



CITY OF HENDERSONVILLE PLANNING BOARD

City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Monday, February 08, 2021 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Approval of Minutes for the meeting of December 14, 2020

4. **OLD BUSINESS**

A. Adoption of the monthly meeting dates for 2021 – ratify location change

5. **NEW BUSINESS**

A. Application for a conditional rezoning from Bobby Funk, Green Holdings LLC and North Main Street Properties of Hendersonville, LLC. The applicants are requesting to rezone the subject property, PIN 9569-95-7758, 9569-95-5941 and 9569-96-4013 and located on Duncan Hill Road, from R-20, Low Density Residential District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of an 84-unit multi-family development. (File #P20-48-CZD)

B. Application for a conditional rezoning from Henderson County Hospital Corporation and Henderson County. The applicants are requesting to rezone the subject property, PIN 9569-50-9133, 9569-50-8164, 9569-50-7165 located on N. Justice Street, Brown Street and 9th Avenue, from MIC, Medical, Institutional, Cultural District to PCD CZD, Planned Commercial Development Conditional Zoning District for the removal of the existing EMS building and improvements to the hospital entrance and parking. (File #P21-03-CZD)

6. **OTHER BUSINESS**

A. Election of Chair and Vice Chair

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
December 14, 2020**

Members Present: Steve Orr (Chair), Jim Robertson (Vice-Chair), Neil Brown, Jon Blatt, John Coker, Hunter Jones

Members Absent: Robert Hogan, Ben Pace, Peter Hanley

Staff Present: Tyler Morrow, Planner, Lew Holloway, Community Development Director, Tyler Henry, Code Enforcement Officer and Terri Swann, Administrative Aide

- I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.***
- II Approval of Agenda. *Mr. Robertson moved for the agenda to be approved. The motion was seconded by Mr. Brown and passed unanimously.***
- III Approval of Minutes for the meeting of November 9, 2020. *Mr. Brown moved to approve the Planning Board minutes of the meeting of November 9, 2020. The motion was seconded by Mr. Jones and passed unanimously.***
- IV Adoption of the monthly meeting dates for 2021. *Mr. Brown moved to adopt the monthly meeting dates for 2021. The motion was seconded by Mr. Jones and passed unanimously.***
- V Site Plan Review – Application from Bruce Cabot Young, II to construct an apartment building on PIN 9568-89-1944 and located at 305 8th Avenue East.. (File #P20-39-SPR). Mr. Morrow gave the following background:**

The City is in receipt of an application from Bruce Cabot Young II of BCY, LLC for the development of an 8-unit multi-family building on a lot that currently has an existing 8-unit multi-family building on approximately 0.34 acres. The project is located on Parcel# 9568-89-1944. The proposed project will have frontage and be accessed off of 8th Ave. E.

This application is for site plan review and is seeking only approval from the Planning Board. The project exceeds 9 dwelling units which requires Planning Board's approval; however the development contains fewer than 50 units and does not exceed the permitted density in the CMU, Central Mixed-Use zoning district, therefore City Council approval is not required.

The subject property is currently zoned CMU, Central Mixed Use and contains one 8-unit multi-family building.

The subject property is completely surrounded by CMU, Central Mixed-Use zoning and contain a mix of residential and commercial uses. R-6, High intensity residential and I-1, industrial are also in the area. Surrounding land uses and zoning districts are shown in Appendix B and Appendix C.

The subject property is classified as Downtown Support on the 2030 Comprehensive Plan's Future Land Use Map. The goal of the Downtown Support classification is to "Support the Downtown retail core and create a transition between Downtown Core and adjacent residential neighborhoods."

Primary recommended land uses:

- Offices
- Single-family attached and multi-family residential
- Live-work units
- Public and institutional uses
- Arts and entertainment establishments
- Structured or underground parking

Secondary recommended land uses:

- Retail
- Parks and plazas

The 2030 Comprehensive Plan's Future Land Use Map designates all surrounding parcels as Downtown Support. Some parcels in the area are classified as Urban Institutional.

The 2030 Comprehensive Plan's Future Land Use Map is Appendix D.

Buildings

The site plan shows two multi-family buildings, one existing and one proposed on 0.34 acres. The existing multifamily building is approximately 3,442 Square feet. The proposed multi-family building is approximately 4,260 square feet. The total of the two buildings is approximately 7,702 square feet.

Landscaping

The site plan shows one tree and two shrubs for every 4,000 ft² of vehicular use area and a 5' wide planting strip between the vehicular use area and an adjacent property.

The plan shows a buffer from street. A buffer from street is required when a vehicular use areas are within 50' of a ROW. This buffer consists of at least one evergreen or deciduous shrub planted for every five linear feet of buffer required

CMU requires that a planting strip be provided between the back of the curb and proposed parking area. The site plan meets this requirement.

Sidewalks

Sidewalks are existing on N. Grove Street and across the street on 8th Ave. East. The applicant is requesting to pay a fee in lieu for the sidewalk on his frontage along 8th Ave. E.

Parking

The zoning ordinance requires that one parking space per dwelling unit be provided. The proposed site plan has 16 dwelling units and 16 parking spaces.

Density

The proposed density per acre is approximately 47 units per acre. In 2001 City Council approved a text amendment that made the following change to the zoning ordinance "residential dwellings, multifamily, not to exceed a density of 24 units per acre". The change eliminated the density cap of 24 units per acre.

Design Standards

The CMU district has design standards. The site plan incorporates these standards by providing street streets, breaking up blank facades, limiting the amount of reflective surfaces on the street level façade, etc.

In this section Planning Board members can find staff comments relating to the consistency of the proposed preliminary site plan with the guidance offered in the City's Comprehensive Plan and Zoning Ordinance.

Preliminary Site Plan Review:

- Staff comments provided to the Developer on November 5th were included for Planning Board's review and can be found in Appendix A.
- The Developer submitted several revised plans addressing the comments found in Appendix A for staff's review. The latest revision was submitted on December 1st.
- Based on a review of the updated Preliminary Site Plan staff believes that the project developer has addressed staff comments and meet the requirements of the zoning ordinance.

Section 7-3-3.4 of the Zoning Ordinance states, "an application for preliminary site plan approval shall not be approved unless the Planning Board determines that the application and preliminary site plan demonstrate compliance with this ordinance. The Planning Board may impose such reasonable condition on an approval as will ensure such compliance with this ordinance."

Mr. Morrow stated the suggested motions are on page 4. Mr., Cabot Young, the applicant is here to answer any questions.

Mr. Robertson asked Mr. Morrow to repeat what he said concerning the density. Mr. Morrow repeated the section in the memo concerning the density.

Mr. Brown asked regardless of the current building it will be rehabbed into 8 apartments, correct? Mr. Morrow stated yes, that is for the existing building and we don't regulate renovations from a planning and zoning standpoint. From a building inspection standpoint they do but not planning and zoning.

Mr. Cabot Young, applicant stated he has been doing this for a short time. He converted the existing building from commercial to residential. Hendersonville is in need of housing in the area and that need is great. He provides affordable housing to anyone that needs a place to live.

Mr. Brown asked if he would be managing both buildings. Mr. Young stated yes.

Mr. Blatt asked about one dumpster serving all the units and asked about the sidewalk and why he chose to not put one in. Mr. Young stated there will be one dumpster serving all the units and he chose not to put the sidewalk in because there really is not enough room for it and the sidewalk across the street is adequate to serve the area.

Chair asked if there were any further questions. There were no further questions for the applicant.

Mr. Morrow paraphrased the public comments that had been received. The Planning Board members had full copies of the comments.

Below are the full comments for the record:

Will Huntley, 302 8th Ave. E Hendersonville: I am contacting you regarding the proposed construction of an eight-unit apartment at 305 8th Ave. E to express my concerns and questions. I have lived in an adjacent apartment (302 8th Ave E.) for almost two years, and I work in the 7th Ave. Historic District, as well. I love this area because it offers fantastic opportunities for living, recreating, and working. I can understand the need for more housing in this area – though I question the size and location of this lot (305 8th Ave. E) for proposed eight new units on top of the eight units being

currently renovated there. Namely, my concerns are related to 1) the traffic pattern/ parking opportunities and 2) the apartment management.

The proposed apartment at 305 8th Ave E – in addition to the renovation of the existing building – would mean at least 16 new neighbors but provide only 16 available off-street parking spaces. This amount of parking spaces seems overly optimistic for the number of units proposed. While 16 units could limit available parking for the many businesses nearby, I am most concerned how this will impact the morning and afternoon year-round traffic flow to Bruce Drysdale Elementary school. Currently, law enforcement/ traffic directors place barricades at the intersection of 8th Ave. E and Grove St. to force traffic make a right turn towards the elementary school for drop-off and pick-up. Further, because this school traffic pattern diverts cars in a single direction, a line forms twice daily that blocks the NW side of the street (obstructing both entrances of this proposed 16-unit building). Further, if cars park on the NW side of the street in the morning/ afternoon, this could considerably disrupt the flow of traffic in either direction. The limited number of off-street parking spaces for these two buildings could cause disruptions for parents of Bruce Drysdale students and residents of the building alike. Before approval is granted, I strongly suggest discussing this matter with law enforcement and the elementary school management to understand how this could impact student safety and school administrative planning.

Second, as one of the few residential neighbors to this proposed eight unit (16 units total on the lot), I am curious to learn more about the management's approach to background/credit checks, conflict mitigation/resolution, and other general policies that this company intends to uphold to ensure the peace and safety of the neighborhood. It appears the owner/ management company is headquartered in Asheville; so, I am interested to hear more about how management would be facilitated as 16+ residents carry additional responsibilities due to the quantity alone.

Thank you for taking the time to hear my concerns related to this matter -- I am hopeful that the city is conducting the due diligence required to understand how an approximate 400% increase of residential housing in this and the surrounding blocks will affect the current residents and businesses, attendees of Bruce Drysdale elementary school, and the neighborhood.

Robert E. Lange, 780 N. Grove Street Hendersonville: This is in regards to the letter sent by the Planning Division dated October 30, 2020 concerning the proposed construction of an additional eight-unit apartment complex on the property located at 305 8th Ave East. This response is to officially record my concerns with this proposed project. These concerns are as follows:

1. This property is already undergoing renovation to allow for an existing eight-unit apartment complex. The addition of another eight units would bring the total units on this property to sixteen.
2. Sixteen apartments on a parcel size of 0.34 acre is not in keeping with the character of this neighborhood. Also, as a point of discrepancy, the Henderson County GIS states this site is only 0.24 acre.
3. With regards to on premises parking, sixteen parking spaces for sixteen apartments seems to not be a reasonable ratio. What happens if a tenant has two cars? Or a married couple rents one of the units and they have multiple cars? What is the provision for visitor cars? In practical terms, this will result in overflow parking into the existing surrounding areas. Furthermore, a single handicap space for sixteen apartments does not seem fair nor realistic.
4. Due to the already congested parking situation on 8th Ave East, Locust Street and Grove Street, this will result in an unreasonable burden on the existing homeowners and businesses in the surrounding area. Parking is already at a premium. These streets are very highly travelled roads due to the breweries, various existing commercial businesses and St. James Church. Additionally, 8th Avenue East is the primary student pick-up and delivery line-up que for cars at Bruce Drysdale Elementary School.
5. Traffic Safety on Locust Street, Grove Street and 8th Avenue East is an ongoing concern. You are invited to spend a few hours at the stop signs on 8th Ave East and observe the ongoing speed violations that occur on a regular basis. More cars and more apartments is not the answer to this existing safety concern. Collectively, this area is already heavily burdened beyond its intended use. The addition of sixteen apartments is exacerbating an already existing problem.
6. Without being privy to the business strategy for this project, is the intended purpose to be market level rent rate apartments, subsidized rent rate apartments or group home rent rate apartments? In any regard, has consideration been given to the additional city services that will be necessary to serve this high-density complex?
7. In recent conversations with planning division personnel (prior to receiving the notification letter), we were assured that a parcel of this size would not qualify for a sixteen-unit complex. The combined facility, parking and landscape requirements would be deemed unreasonable and thus rejected.

In summary, please place a strong emphasis on the demands this type of high-density development places on the city and this neighborhood and not just on the benefits for an individual property developer. Thank you again for your time

Nancy Lange, 780 N. Grove Street Hendersonville:

1. This neighborhood has undergone numerous changes over the past few years and there has been no attention paid to the residents who live here. This development with the addition of potentially 16+ residents represents an over 400% increase in the dwellings for this area.
2. In looking at the parking requirements, the developer is proposing a 1:1 parking space to dwelling ratio. Per the Hendersonville Parking Ordinance 5-19-3.1 Parking & Loading. *"Residential developments shall be provided with a minimum of one off-street parking space per dwelling unit. As far as practicable, in consideration of site constraints and reasonable development requirements, parking for non-residential and multi-family residential developments shall be situated to the side or rear of principal structures."* With the proposed front-side parking, the developer has not provided for this type of parking requirement.
3. Furthermore, in this instance due to the already very tight parking availability in the area, it is suggested that the board adopt the more stringent Henderson County parking ratio of 1.5:1. A 1:1 ratio is just not realistic when you consider the reality of multiple cars per dwelling and visitors to the complex.
4. The consideration of a single handicap space for 16+ residents and visitors seems not only unrealistic but unfair. Consideration should be given to increase this quantity.

5. Additionally, with regards to landscaping requirements, section 5-19-3.1 further states, *"All parking areas shall be separated from the back of the curb by a planting strip at least five feet in width and screened from view from public streets by principal structures or by shrubs and/or evergreen trees planted at the most appropriate spacing for the species used."* In reviewing the developer's plans, this requirement has not been met.
6. As currently designed, this development will result in increased traffic and on-street parking overflow. This area is already heavily burdened with new business traffic and parking. Furthermore, the Bruce Drysdale pick-up/delivery line up of cars and the additional new residents are an accident/confrontation waiting to happen.
7. And with regards to the goals of the Hendersonville Comprehensive Plan related to Population and Housing, Section PH 2.3 and 2.3.1 states, *"Zoning standards should encourage such arrangements while protecting existing neighborhoods from impacts such as parking shortages and significant exterior changes. Continue allowing accessory and integral additional housing units that are associated with single-family detached units. Ensure that conversions of single-family properties do not disrupt the character of existing neighborhoods."* Clearly this proposed development is not in keeping with the goals of the comprehensive plan.

In summary, this project is not in keeping with the character of the existing neighborhood and it will further contribute to the already highly stressed parking problems in this area. Simply put, it's just too much development for such a small space in a small neighborhood. Please consider rejecting this plan.

Ilse Tolles 822 locust street suite 200: I own "The MarketPlace on Locust Street". As per the letter dated 10/30/20. I never received any notification of this and there is no way I am for this. First of all we have a problem already with the school traffic every day from 2pm-3pm. Our costumers at the Marketplace can not even get into our parking lot because of the school pick up line. To top it of everybody is passing that school pick up line(even school busses) and it is an accident waiting to happen. Adding +- 32 cars to into the mix of it will be impossible. it is bad enough that +- 16 extra cars will be added. Where are they going to park. This is a HELL NO for me if I have a vote. Thank you Ilse Can somebody please address the school pick up line and please redirect school traffic.

Martha Hills 10016 Meadow Pond Dr. Mechanicsville, VA: Owner of Property at 322 8th Ave E. including 797 Locust St, and the empty lot on 8th Ave. I would like to submit a comment in opposition to the proposed site plan from Bruce Cabot Young to build a second apartment building at 305 8th Ave. East. It is my understanding that he already has approval for plans to renovate the current building on the property and turn it into 8 apartments, and this review is for approval to build a second building on the same .34 acre lot making a total of 16 apartments. My reasons for the opposition include: 1. Parking - It is unreasonable to think that 16 apartments will only have 16 vehicles to park. Where any 2 people are allowed to live there will invariably be a second car to park and this means they will be parking on the street sides. 16 more cars won't fit in this small area without blocking businesses and homes that already exist. I own a parking lot across the street from this property for my tenant to use for their clients and the space is already used and abused by customers of neighboring businesses including the two breweries, the cabinet business, and the resale business at various times. This is already an annoying problem for my tenant. I will not allow my empty lot to become the parking lot for these tenants. If this plan is approved for 16 apartments, I will be forced to fence my property across the driveway into the parking lot to prevent violators from parking there without permission. This will cause all the congestion to spill onto the street sides. It is also unreasonable to think that 16 tenants of the apartments will never have anyone else visit them. Where will they park? - on the street sides!! 2. No outside green space for tenants - This plan uses every square foot of the property for buildings and parking. There will be no outside space for the tenants to enjoy. I think living in a small apartment will be claustrophobic and being outside for the tenants will be very important. This will cause the tenants to congregate outside in the parking lot and the streets for any fresh air and cause loitering problems for the neighboring businesses. I think they will also tend to congregate on the church parking lot across the street causing loitering problems there for the St James School for Little Folks Preschool. 3. Traffic Congestion - 8th Avenue is used for the traffic from Bruce Drysdale school to circle around for child pick-up and it is a long line of cars during school pick-up and drop-off times. With cars parked along the side of the road, it is already difficult to navigate the street during these busy times. This street is also an exit route for traffic from the Episcopal Church on Sundays and special events like weddings and for the Loan Closet for Medical equipment and the Thursday Thrift Shop. 4. Safety - With increased congestion, the issue of safety for elementary and high school aged children who walk to and from school from both Bruce Drysdale and H'ville High school becomes a concern as they have to navigate between all this traffic. 5. Detrimental to business use of this area - I feel like this compacting of residential tenants would be detrimental to the friendly, safe commercial district that is being rebuilt in the Seventh Avenue district to improve the city of H'ville. 6. I would also like to point out that there seems to be some discrepancy between the measurements of the lot on the Henderson County GIS site and the proposed site plan application. Henderson County says the lot is only .24 acres.

Zack Johnson 780 N Grove St: I wish to express my strong opposition to the proposed site plan to build a second apartment building at 305 8th Ave. East. If I had been aware of any public comment (that there may or may not have been) on renovating the current building into 8 apartments - you would have heard from me sooner. My family and I live directly across the street from this property and have lived either here or in the house next door for about two and a half years. I respectfully ask that the members of the planning board take a moment (if they haven't already) to drive by the site location to have a look at the property in question. If you do, you will notice that the already small parking lot will barely handle the vehicles of the expected tenants for the current building (and this is with the assumption that there will only be one vehicle per apartment) - to say nothing of visitors that those tenants might have. Doubling the amount of apartments (and therefore vehicles) will cause quite a bit of disruption to people who have to use 8th Ave, N Grove St, & the surrounding properties. For example, on Friday and Saturday evenings when the breweries are busy - the parking lot of 305 8th Ave is filled with vehicles, as are the sides of the road, as is (a lot of times) the parking lot of the business on the corner of 8th Ave E & Locust. Add in to this the traffic that comes with multiple church services at St. James', and the twice daily car line from Bruce Drysdale school that wraps around directly in front of (& will effectively block the entrance to) the parking lot of the property in question. Also, mine and my neighbor's driveway are directly across from the entrance to their parking area & I am less than thrilled with the prospect of having to navigate coming and going from my house

with an active parking area directly across the road - especially considering the somewhat high volume of traffic that already exists on these roads and the ongoing issue of speeding and running stop signs. I can't imagine the folks at St. James' Church (who already have signs that say church parking only, no through traffic) would welcome the inevitable increase in the amount of vehicles who use their parking lot as a through-way. I am disturbed by the parking/traffic nightmare that WILL ensue with only the current building becoming apartments - I am appalled at the idea of doubling that! Beyond the parking issues - The lot itself is immensely small and the current building seems to be right against the property line on two sides of the current building (especially with the addition built on the back.) Adding another building of similar size would be similarly right against the property line on the other side. Are there no setbacks for buildings in the city of Hendersonville? Also, using nearly every bit of available property for buildings and parking areas leaves no green space whatsoever. Thank you for your consideration in this matter and I implore you to simply drive past this property and consider the massive, potentially negative impact that this is going to cause.

Chair stated ownership is not a factor. Ownership or management is not in their purview and they have no jurisdiction over that. This is in the General Statutes.

Chair asked for public comment from anyone that has called in.

Robert Lange, 780 N. Grove Street stated the biggest issue is having Appalachian Brewery and Guidon Brewery across the street and this past weekend there was not an empty spot on the Locust Street block or Maple Street block. Bruce Drysdale traffic is also a factor. All of this traffic is in one small block. If you throw in 16 units, that is just unrealistic. The existing businesses in the area need the parking spots and adding more to this area is just unrealistic. It seems they just keep loading things in without knowing the effects it is doing to the neighborhood. Is there any consideration to what type of apartments are going in. Is this low income housing? This is a postage stamp piece of property and the area is already stressed over past growth.

Chair asked if Mr. Young would like to respond.

Mr. Young stated he has 18 units on Lake Drive that are one-bedroom units and there are no issues with the parking for these units.

Chair asked based on staff comments they did not find anything wrong with the site plan. Mr., Morrow stated staff feels the site plan meets the ordinance requirements after several revisions from the applicant. Chair asked for the downtown support section to be explained. Mr. Morrow stated downtown support is used as a buffer between R-6, High Density Residential and commercial uses. This mixed-use classification is consistent with the downtown support classification in the Comp Plan.

Mr. Blatt asked if this was allowed by right. Mr. Morrow stated under 9 dwelling units would only require staff approval so since it is over the 9 units it requires Planning Board approval. Everything that is submitted is permitted by right. The CMU zoning district currently has no density cap.

Mr. Blatt asked if the units are one- or two-bedroom units. Mr. Young stated they are all one-bedroom studio apartments.

Mr. Robertson discussed the project on 1st Avenue and South Washington Street and how this project had parking issues also. This is the same situation only the 1st Avenue project did not have breweries and a school in the area. There is not sufficient parking and he is not in favor of this project until the applicant can work something out with the number of units. He would like to recommend denial of the application. Mr. Morrow stated the 1st Avenue project differs from this one as it was a conditional rezoning application. It was less of a subjective review than an objective review. This is just a review to determine if it meets the zoning ordinance permitted uses.

Lew Holloway, Community Development Director stated this is a one to one ratio on the parking requirements and it meets that requirement. The Board cannot ask them to meet a more stringent condition than what the zoning ordinance requires. The 1st Avenue project was requesting a rezoning that would allow conditions to be added. This application is not a rezoning and you cannot require a standard that is above and beyond the requirements in the zoning ordinance.

Mr. Robertson stated he would like to make a motion to deny but the motion for denial states the applicant failed to demonstrate compliance. Mr. Morrow stated if Mr. Robertson makes the motion to deny he will need to state how it fails to meet the zoning ordinance and is not in compliance for what reasons.

Chair stated the Planning Board requested these type of site plans be reviewed by the Planning Board if it is over 9 units for the public's benefit. Legally they cannot deny it. Mr. Robertson stated he will not make the motion because to him, it does not seem compliant.

Mr. Jones moved the Planning Board grant preliminary site plan approval, based on the requirements of Section 7-3-3.2 of the Zoning Ordinance and other applicable regulations for the project because this project can be beneficial for needed housing and for the 7th Avenue District. Mr. Blatt seconded the motion which passed with a vote of 4 to 2.

VI Conditional Zoning District – Application for a conditional rezoning from Carleton Collins Architecture, PLLC. The applicant is requesting to rezone the subject property PIN 9569-60-1341 and 9569-60-1454 and located at 903 and 919 Fleming Street from MIC, Medical Institutional Cultural District to MIC CZD, Medical Institutional Cultural Conditional Zoning District for the construction of a three-story, 13,536 sq. ft. medical office building. (File #P20-41-CZD). Mr. Morrow gave the following background:

The City is in receipt of a Conditional Rezoning application from Carleton Collins of Carleton Collins Architecture and CCP Fleming LLC for the development of a 3 story 13,536 square foot medical office on approximately 0.86 acres. The subject property is identified as parcel numbers 9569-60-1341 and 9569-60-1454 is currently vacant. The applicant is requesting to rezone the subject property from MIC Medical, Institutional, Cultural and MIC-SU Medical, Institutional, Cultural, Special Use to MIC-CZD Medical, Institutional, Cultural Conditional Zoning District.

On August 6th, 1998, City Council at its regular meeting rezoned the subject property from R-6 High Density Residential to MIC-SU Medical, Institutional, Cultural, Special Use to allow the property owner to operate a professional office or medical facility in the existing single-family structure. The rezoning was approved By City Council with the following conditions: 1) The existing structure to remain subject to renovation and expansion per NC building code. 2) one-way entrance to the rear parking from Fleming Street. 3) one-way exit from rear parking lot from Fassifern Court. 4) No on street parking is specified. 5) the submittal of a storm water management plan that meet the City's requirements. 6) shall have a sign that does not exceed 30 square feet.

The minutes from the City Council meeting concerning this item is Appendix A in your memo.

A neighborhood compatibility meeting concerning this application was held on November 24th, 2020. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

Several people representing the public attended the meeting virtually. They had questions concerning height of the building, buffering, stormwater runoff and flooding. A copy of the neighborhood compatibility report accompanies this memorandum as Appendix C.

The subject property is currently zoned MIC Medical, Institutional, Cultural and MIC-SU Medical, Institutional, Cultural, Special Use and is currently vacant.

Parcels to the north are zoned MIC-SU, PID, Planned Intuition Development and R-6. Parcels to the east are zoned MIC, PID-CZD and R-6 and contain Hendersonville High School. Parcels to the south are zoned MIC, and PCD, Planned Commercial Development and contain Pardee Hospital. Parcels to the west are zoned R-6, MIC and R-15, Medium Density Residential. Surrounding land uses and zoning districts are shown in Appendix D "Existing Land Use Map" and Appendix E "Existing Zoning Map".

The subject property is classified as Urban Institutional on the 2030 Comprehensive Plan's Future Land Use Map. The goal of the Urban Institutional classification is to "Create a cohesive, well-

defined urban campus for medical and educational institutions, with supportive office, service and residential uses, that is integrated with Downtown."

