A401 **NORTH ELEVATION**

1/8" = 1'-0"

2 / A401 **EAST ELEVATION**

1/8" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS

129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

EXTERIOR ELEVATIONS

REVISIONS:

DATE: 7/24/2024 11:45:11 AM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR
PROJ MNGR.: DESIGNER
REVISED BY: CHECKER
CAPT.: APPROVER

SHEET NO.:

A401

1 / A402 **SOUTH ELEVATION**

1/8" = 1'-0"

2 / A402 **COURTYARD ELEVATION**

1/8" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

EXTERIOR ELEVATIONS

REVISIONS:

DATE: 7/24/2024 11:45:25 AM
PROJ. NO.: CHECKER
DRAWN BY: AUTHOR | PROJ MNGR.: DESIGNER
REVISED BY: CHECKER | CAPT.: APPROVER

SHEET NO.:

A402

NEIGHBORHOOD COMPATIBILITY MEETING REPORT
FIRST AVE VILLAS (P24-26-CZD)
NCM MEETING DATES: JUNE 6TH, 2024

PETITION REQUEST: Rezoning: First Ave Villas- Conditional Zoning District (CMU-CZD)

APPLICANT/PETITIONER: ARY Development LLC (Applicant)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 6th, 2024, at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 1 hour and 30 minutes.

There were 6 members of the public in attendance in-person while 7 attended virtually. The applicant and their development team were present with a total of 5 attendees. The City was represented with 2 members Planning staff.

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

There were six pre-submitted which were provided to the developer at the meeting. The developer was able to respond to the comments and questions.

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

Concerns and questions from the public related to:

- Concern over affordability for current Hendersonville residents.
- Gentrification and displacement of current residents along First Avenue.
- Property tax increases could negatively impact residents along First Avenue.
- What is the price point that the developer will sell the condos at?
- Overflow vehicles parked on either side of First Ave can cause dangerous road conditions.
- Increase in traffic from development.
- Need for a written agreement between the Church of Nazarene and the Developer for extra parking.
- Massing and density not appropriate for neighborhood.
- Architecturally incompatibility with the neighborhood.
- Overall height of the property and the invasion of privacy caused by the upper floor balconies.

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

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBER: 9568-77-1057 BY CHANGING THE ZONING DESIGNATION CMU-CZD (CENTRAL MIXED USE CONDITIONAL ZONING DISTRICT) TO CMU-CZD (CENTRAL MIXED USE - CONDITIONAL ZONING DISTRICT)

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

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Rafique Charania of ARY Development LLC, for the development of 16 multi-family residential units on 1st Ave W; and

WHEREAS, the Planning Board took up this application at its regular meeting on August 8, 2024; voting 0-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on September 5, 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: 9568-77-1057, changing the zoning designation from CMU-CZD (Central Mixed Use Conditional Zoning District) to CMU-CZD (Central Mixed Use - Conditional Zoning District)

2. Development of the parcel pursuant to this Ordinance is subject to the following.

   a. Development shall comply with the site plan submitted by the applicant dated July 24, 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 - 16 Units

   c. Additional conditions that shall be satisfied prior to final site plan approval include:
      i.

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted this 5th day of September 2024.

