



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULARLY SCHEDULED
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Monday, November 14, 2022 – 4:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Minutes of October 10, 2022

4. OLD BUSINESS

5. NEW BUSINESS

A. Administrative Review: Preliminary Site Plan and Preliminary Plat– Townes at Martha Kate (A22-76-SPR) (A22-89-MAJ SUB) – *Tyler Morrow – Planner II*

6. OTHER BUSINESS

A. Comprehensive Plan Update - Matthew Manley

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
October 10, 2022**

Members Present: Neil Brown, Frederick Nace, Jim Robertson (Chair), Peter Hanley, Laura Flores, Andrea Martin, Barbara Cromar, Jon Blatt, (Vice-Chair)

Members Absent: Stuart Glassman, Tamara Peacock

Staff Present: Matthew Manley, Planning Manager, Lew Holloway, Community Development Director and Tyler Morrow, Planner

- I Call to Order.** *The Chair called the meeting to order at 4:00 pm. A quorum was established.*
- II Approval of Agenda.** *Chair stated he would like to add a discussion on amending the Rules of Procedure to allow committees of this board to meet virtually to the agenda. Mr. Brown moved to approve the agenda as amended. The motion was seconded by Mr. Blatt and passed unanimously.*
- III Approval of Minutes for the meeting of September 12, 2022.** *Mr. Brown moved to approve the Planning Board minutes of the meeting of September 12, 2022. The motion was seconded by Mr. Hanley and passed unanimously.*
- IV Old Business**
- V New Business**
- V(A) Conditional Zoning District – Lakewood Apartment (P22-54-CZD).** Mr. Manley explained this application was deemed incomplete for several reasons and therefore has been deferred to next month.
- VI Other Business**
- VI(A) Recommendation for 2045 Comprehensive Plan Consultant.** Mr. Manley stated staff has been going through the process of issuing an RFP, receiving proposals and reviewing proposals for the 2045 Comprehensive Plan. The RFP was released at the beginning of August and the deadline was August 31st. They have received five proposals which were listed in the presentation. He explained the review process with staff and a rating sheet used to determine if they were a right fit or not. The scores and grades were compiled. City staff that reviewed these firms were Tyler Morrow, Matthew Manley, Jamie Carpenter, Mark Stierwalt from Public Works and Brent Detwiler from Engineering. They were all competent teams with great experience. Mr. Manley explained the interview process which included three firms. Staff shared the three proposals with the Long Range Planning Committee and they had time to review those as well. The internal staff team along with a representative from the Long Range Planning Committee (Planning Board Chair) conducted the interviews. After that the internal Planning staff and Long Range Committee had a final discussion. Mr. Manley explained the thoughts staff had on each of the firms. At the conclusion of this selection process, there was a clear consensus that the Bolton & Menk team presented an optimal combination of experience, skills and approach to achieve the stated outcomes of the 2045 Comprehensive Plan. He explained staff's reasoning behind the choice of Bolton & Menk. He received references for the firm and one reply was very favorable. He is expecting to hear from others. Chair stated the Long Range Committee met twice and they were shown the scoring sheets for the firms. He explained the interview process. The folks at Bolton & Menk seemed very enthusiastic about working with the city. They stood out

above the others. This firm was also local and that makes a difference as well. Ms. Cromar asked about community engagement and input. Mr. Manley explained having meetings and community input. Chair explained having surveys and online surveys. Mr. Manley explained the process and moving forward to City Council in November for approval. He explained the timeline and that being 18 to 24 months. Mr. Holloway stated this firm has proposed a timeframe of 12 months for completion. It could possibly take longer. Mr. Holloway stated they are looking to have a final Comprehensive Plan in front of Planning Board for approval in roughly 12 to 18 months. Other discussion was made about the process to get to this point. Mr. Blatt asked about Henderson County's process and who they picked and how they compared. Mr. Manley stated he was not involved with any of that, and he could not compare. Mr. Holloway stated they are using a firm that did not apply to the city.

Mr. Hanley moved the Planning Board recommend City Council award Bolton Menk, Inc., along with their team of subcontractors, a contract for services to conduct the 2045 Comprehensive Plan for the City of Hendersonville. Mr. Brown seconded the motion which passed unanimously.

VI(B) Discussion concerning virtual meetings for committees. Chair stated when the state removed the emergency declaration because of the pandemic, they could no longer meet virtually in committees. He wasn't talking about regular board meetings but committee meetings, which he is a member of all of them. If he was vacationing, he could easily jump on and attend a committee meeting, however when the emergency declaration ended those virtual meetings went away. This would be just adding the ability for committees to meet virtually if needed. It would be verbiage in the Rules of Procedure that state committees may conduct in person or through virtual participation. Chair stated this would be an amendment to the Rules of Procedure and would need to be voted on. Mr. Blatt asked if the Planning Board committees had any virtual meetings back when it was permitted to have them. Chair stated yes, he attended several of them. Mr. Manley discussed the convenience of being able to attend the committee meetings virtually. The meetings would still be open to the public. Mr. Manley stated it needs to be considered for an amount of time and what they can do is take a consensus or direct staff to seek the Legal Department's review on this and that would get the ball rolling and then come back next month with an actual motion. Mr. Manley stated this body can amend their Rules of Procedure and it does not have to get City Council's approval.

Mr. Blatt made a motion to direct staff to change their Rules of Procedure and take it to the City Attorney or whatever is necessary to allow committee meetings to be conducted in person or through electronic or virtual participation. Electronic virtual meetings shall require sufficient, appropriate public notice. Mr. Brown seconded the motion which passed unanimously.

Mr. Holloway discussed the issue of committee meetings being virtual being brought up at the last Council meeting and the City Attorney wanted to draft some language concerning this. Council directed staff to continue to have the primary boards meet in person but to look into subcommittee meetings being virtual. Once the attorney looks at this and drafts the language it will come back to the Planning Board for approval.

VII Adjournment – *The meeting was adjourned at 4:37 pm.*

Jim Robertson, Chair



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	November 14 th , 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Administrative Review: Preliminary Site Plan and Preliminary Plat– Townes at Martha Kate (A22-76-SPR) (A22-89-MAJ SUB) – <i>Tyler Morrow – Planner II</i>		

SUGGESTED MOTION(S):

<p><u>For Approval:</u></p> <p>I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-14 Planned Residential Development and 7-3-3 Review of Preliminary Site Plans) for the Townes at Martha Kate project subject to the following conditions:</p> <ul style="list-style-type: none"> Development shall provide a 12' x 40' loading/unloading space for the development at a location approved by staff. Sidewalks or fee-in-lieu of sidewalks shall be provided along the property frontage to the southwest of Queen Street on N. Main Street. <p style="text-align: center;">[DISCUSS & VOTE]</p> <p>I move that the Planning Board grant preliminary plat approval based on the requirements of the City of Hendersonville Subdivision Ordinance (with primary consideration of section 2.04 h Major Subdivision), for the Townes at Martha Kate project subject to the following condition:</p> <ul style="list-style-type: none"> The of configuration of utility easements is subject to change. Final configuration will be reviewed and approved by City staff prior to recordation of the final plat. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p><u>For Denial:</u></p> <p>I move that the Planning Board deny the application for preliminary site plan approval for the Townes at Martha Kate project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance</p> <ul style="list-style-type: none"> Please list noncompliant sections <p style="text-align: center;">[DISCUSS & VOTE]</p> <p>I move that the Planning Board deny the application for preliminary plat approval for the Townes at Martha Kate project because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance:</p> <ul style="list-style-type: none"> Please list noncompliant sections. <p style="text-align: center;">[DISCUSS & VOTE]</p>
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SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Rick Moore and Mitch Gaither. The applicant is proposing to construct 26 detached townhome units on the subject property at 153 Queen Street (PIN 9569-75-0342).

The proposed site plan shows 26 detached townhome units. 16 of the units will be approximately 1,485 square feet. The remaining 10 units will be approximately 884 square feet.

The proposed density of the development is approximately 1.96 units per acre.