The recommended primary and secondary land use in Urban Institutional are as follows:

Recommended Primary Land Uses:

- Public and institutional uses
- Offices
- Structured or underground parking

Recommended Secondary Land Uses:

- Single-family attached residential
- Multi-family residential
- Live-work units
- Limited retail and services

Development guidelines:

- Similar development standards to Downtown Support
 - Minimal front setback
 - Rear or limited side parking only
 - Façade articulation
 - Development and maintenance of traffic calming improvements
 - Ground-floor storefronts and/or architectural detailing on parking structures
- Encouragement of neighborhood master-planning that links hospital with offices, services and Downtown
- Development and maintenance of traffic calming improvements

The 2030 Comprehensive Plan's Future Land Use Map designates all surrounding parcels as Urban Institutional . Neighborhood Activity Center and Medium Intensity Neighborhood classifications are also in the general area of the project.

The 2030 Comprehensive Plan's Future Land Use Map is located in Appendix F.

Per Section 11-4 of the City's Zoning Ordinance, the following factors shall be considered prior to adopting or disapproving an amendment to the City's Official Zoning Map:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
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.
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.
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.

The applicant submitted an updated site plan on December 3rd, 2020. The applicant proposed the revisions after comments received at the Neighborhood Compatibility meeting. The site plan that was presented at Neighborhood Compatibility is listed as Appendix I and Appendix J.

The following changes were made between the November 3rd and December 2nd submissions:

- 13 Green Giant and 9 Norway Spruce were added to the rear of the property, in addition to the already proposed type B buffer.
- The new plan shows the building 25' from the rear property line. The previous plan showed the building 20' from the rear property line.
- The new site plan shows building approximately 2 feet closer to the southern property line.

Buildings

The site plan shows a three-story 13,536 square foot medical office building

Parking Requirements - Table 6-5-2

The zoning ordinance requires that medical offices provide 1 per each 250 ft² of gross floor area.

- $13,536/250=54.14$
 - 55 spaces required
 - 55 spaces provided.

Traffic Impact Analysis - Section 6-18

- It was determined that a Traffic Impact Analysis was not necessary for this project. According to the 7th edition volume 2 of the Institute of Transportation Engineers trip generation manual the project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds.

Entrance

The development would have two points of ingress and egress, one off of Fleming Street and one off of Ninth Ave. West.

Stormwater/Flood Hazard Area

The applicant has provided a preliminary stormwater management plan to the Engineering Department as part of their submittal requirements. The project is disturbing less than an acre, so stormwater is not a requirement.

Sidewalks - Section 6-12

Sidewalks will be provided on all of the subject property's frontages that isn't already served by an existing sidewalk.

Landscaping: The landscaping plan is identified as appendix H

The site plan is showing a type B buffer along the western property line. A type B buffer is required when commercial uses abuts a residential zone or use.

- A type B buffer consists of 4 broadleaf canopy tree, 25 evergreen shrubs (4-foot centers) 33 flowering shrubs per 100 linear feet.
- The plan also provides an additional 13 Green Giants and 9 Norway Spruces between the proposed Type B buffer and the proposed rear retaining wall.

The site plan also provides vehicular use landscaping of 1 tree 2 shrubs for every 4,000 square feet of VUA.

The site plan provides a buffer from street which is 1 shrub for every 5 feet of VUA that is within 50' of the nearest right of way.

6-16-3 Common Open Space Requirements for Non-Residential Developments.:

- a) At least 10% of the project area shall be devoted to common open space.
- b) Common open space for non-residential developments shall be used for landscaping, lawns, screening or buffering. It may not contain any streets, parking or loading areas, outdoor storage, trash handling, utility or service areas, or areas with impervious surfaces other than sidewalks, recreational facilities and meeting areas.

Zoning District Standards - Section 5-10 Medical, Institutional and Cultural Zoning District Classification (MIC)

- 5-10-3 Dimensional Requirements:
 - Setbacks
 - Front: 30
 - Side: 10
 - Rear: 20
 - Height
 - 50 (No building shall exceed 50 feet in height unless the depth of the front and total width of the side yards required herein shall be increased by one foot for each two feet, or fraction thereof, of building height in excess of 50 feet.)

In this section Planning Board members can find staff comments relating to the consistency of the proposed site plan with the guidance offered in the City's Comprehensive Plan and Zoning Ordinance. Staff will also include recommended conditions for approval here, alongside references to supporting comprehensive plan and ordinance standards for Council's consideration. City Council may approve the rezoning request with or without conditions or deny the rezoning request.

Preliminary Site Plan Review:

- Staff comments provided to the developer are shown in Appendix B

Staff Recommended Rezoning Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

The following (3) conditions are suggested for consideration to address guidance included in the Comprehensive Plan and Zoning Ordinance.

- That the building be relocated on the site plan to sit on the front setback line and that the parking located at the front of the property be relocated to the side and rear of the site plan to conform to the Comprehensive Plan's guidance to use a "minimal front setback" and limit parking to the "rear and side only."
 - Set-back in MIC is 30'; further flexibility shall be offered by allowing this required set-back to be measured from either the back of the existing curb, the property line or anywhere in between those two features of the site survey.
- That the existing type B buffer along the western property line of parcel number 9569601454 and the existing buffer along the western property line of parcel number 9569601341 be preserved during the redevelopment of the site in accordance with Section 15-4 Existing Vegetation of the City's zoning ordinance.
- That a stormwater management plan be submitted by the applicant demonstrating compliance with Chapter 24 Article 3: Stormwater Ordinance in the City Code of Ordinances.
 - This condition mimics, with updated references a condition required in the Special Use permit originally issued in August of 1998 by City Council.

Mr. Morrow stated the list of uses and conditions can be included or removed from the motion.

Chair asked if there were any questions for staff.

Mr. Blatt asked if the applicant was aware of the modifications. Mr. Morrow stated yes, the applicant has not responded but the modifications were emailed to him. The applicant would have to agree with any conditions applied to the application.

Carleton Collins, applicant introduced his team that was participating via Zoom. He stated his client was interested in the site due to the close proximity to the hospital. They plan to do a handsome simple building that will fit in with the medical community and meets all the zoning ordinance guidelines. After the neighborhood meeting the adjacent property owners to the west seemed very concerned about their homes being shaded by the building. They have aligned their parking area with the rear yards of the homes and pushed the building forward to Fleming Street about five feet. They will plant more trees and buffer with trees that once at a mature height will be 40 to 50 feet tall. They plan to use Green Giants and evergreens and fill in with more evergreens and shrubs. The sidewalk at the rear of the building will be for staff and doctors. At the left end of the parking area there will be a screened dumpster and they will use brick to screen it, that will match the building. The landscaping will enhance the building.

Mr. Collins showed images of the building and stated they will use a combination of brick and stucco with an aluminum front. They will have a canopy for the covered drop-off area. He showed the building elevations and explained how they would show the lay of the land around the building. Currently there is a grade change on the site. At the northwest corner they will have a retaining wall next to the building. He showed the slope along Fassifern Court and stated they anticipate a simple grassy bank area. Once the buffer has reached maturity it will be 40 to 50 feet in height. On the site plan they are showing 20-foot trees. Mr. Collins stated he had received the comments today and would need to evaluate them. He is

providing access with a covered drop-off and if they move the building on the site plan, that would cause the entrance and exit to be in from 9th Avenue and out onto Fassifern Court. They are trying to keep the traffic on Fleming Street and 9th Avenue instead of being on Fassifern Court. He will have to take a look with his team and come up with a compatible plan. It will be complicated to have the lower level 7 or 8 feet below and have to navigate up to the building.

Chair asked if there were any questions. There were no questions for the applicant.

Mr. Morrow paraphrased the public comments that were received. These comments are listed below:

Candis Killam, 524 Fassifern Ct.: I would like to express my concerns of building such a large building in Hendersonville. The surrounding areas exceptions the hospital and high school there are no buildings taller than one story. If there are two stories in the building the lower half is not at street level. I've lived in my house almost 20 years, it was fine to have "medical facilities" in the property in question but they were only one story and set up at the front of Fleming St, when they were torn out the rain would drain mud all the way through my property. I just don't think we should build a building st tall in this area.

Zach Forrest, 520 Fassifern Court-Building Height is a big concern-

No other building in this residential area is that high and the neighborhood made their voices heard that a building of that height is not a good fit. Would you want your kids to grow up without sunlight in their backyard? One story was a better fit for the neighborhood.

-Proximity of building to adjoining residence property line-Building proximity is now proposed to be 24 feet away from my residence property line and the rest of the neighborhood. A 3+ story building this close to the rest of the neighborhood is very concerning.

-Landscaping and tree removal-I'm concerned that based on the newly proposed site plan the trees on the proposed 10' buffer will be removed and replaced with young trees that will take years to grow and provide any level of privacy. Note that none of the trees will grow to the height of the proposed building meaning none of the privacy is expected to be retained by the current plan.

-Retaining Walls-I'm concerned about the lack of details surrounding the retaining walls. How high are these retaining walls expected to be? Will the height of the building start from the top of this retaining wall? I'm concerned about water build up along this wall resulting in drain water coming into the adjoining neighborhood as well.

-Property line fencing-Are there any plans to disturb anything along the current property line between the property and the adjoining houses? Fencing, the trees that are along the current property line etc. - Noticed one of your drawings in this site plan shows the fencing to be on your property and my survey and all the other drawings you have show fencing on my adjoining property. The survey I just had taken a few months ago says fencing is on the adjoining property lines. What is the plan for the property line fencing and trees?

-Grading/Elevation of property-How will the grading of the property affect the adjoining properties and neighborhood? Will the grading be up to the Fleming street level? And if so - does that mean the retaining wall and ground level will be the same height(8-10 feet).

If yes - this creates concerns that with grading the building will tower 3 stories plus another from grading equaling 4 stories high from the adjoining residential neighborhood. 4 stories is VERY high to be directly beside a residence.

-Current unresolved issues-Nothing has been done about silt fencing that has fallen over and results in mud water coming into adjoining yard every hard rain - just like the one from this morning. This creates concerns about how this property will be managed in the future.

-Parking- 52 parking spaces for a 13,500+ square foot building is concerning. There are not enough parking spaces for a additional water created from building this structure. I'm concerned that this will cause a tremendous financial burden that would otherwise be addressed with proper development. building of this size. This is concerning because this will result in people blocking neighborhood driveways or parking down the streets of our currently quiet neighborhood.

-Water Drainage- Based on the map the plan is to divert stormwater into drains that will have to be carefully configured to avoid backwater in adjoining residence basements. The adjoining residence has a storm drain in it. Does all this added water mean the drain will backfill? This is concerning as it could pass the burden of stormwater to neighbors rather than taking responsibility for and properly disposing of the

Heather B West, 505 9th ave W: I have great concerns about the building that is planned for this space. My home is adjacent to this property. We bought this house 4 1/2 years ago, and have loved living here! We love the neighborhood and the proximity to schools, downtown, and even the hospital. We always assumed some type of medical building would go in this space. We also assumed it would be similar to the other medical office buildings in the area. But a 3 story building is not at all similar to other medical office buildings in the area. The only 3 story buildings even in Hendersonville are the high school, the hospital and a couple buildings on main street. At no point when we were looking for homes would we have considered buying a home that is within feet of such a large building. So what will this do to my home value and to our neighborhood?? Who would ever want to live in the shadow of a building that will tower over you in your own back yard, and block out the sunlight? We worked very hard for years to buy this house, and we continue to work on improvements as we can, but a building like this, right beside us, would negate all our efforts. Any landscaping that will be done appears to take out all the mature trees and replace them with smaller trees, so we could look forward to having some amount of privacy in about 20 yrs. My property has several large trees right on that property line, as I am sure the other adjacent property does. I don't want my 25 foot magnolia tree or my 20 foot maple tree replaced by 4 foot tall shrubs. I grew up in Henderson County and have lived in Hendersonville most of my adult life. I love living here and raising my children here and I am proud to call this place home. I would like to think that my city would not approve a building that nobody in the neighborhood seems to want. We don't want such a tall, obviously out of place, building put right next door just because there is a open spot. The

neighbors I have spoken to and heard from are not in favor of this building as it is planned. We do not feel there is a need for such a large building. We do not feel it fits into the neighborhood aesthetic. We are the ones that will be directly affected by your decision every day.

Chair stated they will now take comments from anyone calling in that wished to speak.

Mark Madsen stated he has been on the Tree Board for a long time and has worked on streetscape design, if you put in five- or six-foot Green Giants you will have to wait 10 years for them to grow. They need to plant something that is eight to ten feet in height to benefit the adjacent property owners.

John Hunter, 923 Fassifern Court stated he stands by his original comments. This project is way too large for the area and is not in line with the area. He understands there is a need for medical offices but having a three almost four-story building is not consistent with the standards or need for the area. It will be an eyesore. How will they fit 50 plus parking spaces on a small lot? He is comfortable with a medical type building but not one this big. They already have drainage and stormwater issues. There is already an issue with his backyard.

Don Cooper, owner of the Edward Jones building on the corner of Fleming Street and 9th Avenue asked what the difference was between the current zoning and the proposed rezoning. Mr. Morrow stated the piece of property here currently has a Special Use Permit with conditions that address the single-family dwelling that was previously on the site. Since the house was removed it must go through a rezoning. Mr. Cooper asked if there was a height limitation. Mr. Morrow stated yes, the height limit for this district is 50 feet.

Ken Fitch, 1046 Patton Street stated the design maybe modern and efficient, but it belongs in an office park and not placed in an area where residential homes are. These homes are mostly one story and this building is almost four stories and is incompatible. He had concerns about the privacy and security of the neighborhood from listening to the concerns from the neighbor that had children, He has concerns with the dumpster and concerns about severe water run-off from the construction of a building this large. Other concerns he noted were the adequacy of the parking, the intrusion on 9th Avenue sidewalk where children walk to and from school, the height of the building and the replacement of trees. He stated the applicant must demonstrate compatibility and this does not show compatibility. Would anyone wish such a project be built next to one's home?

Chair asked if the Tree Board has reviewed this project. Mr. Morrow stated he sent the site plan to Mac Brackett who is the Chair of the Tree Board. He has not heard anything back from him. He stated the Tree Board will have a chance to review this.

Chair asked if anyone had any questions for staff.

Mr. Blatt asked about the condition relating to stormwater. Mr. Morrow stated stormwater is not a requirement for this project because they are disturbing less than an acre. Mr. Blatt asked if the Engineering Department has seen this site plan. Mr. Morrow stated they have seen the plan and they are good with the condition. The applicant has not formally submitted a stormwater plan.

Mr. Brown stated he loves the staff recommendations. Since the buffer will take years to be effective could they impose a condition for the applicant to observe the Dark Sky Initiative. Mr. Morrow stated yes, it could be a condition if agreed by the applicant.

Mr. Holloway stated they can make conditions that would be recommended to City Council. This Board has an advisory capacity to City Council. They make recommendations to them.

Mr. Collins stated concerning the comment from the tree person that was online, they do not intend to put in small trees. They plan to start out with trees that are 12 to 14 feet in height. Concerning the second condition they will try and preserve any trees they can in the 20-foot buffer. Anything past that buffer will require a tree survey to see what can be preserved. The buffer they are proposing will be more effective over time.

Mr. Brown asked if they would go back and look at the conditions. Chair stated staff will look at the plan with conditions before the City Council meeting.

Mr. Robertson discussed moving the building and dropping it lower to look like a two-story building but having an underground story at the back. It would only be seen from the back. Chair stated that would be a complete redesign of the building. Mr. Robertson stated the 40-foot building being closer to the residential properties will shade their backyards, that has been a concern. Would it be more feasible to bring the building closer to the street?

Mr. Collins stated they have not looked into bringing the building closer to the street yet. Their biggest concern is parking and how they will fit it on site. They will consider bringing it closer to the street.

Mr. Holloway stated all conditions have to be agreed upon by the applicant and City Council.

Mr. Blatt asked about the roof overhang and if it could be included in the setback. Mr. Morrow stated normally no but it could be a recommended condition. Mr. Holloway stated the developer could request an allowance into the setback for the overhang. Mr. Blatt stated he felt like that would be appropriate if they are moving the building forward.

Mr. Collins stated they are required to have a drop-off zone and having larger vehicles coming through the area could be problematic for them if the building is moved forward. They will have to look at this.

Chair asked if anyone wanted to speak concerning the project. Mr. Holloway stated there were some raised hands on the zoom call. Chair stated they can have two minutes for comments.

Mr. Cooper stated on the property there is some existing bamboo that makes a buffer. Will this remain and who's property is it on? Mr. Holloway stated they are not sure who's property it is on and that is one reason they requested a tree survey.

Mr. Madsen asked about the rear slope and what they planned to do. Are they going to plant it or mulch it and how will they effectively retain it?

David Mayo stated the slope area in the rear of the building will be thoroughly planted with large deciduous trees and evergreens and shrubs. The plantings will be mulched.

Mr. Robertson moved the Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from MIC, Medical Institutional, Cultural and MIC SU, Medical, institutional, Cultural Special Use to MIC CZD, Medical, Institutional, Cultural Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, including the three conditions suggested by staff; concerning a stormwater mitigation plan, moving the building to the front and having a tree survey and type B buffer be retained, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons: it meets the Comp Plan and the medical uses in the vicinity. Mr. Brown asked that a condition be made to comply with the Dark Sky Initiative. Mr. Robertson stated and that they

comply with the Dark Sky Initiative as much as possible. Mr. Jones seconded the motion which passed 5 in favor and 1 opposed.

The Planning Board took a five-minute recess

- VII Conditional Zoning District – Application for a conditional rezoning from the Tamara Peacock Company and Tom Shipman. The applicant is requesting to rezone the subject properties, PIN 9568-79-0293, 9568-79-2254, 9568-79-3224 and 9568-79-0388 and located at 227 7th Avenue West from CMU, Central Mixed Use to CMU CZD, Central Mixed Use Conditional Zoning District for the construction of 132 condo/hotel suites, conference center and two restaurants. (File #P20-09-CZD). Mr. Holloway gave the following background:**

The City is in receipt of a Conditional Rezoning application from Tom Shipman for the rehabilitation of one 4-story historic inn which totals 15,310 square feet and the development of two new 6 story plus basement garage buildings, one along the Buncombe St. edge of the property and the other along the Church St. edge of the property. Each of the buildings consists of a total of approximately 100,000 square feet of conditioned space, the Church Street building includes two levels of parking garage for at approximately 37,500 square feet while the Buncombe Street building includes one level of parking garage at approximately 18,750 square feet. In addition, an approximately 6,250 square foot atrium connects the three facilities. In total the project consists of nearly 235,000 square feet of conditioned space.

The project is being presented as a combined hotel/condominium development with 11 traditional hotel rooms in the historic inn and another 132 condo/hotel suites, 48 of which include a lock-outs, for a total of 180 potential rooms within the Buncombe and Church Street buildings. Additional amenities included in the project are conference center and restaurant facilities. The subject properties which are subject to the rezoning request are identified as parcel numbers 9568-79-3224, 9568-79-2254, 9568-79-0293 and 9568-79-0388; parcel # 9568-79-3224 is the current location of “The Chariot” event space, 9568-79-2254 includes a one-story frame house, 9568-79-0293 includes the historic Cedars Inn and 9568-79-0388 includes a 2 story house. The applicant is requesting to rezone the subject property from CMU, Central Mixed Use to CMU CZD, Central Mixed-Use Conditional Zoning District.

Mr. Shipman started the conditional rezoning process in April of 2020. Mr. Shipman participated in a neighborhood compatibility meeting held on May 26th, 2020. Following design development work, Mr. Shipman submitted a Preliminary Site Plan for staff and Planning Board review on November 20th, 2020.

Several people representing the public, development team and staff attended the meeting in person as well as virtually. The minutes from that neighborhood compatibility meeting are included as Appendix A in this staff report.

In reviewing a rezoning request, staff, the Planning Board and City Council are tasked with reviewing the project to determine how it fits into our community based on our guiding planning documents. The specific categories of review are identified in Section 11-4 of the City’s Zoning Ordinance, which highlights that the following factors shall be considered prior to adopting or disapproving an amendment to the City’s Official Zoning Map:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
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.
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.
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.

The subject property is classified as Urban Institutional on the 2030 Comprehensive Plan's Future Land Use Map. A site-specific section of the Future Land Use Map is included as Appendix C in this staff report.

The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north, west and south as Urban Institutional. Parcels to the east are designated as Downtown Support.

The goal of the Urban Institutional classification is to "Create a cohesive, well-defined urban campus for medical and educational institutions, with supportive office, service and residential uses, that is integrated with Downtown."

The recommended primary and secondary land use in Urban Institutional are as follows:

Recommended Primary Land Uses:

- Public and institutional uses
- Offices
- Structured or underground parking

Recommended Secondary Land Uses:

- Single-family attached residential
- Multi-family residential
- Live-work units
- Limited retail and services

Urban Institutional Development Guidelines:

- Similar development standards to Downtown Support
- Encouragement of neighborhood master-planning that links hospital with offices, services and Downtown
- Development and maintenance of traffic calming improvements

The goal of the Downtown Support classification is to "Support the Downtown retail core and create a transition between Downtown Core and adjacent residential neighborhoods"

Recommended Primary Land Uses:

- Offices
- Single-family attached and multi-family residential
- Live-work units

- Public and institutional uses
- Arts and entertainment establishments
- Structured or underground parking

Recommended Secondary Land Uses:

- Retail
- Parks and plaza

Downtown Support Development Guidelines:

- Minimal front setback
- Rear or limited side parking only
- Façade articulation
- Development and maintenance of traffic calming improvements
- Ground-floor storefronts and/or architectural detailing on parking structures

The subject property is currently zoned CMU, Central Mixed-Use District and is currently vacant. Surrounding land uses and zoning districts are shown on the “Existing Land Use Map” and “Existing Zoning Map” which are included as Appendix D and E in this staff report.

The parcels proposed to be a part of the development project are directly abutted by CMU Central Mixed-Use zoning in all directions. Beyond the project boundary parcels to the north and west are zoned Planned Institutional Development – CZD and MIC Medical, Institutional & Cultural.

It is notable that the site is located catty-corner to the Main Street Municipal Service district and one block from Main Street proper. It is also approximately, one block from the Hendersonville High School campus and two blocks from the Pardee Medical Campus.

Buildings

- The site contains one 4 story historic building (The Cedars) which is slated to be renovated into a restaurant and hotel rooms. The building is a little over 15,000 square feet of the project.
- A commercial event space (The Chariot), two residential buildings and two shed structures are proposed for demolition on the site.
- Two new buildings, referred to as the Buncombe tower and Church tower by staff in this review document, along with an atrium connecting the new towers to the historic hotel are to be constructed on the site. The total square footage of the new construction is over 200,000 square feet. The footprint for each tower is approximately 18,850 square feet.
- The Church tower contains two floors of parking garage with 6 stories of conditioned space above. There is no internal vehicular connection between deck levels.
- The Buncombe tower contains 1 floor of parking garage with 6 stories of conditioned space above.

Lot Size

- The lot size shown on the site plan is 2.3 acres or 100,355 square feet.
- Total Building Footprint: 57,567 square feet (57.4%)
- Open Space: 29,461 square feet (29.3%)

Zoning District Standards - CMU Central Mixed-Use Section 5-19

- Development Standards for CMU include guidelines in following categories
 - Uses

- The proposed site uses included; Hotel, Multi-Family Residential and Restaurant/Conference Space, are all permitted uses within CMU.
- Parking & Loading: Section 5-19-3.1
 - Section 6-5 applies. 1 per guestroom plus 1 per 600 square feet of public meeting area/restaurants. Residential requirement are 1 per dwelling unit or 1.5 per dwelling unit exceeding three bedrooms.
 - Proposed total parking meets or exceeds requirements for either use category.
 - 64 spaces or 29.5% of required spaces are noted as off-site parking; staff are currently requesting additional information on off-site spaces.
- Dimensional Requirements: Section 5-19-3.2
 - The maximum building height in the district is 36'; provided however that structures containing at least three floors limited to residential uses may be constructed to a height not exceeding 64'.
 - The properties are also within the "Downtown Height District" and limited by this local bill to a height of 64'. Height is measured from average finished grade.
 - Setbacks are 12' from the back of the curb of any street.
- Streetscape Design: Section 5-19-3.3
 - Street Walls must engage the pedestrian public landscapes, blank walls are limited in their length.
 - Screening
 - Street Trees
 - Reflective Surfaces
 - Urban Open Spaces requires 5% of building square footage be dedicated to open space. This equates to 11,750 square feet.

Parking Requirements - Table 6-5-2

- See Parking & Loading requirements under Zoning District Standards

Traffic Impact Analysis - Section 6-18

- A traffic impact analysis was required and conducted for this project. Staff are currently working with our traffic consultant to review the analysis submitted.

Entrance

- Access to the two levels of the Church tower parking garage is from Church Street.
- Access to the Buncombe tower parking garage is from Buncombe Street.
- There is a drop-off area, 5 parking spots and associated one-way drive that exits and enters off of 7th Avenue West.
- The Church Street and 7th Ave. drives will have to be reviewed by NC DOT for a driveway permit. Buncombe Street is a city-maintained road.

Sidewalks - Section 6-12

- Sidewalks are required on both sides of the street within the CMU- Central Mixed-Use district.
- Sidewalks will be provided on the subject property's frontage on Church Street, 7th Ave and Buncombe Streets.

Project Phasing - Section 7-5

- The project does not appear to be phased.

Tree Survey & Buffering - Section 15

- The site plan appears to indicate that a total of 28 trees identified on the site survey will be preserved during the construction process.
- The majority of proposed preservation is along the south-western edges of the property.
- There are also a line of 6 trees along Church Street that appear to be slated for preservation.
- Buffer yards:
 - The property is surrounded by properties zoned CMU; ROW's on Church, 7th Ave. and Buncombe Street all exceed 30'
 - However, as the ordinance states that existing use take precedent over zoning; staff believe that it would be appropriate to require a 10' Type B buffer along the northern property boundary adjacent to 730 Buncombe Street.
 - The project developers have proposed a series of buffer types along the northern boundary of the project, including the suggested type B buffer suggested above.