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

Jill Murray, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

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

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

Applicant/Developer: Sarah McCormick, Peacock Architects

Signature:_____

Printed Name:_____

Title: _____

Date:_____

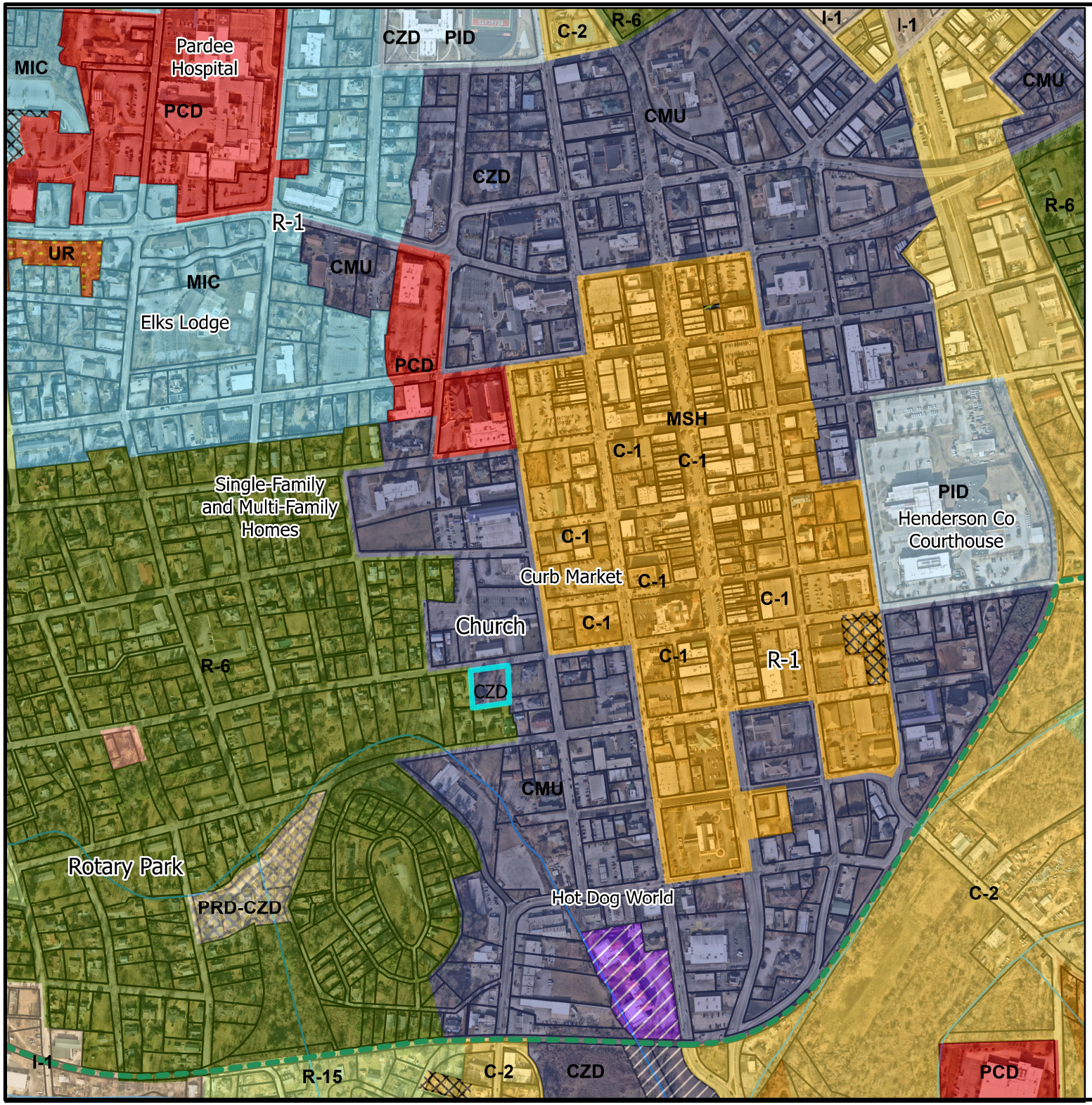
Property Owner: Rafique Charania, ARY Development LLC

Signature:_____

Printed Name:_____

Title:_____

Date:_____



0 245 490 980
Feet

City of Hendersonville

N
E
S

1st Ave Villas

P24-26-CZD

Conditional Rezoning
(CMU-CZD to CMU-CZD)

PINs: 9568-77-1057
Acreage: 0.57 Acres

Proposed Zoning Map

- Parcels
- Streets
- Subject Property

Zoning

- CZD Conditional Zoning Districts
- MSH Main Street Historic Overlay District
- R-20 Low Density Residential
- R-15 Medium Density Residential
- R-6 High Density Residential
- R-6SU High Density Residential Special Use
- Planned Residential Development Conditional Zoning District
- UR Urban Residential
- MIC Medical, Institutional, Cultural
- MIC-SU Medical, Institutional, Cultural, Special Use
- PID Planned Institutional Development
- C-4 Neighborhood Commercial
- C-3 Highway Business
- C-2 Secondary Business
- C-2SU Secondary Business Special Use
- C-1 Central Business
- C-1SU Central Business Special Use
- CHMUSU Commercial Highway Mixed Use Special Use
- CMU Central Mixed Use
- CMUSU Central Mixed Use Specila Use
- PCD Planned Commercial Development
- I-1 Industrial
- Ecusta Trail

Community Development Department

THE CITY OF HENDERSONVILLE · N.C. · 1847

Entry #: 26 - 5/14/2024 **Status:** Submitted **Submitted:** 5/14/2024 4:02 PM

Date:

5/14/2024

Name of Project

First Ave Villas

Address/Location of Property

1st Ave W (No address assigned)

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

9568771057

Check type of Development

Residential

Current Zoning

CMU-CZD

Proposed Zoning

CMU-CZD

List requested uses

Multifamily residential development

Total Acreage

0.57

Proposed Building Sq. ft.