PROJECT/PETITIONER NUMBER:	(A22-76-SPR) (A22-89-MAJ SUB)
PETITIONER NAME:	- Rick Moore [Applicant] - Rick Moore and Mitch Gaither [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan and Plat Packet 3. Application / Owner Signature Addendum 4. Public Noticing Proof

PRELIMINARY SITE PLAN AND PRELIMINARY PLAT REVIEW–THE TOWNES
AT MARTHA KATE (A22-76-SPR) (A22-89-MAJ SUB)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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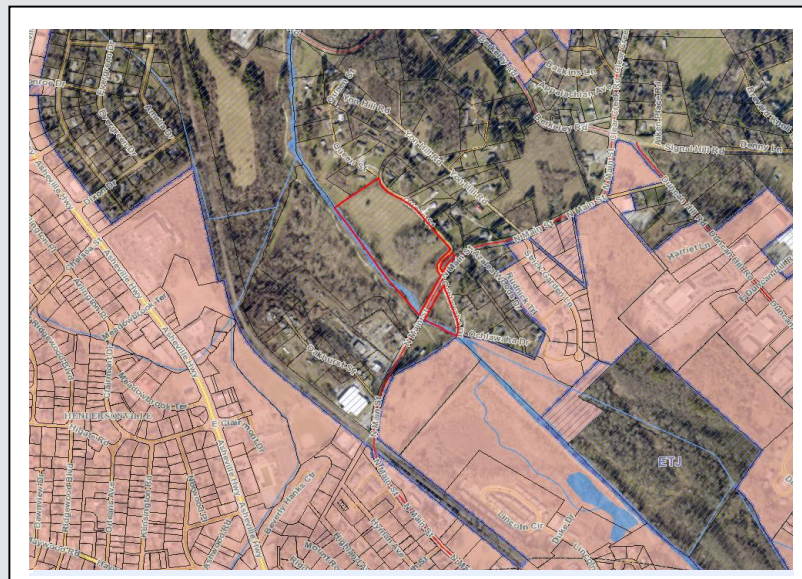
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PROJECT SUMMARY

- Project Name & Case #:
 - The Townes at Martha Kate
 - A22-76-SPR
 - A22-89-MAJ SUB
- Applicant & Property Owner:
 - Rick Moore [Applicant]
 - Rick Moore and Mitch Gaither [Owners]
- Property Address:
 - 153 Queen Street
- Project Acreage:
 - 13.26 Acres
- Parcel Identification (PIN):
 - 9569-75-0342
- Parcel Zoning:
 - R-20, Medium Density Residential
- Future Land Use Designation:
 - Medium Intensity Neighborhood
 - Natural Resource / Agricultural
- Requested Uses:
 - Planned residential developments (minor)
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Rick Moore and Mitch Gaither. The applicant is proposing to construct 26 detached townhome units on the subject property at 153 Queen Street (PIN 9569-75-0342).

The proposed site plan shows 26 detached townhome units. 16 of the units will be approximately 1,485 square feet. The remaining 10 units will be approximately 884 square feet.

The proposed density of the development is approximately 1.96 units per acre. An R-20 Minor Planned Residential Development allows a density of 2.5 units an acre or 33 units. More information concerning the requirements and process for Minor Planned Residential Developments can be found below.

Since this development is proposed detached townhome units, the land must be subdivided in order to be built and sold. Due to this, this project must also go through the City's subdivision process. Since the project involves 8 or more lots and the dedication of a new street the project meets the criteria of a major subdivision and therefore will be reviewed according to the standards of section 2.04 H of the subdivision ordinance.

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

Approval of a preliminary site plan shall **not** entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval.

5-14-7. Minor Planned Residential Developments

The maximum number of dwelling units which may be constructed in a Minor Planned Residential Development shall be 50 or a number computed on the basis of the following table, whichever is less:

Use District	Dwelling Units Per Acre
R-40	1.0
R-20	2.5
R-15	3.75
R-10	5.5
R-6	8.5
MIC	5.5
RCT	5.5
C-2	8.5
C-3	8.5
I-1	8.5

Minor Planned Residential Developments (Minor PRD) shall be governed by the development standards for Planned Residential Developments (PRD). Unlike Major PRDS, there is no minimum site requirement for a Minor Planned Residential Development, nor is there a requirement that access be by means of a designated thoroughfare. Unlike Major PRDs which undergo a rezoning to a Conditional Zoning District, Minor PRDs undergo site plan review only and do **not** require a rezoning. In cases, where the Minor Planned Residential Development contains 9 or more units, the development must go through preliminary site plan review by the Planning Board. If approved, the subject property would retain its R-20 zoning.

PRELIMINARY PLAT AND MAJOR SUBDIVISION GUIDELINES

Preliminary Plat Standards of review

An application for a Major Subdivision shall be approved, if it complies with the following:

- The Major Subdivision is prepared and sealed by a licensed professional authorized by the state to prepare such documents.
- The Major Subdivision complies with the applicable standards in G.S. 47-30.
- The Major Subdivision includes all required certifications and other pertinent information as required by the city;
- All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or city standards, as appropriate.
- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County.
- Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County.
- All standards or conditions of any prior applicable permits and development approvals.
- The Major Subdivision complies with all other applicable requirements in this ordinance and the City Code of Ordinances.

Major Subdivision

Major Subdivisions include all divisions of land involving 8 or more lots; and/or involve the dedication of a new street or change in existing streets. Major Subdivisions must be reviewed by staff and must undergo an administrative review hearing by the Planning Board.

The Planning Board shall make an administrative decision after the conclusion of a public meeting. The procedure for a public meeting is as follows:

- Public meetings shall comply with the notice requirements of section 2.03.F.
- A public meeting shall be open to the public and shall be conducted in accordance with the planning board's adopted rules of procedure for administrative hearings.
- There is no requirement to allow general public comments during a public meeting, though it may be allowed by the chair or other presiding officer. However public input and comment shall be allowed as required by applicable laws, the standards of this ordinance, and the Planning Board's adopted rules of procedure.

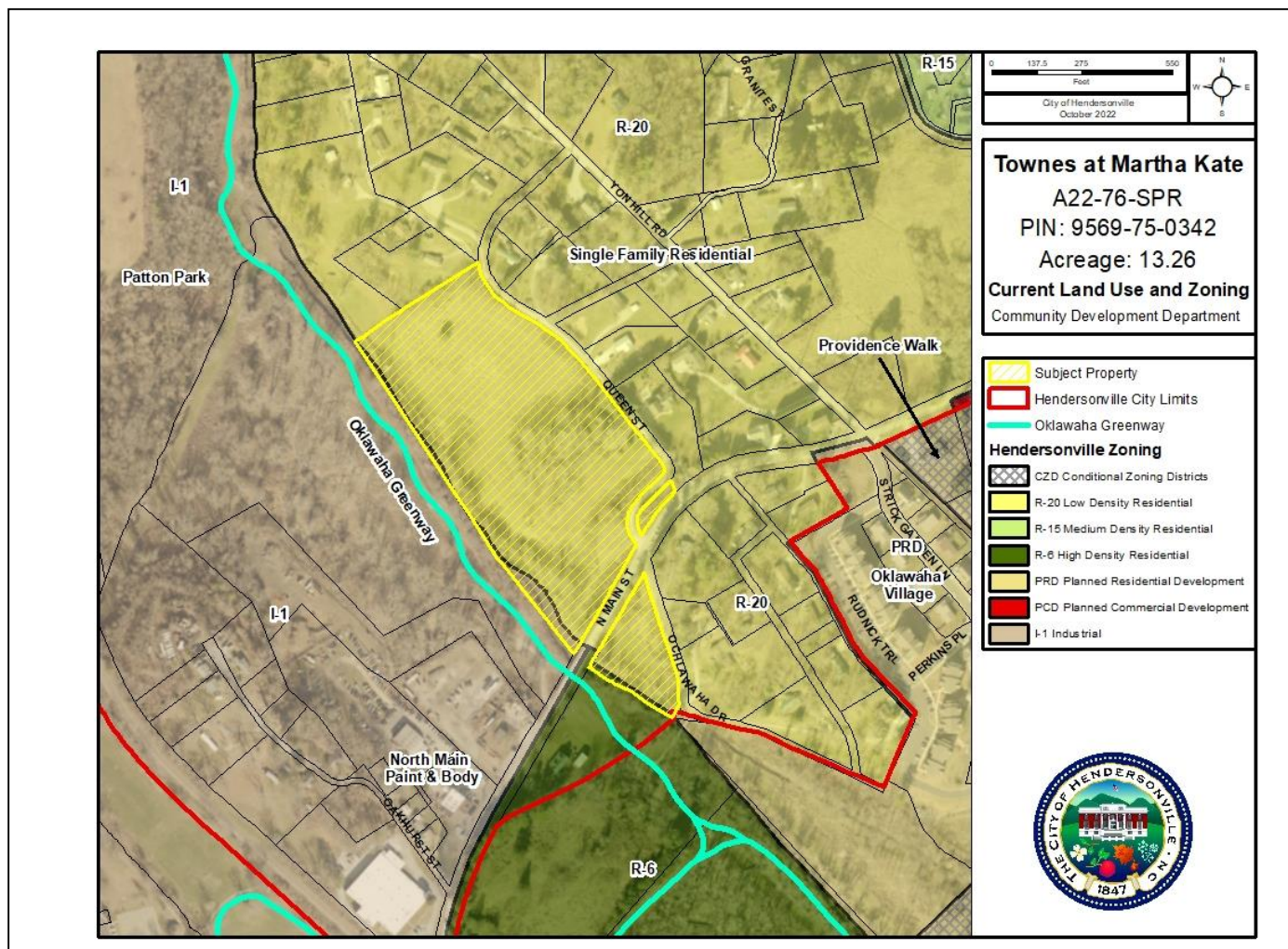
The Planning Board’s decision shall be one of the following. All the following decisions are administrative in nature:

- Approval of the Major Subdivision as proposed.
- Approval of a revised Major Subdivision.
- Denial of the Major Subdivision.

The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the Applicant.

Approval of a required Major Subdivision **shall not** constitute the approval for recording a subdivision with the Register of Deeds, or approval for the conveyance of lots. Approval of a required Major Subdivision authorizes the submittal of street and utility construction plans, and soil erosion and sedimentation control plan.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned R-20 low density residential and is a part of the transition from high density residential and industrial zoning to low density residential zoning that continues towards Berkely Road. The property fronts on Queen Street which is currently a gravel road that is maintained by NCDOT. The R-20 zoning in this area appears to be exclusively made up of single-family homes.

The Oklawaha Greenway is on the opposite side of Mud Creek from this parcel. The developers have proposed a private trail that runs along the southwest side of their property that is planned to tie into the Oklawaha Greenway. The abutting parcels to the southwest are zoned I-1 and these parcels are made up of floodplain/ flood way properties, some of which contain commercial uses.

There are two Planned Residential Development Conditional Zoning Districts to the northeast. These developments include Oklawaha village, which has a mix of single-family homes and multi-family and Providence walk which is has begun grading for 93 single family homes.

SITE IMAGES



View of where previous homestead was located prior to removal.



*View of wetland area on property adjacent to Queen Street.
(Area highlighted on site plan snip)*

SITE IMAGES



View of Queen Street's existing conditions from North Main Street.



View of the flood plain/floodway area on the lower portion of the property. High transmission power lines running along this area also visible.

SITE IMAGES



View of the grade change as the property ascends towards Queen Street. This area would be the approximate location of homes 1-10



View of the grove of large mature trees to be removed surrounding the previous homestead. (Tree survey included in packet)

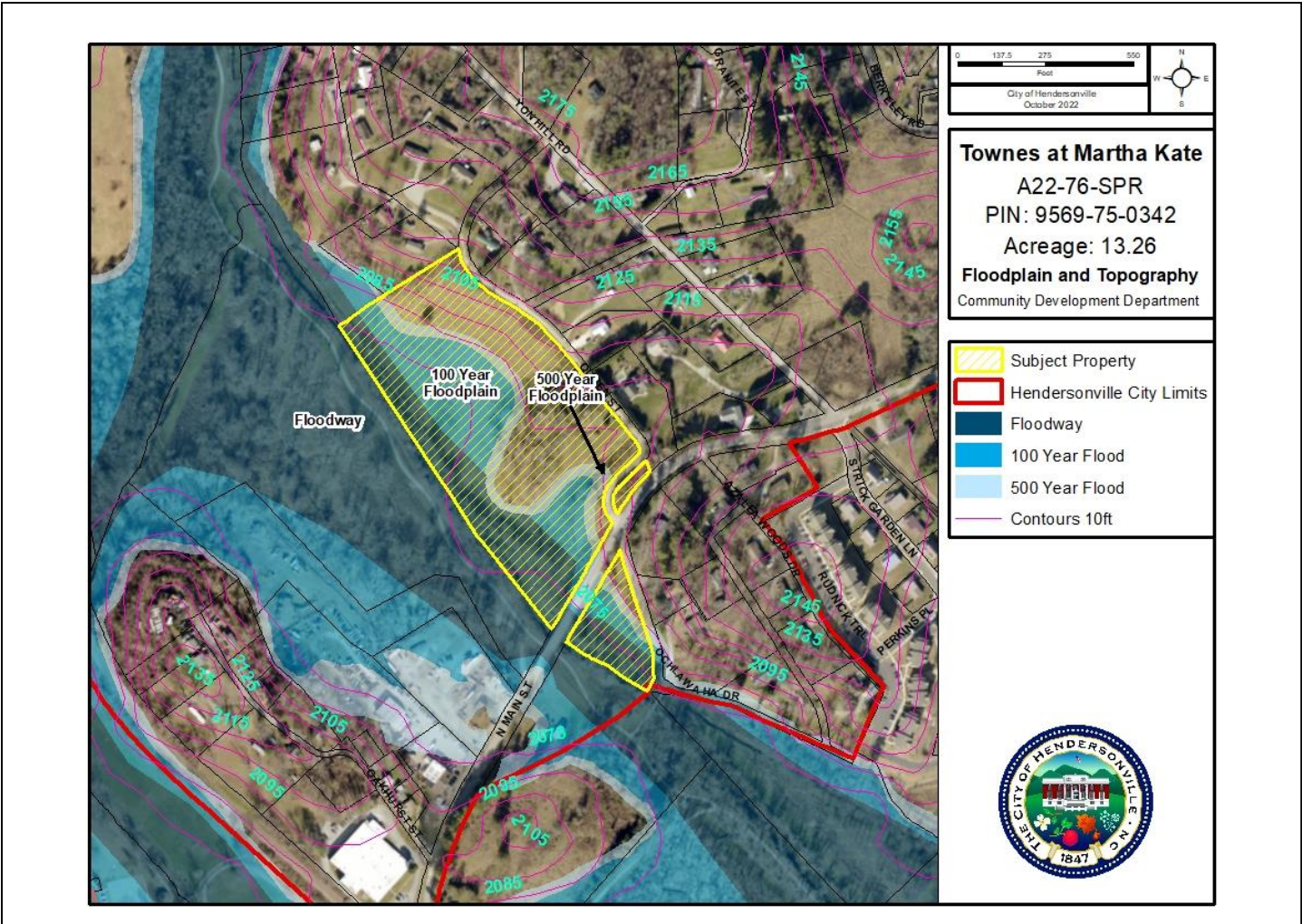
VARIANCE APPROVAL (FLOODPLAIN AND TOPOGRAPHIC HARDSHIP)

On October 11th, 2022, the Board of Adjustment granted this development a variance from the requirement that “dwelling units and accessory structures abutting a street intended to serve more than 32 dwelling units or intended to be dedicated as a public street must be set back a minimum of 35 feet from the center line of such street.”.

Due to floodplain and topographic constraints on the site, the Board of Adjustment granted this variance which allowed a 27’ setback from the center line for units 1-10 instead of the required 35’. The 27’ variance approved setback for lots 1-10 is shown on the preliminary site plan.

As you will see in the map below. The lower portion of the property is covered in floodplain and as the property moves towards Queen Street it goes up a slope. The development as shown on the plan puts homes 1-10 between the floodplain and the steep slopes near Queen Street.

By allowing the reduction in the required setback, the development does not include filling the floodplain for homes and does not propose any structures within the floodplain. They are proposing to fill a portion of the floodplain for their stormwater control measures.