In this section Planning Board members can find staff comments relating to the consistency of the proposed site plan with the guidance offered in the City's Comprehensive Plan and Zoning Ordinance. Staff will also include recommended conditions for approval here, alongside references to supporting comprehensive plan and ordinance standards for the Planning Board's review. Planning Board may recommend approval of the rezoning request to City Council with or without conditions or recommend denial of the rezoning request.

Preliminary Site Plan Review:

- The Development Review Committee conducted an initial review of the submitted site plan on Wednesday December 2nd.
 - Items discussed included:
 - Concrete apron through each drive
 - Stormwater in Buncombe installed by developer; coordination with City to precede installation.
 - DOT & City Driveway permits required.
 - Will deck be power-washed? Pressure washing run-off not permitted in stormwater drains.
 - 3-party encroachment agreement for sidewalks, DOT, City & Developer)
 - Stormtech must have inspection ports.
 - Possible Conditions:
 - Silva Cells or similar infrastructure required for all proposed street trees.
 - Bring all existing site sidewalks into compliance, 5' wide and ADA compliant ramps at intersections.
- Staff Initial Review conducted of the submitted site plan on Friday December 4th.
 - Initial Review Comments
 - All of the required information for a Preliminary Site Plan review appears to be in the submitted plan set, however, it is widely dispersed and has made the review process less transparent for staff.
 - We are requesting that the development team produce a more detailed schematic site plan to better illuminate the intent of some areas of the project.
 - This includes the Church Street and 7th Avenue corner of the property.
 - The Church Street entrance to the property.

Comprehensive Plan Consistency:

- The Project is in what the Comprehensive Plan notes as a "Priority Growth Area." These areas are identified as a part of an overall growth management strategy that "encourages infill development that maximizes use of existing infrastructure, preservation of natural and agricultural resources, and fiscally responsible growth."

- Urban Institutional calls for residential as a recommended secondary land use.
- Urban Institutional highlights development standards which are similar to Downtown Support, including:
 - Traffic Calming Improvements
 - Ground Floor storefronts and/or architectural detailing on parking structures.
 - Façade Articulation
 - Minimal Setback
- Staff noted that the Church Street corridor will be impacted most dramatically by the scale of the Church tower, because of the grade changes, i.e. you are traveling uphill towards 7th Ave.
- The site overall is located at a high point in the general area and within downtown overall.
- Staff noted the significance of the 7th Ave. and Church Street corner of the property in
 - Connecting the overall building to the public realm.
 - Bringing the Conference facility within the building into contact and connection with the surrounding streetscape.
 - Because of the scale of the building along Church Street, it may be appropriate to have a wider sidewalk requirement along that edge to promote pedestrian comfort.
 - Other strategies with planting etc. along that edge might help to soften the pedestrian experience along that corridor.
 - It seems likely that this corridor, along with Buncombe, likely see foot traffic from the Hendersonville High School campus.
 - Staff also noted the potential of improvements at this intersection to promote traffic calming along Church Street and 7th Avenue.
- Staff feel that the Schematic Site Plan needs additional detail to define how this edge of the property will interact with the public realm.

Mr. Holloway stated staff has six conditions that are required to meet the standards set forth in the Zoning Ordinance:

- 1) That the Schematic Site Plan be updated to reflect the required spot elevations and associated calculations to determine the "Average Grade."
 - a. "Average Grade" to be established by identifying at least three spot elevations, measured at equal distances from each other and spaced no more than 50' apart, along each façade of a building. The resultant spot elevations shall be added together and divided by the total number of spot elevations identified to determine the building's "average grade."
 - i. Spot elevations shall be measured within 2' of the building foundation and reflect the proposed finished grade for the project.
 - ii. Spot elevations shall not be taken from berms or another fill which would artificially impact the site elevation.
- 2) That the "Elevations" provided as a component of the CZD application be amended to the height measured from the roof deck line on the mansard roofs.
- 3) With the "Average Grade" established as described above and the point of measurement for the height of the mansard roof adjusted, the building(s) then be shown to meet the 64' height limitation.
- 4) That Ramey Kemp submit a technical memo or addendum to the TIA as a response to the comments which satisfies the concerns raised by the City's Traffic Consultant.
- 5) That NCDOT driveway permits be obtained prior to Final Site Plan Approval.
- 6) That the proposed off-site parking lot be included in the schematic site plan and improved per the requirements of the Conditional Zoning District zoning and comprehensive plan standards and guidance.

The following (3) conditions are suggested for consideration to address guidance included in the Comprehensive Plan.

- 1) That a combination of planters with elevations changes and a sidewalk widened to 8' be used to enhance the pedestrian experience along the Church Street edge of the project.
- 2) That the "Ballroom Patio" be better connected visually and via physical access to the sidewalk itself and that the area for pedestrian respite be integrated into this design solution.
- 3) Note those trees which will be preserved during the renovation and construction process on the schematic site plan. Include a note that preservation efforts will comply with the standards set forth in Section 15-4 of the Zoning Ordinance.

Mr. Holloway stated the developer met with staff and they have worked on the conditions. Staff has not reviewed those revisions yet.

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

Tamara Peacock with the Tamara Peacock Company stated she had Joey Burnett, Chris, Greg Cohen and Tom and Fran Shipman here with her tonight. She stated she is excited to be here and there has been quite a time span between the neighborhood meeting and now. This project has been well received by the neighborhood.

Ms. Peacock stated the biggest challenge is the grade change. The lowest point is heading down to Auto Bell and there is a 20-foot difference in the grade. They have shown the height of the grade at every 50 feet. They do meet the height requirement.

Ms. Peacock showed renderings of the project. She stated they are using elements from The Cedars and they are letting The Cedars building stand by itself. She stated when guests arrive at the hotel, they will have valet parking. They will walk through a completely restored front area. This is a grand project and varies in levels. She pointed out the other proposed buildings and showed a rendering of the north recreational yard. The windows seen here will be the sports bar and it will open up onto the patio. There is also a pickle ball court. There will be two levels of parking and the condo owners will have their own private space. She showed the urban space and pointed out the artwork in the front. They will contract with an artist to get the right look for this artwork.

Ms. Peacock stated the look of the ballroom will be tied to the street view. If you are attending a large wedding, there will be three valet points and off-street parking for larger events.

Ms. Peacock stated they do meet all the Zoning Ordinance requirements and they really wanted an opportunity to save The Cedars. This gives them the opportunity to preserve it.

Chair asked if there were any questions for the applicant. There were no questions.

Chair asked if there were any pre-submitted comments. Mr. Holloway stated there were no comments submitted.

Ken Fitch, 1046 Patton Street stated an important element is the restoration and preservation of The Cedars. It is a great asset to the project. He stated there may be some issues with the trees and the trees are part of the cityscape. At the neighborhood meeting he asked for views from Asheville Highway and what it will look like coming in from 7th Avenue. This is important for visitors coming in from out of town.

How will they know where to go? With two, one-way streets bordering the property this could be an issue. He thinks there should be a condition to ensure parking is available. There is a lot of support for this project.

Chair asked if there were any further questions.

Mr. Robertson asked if they have ample parking for this project. Ms. Peacock stated yes, they plan to keep the parking across the street at the ReMax building. They do have a lot of details to perfect.

Mr. Brown stated with the parking garage two blocks away, this could be used as well.

Mr. Cohen stated the condo owners will self-park in the garage and the guests will have valet parking.

Chair asked how many of the conditions have been met. Mr. Holloway stated staff has not reviewed the revisions yet but from what they have seen so far several have already been met. Chair stated some have already been addressed to staff's approval and met to some degree.

Mr. Blatt moved the Planning Board recommend the City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from CMU, Central Mixed Use to CMU CZD, Central Mixed Use Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, and to submit the document from staff's conditions to be part of the conditional rezoning, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest. Mr. Coker seconded the motion which passed unanimously.

Mr. Holloway introduced Tyler Henry as the City's new Code Enforcement Officer.

VIII Adjournment - The meeting was adjourned at 6:11 pm.

NOTICE

City of Hendersonville Planning Board

305 Williams St. Hendersonville, NC 28792

NOTICE OF PLANNING BOARD REGULAR MEETINGS **MEETING LOCATION AMENDMENT**

LOCATION AMENDMENT

The regular meetings will be held at the physical locations designated, and will be conducted as “in person” meetings of the Board; however due to COVID restrictions, any regular meeting may be conducted electronically, in which case additional public notice will be given that complies with the special meeting notice requirements, with instructions on how the public can view and participate electronically.

The following Regular Meetings of the City of Hendersonville Planning Board are held on the **second Monday** of each month beginning at **4:00 p.m.** at City Hall in Council Chambers on the 2nd floor at 160, Sixth Avenue. E, Hendersonville NC through May 2021.

January 11, 2021

February 8, 2021

March 8, 2021

April 12, 2021

May 10, 2021

The following Regular Meetings of the City of Hendersonville Planning Board are held on the **second Monday** of each month beginning at **4:00 p.m.** in the Assembly Room of the Operation Center located at 305 Williams Street, Hendersonville NC.

June 14, 2021

July 12, 2021

August 9, 2021

September 13, 2021

October 11, 2021

November 8, 2021

December 13, 2021

Lew Holloway

Community Development Director

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Ratified 1/12/2021

Posted 08/21/2020

<https://www.hendersonvillenc.gov>



Community Development Staff Report

TO: Planning Board

FROM: Community Development Department- Planning Division

RE: Duncan Terrace Conditional Zoning District

FILE #: P20-48-CZD

DATE: February 8th, 2020

PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from Bobby Funk of Mills Construction, Green Holdings LLC and North Main Street Properties of Hendersonville, LLC. for the development of 7, 3 story multifamily structures and a community center on approximately 8.66 acres. The subject property is identified as parcel numbers 9569-95-7758, 9569-95-5941 and 9569-96-4013. One parcel currently contains a vacant single-family structure at 710 Duncan Hill Road. The applicant is requesting to rezone the subject property from R-20 Low Density Residential to PRD Planned Residential Development Conditional Zoning District. Photos of the existing conditions on the site are attached as Appendix I.

NEIGHBORHOOD COMPATIBILITY

A neighborhood compatibility meeting concerning this application was held on January 15th, 2021. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

Several people representing the public attended the meeting virtually. A copy of the neighborhood compatibility report accompanies this memorandum as Appendix A.

TREE BOARD

The Tree Board will convene 1 day after this staff report is sent to Planning Board members. Any recommendations that the Tree Board may have will be given as a supplement on or prior to the meeting on February 8th.

Rezoning Request Analysis

EXISTING LAND USE & ZONING

The subject property is currently zoned R-20 low density residential. The property contains 1 vacant single family structure and is mostly wooded. A tree survey submitted by the applicant is attached as appendix H.

Parcels to the north are zoned R-20 low density residential. Parcels to the east are zoned C-3 Highway Business and RCT, Residential Commercial Transition. Parcels to the south are zoned R-20 and C-3 and contain various commercial uses such as Four Seasons Ford. Parcels to the west are zoned PCD, Planned Commercial Development, C-2 Secondary Business and R-20. Surrounding land uses and zoning districts are shown in Appendix B “Existing Land Use Map” and Appendix C “Existing Zoning Map”.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is classified as High Intensity Neighborhood on the 2030 Comprehensive Plan’s Future Land Use Map. The goal of the High Intensity Neighborhood classification is to “Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods.”

The recommended primary and secondary land use in Urban Institutional are as follows:

Recommended Primary Land Uses:

- **Single-family attached and multi-family residential**
- **Planned Residential Developments**
- **Open space**

Recommended Secondary Land Uses:

- Public and institutional uses
- Offices and retail along thoroughfares
- Recreational amenities

Development guidelines:

- Eight or more units per gross acre
- Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers
- At least 60% open space in new residential developments greater than three

acres

- Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2

Neighborhood Design

- As noted by citizens at public meetings, some Hendersonville neighborhoods are fragmented or isolated due to poorly mixed housing designs and/or types or a lack of connections via sidewalks and streets.
- A lack of sidewalks throughout the City discourages walking and creates barriers to handicapped accessibility.
- Some older Hendersonville neighborhoods face challenges from outdated housing that is no longer consistent with modern housing market preferences.

Strategy PH-2.2.

Encourage provision of affordable housing units in new developments.

Action PH-2.2.1.

Develop performance standards and/or density bonuses that encourage at least 10% of new housing units sold in a new development to be affordable to people making up to 80% of the area median household income.

Action PH-2.2.2.

Support development proposals that mix subsidized housing with market-rate housing.



Sidewalks are lacking in several neighborhoods and on the major roadways that connect them to one another, such as this section of Spartanburg Highway. As a result, these neighborhoods are isolated from one another and are unsafe for pedestrians.

Goal PH-2.

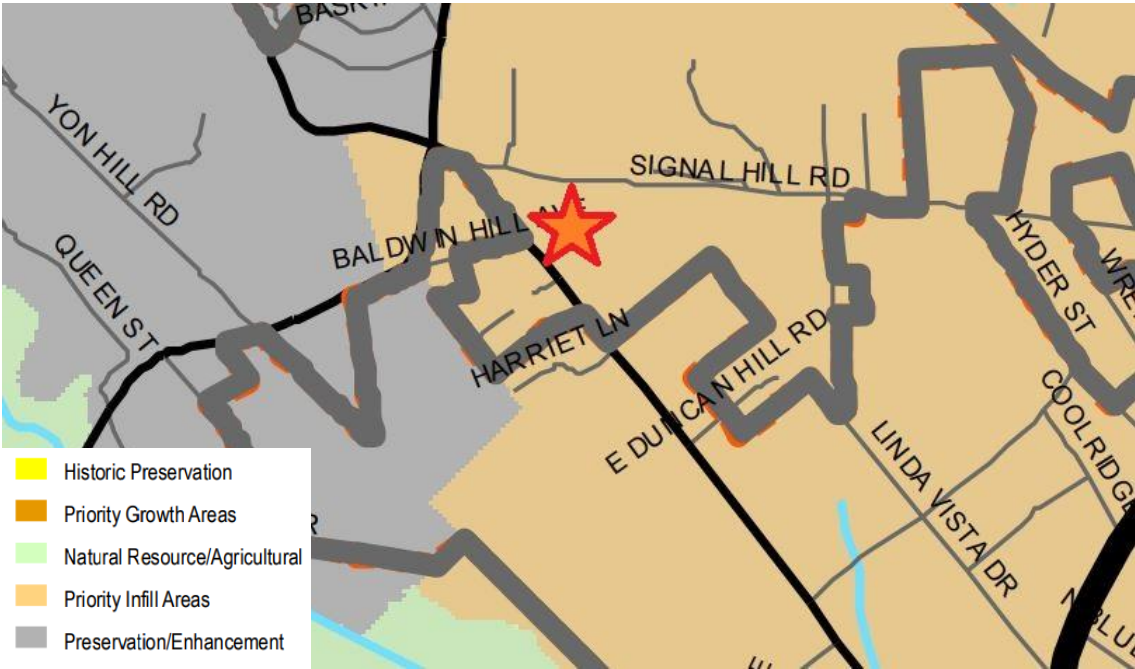
Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.

Strategy NR-2.3.

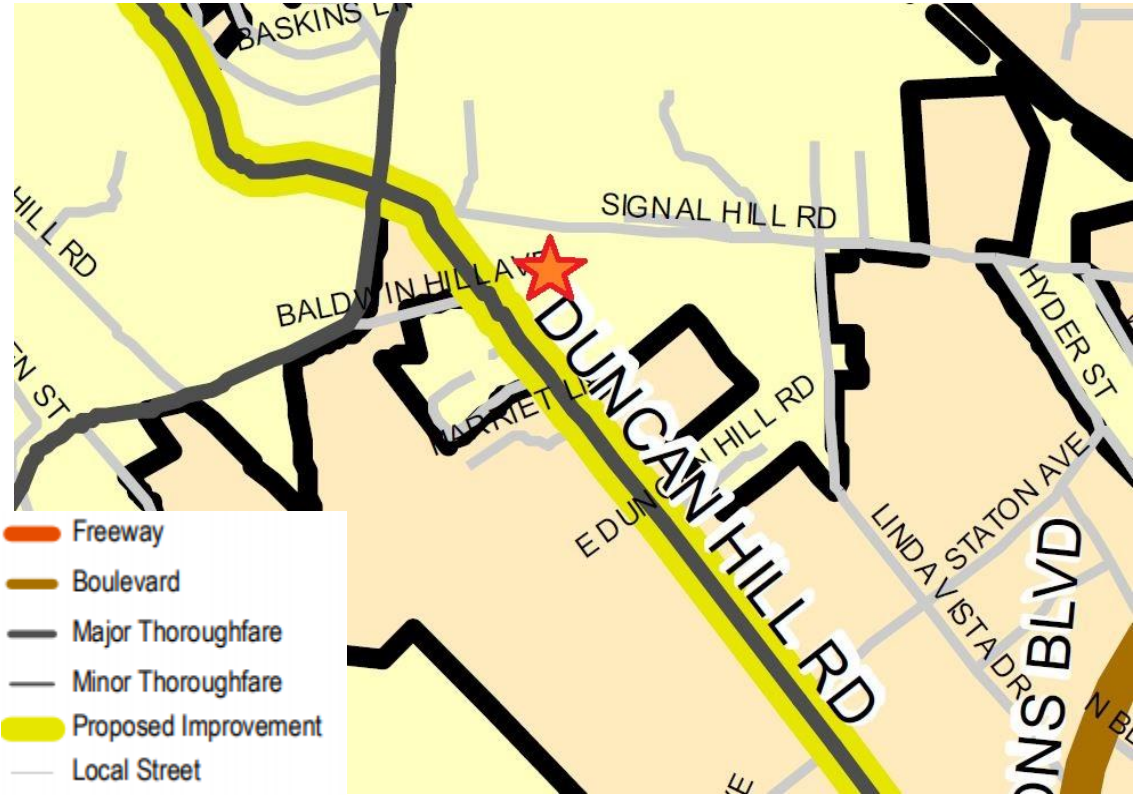
Promote preservation of woodlands.

Mature trees and wooded areas are significant community-defining natural features that contribute to Hendersonville's identity. Trees provide several additional community benefits, as described in Figure 3.3c.





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



The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north and east as High Intensity Neighborhood. Parcels to the south are classified as Regional Activity Center and High Intensity Neighborhood. Parcels to the West are classified as High Intensity Neighborhood and Medium Intensity Neighborhood.

The 2030 Comprehensive Plan's Future Land Use Map is located in Appendix D.

ZONING ORDINANCE GUIDELINES

Per Section 11-4 of the City's Zoning Ordinance, the following factors shall be considered prior to adopting or disapproving an amendment to the City's Official Zoning Map:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
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.
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.
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.

PLAN REVIEW:

The site plan is Appendix E of this memo. Appendix F & G include proposed elevations of the buildings.

Buildings

The site plan shows 7, 3-story, 12 unit multi-family buildings and 1 community center. The buildings total 40,977 square feet.

Parking Requirements - Table 6-5-2

The zoning ordinance requires Planned Residential Developments have a minimum of one-and-one-half spaces per residential unit containing one or two bedrooms and a minimum of two spaces per residential unit containing three or more bedrooms.

- 1 bedrooms- 15
 - 22.5 Spaces
- 2 bedrooms-48
 - 72 Spaces
- 3 Bedrooms- 21
 - 42 Spaces
- **137 spaces required.**
- **147 spaces provided.**

Traffic Impact Analysis - Section 6-18

- It was determined that a Traffic Impact Analysis was not necessary for this project. According to the 7th edition volume 2 of the Institute of Transportation Engineers trip generation manual the project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds.
 - Apartment Classification-
 - 564.48 trips per day
 - 46.2 trips peak AM hour
 - 56.28 trips peak PM hour
 - Mid Rise Apartment Classification (between 3 and 10 levels)-
 - 29.4 Trips AM peak hour
 - 36.96 trips PM peak hour
 - No data for daily trips.

Entrance

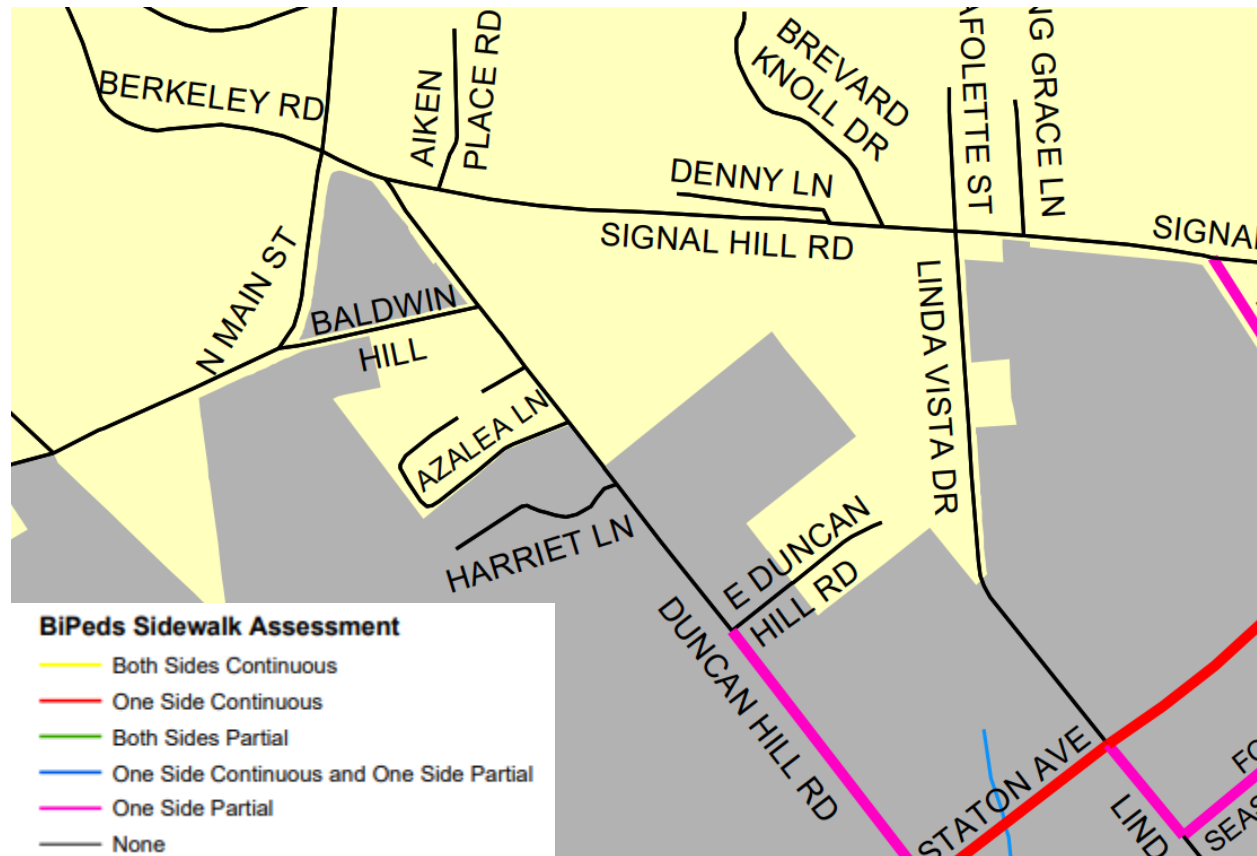
The development would have two points of ingress and egress, one off Signal Hill Road and one-off Duncan Hill Road. During discussions with the Development Review Committee, it was discussed that it would be better for development circulation if the project aligned the Duncan Hill entrance/exit with Baldwin Hill Ave. This will be included as a proposed staff condition.

Stormwater/Flood Hazard Area

Since land disturbance for this project exceeds one acre, a storm water management system is required. The stormwater plan will be reviewed by the City's Engineering Department.

Sidewalks - Section 6-12

Sidewalks will be provided on the project frontages on Duncan Hill and Singla Hill Road. This area is currently not served by adequate pedestrian infrastructure.



Landscaping: The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of VUA. No buffers will be required by ordinance since this project is residential.

**Zoning District Standards - Section 5-14 PRD Planned Residential Development
Conditional Zoning District Classification**

- 5-14-4 Density
 - The density authorized for the district shall not exceed **ten units** per acre.
 - Proposed: **9.6 units** per acre
- 5-14-6.1 Open Space and Footprint Requirements.
 - Maximum building footprint =20%
 - Proposed= 10.8%
 - Minimum open space=60%
 - Proposed=66.2%

Staff Report Recommendations
STAFF COMMENTS

In this section Planning Board members can find staff comments relating to the consistency of the proposed site plan with the guidance offered in the City's Comprehensive Plan and Zoning Ordinance. Staff will also include recommended conditions for approval here, alongside references to supporting comprehensive plan and ordinance standards for Council's consideration. City Council may approve the rezoning request with or without conditions or deny the rezoning request.

Staff Recommended Rezoning Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

The following (1) conditions are suggested for consideration to address guidance included in the Comprehensive Plan and Zoning Ordinance.

- 1) The Duncan Hill Road entrance/exit will be realigned to match Baldwin Hill Ave.

Developer Proposed Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

- 1) None

Tree Board Proposed Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

- 1) Tree Board did not meet prior to this staff report being sent out. Any proposed Tree Board Conditions will be provided prior to the Planning Board meeting.

SUGGESTED MOTIONS

1) For Recommending Approval:

I move the Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from R-20 Low density residential to PRD Planned Residential Development Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE YOUR REASONS]

SUGGESTED CATEGORIES FOR REASONS

1. Comprehensive Plan consistency.
2. Compatibility with surrounding uses.
3. Changed conditions.
4. Public interest.
5. Public facilities.
6. Effect on natural environment.