6910

Dwelling Units

18

Conceptual Plan

1ST AVE APARTMENTS SCHEMATIC SET 5-13.pdf
4.4 MB

city_of_hendersonville_site_plan_review_applicatio.pd
0.5 MB

Conditional Zoning District Petition (Continued)

Proposed conditions for the site:

We are proposing two multifamily residential buildings to be erected with a total of 18 units. 19 parking spaces will also be provided.

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

Explain consistency with the City's Comprehensive Plan:

The plan adds to the vibrant neighborhoods and abundant housing choices of downtown Hendersonville. This project allows for a diversity of ages, income levels and range of interests by providing a much needed type of housing within walking distance to downtown Hendersonville. The housing development is also designed with high quality materials in mind, and goes above and beyond the design guidelines provided by the city.

Explain compatibility with surrounding land uses:

All the surrounding land uses are either CMU or R-6. All properties along the north and east property lines are zoned CMU. All properties on the South and West property lines are zoned R-6, high-density residential. Since we are proposing a high-density residential project, it is compatible with both the R-6 and CMU neighbors.

Explain whether changed conditional require a map amendment:

No map amendment is needed since we are already zoned CMU-CZD

Explain how the petition is in the public interest:

The petition is in the best interest of the public because it allows for a type of housing that is desperately needed in a high-value location. This project is also designed with longevity and design character in mind in a way that would add value to the architectural fabric of downtown.

Explain whether adequate public facilities are available:

Sidewalks will be developed to ensure walkability around and in front of the building. A central green courtyard and water feature is visible from the street. A landscape buffer surrounding the building maintains the concept of a tree canopy between properties.

Explain the impact the petition would have on the natural environment:

The existing trees running through the middle of the site would have to be replaced with smaller trees to create a buffer around the edge of the property. 19 parking spaces and 2 entry/exit roads increase the amount of impervious surface surface area on site. Drainage would be added towards the back of the site (underneath the parking) to combat flooding. Green space would be maintained in the center and along the edges of the property.

Additional information:

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

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

Signature pages for Conditional Zoning District Petition

Designated Agent

Rafique R Charania for ARY Development LLC

Address

17 OLDE EASTWOOD VILLAGE BLVD, ASHEVILLE, North Carolina 28803

Phone

(832) 265-0493

Email

rrcharania@gmail.com

Applicant Name

SARAH MCCORMICK

Company Name (if applicable)
PEACOCK ARCHITECTS

Entity Type
Corporation

Address
129 3RD AVE W, HENDERSONVILLE, North Carolina 28792

Signature

Phone

Title of Applicant (if applicable)

Signature of the property owner acknowledges 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.

Property Owner Name
RAFIQUE CHARANIA FOR ARY DEVELOPMENT LLC

Address
17 OLDE EASTWOOD VILLAGE BLVD, ASGEVILLE, North Carolina 28803

PID or PIN #
9568771057

Signature

Property Owner Name (if different from Applicant)

Company Name (if applicable)

Entity Type
Corporation

Address

PID or PIN #

Signature

Title of Property Owner (if applicable)

Signature pages for Conditional Zoning District Petition (continued)

Signature of the property owner acknowledges 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.

Property Owner Name

Company Name (if applicable)

Entity Type

Corporation

Address

PID or PIN #

Signature

Property Owner Name

Address

Signature

PID or PIN #

Title of Property Owner (if applicable)

Property Owner Name

Printed Company Name (if applicable)

Entity Type

Corporation

Address

Signature

PID or PIN #

Property Owner Title (if applicable)

Applicant(s): (Developer)

Printed Name__Rafique R Charania for ARY Development LLC________________________________

☐ Corporation ☑Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: ____________________

Signature____

Title_____Member____________________ Email____rrcharania@gmail.com_______________________

Address of Applicant_______17 Olde Eastwood Village Blvd Asheville NC, 28803____________________

Printed Name____

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

Signature____

Title____________________ Email____________________

Address of Applicant____

Printed Name____

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

Signature____

Title____________________ Email____________________

Address of Applicant____

Printed Name____

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

Signature____

Title____________________ Email____________________

Address of Applicant____

Printed Name____

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

Signature____

Title____________________ Email____________________

Address of Applicant____

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Docume[illegible] Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
ARY DEVELOPMENT LLC

Information

SosId: 2796480
Status: Current-Active ⓘ
Date Formed: 2/26/2024
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: CHARANIA, RAFIQUE R

Addresses

Mailing
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE, NC 28803-1670

Principal Office
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE, NC 28803-1670

Reg Office
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE, NC 28803

Reg Mailing
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE, NC 28803-1670

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

President
RAFIQUE R CHARANIA
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC 28803-1670

Vice President
YASMIN S CHARANIA
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC 28803-1670