PROPOSED DEVELOPMENT DETAILS

- **Units**
 - 26 Detached Townhomes units
 - 884 Square Foot Units- 26x34 (1-10)
 - 1,485 Square foot units- 27x55 (11-26)
 - Proposed Height-30'
- **Proposed Use:**
 - R-20, Low Density Residential Minor Planned Residential Development (R-20, Minor PRD)
- **Acres/Density**
 - 13.26 Acres
 - Proposed density-1.96 units per acre or 26 units.
 - Allowed density- 2.5 units an acre or 33 units.
- **Natural Resource**
 - The property contains floodway, 100-year floodplain, and 500-year floodplain according to the 2007 FEMA maps for Henderson County. The property has a wetland that has been delineated by Atlas Environmental Inc.
 - The developer is allowed to fill 0.70 acres in accordance with the City's Zoning Ordinance.
 - The developer is proposing to fill 0.45 acres.
 - No structures will be placed in the floodplain or filled area.
 - The development will be required to have a Stormwater Control Measure (SCM). The SCM is primarily located within the portion of the 100-year floodplain area which is proposed to be filled. This is permitted by our Zoning Ordinance. Additionally, the City's Stormwater Administrator and Floodplain Administrator confirmed that the proposed placement meets City Standards.
 - The 30' stream buffer and 20' transitional zone will be protected in accordance with the Zoning Ordinance. A private trail is proposed to be constructed outside of those areas near the stream.
 - The steepest degree slope on the property is 14.3%.
- **Streets**
 - All internal streets to the site (including the alley) will be built to public street standards and dedicated to the City.
 - The site plan includes the upgrading of Queen Street from North Main Street just beyond the main entrance of the development.
 - NCDOT has requested that the developer dedicate additional Right-of-Way in order to accommodate potential upgrades to Queen Street in the future.
- **Parking**
 - PRD requires -1 parking space per unit for 1-2-bedroom units and 1.5 parking spaces for 3+ bedroom units. The proposed development shows 1 driveway space and 1 garage space for all units.

- **Sidewalks**
 - The development shows sidewalks along all internal streets and provides sidewalks out to the intersection of Queen Street and N. Main Street.
- **Public Utilities**
 - The site will be served by City of Hendersonville Water and Sewer.
 - Provision of City Utilities requires that the property be annexed.

OUTSTANDING PRELIMINARY SITE PLAN AND PRELIMINARY PLAT COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary site plan and preliminary plat accompanying this petition meets the standards established by the Zoning and Subdivision Ordinances for Planned Residential Development (5-14), Preliminary Site Plan (7-3-3), and Preliminary Plat (2.04.H) with the following exceptions:

- (Preliminary Site Plan) The development is required to have a 12x40 loading/unloading space. Potentially in front of the cluster mailbox. **Final design can be addressed during final site plan review.**
- (Preliminary Site Plan) Proposed phasing lines (if proposed to be phased).
- (Preliminary Plat) Cluster mailbox location- Do you plan to add any parking here or do you envision residents walking along the sidewalks to get their mail? **If no parking spaces are provided, then pedestrian infrastructure must be present to allow residents to walk and get their mail. Sidewalks are provided throughout the development, so no parking at the cluster mailbox is required. However, final design could include the provision of parking spaces at final site plan.**
- (Preliminary Plat) The easements on the plat are not finalized and have not been reviewed by the City's Engineering or Water and Sewer Department. The City can require other easement configurations than what is shown on the preliminary plat. **The finalized easements will be recorded on a separate easement plat. The applicant will work with our Legal, Engineering, and Water and Sewer departments to ensure that the easements are correct and in accordance with City requirements.**
- (Preliminary Site Plan) Sidewalks are required along the property frontage to the southwest on N. Main Street (towards the bridge). The applicant advised that sidewalks in this area cannot be accomplished due to existing NCDOT guardrails in this area. **City staff prefers that sidewalks be constructed in this area and could coordinate with NCDOT about the reconfiguration of the guardrail (in front of the sidewalk). However, the applicant has the ability to request a fee-in-lieu of the sidewalk or agree to build the required length of sidewalk off-site at a location determined by the City Manager. The fee-in-lieu request must be approved by the City Manager. The details for sidewalks need not be finalized at this stage and can be worked through with staff during the Final Site Plan review.**

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

FIRE MARSHAL

Preliminary Site Plan Comments:

- None

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- None

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- None

PUBLIC WORKS

Preliminary Site Plan Comments:

- None

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

- None (the proposed use and unit count did not trigger a TIA)

STAFF ANALYSIS

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Townes at Martha Kate Project meets the Zoning Ordinance standards established for Minor Planned Residential Developments (Section 5-14) and Preliminary Site Plan Review (Section 7-3-3.2).

Subdivision Compliance:

Based on the review by staff, the submitted preliminary plat for the Townes at Martha Kate Project meets the Subdivision Ordinance standards established for Major Subdivisions (Section 2.04 H).

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DRAWN BY:	WIH
PROJECT #:	21074
ORIGINAL ISSUE DATE:	10/13/2022
REVISIONS:	10/28/2022 CITY COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

Prepared for:
MOORE AND SON SITE CONTRACTORS
ATTN: Brian Kirk
103 McDowell Road
MILLS RIVER, NC 28759
brian@mooreandson.net

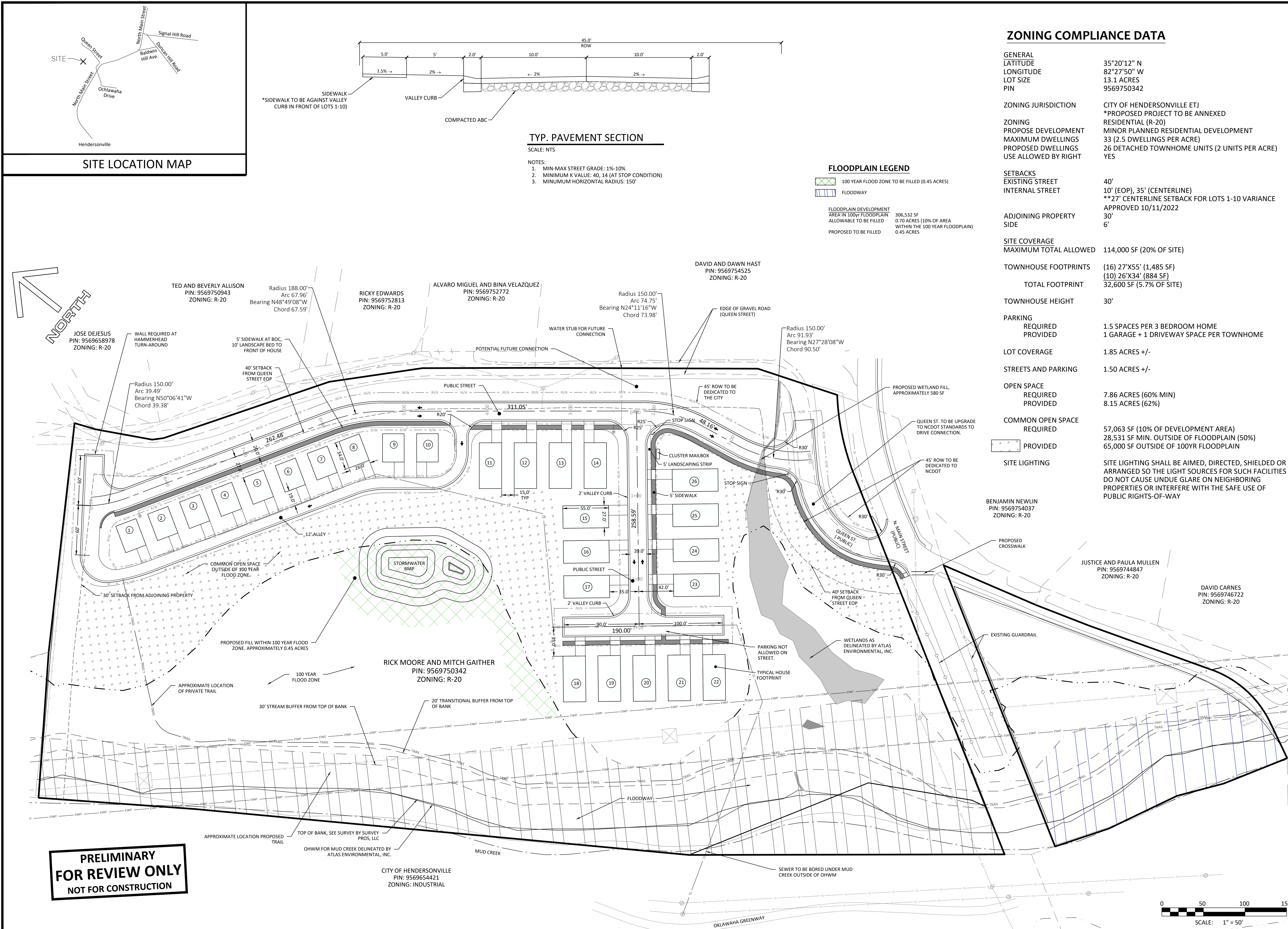
Preliminary Layout Plan
The Towns at Martha Kate
Queen Street
Hendersonville, NC