2) For Recommending Denial:

I move the Planning Board recommend that City Council not adopt an ordinance rezoning the subject property for the following reasons:

[PLEASE STATE YOUR REASONS]

SUGGESTED CATEGORIES FOR REASONS

1. Same as above

IN RE: Duncan Terrace Conditional Zoning District (File # P20-48-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

- Residential dwellings, multi-family
- Accessory structures
- Parks
- Home Occupations
- Customary accessory uses

II. Conditions:

(1) Shall Be Attached to the Conditional Rezoning and Satisfied Prior to Issuance of Final Site Plan Approval:

(2) Shall Be Attached to the Conditional Rezoning:

- Final plans for the project shall comply with approved plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.

With their signatures below, Applicant and Property owner indicate their consent to these conditions.

BOBBY FUNK,
MILLS CONSTRUCTION

Signature: _____

Printed Name: _____

Date: _____

GREEN HOLDINGS, LLC

Signature: _____

Printed Name: _____

Date: _____

Title within LLC: _____

NORTH MAIN STREET PROPERTIES OF HENDERSONVILLE, LLC

Signature: _____

Printed Named: _____

Date: _____

Title within LLC: _____

Ordinance #____-____

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO
AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR
PARCEL NUMBERS 9569957758, 9569955941 AND 9569964013 BY CHANGING THE
ZONING DESIGNATION FROM R-20 LOW DENSITY RESIDENTIAL TO PRD
PLANNED RESIDENTIAL DEVELOPMENT CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Numbers: 9569957758, 9569955941 and 9569964013- Duncan Terrace
Conditional Zoning District
(File # P20-48-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Bobby Funk of Mills Construction, Green Holdings LLC and North Main Street Properties of Hendersonville, LLC. for the development of 7, 3 story multifamily structures and a community center on approximately 8.66 acres., and

WHEREAS, the Planning Board took up this application at its regular meeting on December 14th, 2020; voting to recommend/to deny City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on March 4th, 2021, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following:

Parcel numbers 9569957758, 9569955941 and 9569964013 from R-20 Low Density Residential to PRD Planned Residential Development Conditional Zoning District
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be subject to the site limitations and conditions stipulated on the published List of Uses and Conditions.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 4th, day of March 2021.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Amy H. Knight, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville; Angela L. Reece, in her capacity of City Clerk; and Angela S. Beeker, in her capacity as City Attorney, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 2021.

My commission expires:

Amy H. Knight

Appendix A

Planning Report

Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Duncan Terrace File # P20-48-CZD
Friday, January 15, 2021 2:00 p.m.

Tyler Morrow, Planner, convened the compatibility meeting at 2:00 pm in the Council Chambers of City Hall. Approximately one person from the public and three City staff were in attendance. The follow attended:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Lurah Lowery	Times News		
Tyler Morrow	staff		
Lew Holloway	staff		
Allison Justus	staff		

Mr. Morrow opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Morrow said the project will go before the Planning Board in February and City Council will hear the project in March. Mr. Morrow stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is a virtual meeting and Mr. Morrow explained the process and the steps to participate in the meeting. This is an informal meeting so state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Morrow stated the property is currently zoned R-20, Low Density Residential and the proposed zoning is PRD CZD, Planned Residential Development Conditional Zoning District. This project is for seven 12- unit apartment buildings with three stories on approximately 8.66 acres with a community center. They will be limited to what is shown on the plan. Minutes will be sent to the Planning Board and City Council from this meeting. Bobby Funk with Mills Construction is on call via Zoom.

Bobby Funk, Development Coordinator with Mills Construction stated they are a housing development company based out of Raleigh, N.C. They are partnering with a local non-profit in Hendersonville, Western N.C. Housing Partnership. Several people with his team were on the call.

Mr. Funk went through the site plan explaining this is 84-unit multi-family housing community. They have taken great care to make sure they fit into the neighborhood. He explained that Mills Construction

has been in business for 51 or 52 years. The closest development they have in this area is in Arden, NC. He stated Western NC Housing Partnership was formed 25 years ago. This is will be high quality apartments for workforce housing.

Joy Strassel introduced herself. She is the Executive Director of Western NC Housing Partnership. She has lived in Hendersonville for 16 years. The need for housing is great and she is excited to be working with Mills Construction.

Mr. Funk gave an overview of the project. The development will include seven three-story, 12-unit apartment buildings on 8.6 acres. There will be 15 one-bedroom apartments, 48 two-bedroom apartments and 21 three-bedroom apartments. Photos and site plans were shown. They will also have a gazebo, playgrounds and a community center that will house an office, laundry facility and a computer lab. All areas of the development will be compliant with the ADA.

Mr. Funk stated the apartments will be income restricted and applicants will have to qualify to live there if their income is within a certain range. Rent will also be income based.

Mr. Morrow stated they will hear the live comments. He explained the raise hand feature and asked each person to state their name and address for the record.

Ken Fitch, 1046 Patton Street had concerns about the development and the traffic impact this size development would create. Mr. Funk stated the apartment residents are expected to have little impact on the traffic flow.

Mr. Morrow asked if anyone else would like to comment. No other comments were made.

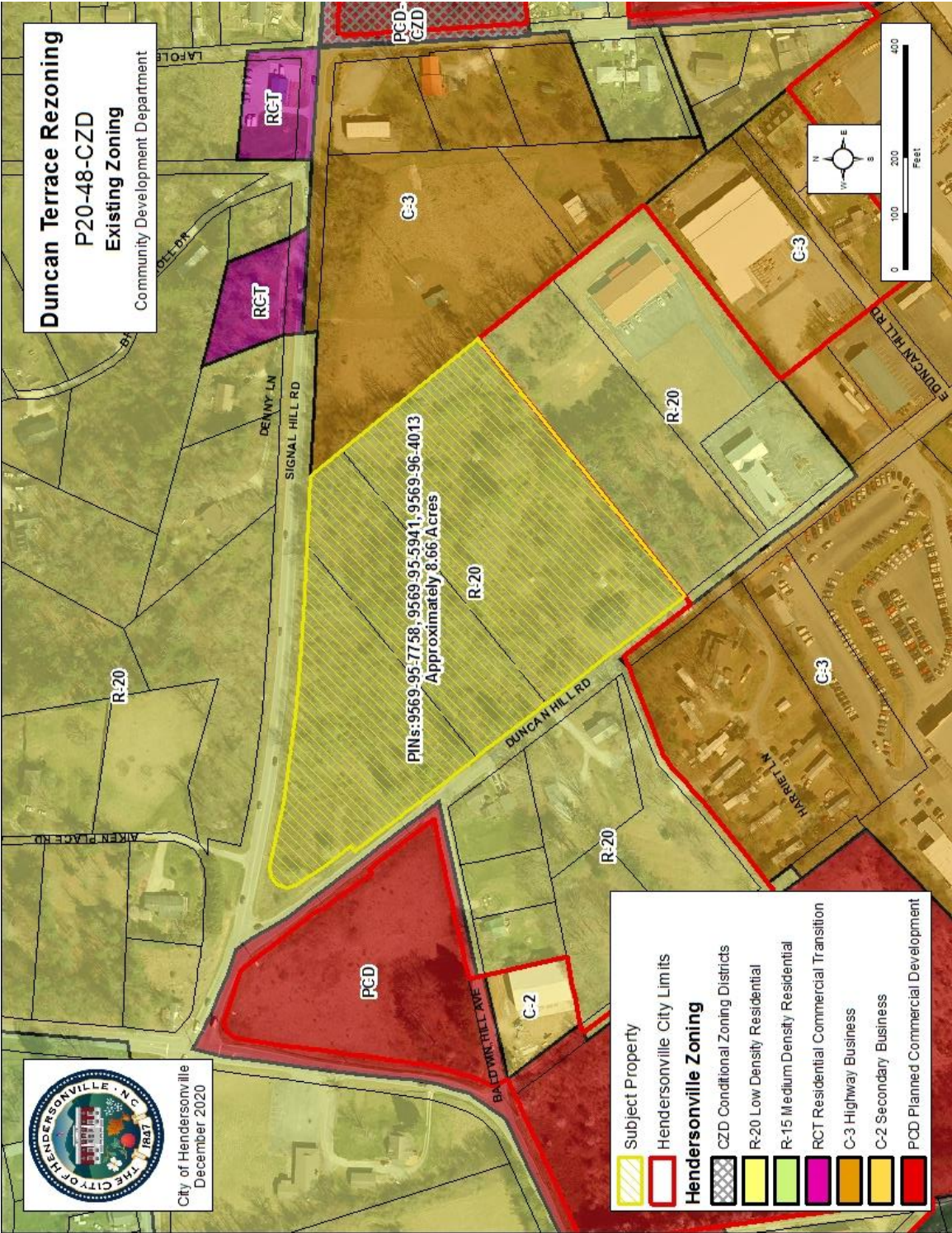
Mr. Morrow stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well. The property will also be posted with the meeting information on the sign.

With no further comments or questions, Mr. Morrow closed the meeting at 2:30 pm.

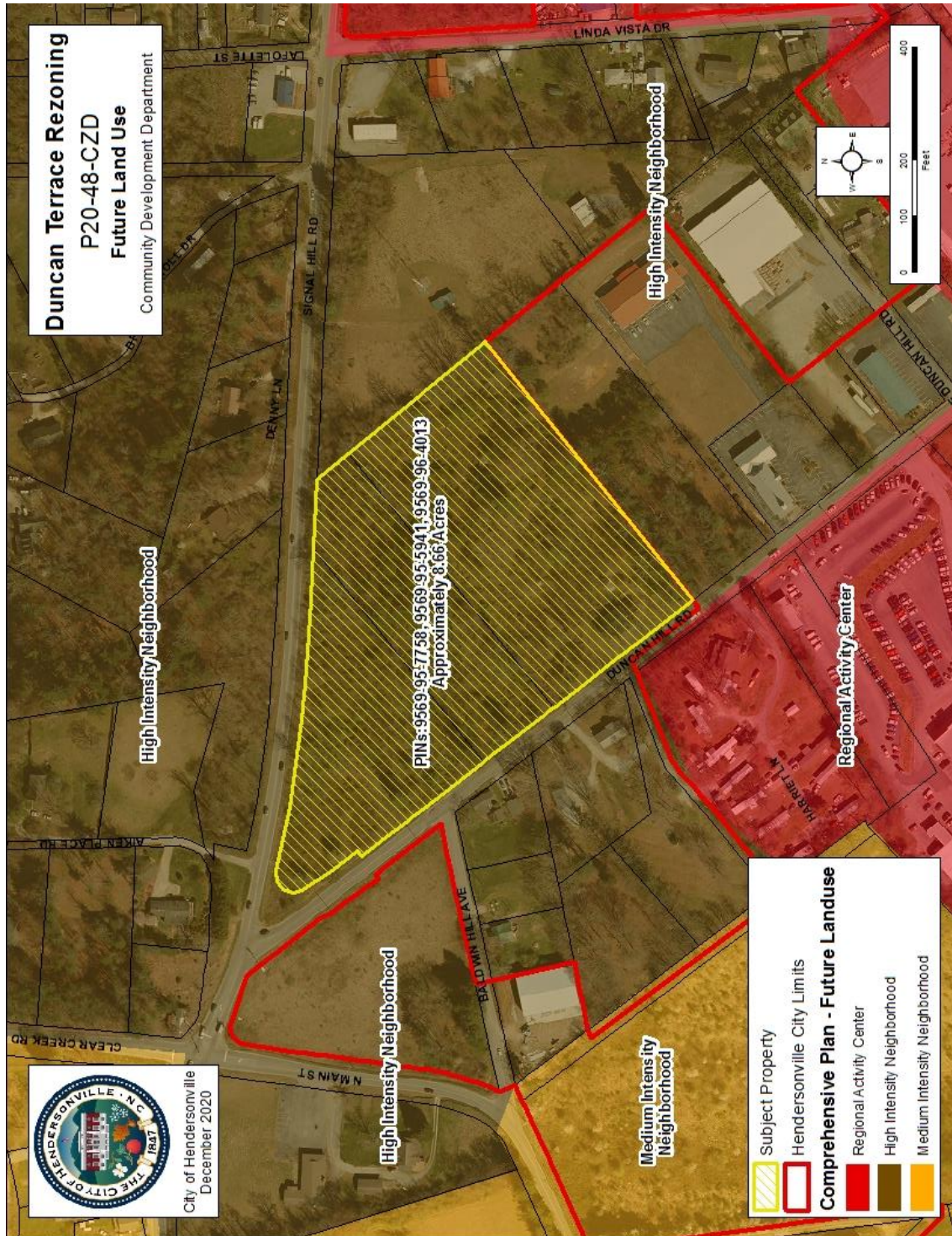
Appendix B



Appendix C



Appendix D



Jones Architecture, PLLC
2005 Bleachem Circle
Raleigh, NC 27607
Tel: (919) 302-0404

JA

Appendix E



DUNCAN TERRACE
HENDERSONVILLE
NORTH CAROLINA
84 RESIDENTIAL UNITS

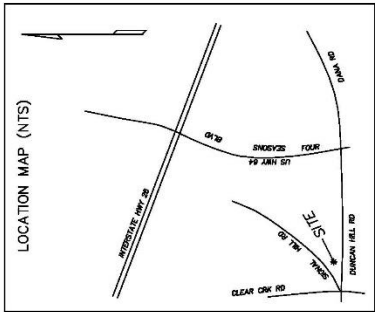
THESE DRAWINGS ARE THE
PROPERTY OF JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION

COPYRIGHT BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

DATE: 12-25-2020
FILE: 12-25-2020
REV: 12-25-2020
REV: 12-25-2020

NOT FOR CONSTRUCTION
ARCHITECTURAL
SITE PLAN

A1.00

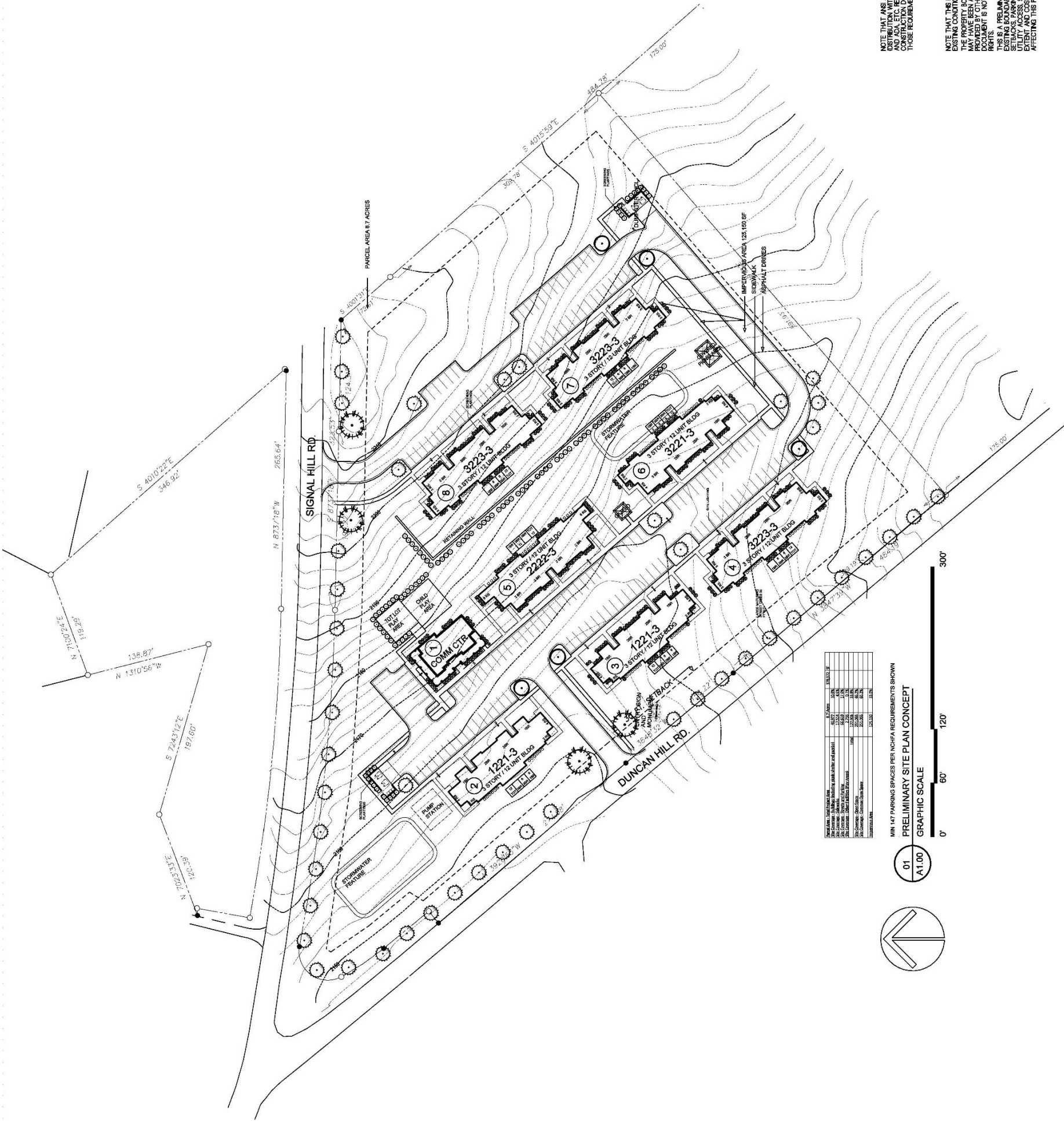


NOTE THAT THIS A1.00 ACCESSIBILITY COUNT FOR RESIDENTIAL UNITS
DISTRIBUTION WITHIN PROJECT BY UNIT CLASS, ETC., ACCESSIBLE ROUTES,
AND ADA, ETC. REQUIREMENTS ARE NOT ILLUSTRATED ON THIS PLAN. FINAL
DESIGN AND CONSTRUCTION REQUIREMENTS WILL BE PREPARED TO BE IN COMPLIANCE WITH
THOSE REQUIREMENTS.

NOTE THAT THIS IS A PRELIMINARY SITE PLAN, AND IS AN APPROXIMATION OF
EXISTING CONDITIONS BASED ON LIMITED INFORMATION.

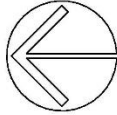
THE PROPERTY BOUNDARY, AND OTHER EXISTING SITE INFORMATION
PROVIDED BY OTHERS, THE ACCURACY OF WHICH IS UNKNOWN. THIS
DOCUMENT IS NOT INTENDED FOR THE CONVEYANCE OF PROPERTY
RIGHTS.

THIS PRELIMINARY PLAN TO ILLUSTRATE A DESIGN CONCEPT ONLY.
EXISTING BOUNDARY, RIGHTS OF WAY, EASEMENTS, ZONING CONDITIONS,
SETBACKS, PARKING REQUIREMENTS, STORMWATER REQUIREMENTS,
UTILITY LOCATIONS, AND OTHER EXISTING CONDITIONS, AND THE
EXTENT AND COST OF GRADING, ROAD DESIGN, AND OTHER FACTORS
AFFECTING THIS PROJECT MUST BE VERIFIED BY OTHERS.



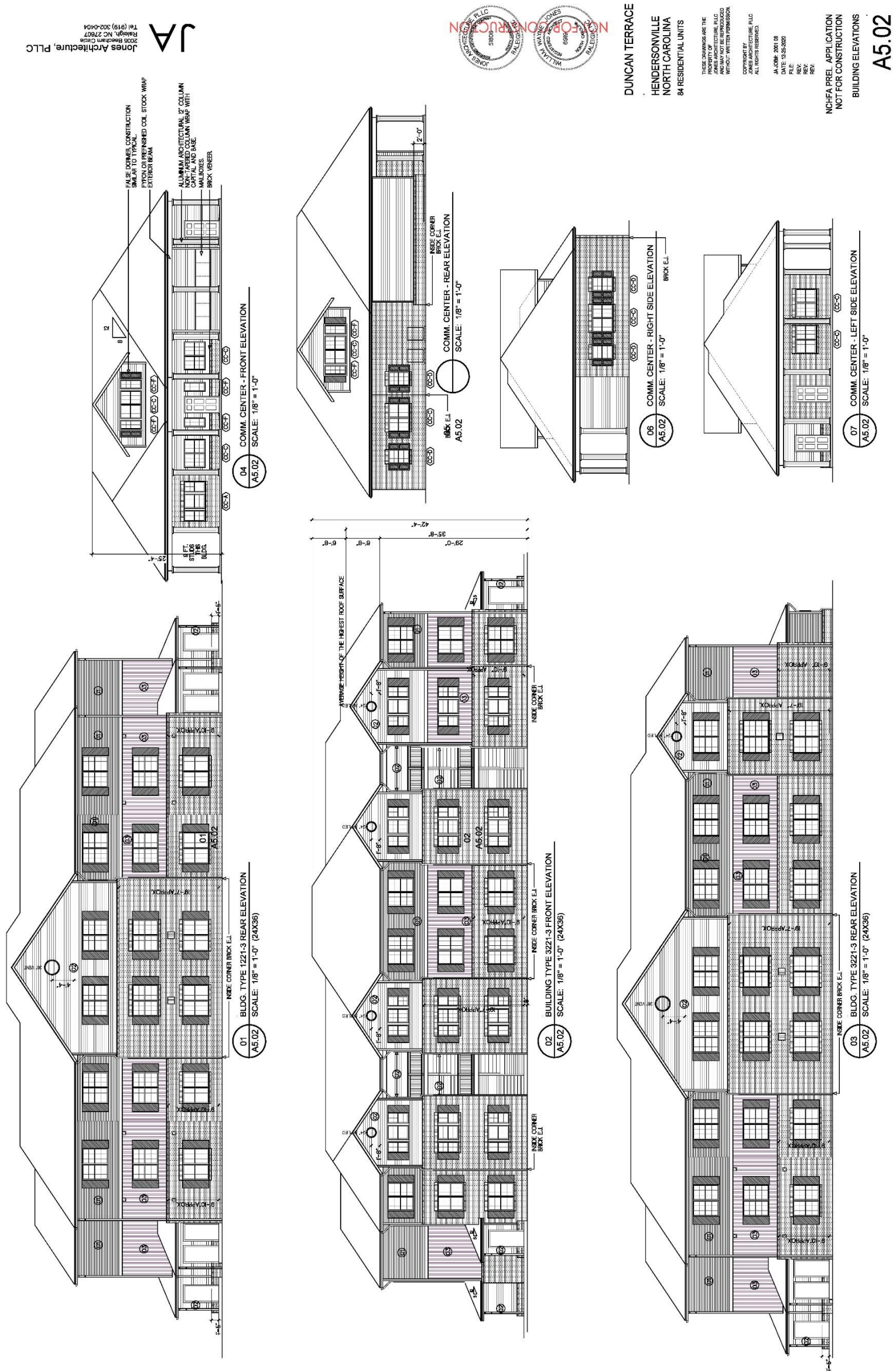
Item	Area (sq ft)	Volume (cu yd)	Weight (tons)
Gravel	12,500	1,250	125
Asphalt	12,500	1,250	125
Concrete	12,500	1,250	125
Reinforcing Steel	12,500	1,250	125
Stormwater Basins	12,500	1,250	125
Utility Structures	12,500	1,250	125
Landscaping	12,500	1,250	125
Other	12,500	1,250	125
Total	12,500	1,250	125

MIN 14' PARKING SPACES PER NCMA REQUIREMENTS SHOWN
PRELIMINARY SITE PLAN CONCEPT
GRAPHIC SCALE
0 60 120 300'

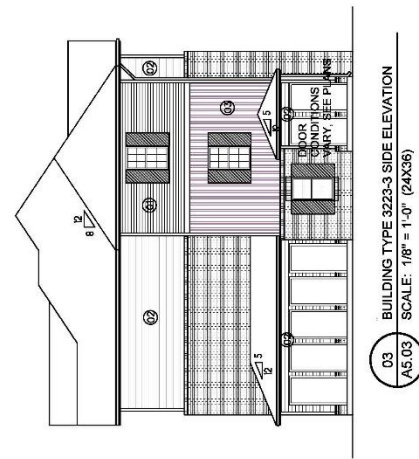
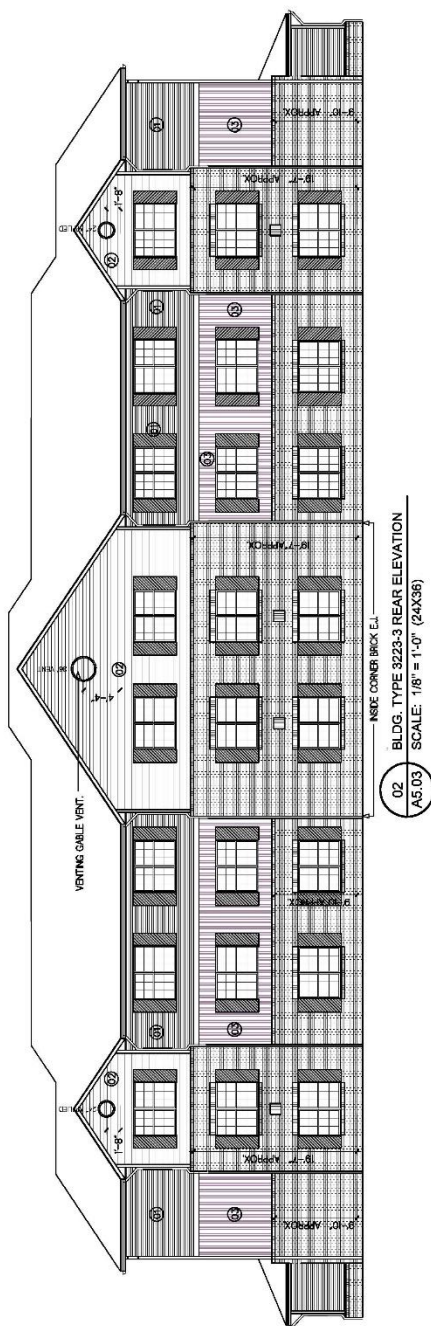
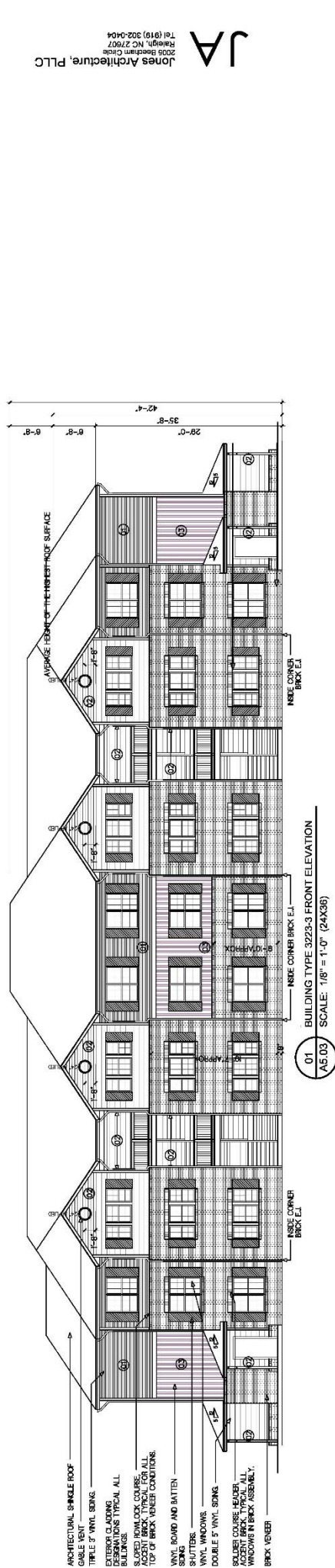


01
A1.00

Appendix F



Appendix G



DUNCAN TERRACE
HENDERSONVILLE
NORTH CAROLINA
84 RESIDENTIAL UNITS

THESE DRAWINGS ARE THE
PROPERTY OF
JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION.