PRELIMINARY - NOT FOR CONSTRUCTION

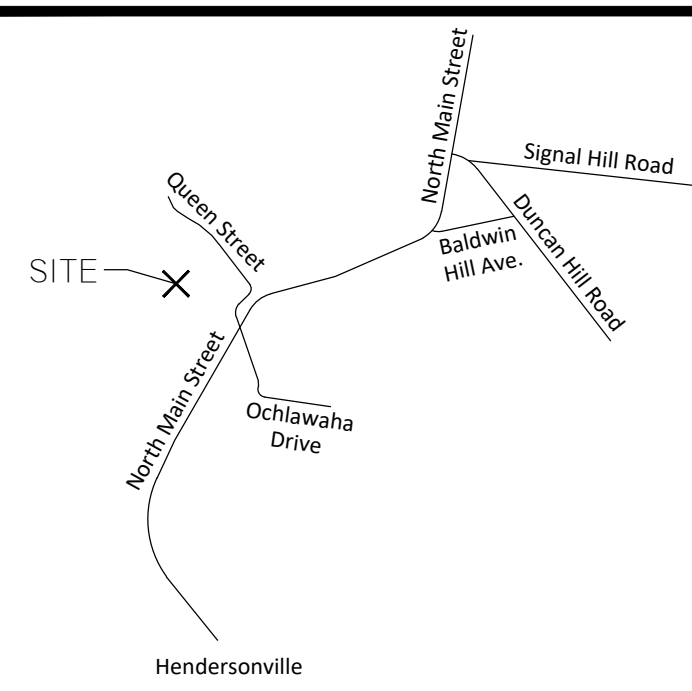
SHEET
Preliminary
7.1

ZONING COMPLIANCE DATA

GENERAL	
LATITUDE	35°20'12" N
LONGITUDE	82°27'50" W
LOT SIZE	13.1 ACRES
PIN	9569750342
ZONING JURISDICTION	CITY OF HENDERSONVILLE ETJ
ZONING	*PROPOSED PROJECT TO BE ANNEXED
PROPOSE DEVELOPMENT	RESIDENTIAL (R-20)
MAXIMUM DWELLINGS	MINOR PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED DWELLINGS	33 (2.5 DWELLINGS PER ACRE)
USE ALLOWED BY RIGHT	26 DETACHED TOWNHOME UNITS (2 UNITS PER ACRE) YES
SETBACKS	
EXISTING STREET	40'
INTERNAL STREET	10' (EOP), 35' (CENTERLINE) **27' CENTERLINE SETBACK FOR LOTS 1-10 VARIANCE APPROVED 10/11/2022
ADJOINING PROPERTY	30'
SIDE	6'
SITE COVERAGE	
MAXIMUM TOTAL ALLOWED	114,000 SF (20% OF SITE)
TOWNHOUSE FOOTPRINTS	(16) 27'X55' (1,485 SF) (10) 26'X34' (884 SF) 32,600 SF (5.7% OF SITE)
TOTAL FOOTPRINT	
TOWNHOUSE HEIGHT	30'
PARKING	
REQUIRED	1.5 SPACES PER 3 BEDROOM HOME
PROVIDED	1 GARAGE + 1 DRIVEWAY SPACE PER TOWNHOME
LOT COVERAGE	1.85 ACRES +/-
STREETS AND PARKING	1.50 ACRES +/-
OPEN SPACE	
REQUIRED	7.86 ACRES (60% MIN)
PROVIDED	8.15 ACRES (62%)
COMMON OPEN SPACE	
REQUIRED	57,063 SF (10% OF DEVELOPMENT AREA) 28,531 SF MIN. OUTSIDE OF FLOODPLAIN (50%) 65,000 SF OUTSIDE OF 100YR FLOODPLAIN
PROVIDED	
SITE LIGHTING	SITE LIGHTING SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY



SITE LOCATION MAP



TYP. PAVEMENT SECTION

- SCALE: NTS
- NOTES:
1. MIN-MAX STREET GRADE: 1%-10%
 2. MINIMUM K VALUE: 40, 14 (AT STOP CONDITION)
 3. MINIMUM HORIZONTAL RADIUS: 150'