COPYRIGHT BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

JA JOB#: 2001 08
 DATE: 12-25-2020
 FILE:
 REV:
 REV:
 REV:

**NCHFA PREL. APPLICATION
NOT FOR CONSTRUCTION
BUILDING ELEVATIONS**

A5.03

Jones Architecture, PLLC
2005 Beetham Circle
Raleigh, NC 27607
Tel (919) 302-0404

vr



THESE DRAWINGS ARE THE
PROPERTY OF
JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION.

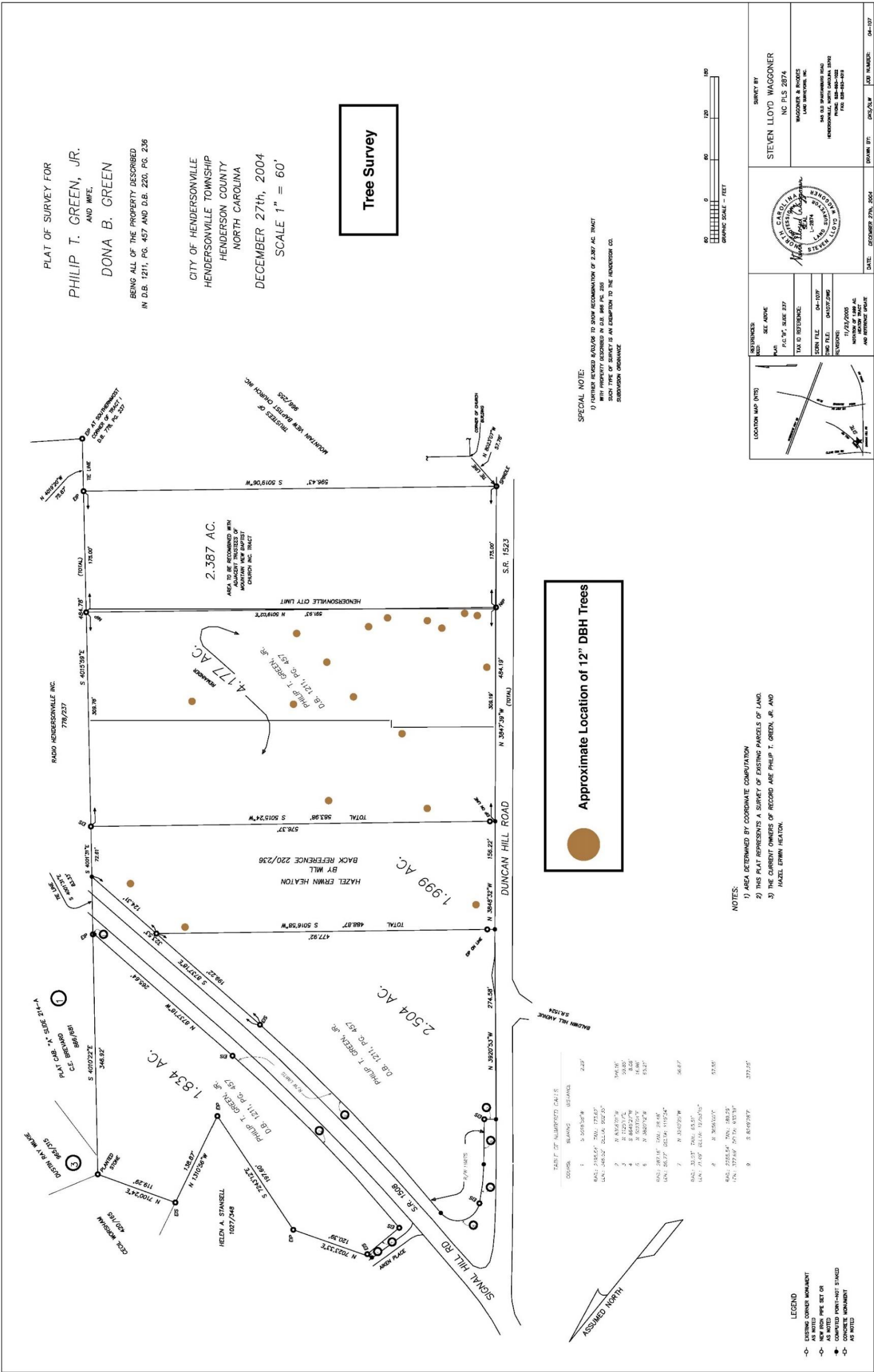
COPYRIGHT BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

JA JOB#: 2001 08
 DATE: 12-25-2020
 FILE:
 REV:
 REV:
 REV:

**NCHFA PREL. APPLICATION
NOT FOR CONSTRUCTION
BUILDING ELEVATIONS**

A5.03

Appendix H



Appendix I





Community Development Staff Report

TO: Planning Board

FROM: Community Development Department - Planning Division

RE: Rezoning - MIC (Medical, Institutional, Cultural) to PCD (Planned Commercial Development Conditional Zoning) for Pardee Hospital Entrance / Brown Street Parking Lot

FILE #: P21-03-CZD

DATE: February 8, 2021

PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from Pardee Hospital for a multi-faceted project centered around enhanced access/circulation and additional parking. More specifically, the project involves the removal of the former EMS building, the partial closure of the Brown Street Right-of-Way (ROW), improvements to the hospital's main entrance, addition of new surface parking off of N. Justice St and 9th Ave W (111 new spaces), and enhancements for vehicular and pedestrian circulation between the added parking lot and the main entrance.

This project triggered the Conditional Zoning process due to the incorporation of this project with the existing Pardee Hospital Campus. The Pardee Hospital Campus is zoned PCD (Planned Commercial Development) and the original development of the hospital was approved with a Special Use Permit. Given Hendersonville's recent incorporation of Conditional Zoning, all development or redevelopment of this type, which involves the consolidation of land to a Planned Development and/or Special Use project, triggers the Conditional Zoning process.

Summary Analysis - The project includes the demolition of the former EMS building which will significantly enhance the Main Entrance; providing increased visibility and functionality of pedestrian and vehicular circulation.

The project also includes the addition of 111 parking spaces on a 3-parcel site that is currently a wooded, vacant property at the corner of 9th Ave and N. Justice St. This site is a well-maintained, park-like setting with a large tree canopy and grass lawn (no understory or subcanopy). The proposed project will drastically alter the current character of the property.

In an effort to minimize the aesthetic and environmental impact of the project, the proposed landscape plan calls for preserving some existing trees and providing a significant number of new plantings.

Pardee Hospital representatives started the conditional rezoning process in late December of 2020. The applicant participated in a neighborhood compatibility meeting held on January 19, 2021. The following site plan is submitted for your review as part of the consideration of the Conditional Zoning. The project meets all basic requirements of the Zoning Code.

PROCESS GUIDELINES

In reviewing a rezoning request, staff, the Planning Board and City Council are tasked with reviewing the project to determine how it fits into our community based on our guiding planning documents. The specific categories of review are identified in Section 11-4 of the *City's Zoning Ordinance*, which highlights that the following factors shall be considered prior to adopting or disapproving an amendment to the City's Official Zoning Map. Additionally, the *2030 Comprehensive Plan* provides guidance on the review of zoning changes.

Zoning Code Section 11-4:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
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.
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.
6. **Effect on natural environment.** Whether and the extent to which the proposed amendment

Figure 8.3a: Zone Change Review Criteria

In addition to determining whether a zone change application demonstrates a clear public purpose, the City should consider the criteria listed below. These criteria help to ensure that zone changes will promote the health, safety and general welfare of the public.

1. Consistency with the Goal, Recommended Land Uses, and Development Guidelines of the applicable Future Land Use Plan category
2. Consistency with all other applicable Goals of the Comprehensive Plan
3. Compatibility between the requested use or zoning district and the prevailing uses in the surrounding area
4. Whether the requested use or zoning district benefits the surrounding neighborhood and general public or a small area and only one or a few landowners
5. Whether the design of the requested use (or available design standards and guidelines associated with the requested zoning district) mitigate potential conflicts between uses
6. Potential impacts on environmentally sensitive areas (if applicable)
7. Potential impacts on agricultural resources (if applicable)
8. Potential impacts on certified historical properties and historic districts (if applicable)
9. Potential impacts on area access and traffic patterns
10. Adequacy of public services and facilities for water supply, wastewater treatment, fire and police protection, and transportation to support the requested use or zoning district
11. Adequacy of public parks, recreation and educational facilities to support the requested use or zoning district

Rezoning Request Context Analysis

COMPREHENSIVE PLAN CONSISTENCY

LAND USE & DEVELOPMENT (CHAPTER 8):

The subject property is classified as **Urban Institutional** on the *2030 Comprehensive Plan's Future Land Use Map (FLUM)*. A site-specific section of the *FLUM* (Appendix F) is included in this staff report.

The *FLUM* designates parcels to the north, east, south and west as **Urban Institutional**. Parcels to the northwest are designated as **Medium Intensity Neighborhood**.

The goal of the **Urban Institutional** classification is outlined below with specific relevant sections highlighted:



Goal LU-12.

Urban Institutional: Create a cohesive, well-defined urban campus for medical and educational institutions, with supportive office, service and residential uses, that is integrated with Downtown.

Strategy LU-12.1.

Locations:

- Area surrounding Pardee Memorial Hospital

Strategy LU-12.2.

Primary recommended land uses:

- Public and institutional uses
- Offices
- Structured or underground parking

Strategy LU-12.3.

Secondary recommended land uses:

- Single-family attached residential
- Multi-family residential
- Live-work units
- Limited retail and services

Strategy LU-12.4.

Development guidelines:

- Similar development standards to Downtown Support
- Encouragement of neighborhood master-planning that links hospital with offices, services and Downtown
- Development and maintenance of traffic calming improvements

The goal of the **Downtown Support** classification is outlined below with specific relevant sections highlighted:



Goal LU-11.

Downtown Support: Support the Downtown retail core and create a transition between Downtown Core and adjacent residential neighborhoods.

Strategy LU-11.1.

Locations:

- Area between Downtown Core and Jackson Park
- Transitional areas between Downtown Core and neighborhoods to the north, south, and west

Strategy LU-11.2.

Primary recommended land uses:

- Offices
- Single-family attached and multi-family residential
- Live-work units
- Public and institutional uses
- Arts and entertainment establishments
- Structured or underground parking

Strategy LU-11.3.

Secondary recommended land uses:

- Retail
- Parks and plazas

Strategy LU-11.4.

Development guidelines:

- Minimal front setback
- Rear or limited side parking only
- Façade articulation
- Development and maintenance of traffic calming improvements
- Ground-floor storefronts and/or architectural detailing on parking structures



Example of Downtown Support development

NATURAL & ENVIRONMENTAL RESOURCES (CHAPTER 3):

Chapter 3 of the City's **2030 Comprehensive Plan** is also relevant to this proposal and the impact of this type of development. The **Natural Resources** chapter focuses on several key goals and objectives including the use of green infrastructure, the reduction of flooding through limitation of impervious surfaces (in the vicinity of floodplains) and the preservation of trees. Below are some key takeaway from this chapter as it relates to the Pardee project:

Goal NR-2.

Provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements.

Strategy NR-2.3.

Promote preservation of woodlands. Mature trees and wooded areas are significant community-defining natural features that contribute to Hendersonville's identity. Trees provide several additional community benefits, as described in Figure 3.3c.

Action NR-2.3.1

Continue to encourage tree

preservation by providing existing tree preservation credit toward landscaping requirements.

Action NR-2.3.2

Continue to allow the Tree Board to review and provide recommendations for tree preservation for Special Use Permit projects.

Action NR-2.3.3

Adopt ANSI A300 of the Accredited Standards Committee (ASC) of the American National Standards Institute for the maintenance and pruning of trees on City controlled property and rights-of-way.

Action NR-2.3.4

Promote right tree in the right place standards when planting new trees.

Action NR-2.3.5

Encourage larger developments to place structures and roadways in areas where land has been disturbed and trees have already been removed.

Figure 3.3c: Community Benefits of Trees

Cooling/Reduced Energy Costs

The shading and cooling effects of trees can provide comfort in urban areas and reduce energy costs. The net cooling effect of a young, healthy tree is equivalent to room-size air conditioners operating 20 hours a day. Furthermore, trees placed properly around buildings can reduce air-conditioning needs by 30 percent and can save 20 to 50 percent in heating costs (source: U.S. Department of Agriculture).

Increased property value

Healthy, mature trees add an average of 10 percent to a property's value (source: USDA Forest Service).

Improved air quality

One acre of forest absorbs six tons of carbon dioxide and produces four tons of oxygen, which is enough to meet the annual needs of 18 people (source: U.S. Department of Agriculture).

Stress relief

According to research at Texas A&M University, visual exposure to settings with trees has produced significant recovery from stress within five minutes.

Improved water quality

Tree leaves and roots help to reduce stormwater runoff and erosion through rainwater interception, absorption and soil stabilization. Wooded areas help to prevent the transport of sediment and chemicals into streams (source: USDA Forest Service).

Goal NR-3.

Reduce the ecological footprint of developed and developing areas in order to reduce the impact on natural resources, create a healthy, sustainable community and reduce energy costs.

Strategy NR-3.2.

Enable and encourage Low-Impact Development practices in stormwater management. Low Impact Development (LID) is an innovative approach to stormwater management that mimics natural hydrological processes and focuses on both the quality and quantity of stormwater. See Strategy WR-2.3 in Chapter 6 for details and examples of LID practices.

Strategy NR-2.4.

Promote the location and design of open space areas within developments so that they contribute to and link individual homes to the City's green infrastructure network. A continuously linked system of green infrastructure provides continuity in ecological systems, increased opportunities for stormwater management, and provides a space in which to construct pedestrian paths that link together neighborhoods and parks. Future open space areas should be viewed as an extension or component of the City's green infrastructure network, as illustrated in Map 3.3a.

Action NR-2.4.1

Encourage development and redevelopment projects to provide open space areas that connect to planned green infrastructure areas.

WATER RESOURCES (CHAPTER 6)

In addition to Chapter 3's references to Green Infrastructure and use of Low Impact Development practices for Stormwater Management, Chapter 6 also provides detail for the handling of stormwater.

Strategy WR-2.3.

Enable and encourage Low-Impact Development practices in stormwater management. Low Impact Design (LID) is an innovative approach to stormwater management that mimics natural hydrological processes and focuses on both the quality and quantity of stormwater. Table 6.3a and Figure 6.3a compare LID to conventional stormwater management and illustrate examples of LID.

Action WR-2.3.1

Educate development review officials about Low-Impact Development approaches.

Action WR-2.3.2

Review public roadway dimensional requirements and revise as necessary to allow narrower street widths on local streets (see Table 6.3b for additional information).

Action WR-2.3.3

Review driveway and parking regulations and revise as necessary to make efficient use of land and reduce impervious surfaces (see Table 6.3b for additional information).

Action WR-2.3.4

Develop design guidelines for Integrated Management Practices (see Table 6.3b for examples) and incorporate them into the stormwater management plan review process as an alternative to conventional stormwater management practices.

Action WR-2.3.5

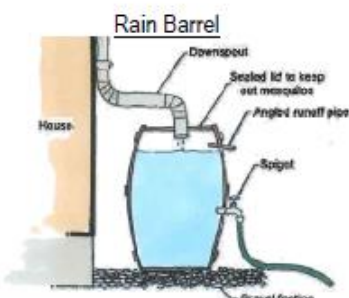
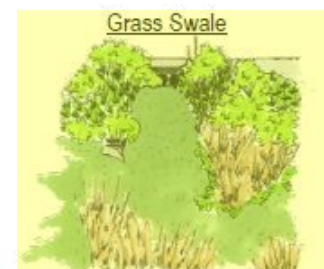
Develop educational materials that instruct property owners on how to implement and maintain Low-Impact Development features such as bioswales.

Action WR-2.3.6

Promote LEED (Leadership in Energy and Environmental Design) principles for sustainable site design. Strategy NR-3.1 in Chapter 3 includes specific actions for encouraging LEED certification.

Figure 6.3a: Examples of LID Practices, continued

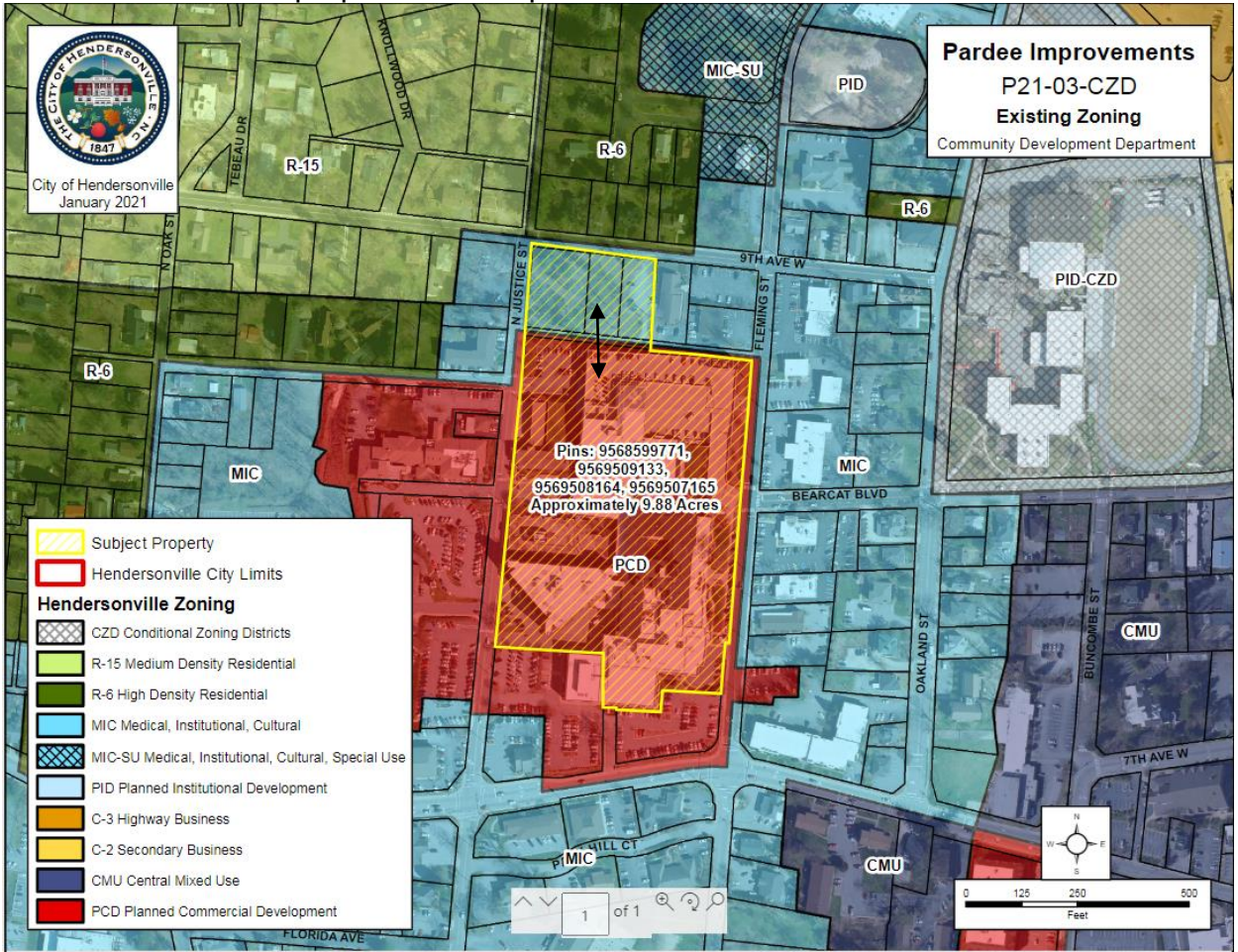
Integrated Management Practices



SURROUNDING LAND USE – COMPATIABIITY & ZONING

There are 3 parcels associated with this proposed parking expansion and new access/circulation plan. The 3 parcels are currently zoned MIC (Medical, Institutional, Cultural) and the site is currently vacant. Surrounding land uses and zoning districts are shown on the “Existing Land Use Map” (Appendix E) and “Existing Zoning Map” (shown below).

The parcels proposed to be a part of the development project are directly abutted by PCD (Planned Commercial Development) to the South (Pardee Hospital Campus). To the north, the parcels are directly across the street and catty-corner from Residential Uses and Zoning Districts (R-6 & R-15), therefore these parcels serve as a transition from Commercial to Residential. MIC (Medical, Institutional, Cultural) Zoning is located to the east and west of the proposed development.



SITE PLAN REVIEW (TECHNICAL INPUT / ZONING CODE)

The site plan is included as Appendix A in this report. The Development Review Committee (DRC) met on January 6, 2021 to discuss this project. Comments received from that meeting are incorporated in the review below. Additionally, Planning Staff performed additional review of this proposal between the DRC meeting and the writing of this staff report.

Buildings

- No Buildings Proposed

Lot Size

- The project area shown on the site plan is 2.9 acres or 126,324 square feet.

Project Summary

- Removal of former EMS Building
- Partial Closure of Brown Street ROW
- Enhanced Entrance, New Exit and Improved Circulation
- Provision of 111 new surface parking spaces

Site Impact

- Predevelopment Impervious Surface = 1.07 Acres (37%)
- Post-development Impervious Surface = 1.65 Acres (57%)
- Predevelopment Open Space = 1.83 Acres (63%)
- Post-development Open Space = 1.25 Acres (43%)
- See “Tree Survey & Buffering” below for additional information.

Zoning District Standards – PCD (CZD) Planned Commercial Development Section 5-15

- Development Standards for PCD includes the following categories:
 - Uses
 - The proposed site use is “Parking Lot”, which is a permitted use within PCD.
 - Vehicular Access
 - PCD allows for primary access off of a Boulevard, Major Thoroughfare or Minor Thoroughfare. N Justice St is classified as a Minor Thoroughfare.
 - Setbacks
 - In PCD typically a 40’ setback is required when parking is located in the front of a building. The removal of the former EMS building will satisfy the 40’ setback requirement by leaving only the current Pardee Hospital building and parking structure (which is setback approximately 135’ from the N. Justice St property line).

- Parking, Driveways & Loading:
 - Section 6-5 of the Zoning Code applies.
 - Proposed parking spaces and loading zones meets or exceeds requirements.
- Buffering & Landscaping
 - Landscaping is required under Section 15-2 (b).
 - The proposed Landscape Plan (Appendix C) shows the retention of existing trees along the perimeter of the project area along with the provision of additional landscaping which exceeds the minimum zoning code requirements.
 - Preservation of existing trees is recommended under Section 15-4 (a).
 - Additional specifics on Tree Preservation found below.
- Building Height – N/A
- Circulation & Access
 - Vehicular:
 - Enhancements to provide a dedicated hospital entrance, dedicated hospital exit, and improved drop-off zones, as well as continued access from Fleming St to the parking garage and to east end of Brown St, will provide “*safe and convenient access to appropriate project facilities*” as is called for in the Zoning Code.
 - Pedestrian:
 - Interior sidewalk connections are proposed to connect to the Parking Deck. This provides sheltered pedestrian access to the hospital. Additional external pedestrian access is provided to the sidewalk along N. Justice St. This route provides access to the hospital along sidewalks adjacent the newly proposed exit and enhanced entrance area.
 - In order to preserve existing trees (more on Tree Preservation below), no sidewalks are proposed for N. Justice St and 9th Ave. Therefore, a Fee-in-Lieu of Sidewalks is recommended.
- Density – N/A

Parking Requirements - Table 6-5-2

- Project is in addition to minimum parking requirements. The code requires 1 space per every 2 hospital beds. There are 222 hospital beds requiring 111 spaces. The current parking tally is 361 standard spaces, 9 ambulance spaces, and 60 accessible spaces. After this project there are proposed to be 472 standard spaces, 6 ambulance spaces, and 60 accessible spaces.

Traffic Impact Analysis - Section 6-18

- A Traffic Impact Analysis (TIA) was not required for this project.

Entrance/Exit

- Access to the project site will include an enhanced entrance at the existing main hospital entrance, a new exit on to N. Justice St made possible by the removal of the former EMS building, and a new entrance/exit for the proposed surface parking lot also off of N. Justice Street. The remainder of Brown St (eastern half) will remain public ROW and will also provide access to the proposed surface parking lot.

Sidewalks - Section 6-12 and 5-15-4.5

- ...Continuing from the Circulation & Access notes above:
- No Sidewalks are present along project area. Sidewalks are required within the PCD.
- Due to the topography of the site and the drop in grade down to N. Justice St / 9th Ave, the provision of sidewalks along the project area would result in the loss of existing trees along N. Justice St (certain) and 9th Ave (possibly) due to impact on root zones of existing trees (see diagram in yellow (sidewalk) and red (slope) below).
- Planning Board must weigh the balance between tree preservation and construction of sidewalks.
- Staff recommends a fee-in-lieu of sidewalks with future considerations:
 - In the short-term, staff recommends the applicant provide mid-block crossings to ensure pedestrian connectivity.
 - As a long-range goal, staff recommends utilizing sidewalk fees to construct sidewalks and retaining walls (with tree preservation measures) in partnership with the City at some point in the future.



PLANNING BOARD
 0 N JUSTICE/BROWN ST/9TH AVE – PARDEE ENTRANCE / BROWN STREET PARKING LOT
 FEBRUARY 8, 2021
 PAGE 11

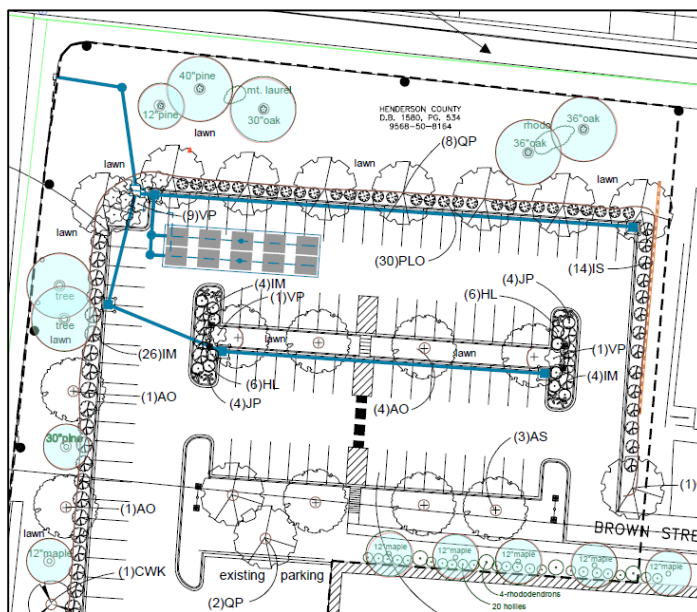
Project Phasing - Section 7-5

- The project does not appear to be phased.

Tree Survey & Buffering - Section 15

- The Tree Survey (Appendix B) illustrates 40 existing trees in the project area.
- The vacant parcel where the surface parking will be located is currently the site of 28 mature trees, both deciduous (16 - hardwoods) and conifers (12 - evergreens).
- The Landscape Plan (Appendix C) appears to indicate that a total of 18 trees (14 hardwoods and 4 evergreens) identified on the site survey will be preserved during the construction process.
- With additional scrutiny, it should be noted that of the 14 hardwood trees identified as being preserved, 9 of them are the minimum dbh of 12". Additionally, 9 of the hardwoods trees are located outside of the core canopy present on the vacant property at the corner of N. Justice & 9th Ave.
- Of particular concern is the 34" dbh White Oak adjacent to N. Justice St that is not slated for preservation. Additionally, a 36" dbh White Oak located just north of Brown St. is also not slated to be preserved. Circle in red in Tree Survey screenshot below.
- The majority of proposed preservation is along the northwestern and northern edge of the project area along N. Justice St and 9th Ave. Circled in light blue below.
- Additionally, trees will be preserved along the existing parking structure and near the hospital entrance. Circled in light blue below.

Landscape Plan (excerpt)



Tree Survey (excerpt)



Stormwater Management

- The site plan was reviewed by the City's Stormwater Division. The proposed stormwater facilities meet basic requirements. The comments received from staff included a recommendation to consider green infrastructure techniques such as bioswales to reduce the demand on underground storage of runoff and provide a greater ecological benefit.

PUBLIC INPUT NEIGHBORHOOD COMPATIBILITY MEETING

Representatives from Pardee Hospital and their development team hosted a Neighborhood Compatibility Meeting on January 19, 2021. Three Planning staff members participated in-person as well as two members of the public whom participated virtually. Below is a summary of the items discussed at the meeting. The full minutes from that neighborhood compatibility meeting are included as Appendix G in this staff report.

The following questions or comments were brought forth by the public. The applicants' responses are shown in red:

- Why wasn't the original parking deck built larger so that this development wouldn't be needed? Is this parking project part of the master plan? **This parking lot was not part of the master plan. It would be hard to have this as part of the master plan with all the property that Henderson County and Pardee have acquired. The need for more parking has evolved over time and they are trying to serve the county.**
- What is the routing / circulation plan? **Two entry points to parking garage will remain – one from N. Justice St and one from Fleming St. Current Entrance/Exit will be converted to Entrance only and a standalone Exit will be constructed. The new surface parking will have another access point off of N. Justice St.**
- Will the parking lot be monitored, and will it be used day and night 24/7? **Yes. The Parking lot will be available 24/7 and will be lit. Pardee Hospital will be responsible for Security. The area will be added to existing rounds.**
- How will the stormwater runoff flow be handled? How will it affect the City's infrastructure? **Stormwater will be managed and feed into the City's existing infrastructure. The plans are being reviewed by and coordinated with engineering staff.**
- Will the large canopy of trees on the site be preserved? **A selection of trees will be maintained.**
- Concern was expressed over compatibility with the adjacent residential area. **A buffer is not required across a street. The applicant expressed that the parking lot with the preservation of trees was compatible with the surrounding medical offices and commercial uses in the area.**

- What is the future of Brown Street and will a TIA be offered? Only a portion of Brown St is being closed (west side). The portion being closed is a safety hazard. The east side will remain open. The impact of the project did not warrant a TIA.
- Concern was expressed over additional traffic on 9th Avenue, specifically due to impact this would have on pedestrians using this route. No specific answer.
- How the grade will connect to N. Justice Street? Current grade does not meet NCDOT/City criteria. This was exemplified by the anecdote of the Applicant having witnessed a fire truck stuck on this grade at some point in the past. Closing this portion of Brown St eliminates need for graded connection to N. Justice St.
- What is the completion timeline? Will break ground in April. Completed by October 2021.

Staff Report Recommendations

STAFF REVIEW

In this section, staff will include recommended conditions for approval alongside references to supporting comprehensive plan language, ordinance standards and/or public input. Planning Board may recommend approval of the rezoning request to City Council with or without conditions or recommend denial of the rezoning request.

Staff Analysis:

Use -

- The **2030 Comprehensive Plan** outlines a few goals and objectives that are relevant to this proposed Site Plan.
 - The *Future Land Use Map* identifies this area as **Urban Institutional**. As outlined previously in this report, the *Land Use and Development Element* characterizes the **Urban Institutional** category as land around Pardee Hospital that should be developed as a well-defined campus with medical and educational institutional uses mixed along side supportive office uses and serving as a transition zone between the Downtown core and Residential uses.
 - The **Urban Institutional** category also speaks of the use of parking structures and underground parking (rather than surface parking). Reference to similarities with the **Downtown Support** future land use category are also made. **Downtown Support** continues to speak to the appropriate use of structured or underground parking as well as limited side parking and rear parking (as opposed to parking lots that front streets).
- While the **Comprehensive Plan** is expressly aiming to limit surface parking, especially adjacent to public rights-of-way, the City's **Zoning Code** list "Parking Lots" as a permitted use.
- Given that surface parking is a permitted use in both the MIC (Medical, Institutional, Cultural) District and the PCD (Planned Commercial Development) District and that no additional building or development is proposed, no conditions related to the Comp Plan, such as requiring structured, underground, rear or limited side parking, would be appropriate to propose. Therefore, greater consideration should be given to limiting the impact of the proposed parking lot use.

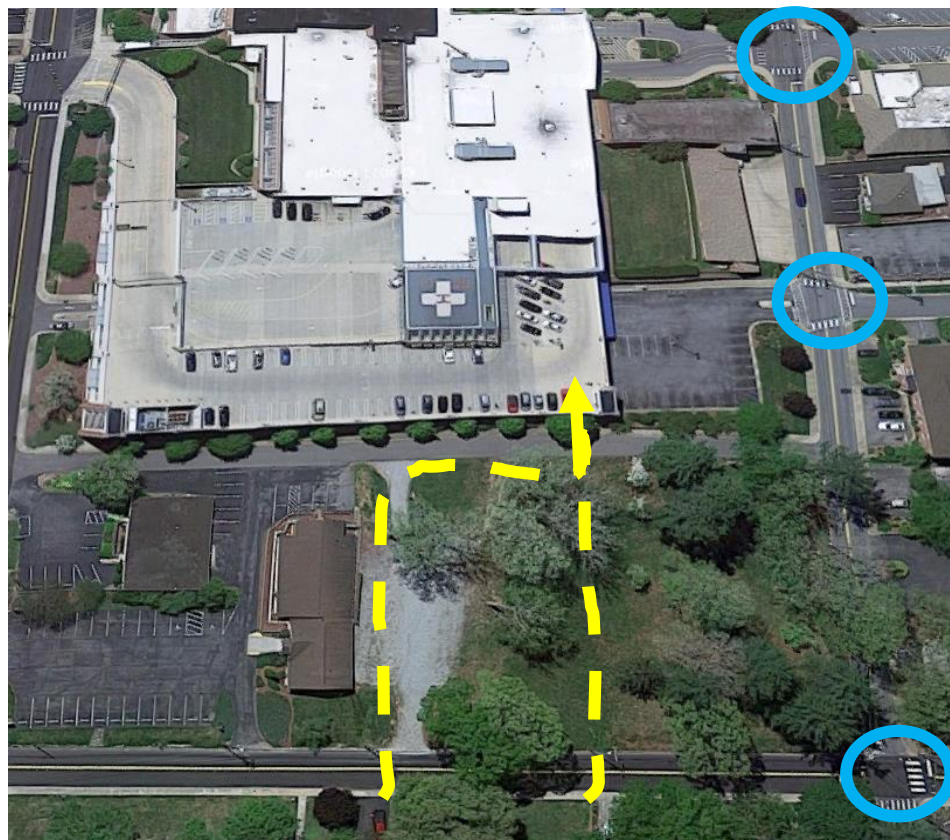
Tree Preservation -

- Tree preservation was an issue raised by the public at the Neighborhood Compatibility meeting.
- The **2030 Comprehensive Plan** also calls for Tree Preservation in the **Natural Resources** Chapter. The Urban Institutional district is also characterized by a "well-defined campus". Campuses are often noted for their mature tree canopy.
- The Zoning Code also encourages Tree Preservation and outlines standards for protecting trees.

- Given the location of mature trees on the 3 vacant parcels at the north of the project area and given that the construction of surface parking lots does not align with the Comprehensive Plan, the preservation of as many trees as possible should be made a priority. This condition should be pursued even if it involves revisions to the submitted site plan.

Sidewalks –

- Impact to Pedestrians was an issue raised by the public at the Neighborhood Compatibility meeting.
- Despite being a Minor Thoroughfare, N. Justice St has a sidewalk on one side of the street but only a partial sidewalk on one side of the street. 9th Ave has a sidewalk on one side of the street and no sidewalk on the Pardee Hospital side of the street.
- Therefore, sidewalk construction in this location is both supported by the City's **Pedestrian Plan** and required by the City's **Zoning Code**.
- Sidewalk construction along N. Justice St from Brown St to 9th Ave would most certainly require the loss of additional large mature trees. Sidewalk construction along 9th Ave from N. Justice St. towards Fleming St may also impact existing trees.
- Continuing with the goal of tree preservation, the construction of the required sidewalks may be waived in order to protect existing trees.
- A fee-in-lieu of sidewalks may be granted by the City Manager given the hardship of the topography and the impact of tree loss.
- Existing crosswalks at intersections along N Justice St (circled blue) provide alternative routes / pedestrian connections to the hospital. Connectivity from 9th Ave to the hospital campus is limited. To address this gap in pedestrian infrastructure, staff recommends consideration be given to a mid-block crosswalk along 9th Ave that allows for pedestrian access to the campus at a convenient location (alternatives shown in yellow).



Stormwater –

- Stormwater management was an issue raised by the public at the Neighborhood Compatibility Meeting.
- The **2030 Comprehensive Plan** encourages the use of Green Infrastructure / Low Impact Development practices to reduce the impact of stormwater retention. The following benefits were provided by the Stormwater Division:
 - o Inspection and maintenance of above ground facilities is more efficient and any potential future repairs would be easier to complete on above ground facilities.
 - o Creates functional and aesthetically appealing site drainage
 - o Creates multifunctional conveyance system (habitat, ground water recharge, improve biodiversity) Hendersonville is a Tree/Bee City
 - o Reduces urban heat island effects
 - o Runoff is managed in a way that promotes the natural movement of water within the watershed
 - o Can be used as a public education tool for future developments in the community
 - o Is less costly than subsurface treatment

Tree Board Recommendations: **RESERVED**

Developer Proposed Conditions: None

Staff Recommended Conditions: These conditions are included in the attached suggested motion. They can be included, removed or amended at Council's discretion and upon agreement by the parties involved.

- 1) *Preservation of Existing Trees – The developer will preserve the trees noted on the Landscape Plan (shaded blue), in addition to any others over 30" dbh, to the greatest extent possible and in accordance with Tree Preservation Code Section 15-4 Existing Vegetation (c) regardless of whether the identified trees are credited towards the landscape requirements. Revisions to the Site Plan may be necessary.*
- 2) *Pedestrian Access - In addition to a Fee-in-Lieu for Sidewalks, the Developer will partner with the City to provide a mid-block crossing on 9th Ave connecting to proposed internal pedestrian circulation plans in order to overcome the challenges of a sidewalk on only one side of the street. Provision of pedestrian facilities is critical in an urban environment and where access is critical to the provision of services by the hospital. Furthermore, consideration should be given to a long-term strategy to construct continuous sidewalks on both sides of N. Justice St and 9th Ave in a manner which preserves the existing mature trees along the perimeter of the project area.*
- 3) *Low Impact Development / Green Infrastructure for Stormwater Management –*

Staff proposes the following:

Relocate the proposed pipe and inlets in the middle of the new lot off Brown St. into the parking island and using the parking island for stormwater treatment.

Similarly for the pipe and inlets along the north border of the new lot, relocate into the open space and provide treatment via a linear biocell/swale.

RESERVED FOR PLANNING BOARD COMMENTS

Ordinance # ____ - ____

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND
THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE
FOR PARCELS OF THE HENDERSON COUNTY HOSPITAL CORPORATION &
HENDERSON COUNTY (PARDEE HOSPITAL CAMPUS -
PIN# 9569507165, 9569508164, & 9569509133) BY CHANGING THE ZONING
DESIGNATION FROM MIC (MEDICAL INSTITUTIONAL,
CULTURAL ZONING DISTRICT) TO PCD (PLANNED COMMERCIAL
DEVELOPMENT CONDITIONAL ZONING DISTRICT)**

IN RE: 0 N. Justice St (PIN 9569507165), 0 9th Ave W (9569508164), 650 Brown
St (PIN 9569509133)
(File # P21-03-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Pardee Hospital for the construction of circulation enhancements and expanded surface parking;

WHEREAS, the Planning Board took up this application at its regular meeting on February 8, 2021; voting to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on March 4th, 2021, 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:

PINS 9569507165, 9569508164, 9569509133 from MIC Medical
Institutional Cultural to PCD Planned Commercial
Development Conditional Zoning District.

2. Development of the parcels shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be subject to the site limitations and conditions stipulated on the published List of Uses and Conditions.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this __th, day of January 2021.

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

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Amy H. Knight, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville; Angela L. Reece, in her capacity of City Clerk; and Angela S. Beeker, in her capacity as City Attorney, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 2021.

My commission expires:

Amy H. Knight

SUGGESTED MOTIONS

1) For Recommending Approval:

I move the City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from MIC (Medical, Institutional, Cultural) to PCD (Planned Commercial Development Conditional Zoning District), based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE YOUR REASONS]

SUGGESTED CATEGORIES FOR REASONS

1. Comprehensive Plan consistency.
2. Compatibility with surrounding uses.
3. Changed conditions.
4. Public interest.
5. Public facilities.
6. Effect on natural environment.

2) For Recommending Denial:

I move the City Council not adopt an ordinance rezoning the subject property for the following reasons:

[PLEASE STATE YOUR REASONS]

SUGGESTED CATEGORIES FOR REASONS

1. Comprehensive Plan consistency.
2. Compatibility with surrounding uses.
3. Changed conditions.
4. Public interest.
5. Public facilities.
6. Effect on natural environment.

IN RE: Pardee Entrance & Brown Street Parking Lot (File # P21-03-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

- Parking lots

II. Conditions:

(1) Shall Be Attached to the Conditional Rezoning and Satisfied Prior to Issuance of Final Site Plan Approval:

- i. Preservation of Existing Trees – The developer will preserve the trees noted on the Landscape Plan (shaded blue), in addition to any others over 30" dbh, to the greatest extent possible and in accordance with Tree Preservation Code Section 15-4 Existing Vegetation (c) regardless of whether the identified trees are credited towards the landscape requirements. Revisions to the Site Plan may be necessary.*
- ii. Pedestrian Access - In addition to a Fee-in-Lieu for Sidewalks, the Developer will partner with the City to provide a mid-block crossing on 9th Ave in order to overcome the challenges of a sidewalk on only one side of the street.*

(2) Shall Be Attached to the Conditional Rezoning:

- i. Final plans for the project shall comply with approved plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.*
- ii. Consideration should be given to a long-term strategy to construct continuous sidewalks on both sides of N. Justice St and 9th Ave in a manner which preserves the existing mature trees along the perimeter of the project area.*

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

Applicant
Signature: _____

Printed Name: _____

Date: _____

Property Owner:
Signature: _____

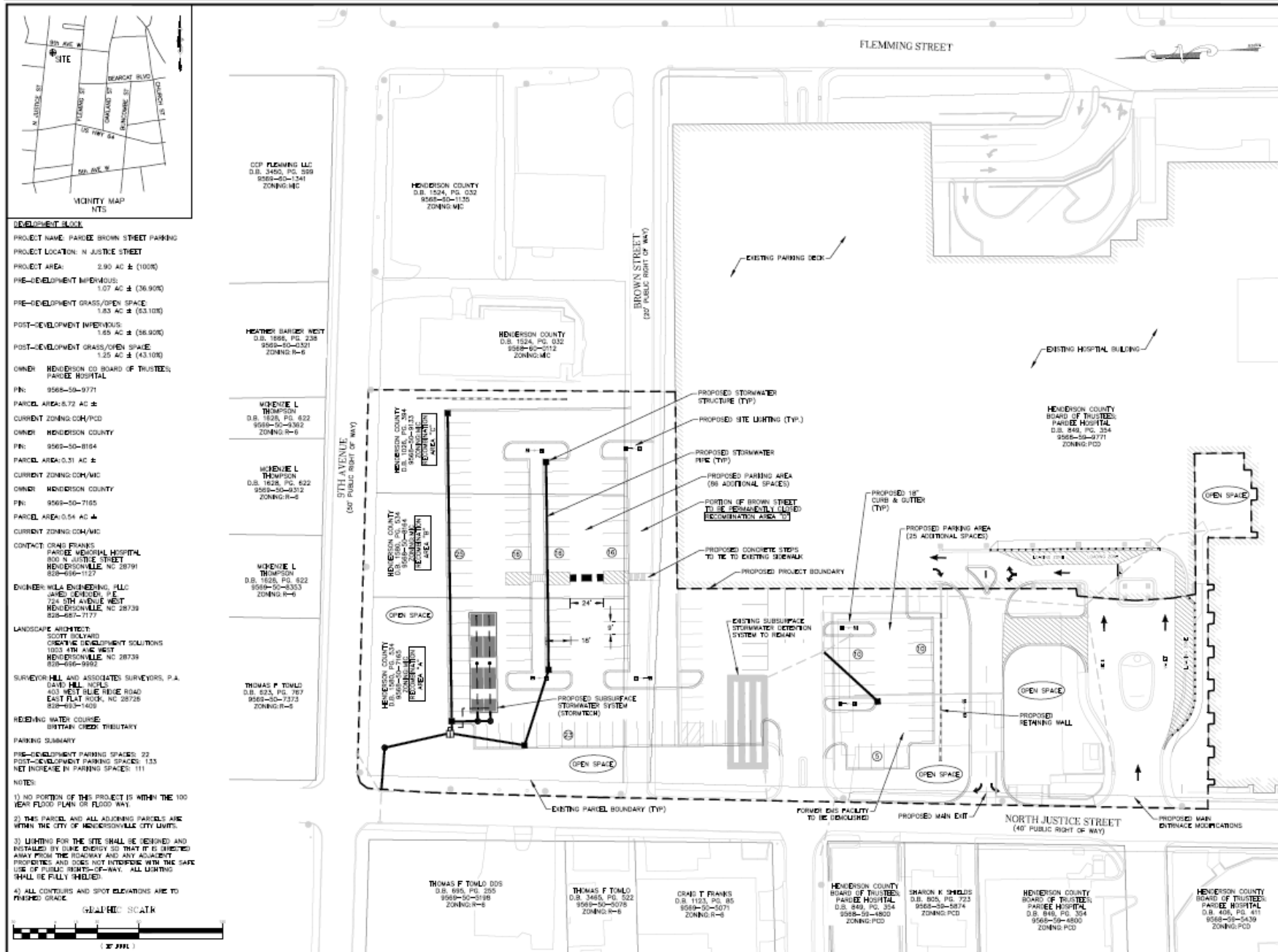
Printed Name: _____

Date: _____

Title within LLC: _____

PLANNING BOARD
 0 N JUSTICE/BROWN ST/9TH AVE – PARDEE ENTRANCE / BROWN STREET PARKING LOT
 FEBRUARY 8, 2021
 PAGE 22

APPENDIX A – Site Plan



DEVELOPMENT BLOCK

PROJECT NAME: PARDEE BROWN STREET PARKING

PROJECT LOCATION: N JUSTICE STREET

PROJECT AREA: 2.90 AC ± (100%)

PRE-DEVELOPMENT INTERVIEWS:

1.07 AC ± (36.90%)

PRE-DEVELOPMENT GRASS/OPEN SPACE:

1.83 AC ± (63.10%)

POST-DEVELOPMENT INTERVIEWS:

1.65 AC ± (56.90%)

POST-DEVELOPMENT GRASS/OPEN SPACE:

1.25 AC ± (43.10%)

OWNER: HENDERSON CO BOARD OF TRUSTEES
PARDEE HOSPITAL

PN: 9565-59-9771

PARCEL AREA: 8.72 AC ±

CURRENT ZONING: CH/MC

OWNER: HENDERSON COUNTY

PN: 9565-50-8164

PARCEL AREA: 0.31 AC ±

CURRENT ZONING: CH/MC

OWNER: HENDERSON COUNTY

PN: 9565-50-7165

PARCEL AREA: 0.54 AC ±

CURRENT ZONING: CH/MC

CONTACT: GRAD FRANKS
PARDEE MEMORIAL HOSPITAL
800 N JUSTICE STREET
HENDERSONVILLE, NC 28791
828-616-1127

ENGINEER: WLA ENGINEERING, PLLC
JARED JENNISON, P.E.
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739
828-616-7177

LANDSCAPE ARCHITECT:
SCOTT BOLANDY
SCOTT BOLANDY LANDSCAPE ARCHITECTS
1003 4TH AVE WEST
HENDERSONVILLE, NC 28739
828-616-9902

SURVEYOR/OWNER LAND SURVEYING, PLLC
JARED JENNISON, P.E.
522 FLEMING STREET
HENDERSONVILLE, NC 28739
828-595-9888

EXISTING WATER COURSE:
BUTTERN CREEK TRIBUTARY

NOTES:

- 1) NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD WAY.
- 2) THIS PARCEL AND ALL ADJOINING PARCELS ARE WITHIN THE CITY OF HENDERSONVILLE CITY LIMITS.
- 3) LIGHTING FOR THE SITE SHALL BE DESIGNED AND INSTALLED BY OUR ENGINEER SO THAT IT IS SHIELDED AWAY FROM THE ROADWAY AND ANY ADJACENT PROPERTIES AND DOES NOT INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY. ALL LIGHTING SHALL BE FULLY SHIELDED.
- 4) ALL CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.