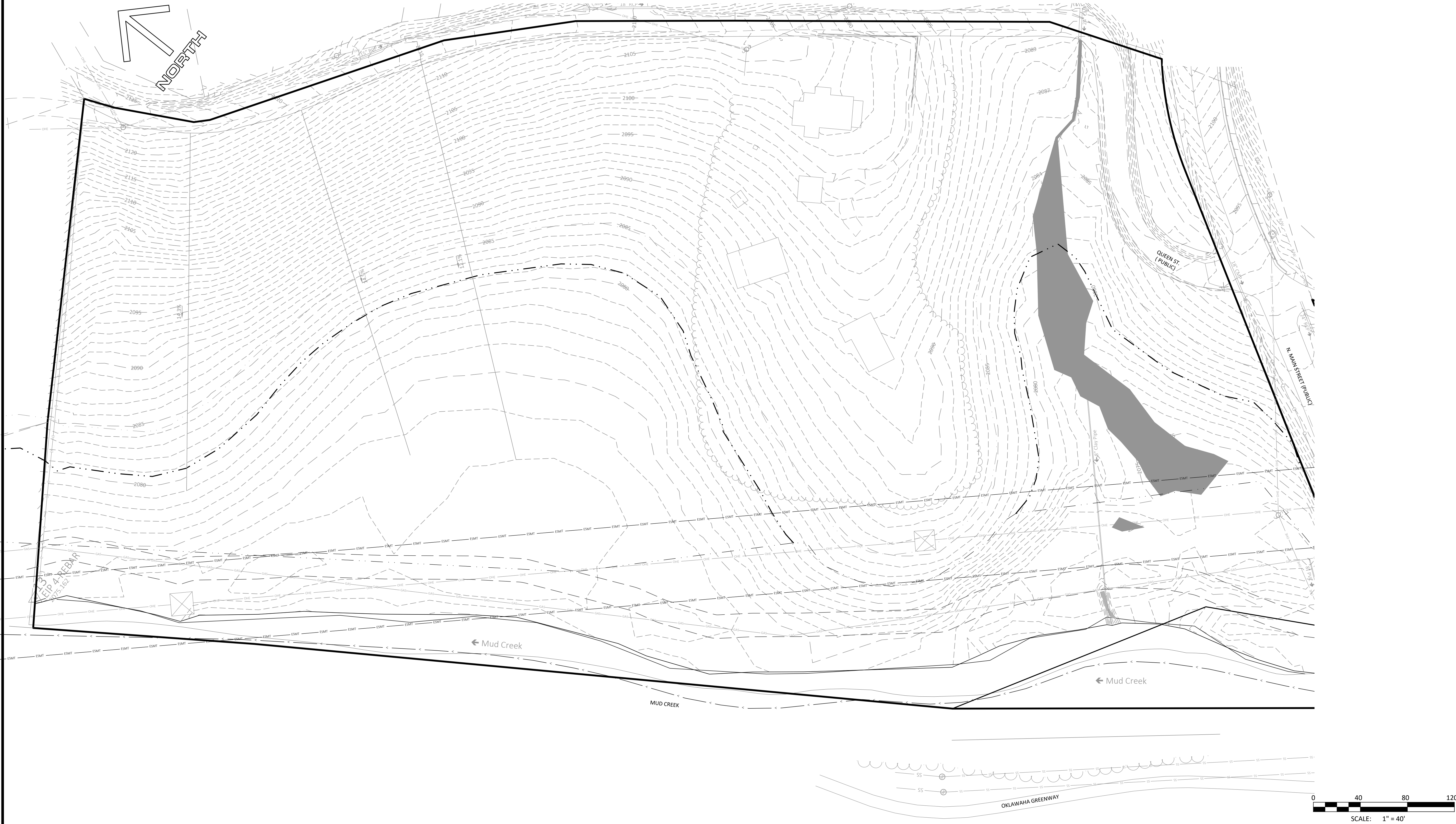
FLOODPLAIN LEGEND

- 100 YEAR FLOOD ZONE TO BE FILLED (0.45 ACRES)
- FLOODWAY
- FLOODPLAIN DEVELOPMENT AREA IN 100YR FLOODPLAIN ALLOWABLE TO BE FILLED 306,532 SF 0.70 ACRES (10% OF AREA WITHIN THE 100 YEAR FLOODPLAIN)
- PROPOSED TO BE FILLED 0.45 ACRES

**PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

SITE NOTES

1. THIS IS NOT A SURVEY. INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY SURVEY PROS PLLC. SEE SURVEY FOR ADDITIONAL INFORMATION.
2. THIS PLAN IS TO BE USED FOR SITE DEVELOPMENT CONSTRUCTION REFERENCE ONLY. CONTRACTOR SHALL IMMEDIATELY NOTIFY BLUE RIDGE ENGINEERING IF CONDITIONS ARE ENCOUNTERED THAT ARE NOT AS SHOWN.
3. ELEVATIONS SHOWN ARE BASED ON NCGS STATION "NCHE" HAVING NAVD 88 ELEVATION OF 2,246.9'.
4. LOCATIONS OF UTILITIES SHOWN ARE BASED ON EVIDENCE OBSERVED AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES, AND TO PROTECT THESE LINES DURING CONSTRUCTION.



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ORIGINAL ISSUE DATE:	11/01/2022
PROJECT #	21074
DRAWN BY:	WJH

PRELIMINARY
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

Prepared for:
MOORE AND SON SITE
CONTRACTORS
ATTN: Brian Kirk
103 McDowell Road
MILLS RIVER, NC 28759
brian@mooreandson.net

Existing Topo Exhibit
The Towns at Martha Kate
Queen Street
Hendersonville, NC

SHEET
Topo Exhibit
7.1

PRELIMINARY - NOT FOR CONSTRUCTION

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ORIGINAL ISSUE DATE: 11/01/2022

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PRELIMINARY
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205



Prepared for:
MOORE AND SON SITE CONTRACTORS
ATTN: Brian Kirk
103 McDowell Road
MILLS RIVER, NC 28759
brian@mooreandson.net

Preliminary Tree Exhibit

The Towns at Martha Kate

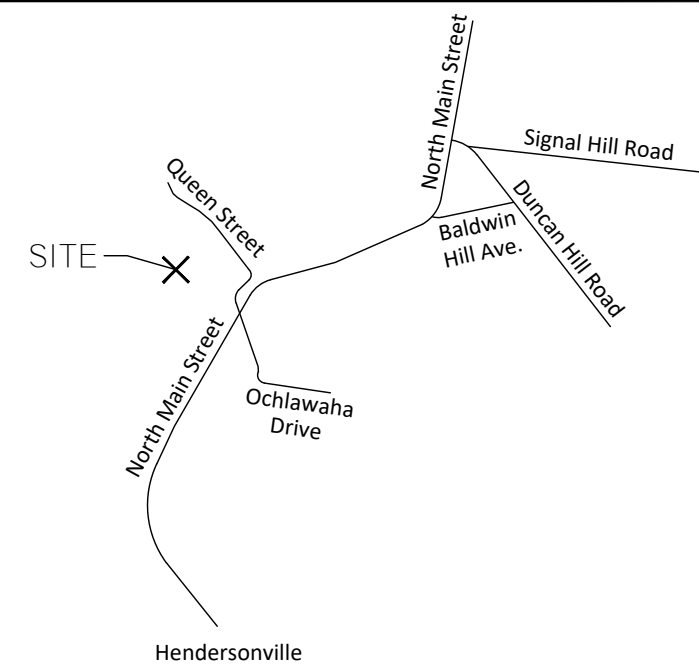
Queen Street
Hendersonville, NC

SHEET

Tree Exhibit

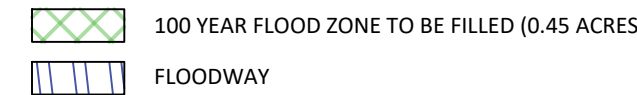
7.1

PRELIMINARY - NOT FOR CONSTRUCTION



SITE LOCATION MAP

FLOODPLAIN LEGEND



FLOODPLAIN DEVELOPMENT
AREA IN 100yr FLOODPLAIN
ALLOWABLE TO BE FILLED 306,532 SF
0.70 ACRES (10% OF AREA
WITHIN THE 100 YEAR FLOODPLAIN)
PROPOSED TO BE FILLED 0.45 ACRES

DAVID AND DAWN HAST
PIN: 9569754525
ZONING: R-20

ALVARO MIGUEL AND BINA VELAZQUEZ
PIN: 9569752772
ZONING: R-20

RICKY EDWARDS
PIN: 9569752813
ZONING: R-20

TED AND BEVERLY ALLISON
PIN: 9569750943
ZONING: R-20

JOSE DEJESUS
PIN: 9569658978
ZONING: R-20

BENJAMIN NEWLIN
PIN: 9569754037
ZONING: R-20

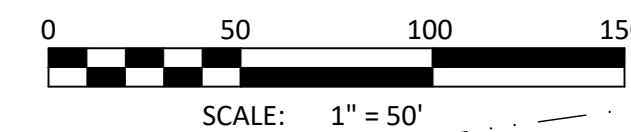
JUSTICE AND PAULA MULLEN
PIN: 9569744847
ZONING: R-20