HEATED RAIL SCALE

0 10 20 30 40 50 60 70 80 90 100

1" = 20'

LEGEND

EXISTING PARKING DECK

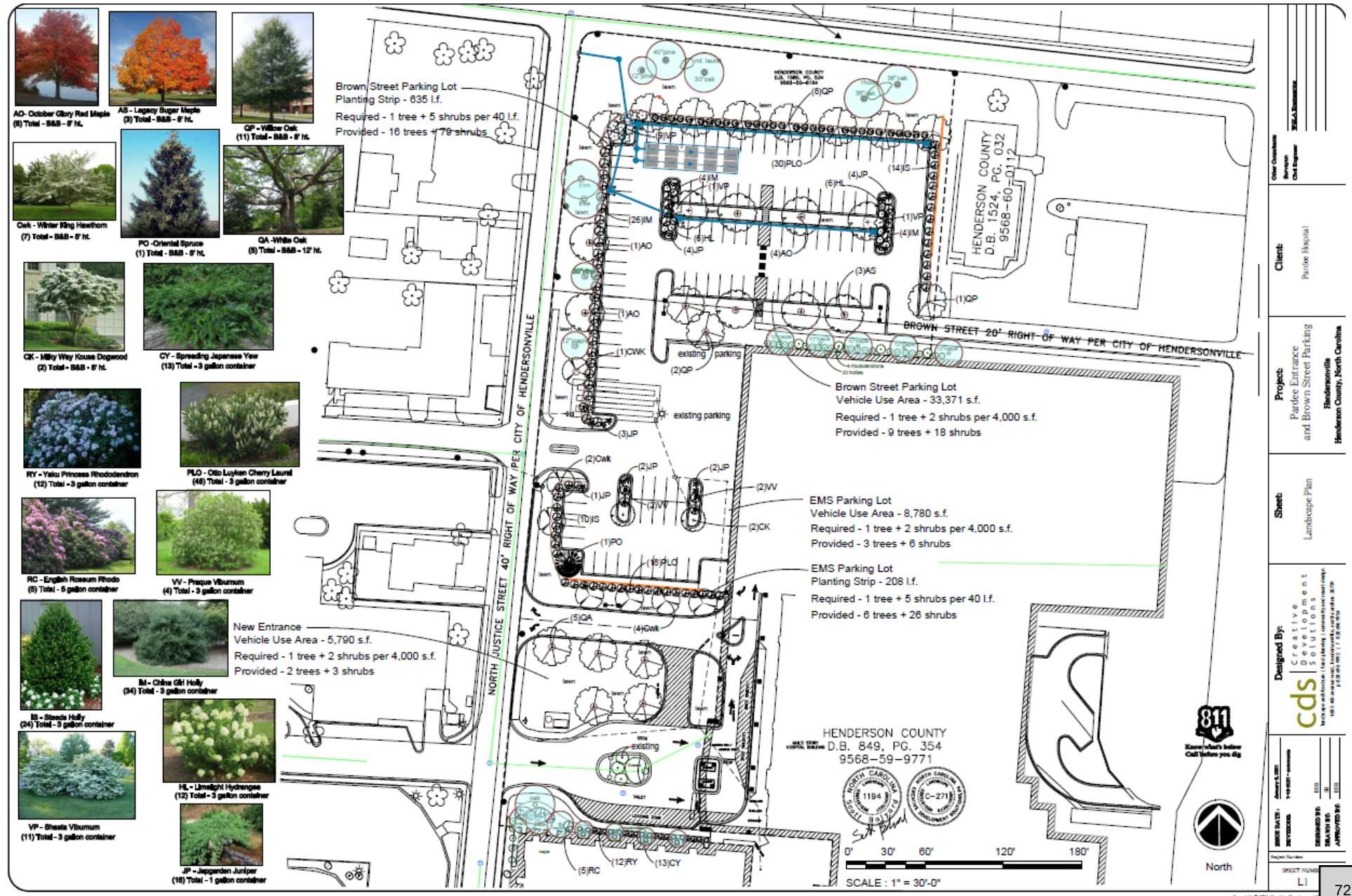
EXISTING HOSPITAL BUILDING

EXISTING WATER COURSE

PARCELS AND OWNERS:

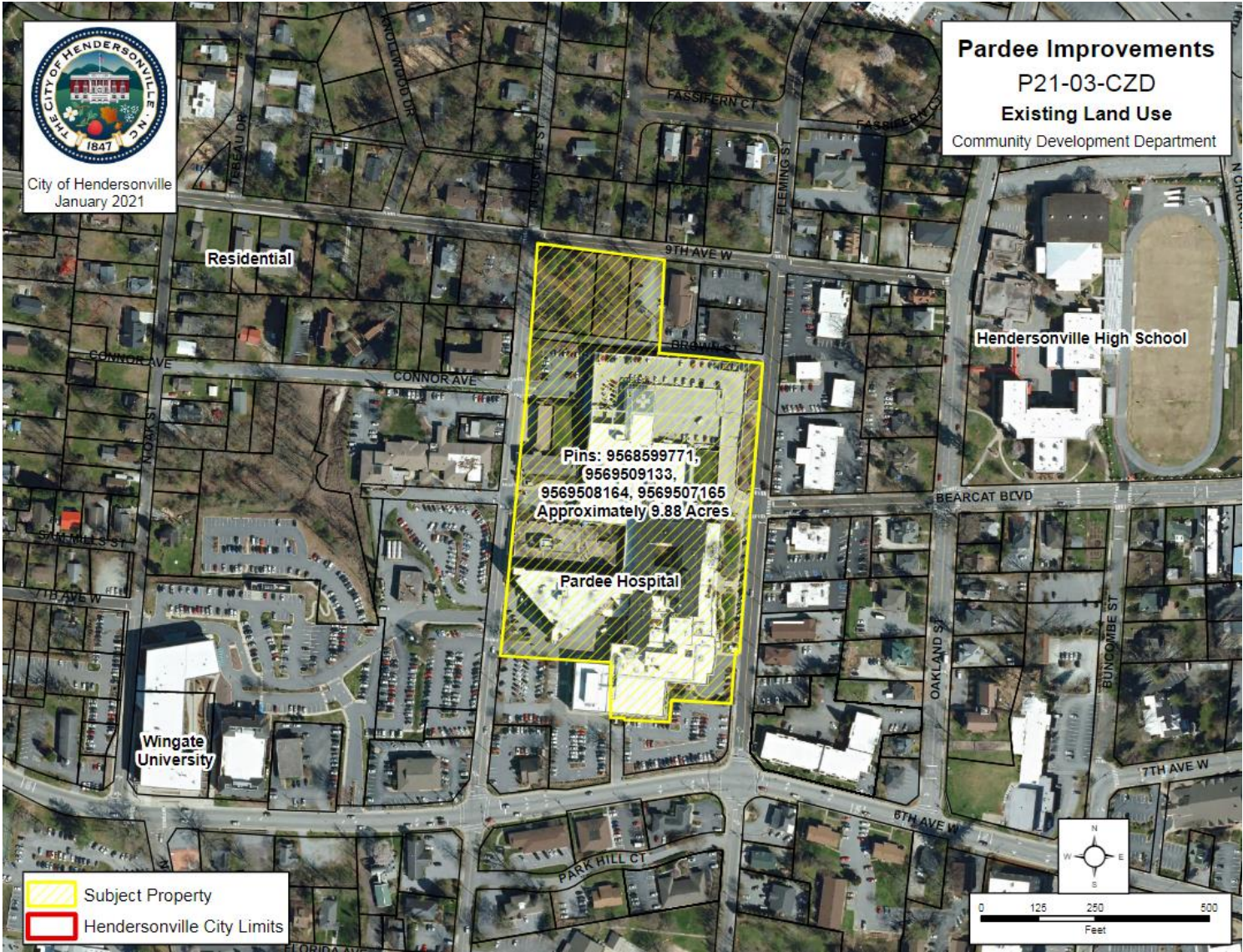
- COPI FLEMING LLC
O.B. 3450, PG. 259
9565-50-1341
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-1135
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0112
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0113
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0114
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0115
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0116
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0117
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0118
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0119
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0120
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0121
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0122
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0123
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0124
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0125
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0126
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0127
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0128
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0129
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0130
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0131
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0132
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0133
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0134
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0135
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0136
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0137
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0138
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0139
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0140
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0141
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0142
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0143
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0144
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0145
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0146
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0147
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0148
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0149
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0150
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0151
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0152
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0153
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0154
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0155
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0156
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0157
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0158
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0159
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0160
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0161
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0162
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0163
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0164
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0165
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0166
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0167
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0168
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0169
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0170
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0171
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0172
ZONING: MC
- HENDERSON COUNTY
O.B. 1524, PG. 032
9565-50-0

APPENDIX C – Landscape Plan

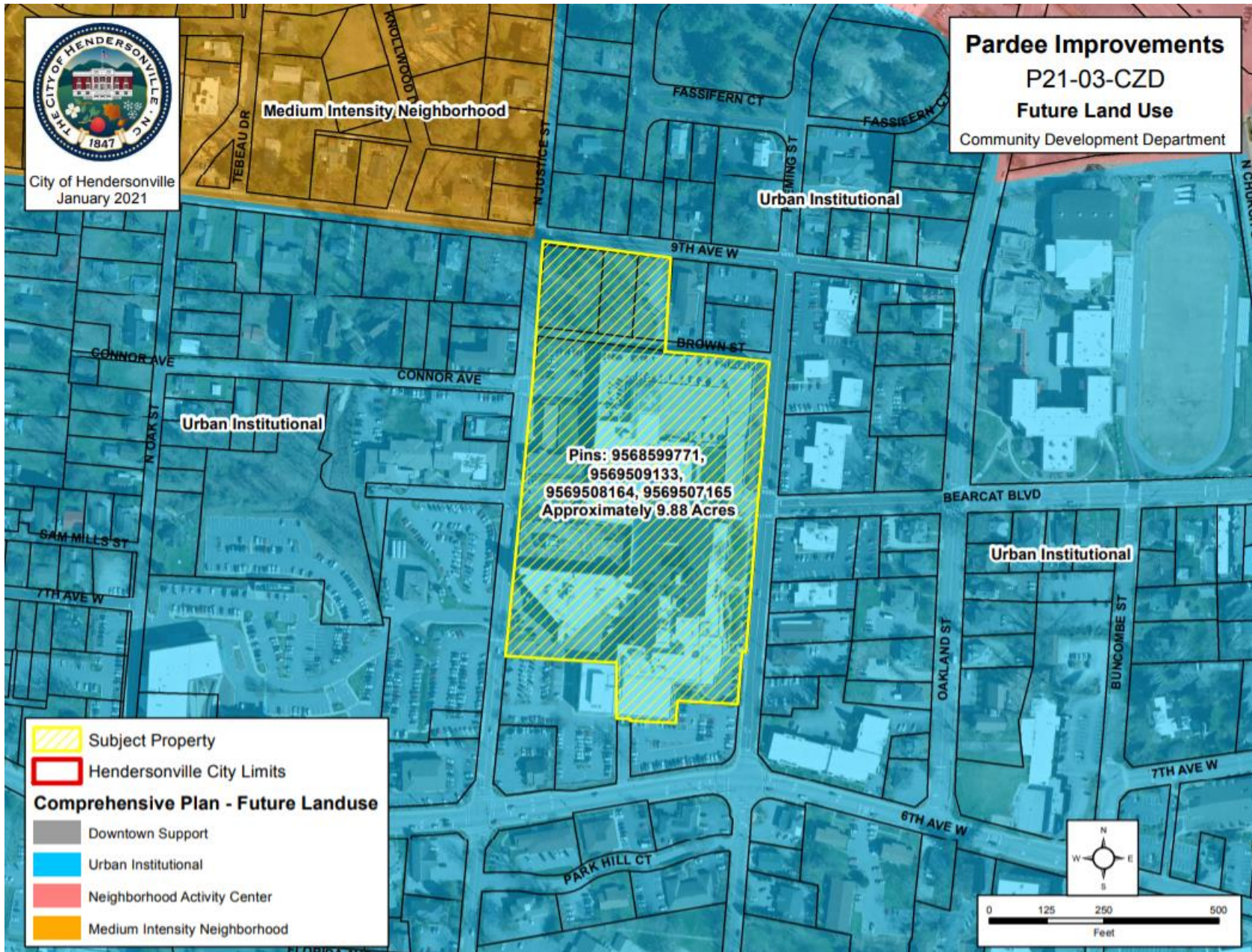


APPENDIX D – Planning Board Minutes
RESERVED

APPENDIX E – Existing Land Use Map



APPENDIX F – Future Land Use Map



APPENDIX G

Planning Report

Neighborhood Compatibility Meeting
 Application for a Conditional Zoning District
 Pardee Improvements File # P21-03-CZD
 Tuesday, January 19, 2021 2:00 p.m.

Tyler Morrow, Planner, convened the compatibility meeting at 2:00 pm in the Council Chambers of City Hall. Approximately three application representatives and three City staff were in attendance. The follow attended:

Name	Address	Name	Address
Jared DeRidder (app)	WGLA – 5 th Avenue		
Walter Carpenter, Attorney (app)	Pardee		
Craig Franks (app)	Pardee		
Tyler Morrow	Staff		
Terri Swann	Staff		
Matthew Manley	Staff		
Ken Fitch	Public		
Lurah Lowery	Media		

Mr. Morrow opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Morrow said the project will go before the Planning Board in February and City Council will hear the project in March. Mr. Morrow stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is a virtual meeting and Mr. Morrow explained the process and the steps to participate in the meeting. This is an informal meeting so state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Morrow stated the property is currently zoned MIC, Medical, Institutional and Cultural and PCD, Planned Commercial Development. The proposed rezoning is PCD CZD, Planned Commercial Development Conditional Zoning District. The site plan shows parking and improvements to the front of the hospital and the removal of one building. Jared DeRidder with WGLA is here to give a presentation of the project.

Jared DeRidder, WGLA stated several years ago the Emergency Services was relocated to Asheville Highway and therefore they plan to remove the building that was used for that. The entrance to the hospital bottle necks at times and they are planning to improve the entrance to the hospital. Mr. DeRidder pointed out the exit lane on N. Justice Street and showed how that will improve it. Once they remove the building, they will add much needed parking. They have filed a separate application for the closing of a portion of Brown Street. They plan to add 80 spaces to the new parking lot. They will also add stormwater and create pedestrian improvements to create a better access to the hospital.

Mr. Morrow stated they will hear the live comments. He explained the raise hand feature and asked each person to state their name and address for the record.

Ken Fitch, 1046 Patton Street stated Pardee Hospital is a primary institution in the city and county and the community cares deeply about it. When the parking garage was built, it was asked why it wasn't built larger and now here we are. Is this parking project part of the master plan? The site plan shows two access points on Fleming Street and N. Justice Street, can they discuss the routing and the flow. Is the additional parking lot for staff or public or both? Will the parking lot be monitored, and will it be used day and night 24/7? Concerning the stormwater, they are replacing major pervious surface with an impervious surface so where will the stormwater runoff flow? This is a major issue, where the water will go, and it will affect the City's infrastructure. Mr. Fitch was concerned with the zoning change to a commercial zoning and the effects it will have. With commercial adjacent to residential there are buffer requirements for this that need to be met. There are also large canopy trees on the site. Will they be retained or removed? The compatibility with the adjacent residential area is a concern. What is the future of Brown Street and will a TIA be offered? The additional traffic on 9th Avenue is a concern as this is a highly traveled pedestrian route. Can the applicant comment on how the grade will connect to N. Justice Street?

Mr. DeRidder stated concerning the grade onto N. Justice Street. He witnessed a fire truck once, trying to turn left onto Brown Street and the truck got stuck. Currently the intersection at Brown Street and N. Justice Street does not meet any NCDOT criteria or the city's criteria. They are only closing a portion of Brown Street and there will be two entry points from Justice and Fleming for the garage. The existing connection will stay intact and remain the same. Concerning a TIA, they are not required to do this as they are only providing additional parking and improvements. They do not meet the threshold that would require them to submit a TIA. There will not be much additional traffic. The closing of Brown Street is a separate application and they can give a strong argument as to why it needs to be closed. It is a safety hazard and should be closed. They feel that the project is very compatible with the neighborhood with the law offices, medical offices and other commercial uses in the area. Buffers are not required across the right-of-way but they do plan to submit a detailed landscaping plan to the city. They will keep and maintain any large trees that they can. They will have to remove some of the trees. Mr. DeRidder explained the MIC zoning would permit the parking by right but since they plan to close a portion of Brown Street, they filed a conditional rezoning application for the improvements and the added parking. They have talked with John Connet, City Manager concerning stormwater infrastructure and they know how to release the water into the City's infrastructure correctly and without causing any issues. They have submitted the stormwater plan to the Engineering Department for approval. The parking lot will be used day and night and will be fully lit. GE will supply the lighting and it will look uniform across the Pardee campus. Whether the parking lot is used for staff or the public will be up to Pardee as they will use it as they see fit. This parking lot was not part of the master plan. It would be hard to have this as part of the master plan with all the property that Henderson County and Pardee have acquired. The need for more parking has evolved over time and they are trying to serve the county.

Mr. Fitch stated the security of the parking lot is a big issue. If the parking lot is used at night, there needs to be some measures taken to monitor the parking lot. There is also the issue of the Dark Sky lighting. This lighting should be taken into consideration for the project. There are large, major trees where the parking lot will go and taking them all down will affect the view shed of the residential properties. If there are not many large trees left on

the lot and this will affect the residential community. It should be clear what the plan is for the trees in time for the Planning Board to review it, and this should also be reviewed by the Tree Board. The plan should show how the lot will be accessible to the public and how it will function. Compatibility is an issue as they are altering the landscape of the property.

Mr. DeRidder stated they would address more of the comments at the Planning Board meeting. The security would be addressed by Pardee. They know what the concerns are, and they already have security measures on the campus. He understands the neighbors concerns about the view shed. It is hard to please everyone and yes, they will have to remove trees, but they will have a tree credit for the remaining trees and a planting plan for the ones that are removed.

Mr. Manley stated the Tree Board will review this project on February 2nd.

Mr. Morrow stated if anyone is interested in having a copy of the site plan, they will just need to contact the Community Development Department.

Lurah Lowery, a reporter with the Times News, asked if they have a completion timeline. Mr. DeRidder stated they plan to break ground in April and this project will be somewhat phased out so the completion would be by October 2021.

Mr. Morrow asked if anyone else would like to comment. No other comments were made.

Mr. Morrow stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well. The property will also be posted with the meeting information on the sign.

With no further comments or questions, Mr. Morrow closed the meeting at 2:30 pm.

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PARDEE ENTRANCE AND PARKING IMPROVEMENTS

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



Preliminary
Not For
Construction



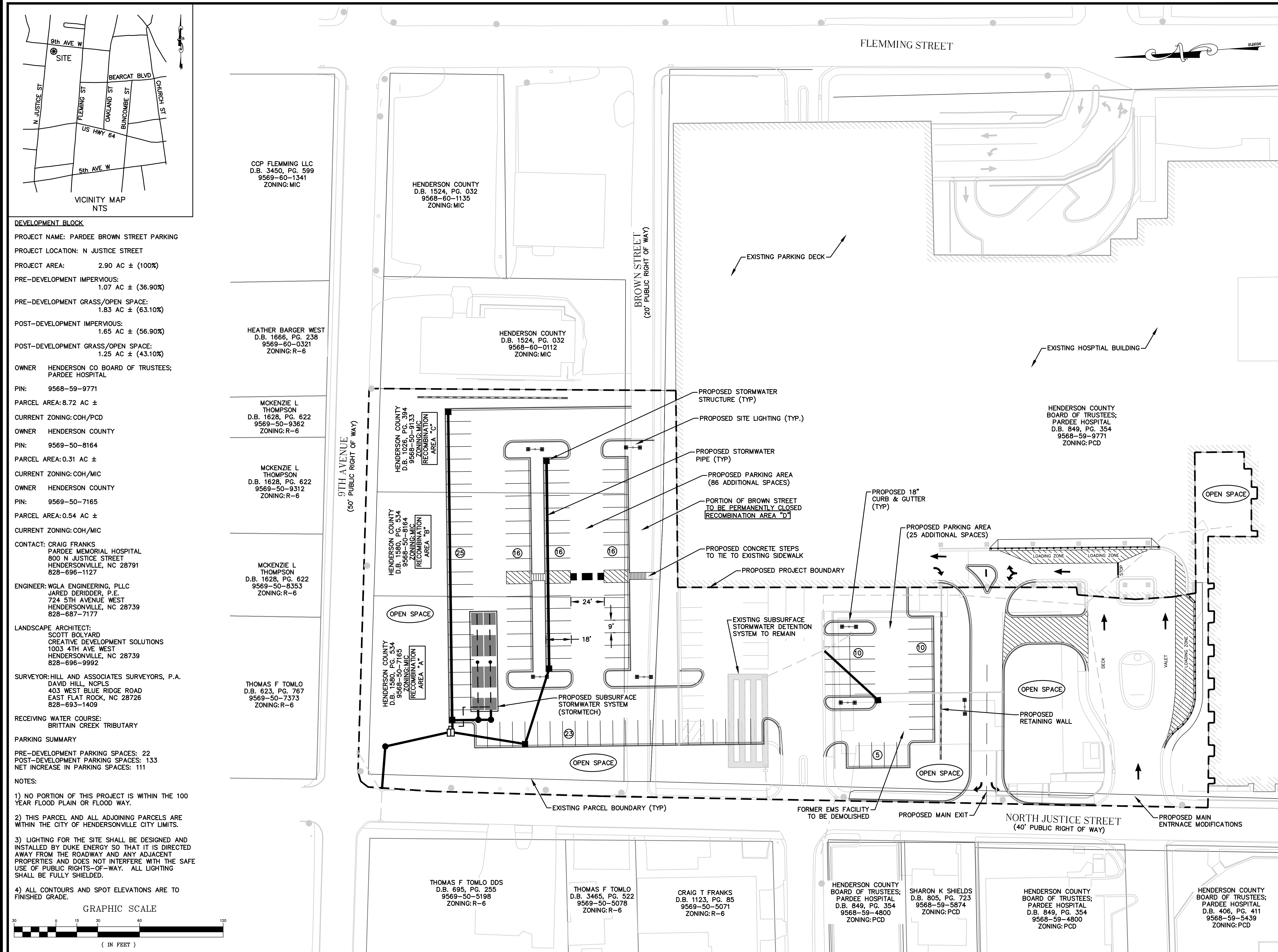
Know what's below.
Call before you dig.

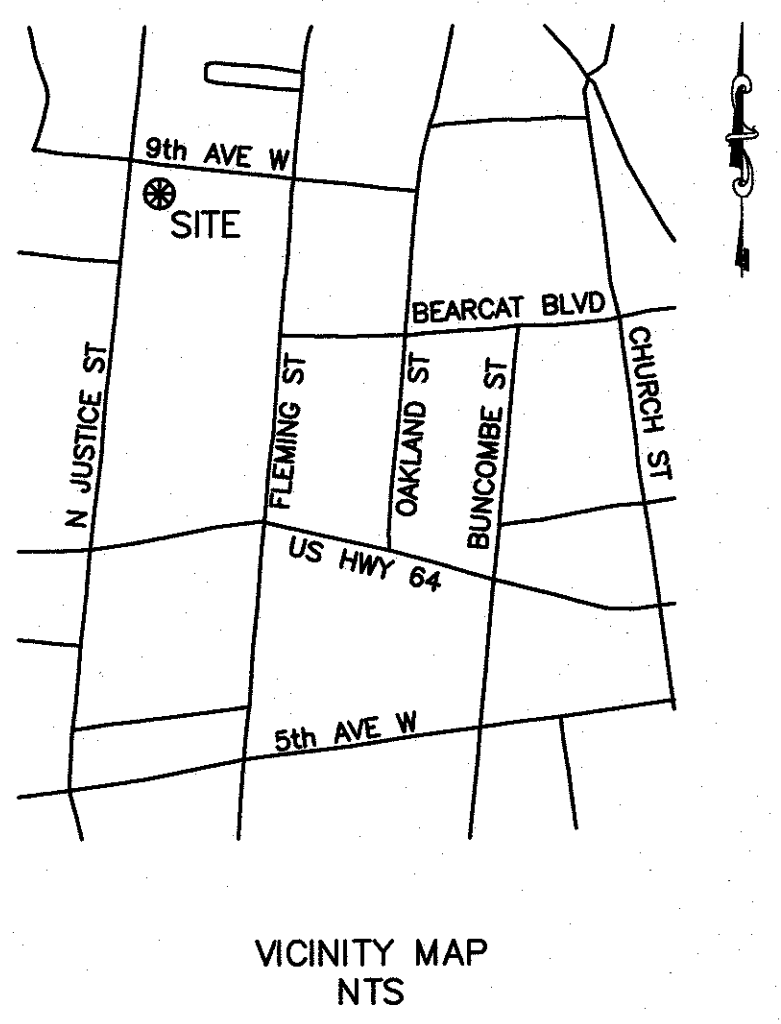
PROJECT NUMBER: 20141
DATE: 1-14-21
DRAWN BY: JRC
CHECKED BY: JLD

PRELIMINARY
SITE PLAN

C-200

SCALE: 1"=30'





DEVELOPMENT BLOCK

PROJECT NAME: PARDEE BROWN STREET PARKING
PROJECT LOCATION: N JUSTICE STREET

PROJECT AREA: 2.90 AC ± (100%)
PRE-DEVELOPMENT IMPERVIOUS: 1.07 AC ± (36.90%)
PRE-DEVELOPMENT GRASS/OPEN SPACE: 1.83 AC ± (63.10%)
POST-DEVELOPMENT IMPERVIOUS: 1.65 AC ± (56.90%)
POST-DEVELOPMENT GRASS/OPEN SPACE: 1.25 AC ± (43.10%)

OWNER: HENDERSON CO BOARD OF TRUSTEES; PARDEE HOSPITAL
PIN: 9568-59-9771
PARCEL AREA: 8.72 AC ±
CURRENT ZONING: COH/PCD

OWNER: HENDERSON COUNTY
PIN: 9569-50-8164
PARCEL AREA: 0.31 AC ±
CURRENT ZONING: COH/MIC

OWNER: HENDERSON COUNTY
PIN: 9569-50-7165
PARCEL AREA: 0.54 AC ±
CURRENT ZONING: COH/MIC

CONTACT: CRAIG FRANKS
PARDEE MEMORIAL HOSPITAL
800 N JUSTICE STREET
HENDERSONVILLE, NC 28791
828-696-1127

ENGINEER: WGLA ENGINEERING, PLLC
JARED DERIDDER, P.E.
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739
828-687-7177