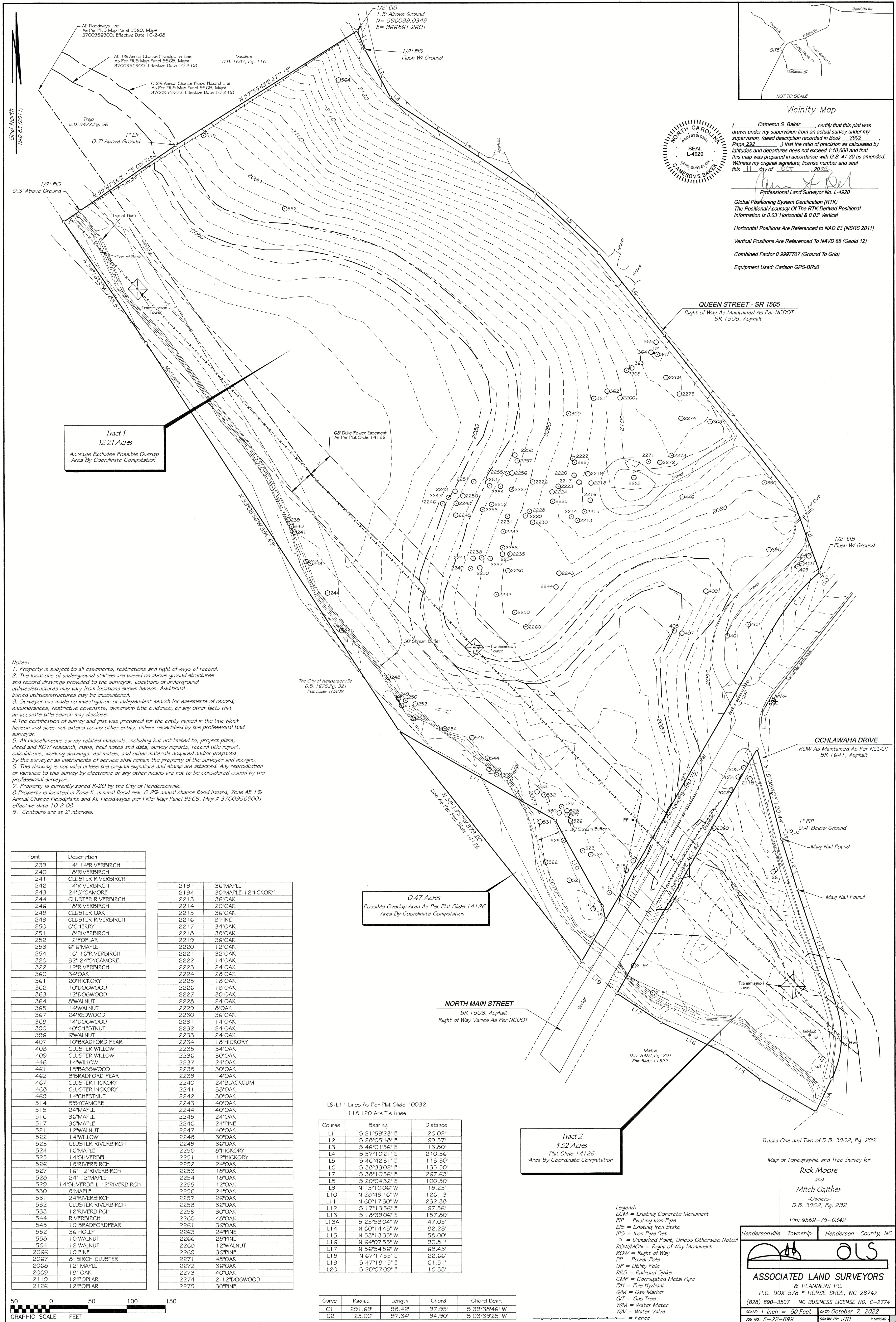
DAVID CARNES
PIN: 9569746722
ZONING: R-20

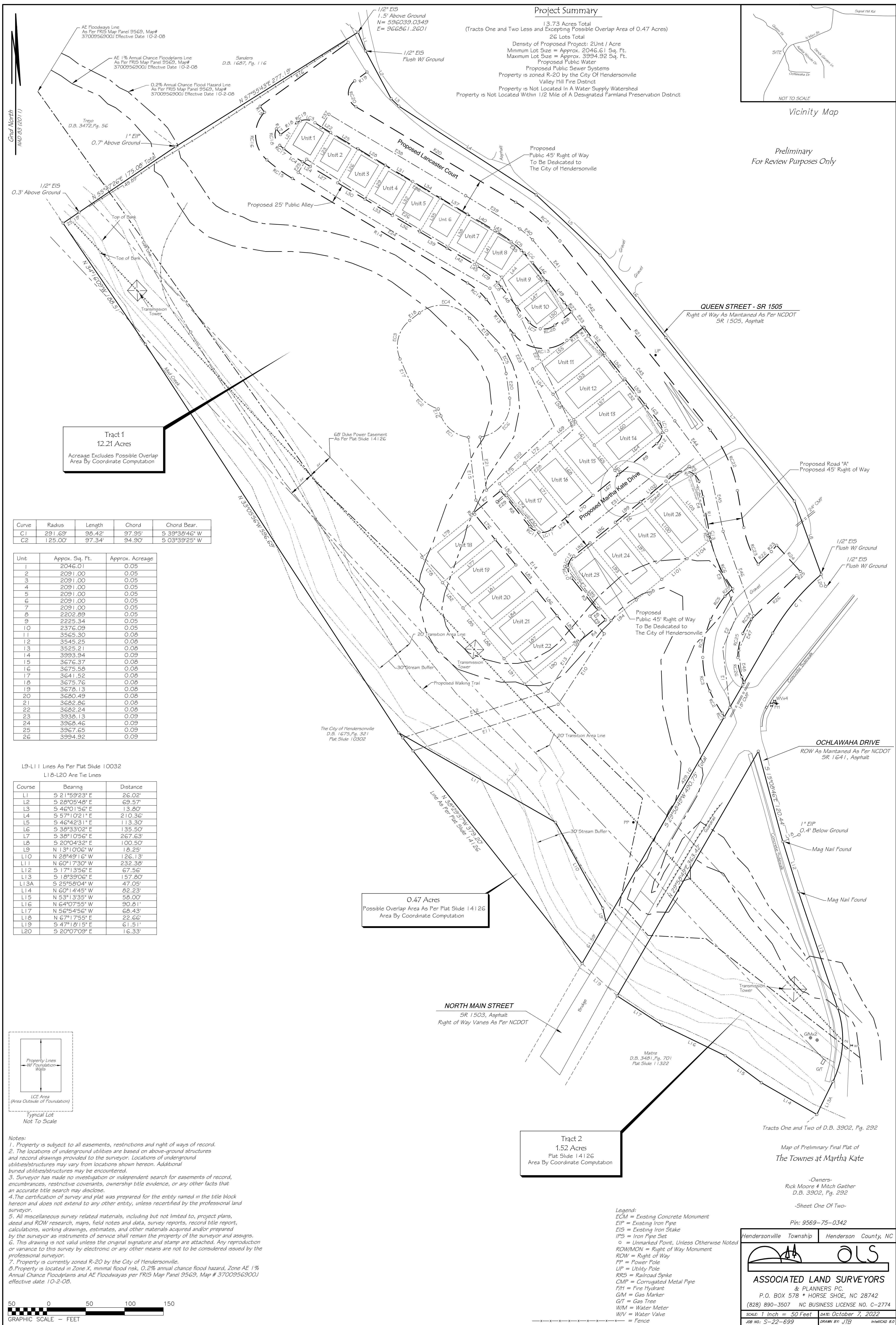
RICK MOORE AND MITCH GAITHER
PIN: 9569750342
ZONING: R-20

CITY OF HENDERSONVILLE
PIN: 9569654421
ZONING: INDUSTRIAL

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION







Grid North
MAC 83 (2011)

Unit	Approx. Sq. Ft.	Approx. Acreage
1	2046.01	0.05
2	2091.00	0.05
3	2091.00	0.05
4	2091.00	0.05
5	2091.00	0.05
6	2091.00	0.05
7	2091.00	0.05
8	2202.89	0.05
9	2225.34	0.05
10	2376.09	0.05
11	3565.30	0.08
12	3545.25	0.08
13	3525.21	0.08
14	3993.94	0.09
15	3676.37	0.08
16	3675.58	0.08
17	3641.52	0.08
18	3675.76	0.08
19	3678.13	0.08
20	3680.49	0.08
21	3682.86	0.08
22	3682.24	0.08
23	3938.13	0.09
24	3968.46	0.09
25	3967.65	0.09
26	3994.92	0.09

L9-L11 Lines As Per Plat Slide 10032

L18-L20 Are Tie Lines

Course	Bearing	Distance
L1	S 21°59'23" E	26.02'
L2	S 28°05'48" E	69.57'
L3	S 46°01'56" E	13.80'
L4	S 57°10'21" E	210.36'
L5	S 46°42'31" E	113.30'
L6	S 38°33'02" E	135.50'
L7	S 38°10'56" E	267.63'
L8	S 20°04'32" E	100.50'
L9	N 13°10'06" W	18.25'
L10	N 28°49'16" W	126.13'
L11	N 60°17'30" W	232.38'
L12	S 17°13'56" E	67.56'
L13	S 18°39'06" E	157.80'
L13A	S 25°58'04" W	47.05'
L14	N 60°14'45" W	82.23'
L15	N 53°13'35" W	58.00'
L16	N 64°07'55" W	90.81'
L17	N 56°54'56" W	68.43'
L18	N 67°17'55" E	22.66'
L19	S 47°18'15" E	61.51'
L20	S 20°07'09" E	16.33'

Curve	Radius	Length	Chord	Chord Bear.
C1	291.69'	98.42'	97.95'	S 39°38'46" W
C2	125.00'	97.34'	94.90'	S 03°39'25" W