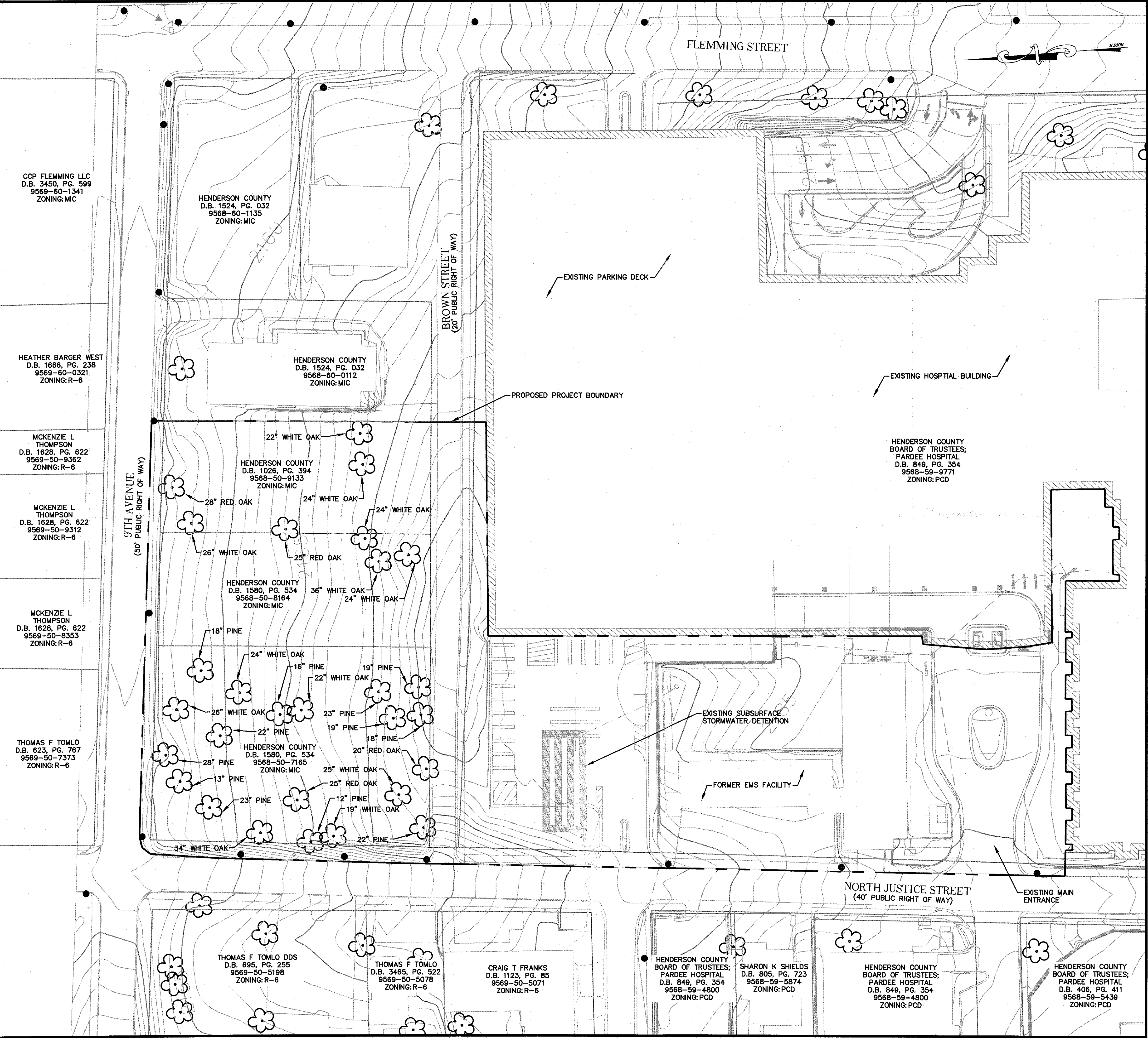
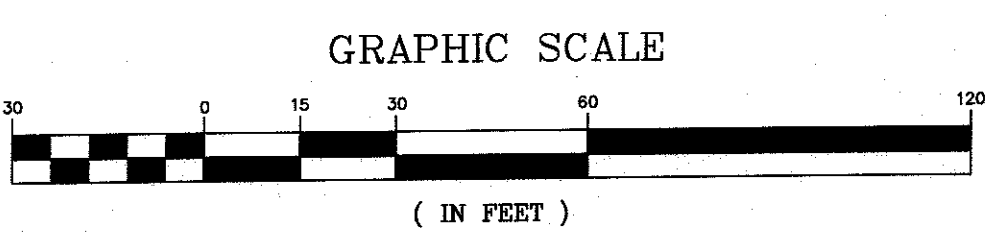
LANDSCAPE ARCHITECT:
SCOTT BOLYARD
CREATIVE DEVELOPMENT SOLUTIONS
1003 4TH AVE WEST
HENDERSONVILLE, NC 28739
828-696-9992

SURVEYOR: OWNBEY LAND SURVEYING, PLLC
JARED OWNBEY, NCPLS
522 FLEMING STREET
HENDERSONVILLE, NC 28739
828-595-9668

RECEIVING WATER COURSE:
BRITAIN CREEK TRIBUTARY

NOTES:

- 1) NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD WAY.
- 2) THIS PARCEL AND ALL ADJOINING PARCELS ARE WITHIN THE CITY OF HENDERSONVILLE CITY LIMITS.
- 3) LIGHTING FOR THE SITE SHALL BE DESIGNED AND INSTALLED BY DUKE ENERGY SO THAT IT IS DIRECTED AWAY FROM THE ROADWAY AND ANY ADJACENT PROPERTIES AND DOES NOT INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY. ALL LIGHTING SHALL BE FULLY SHIELDED.
- 4) ALL CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.



WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

PARDEE ENTRANCE AND PARKING IMPROVEMENTS

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



Preliminary Not For Construction

REVISIONS	
DATE	DESCRIPTION



PROJECT NUMBER: 20141
DATE: 12-10-20
DRAWN BY: JRC
CHECKED BY: JLD

EXISTING CONDITIONS AND TREE SURVEY

C-100

SCALE: 1"=30'



AO - October Glory Red Maple
(6) Total - B&B - 8' ht.

AS - Legacy Sugar Maple
(3) Total - B&B - 8' ht.



Cwk - Winter King Hawthorn
(7) Total - B&B - 8' ht.



PO - Oriental Spruce
(1) Total - B&B - 8' ht.



QP - Willow Oak
(11) Total - B&B - 8' ht.



CK - Milky Way Kousa Dogwood
(2) Total - B&B - 8' ht.



CY - Spreading Japanese Yew
(13) Total - 3 gallon container



RY - Yaku Princess Rhododendron
(12) Total - 3 gallon container



PLO - Otto Luyken Cherry Laurel
(48) Total - 3 gallon container



RC - English Roseum Rhodo
(5) Total - 5 gallon container



VV - Praque Viburnum
(4) Total - 3 gallon container



IS - Steeds Holly
(24) Total - 3 gallon container



IM - China Girl Holly
(34) Total - 3 gallon container



VP - Shasta Viburnum
(11) Total - 3 gallon container



HL - Limelight Hydrangea
(12) Total - 3 gallon container



JP - Japgarden Juniper
(16) Total - 1 gallon container

Brown Street Parking Lot
Planting Strip - 635 l.f.
Required - 1 tree + 5 shrubs per 40 l.f.
Provided - 16 trees + 79 shrubs



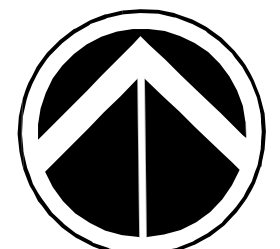
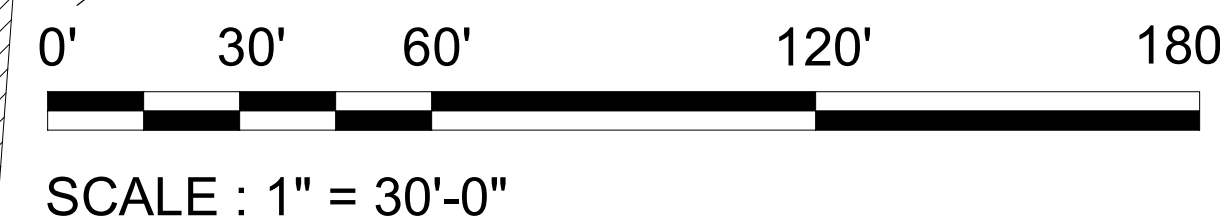
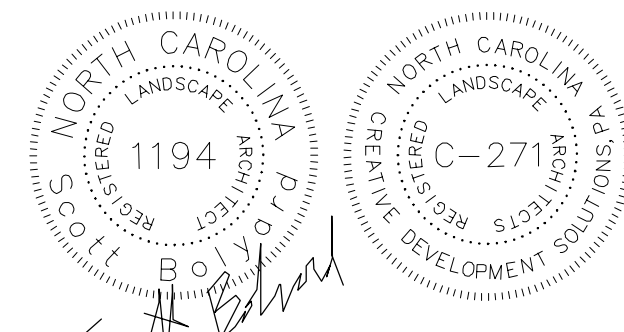
Brown Street Parking Lot
Vehicle Use Area - 33,371 s.f.
Required - 1 tree + 2 shrubs per 4,000 s.f.
Provided - 9 trees + 18 shrubs

EMS Parking Lot
Vehicle Use Area - 8,780 s.f.
Required - 1 tree + 2 shrubs per 4,000 s.f.
Provided - 3 trees + 6 shrubs

EMS Parking Lot
Planting Strip - 208 l.f.
Required - 1 tree + 5 shrubs per 40 l.f.
Provided - 6 trees + 26 shrubs

New Entrance
Vehicle Use Area - 5,790 s.f.
Required - 1 tree + 2 shrubs per 4,000 s.f.
Provided - 2 trees + 3 shrubs

HENDERSON COUNTY
D.B. 849, PG. 354
9568-59-9771



Other Consultants	Surveyor:	WG&A Engineering
Client:	Pardee Hospital	
Project:	Pardee Entrance and Brown Street Parking	Hendersonville Henderson County, North Carolina
Sheet:	Landscape Plan	
Designed By:	Creative Development Solutions landscape architecture land planning community and resort design 1003 4th Avenue West, Hendersonville, North Carolina 28759 p 828.696.9992 f 828.696.9924	
ISSUE DATE:	January 6, 2021	1-16-2021 - comments
REVISIONS:		
DESIGNED BY:	DSB	
DRAWN BY:	SB	
APPROVED BY:	DSB	
Project Number:		
SHEET NUMBER:	L1	

Project Plant List						
Total Canopy Trees - 26 of which 1 are Evergreen **			All Plants to Meet Ansi Z60.1 Strnds.			
Key	Qty	Botonical Name	Common Name	Size	Remarks	Mature HeightxSpread
AO	6	Acer 'October Glory'	October Glory Maple	2" Caliper, 8' Height	B&B, Single Straight Leader	50' X 30'
AS	3	Acer sacharum 'Legacy'	October Glory Maple	2" Caliper, 8' Height	B&B, Single Straight Leader	60' X 40'
PO **	1	Picea orientalis	Oriental Spruce	8' Height	B&B, Single Straight Leader	60' X 25'
QA	5	Quercus alba	White Oak	3" Caliper, 12' Height	B&B, Single Straight Leader	80' X 60'
QP	11	Quercus phellos	Willow Oak	2" Caliper, 8' Height	B&B, Single Straight Leader	60' X 40'

Understory Trees - 9 of which 0 are Evergreen **			All Plants to Meet Ansi Z60.1 Strnds.			
Key	Qty	Botonical Name	Common Name	Size	Remarks	Mature HeightxSpread
CK	2	Cornus kousa 'Milkyway'	Milkyway Kousa Dogwood	2" Caliper, 8' Height	B&B, Single Straight Leader	20' X 20'
Cwk	7	Crateagus viridis 'Winter King'	Winterking Hawthorn	2" Caliper, 8' Height	B&B, Single Straight Leader	35' X 30'

Evergreen Shrubs - 140 Total			All Plants to Meet Ansi Z60.1 Strnds.			
Key	Qty	Botonical Name	Common Name	Size	Remarks	Mature HeightxSpread
CY	13	Cephalotaxus harringtonia' Prosrata'	Spreading Japanese Plum Yew	3 gallon, 18" Height	Full Plant .	3' X 4'
IM	28	Ilex meserveae 'China Girl'	China Girl Holly	3 gallon, 18" Height	Full Plant	8' X 8'
	6	Ilex meserveae 'China Boy'	China Boy Holly	3 gallon, 18" Height	pollinator mix btween every 6 china girls	8' X 8'
IS	24	Ilex 'Steeds'	Steeds Holly	3 gallon, 18" Height	Full Plant	6' X 5'
PLO	48	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	3 gallon, 18" Height	Full Plant	4' X 6'
RY	12	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	3 gallon, 18" Height	Full Plant	4' X 4'
RC	5	Rhododendron 'English Roseum'	English Roseum Rhododendron	5 gallon, 24" Height	Full Plant	10' X 8'
VV	4	Viburnum 'Pragense"	Praque Viburnum	3 gallon, 18" Height	Full Plant	8' X 8'

Deciduous Shrubs - 23Total			All Plants to Meet Ansi Z60.1 Strnds.			
Key	Qty	Botonical Name	Common Name	Size	Remarks	Mature HeightxSpread
HL	12	Hydrangea 'Limelight'	Limelight Hydrangea	3 gallon, 18" Height	Full Plant	6' X 6'
VP	11	Viburnum plicatum' Shasta'	Shasta Viburnum	3 gallon, 18" Height	Full Plant	8' X 8'

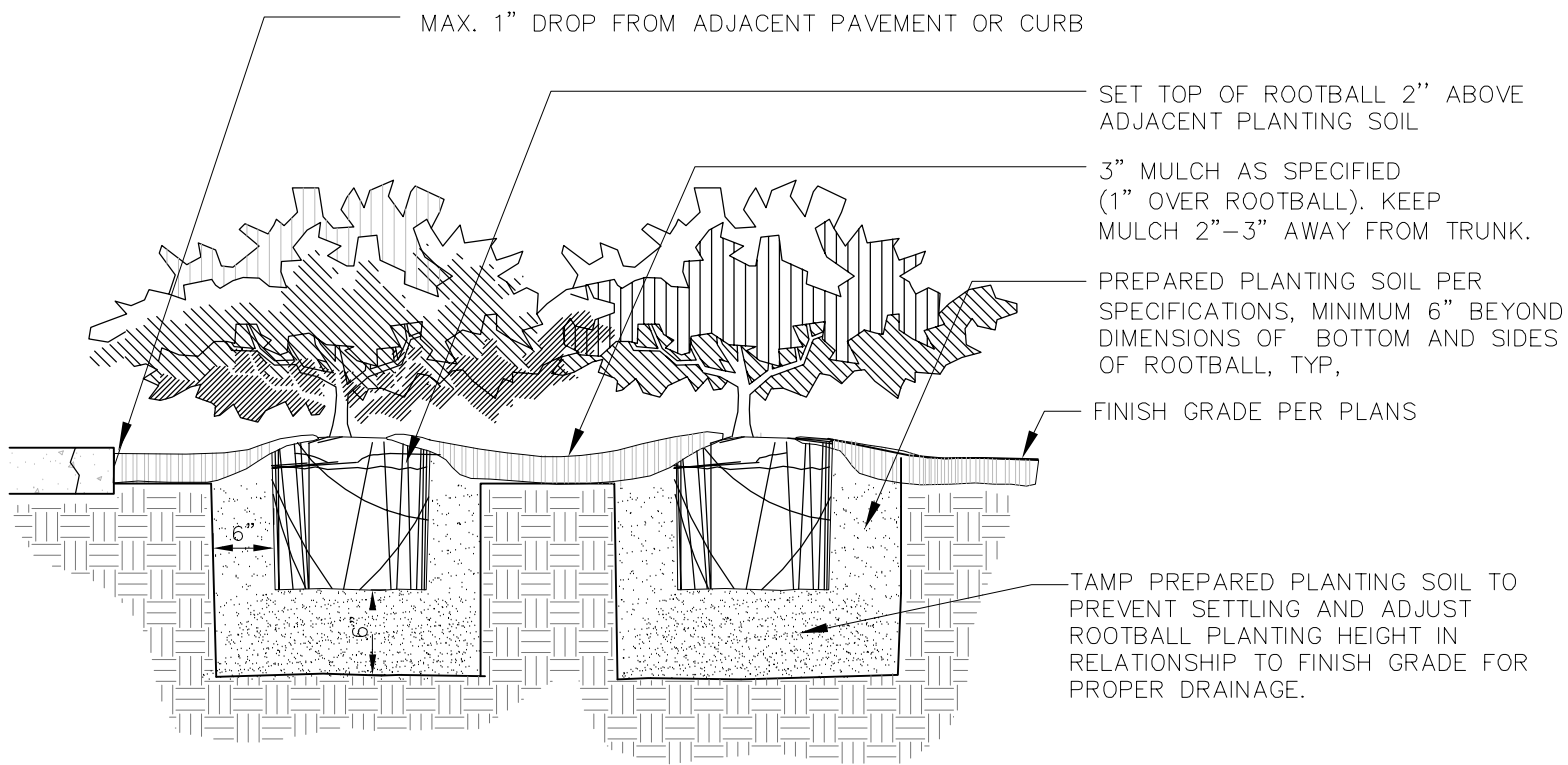
Groundcovers, Flowers, Grass			All Plants to Meet Ansi Z60.1 Strnds.			
Key	Qty	Botonical Name	Common Name	Size	Remarks	Mature HeightxSpread
JP	16	Juniperus procumbens 'nana'	Japanese Garden Juniper	1 gallon, 6" Height	Full Plant	1' X 5'

Landscape Notes

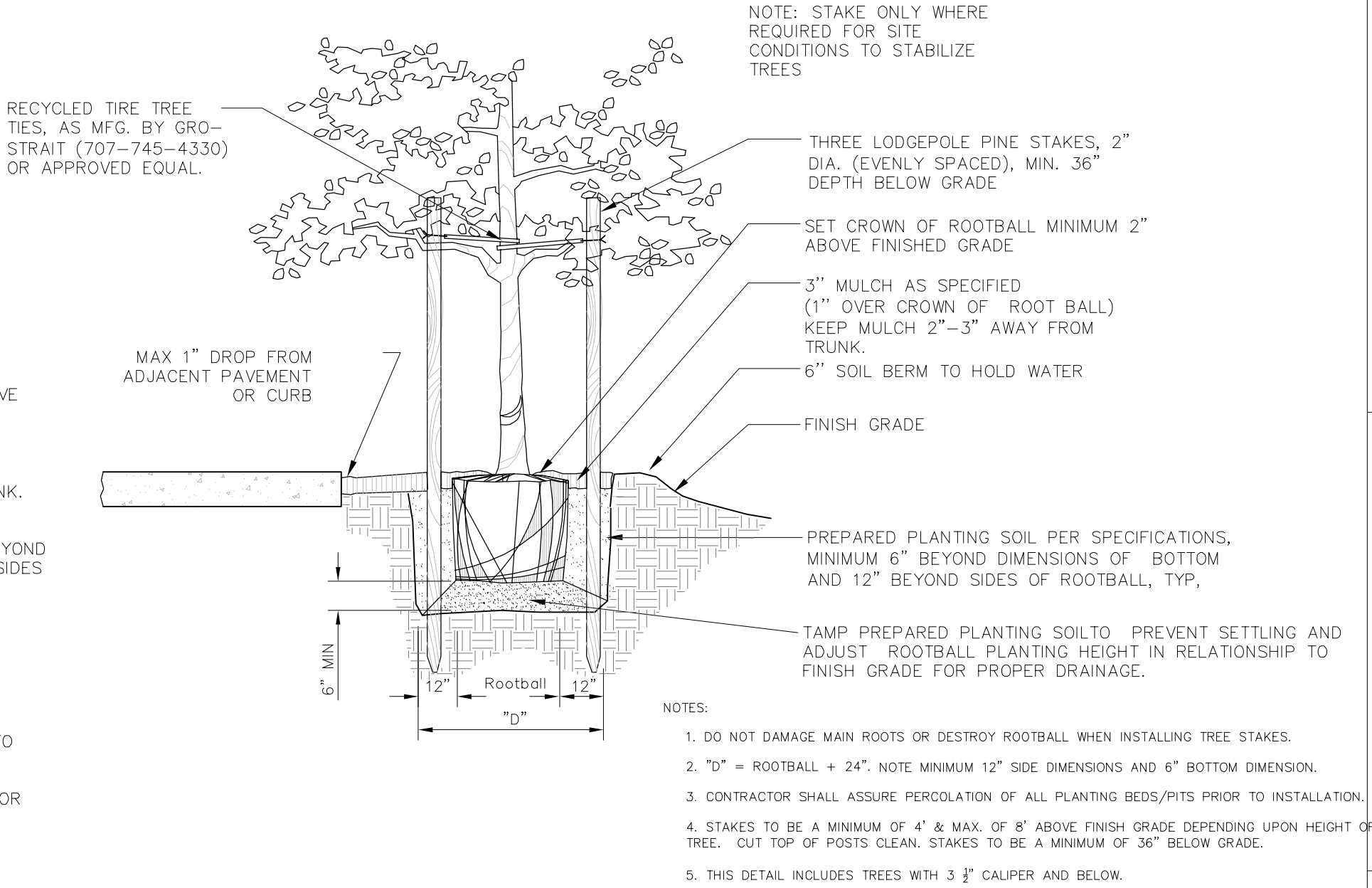
1. ALL AREAS SHOWN AS LARGE TREES, SMALL FLOWERING TREES, AND SHRUB AND PERENNIAL LANDSCAPING ON THE LANDSCAPE PLAN IS TO BE MULCHED AND SHALL RECEIVE A 3" DEPTH OF SHREDDED PINE BARK MULCH.
2. CONTRACTOR SHALL VERIFY QUANTITIES ON THE PLAN AND IS RESPONSIBLE FOR ALL PLANTS AS SHOWN ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. PROVIDE UNIT PRICES FOR ALL PLANT AND TREE MATERIALS.
3. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT CONTRACTORS' EXPENSE.
4. PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT REMOVE THE CENTRAL LEADER OF ANY TREE OR PLANT. PLANTS SHALL NOT HAVE A SHEARED APPEARANCE AND MUST MEET MINIMUM SIZES AS INDICATED ON THE PLANT LIST.
5. ALL PLANT MATERIAL IS TO CONFORM TO THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. SEE PLANT LIST FOR SPECIFICATIONS AND SIZES. (NOTE: SIZE TO BE 'DBH' MEASURED 6" ABOVE GROUND)
6. LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, ESPECIALLY DUE TO UNDERSIZED OR DAMAGED MATERIALS.
7. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND IDENTIFICATION OF ALL UTILITIES. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S COST.
8. ALL DEMOLISHED MATERIALS AND TRASH ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
9. ALL PLANTINGS HOLES AND BEDS ARE TO BE CLEANED OF ROCKS AND DEBRIS >1", EACH PLANT OR TREE IS TO BE HOLE AMENDED AND THE EXISTING NATIVE SOIL IS TO BE AMENDED WITH 25% OF NATURES HELPER AND 25% OF ORGANIC COMPOST (OR APPROVED EQUAL), THEN THOROUGHLY MIXED TOGETHER TO CREATE A PLANTING SOIL MIX.
10. ALL EXISTING AND PROPOSED TREES NOT CONTAINED WITHIN A MULCHED BED ARE TO RECEIVE A 3" DEPTH OF A 4' DIAMETER CIRCLE OF ABOVE SPECIFIED MULCH AROUND EACH TREE. EXCEPT WHERE TREES OCCUR IN SWALES, DITCHES, OR DRAINAGE PATTERNS, THEN ONLY USE 1' DIAMETER CIRCLES.
11. REPORT ANY POORLY DRAINED SOILS OR ANY DRAINAGE PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO REPORT SUCH CONDITIONS WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR CORRECTING THE PROBLEM AND REPLACING DAMAGED OR LOST PLANTS. PROPER PLANT DRAINAGE IS DEFINED BY FLOODING PLANTING HOLE TO SURROUNDING SOIL LEVEL WITH WATER AND COMPLETE PERCOLATION OF THE WATER WITHIN THE HOLE IN A 24 HOUR PERIOD.
12. LANDSCAPE ARCHITECT OR OWNER TO FIELD APPROVE THE PLACEMENT OF ALL PLANT MATERIALS.
13. FINE GRADE ALL PLANTING AREAS TO INSURE PROPER DRAINAGE. AREAS TO BE SEEDED ARE TO BE FREE OF DEBRIS AND ROCKS >1" PRIOR TO LAYING SOD OR APPLYING SEED.
14. PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW PLANT AND LIGHT LOCATIONS WITH LANDSCAPE ARCHITECT OR OWNER TO ELIMINATE CONFLICTS.
15. PROVIDE LABOR, EQUIPMENT, MATERIALS, AND SERVICE NECESSARY TO COMPLETE THE LANDSCAPE WORK.
16. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
17. MAINTAIN ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OR SUBSTANTIAL COMPLETION OF WORK. MAINTENANCE TO INCLUDE: WATERING, MULCHING, WEEDING, SPRAYING, MOWING, STRAIGHTENING, FERTILIZING, CLEANUP, ECT.)

NOTES:

1. DETAIL APPLIES TO MATERIALS PLANTED AT GREATER THAN 18" O.C.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION AND INSURE POSITIVE DRAINAGE OF ALL PLANTING AREAS, SEE NOTES AND SPECIFICATIONS.



L4 Shrub Planting Detail Scale: NTS



2 L4 Tree Planting Detail Scale: NTS

Other Consultants
Surveyor:
Civil Engineer

WGLA Engineering

Client:
Pardee Hospital

Project:
Pardee Entrance
and Brown Street Parking
Hendersonville
Henderson County, North Carolina

Sheet:
Landscape Plan

Designed By:
Creative Development
Solutions
landscape architecture | land planning | community and resort design
1003 4th Avenue West, Hendersonville, North Carolina 28739
p 828.696.9992 | f 828.696.9924

ISSUE DATE :
January 6, 2021

REVISIONS:
1-18-2021 - comments

DESIGNED BY:
DSB

DRAWN BY:
SB

APPROVED BY:
DSB

Project Number:

SHEET NUMBER :
L2