L21-L104 Are Calls Along Proposed Unit LCE Lines

Course	Bearing	Distance
L21	N 30°49'33" E	41.82'
L22	S 58°02'29" E	23.73'
L23	S 30°49'33" W	51.00'
L24	N 59°10'27" W	11.97'
L25	S 59°10'27" E	41.00'
L26	S 30°49'33" W	51.00'
L27	N 59°10'27" W	41.00'
L28	S 59°10'27" E	41.00'
L29	S 30°49'33" W	51.00'
L30	N 59°10'27" W	41.00'
L31	S 59°10'27" E	41.00'
L32	S 30°49'33" W	51.00'
L33	N 59°10'27" W	41.00'
L34	S 59°10'27" E	41.00'
L35	S 30°49'33" W	51.00'
L36	N 59°10'27" W	41.00'
L37	S 59°10'27" E	41.00'
L38	S 30°49'33" W	51.00'
L39	N 59°10'27" W	41.00'
L40	S 59°10'27" E	41.00'
L41	S 30°49'33" W	51.00'
L42	N 59°10'27" W	41.00'
L43	S 59°10'27" E	45.11'
L44	S 41°10'52" W	51.24'
L45	N 59°10'27" W	45.11'
L46	S 38°27'49" E	31.75'
L47	S 51°32'11" W	51.00'
L48	N 38°27'49" W	31.75'
L49	S 38°27'49" E	41.00'
L50	S 51°32'11" W	45.14'
L51	N 38°27'49" W	25.47'
L52	S 38°27'49" E	42.00'
L53	S 51°32'11" W	84.65'
L54	N 39°06'53" W	42.00'
L55	N 51°32'11" E	85.13'
L56	S 38°27'49" E	42.00'
L57	S 51°32'11" W	84.17'
L58	N 39°06'53" W	42.00'
L59	S 38°27'49" E	42.00'
L60	S 51°32'11" W	83.69'
L61	N 39°06'53" W	38.20'
L62	N 39°06'53" W	3.80'
L63	S 38°27'49" E	28.64'
L64	S 51°32'11" W	78.11'
L65	N 39°06'53" W	42.00'
L66	S 39°06'53" E	7.34'
L67	S 50°54'31" W	42.00'
L68	N 39°06'53" W	87.52'
L69	N 50°52'58" E	42.00'
L70	S 50°54'31" W	42.00'
L71	N 39°06'53" W	87.50'
L72	N 50°52'58" E	42.00'
L73	S 50°54'31" W	26.70'
L74	N 39°06'53" W	80.36'
L75	N 50°52'58" E	42.00'
L76	S 39°05'29" E	42.00'
L77	S 50°54'31" W	87.55'
L78	N 39°00'53" W	42.00'
L79	N 50°54'31" E	87.49'
L80	S 39°05'29" E	42.00'
L81	S 50°54'31" W	87.60'
L82	N 39°00'53" W	42.00'
L83	S 39°05'29" E	42.00'
L84	S 50°54'31" W	87.66'
L85	N 39°00'53" W	42.00'
L86	S 39°05'29" E	42.00'
L87	S 50°54'31" W	87.72'
L88	N 39°00'53" W	42.00'
L89	S 39°05'29" E	42.00'
L90	S 50°54'31" W	87.77'
L91	N 39°00'53" W	42.00'
L92	N 50°54'31" E	27.00'
L93	S 39°07'03" E	94.50'
L94	S 50°52'57" W	42.00'
L95	N 39°07'03" W	87.75'
L96	N 50°54'31" E	42.00'
L97	S 39°07'03" E	94.48'
L98	S 50°52'57" W	42.00'
L99	N 50°54'31" E	42.00'
L100	S 39°07'03" E	94.46'
L101	S 50°52'57" W	42.00'
L102	N 50°54'31" E	42.00'
L103	S 39°07'03" E	88.90'
L104	S 50°52'57" W	39.10'

C3-C13 Are Calls Along Proposed Unit LCE Lines

Curve	Radius	Length	Chord	Chord Bear.
LC3	20.00'	19.61'	18.84'	S 82°41'54" E
LC4	198.50'	29.13'	29.11'	N 54°58'11" W
LC5	165.50'	43.33'	43.20'	S 51°40'28" E
LC6	165.50'	16.50'	16.49'	S 41°19'09" E
LC7	23.50'	16.96'	16.59'	N 59°08'23" W
LC8	114.50'	7.26'	7.26'	N 40°16'52" W
LC9	114.50'	34.12'	34.00'	N 50°38'11" W
LC10	20.00'	14.62'	14.30'	S 17°30'58" E
LC11	20.00'	17.43'	16.88'	S 75°52'23" W
LC12	20.00'	16.95'	16.45'	N 26°37'50" E
LC13	172.50'	6.25'	6.25'	S 11°30'35" E

R1-R26 Are Calls Along Proposed Right of Ways

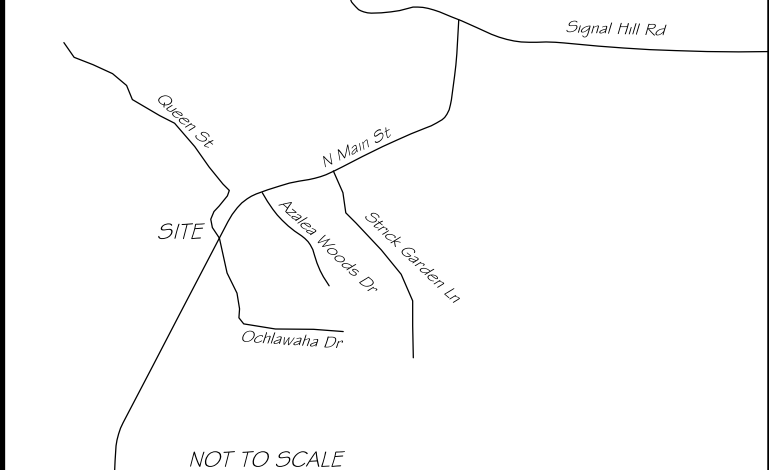
Course	Bearing	Distance
R1	N 09°54'43" W	48.16'
R2	S 50°54'31" W	14.03'
R3	S 39°05'29" E	69.50'
R4	S 50°54'31" W	45.00'
R5	N 39°05'29" W	1.60'
R6	N 39°05'29" W	2.40'
R7	N 50°54'31" E	45.00'
R8	S 39°05'29" E	59.50'
R9	N 50°54'31" E	69.36'
R10	N 32°00'06" W	175.76'
R11	N 38°27'49" W	1.29'
R12	S 51°32'11" W	27.50'
R13	N 38°27'49" W	57.23'
R14	N 59°10'27" W	262.48'
R15	N 35°53'19" W	9.66'
R16	N 54°06'41" E	140.03'
R17	S 35°53'19" E	9.11'
R18	N 54°06'41" E	25.85'
R19	S 54°06'41" W	19.39'
R20	S 59°10'27" E	239.48'
R21	S 38°27'49" E	311.105'
R22	N 46°08'07" E	23.43'
R23	N 40°03'43" E	10.55'
R24	S 42°17'46" E	45.40'
R25	S 40°03'43" W	6.95'
R26	S 46°15'19" W	81.02'
R27	S 38°27'49" E	7.97'
R28	S 51°32'11" W	27.50'
R29	N 46°08'07" E	13.82'

Curve	Radius	Length	Chord	Chord Bear.
RC1	17.50'	5.76'	5.74'	N 25°11'19" W
RC2	174.07'	32.71'	32.67'	N 29°14'20" W
RC3	105.93'	44.55'	44.22'	N 11°48'22" W
RC4	123.43'	50.33'	49.98'	N 11°55'30" E
RC5	129.12'	34.98'	34.88'	N 31°22'09" E
RC6	172.50'	69.96'	69.48'	N 24°10'02" W
RC7	172.50'	1.68'	1.68'	N 10°11'30" W
RC8	127.50'	20.40'	20.38'	N 14°29'45" W
RC9	20.00'	38.40'	32.77'	N 74°05'08" W
RC10	20.00'	14.47'	14.15'	S 18°22'10" E
RC11	20.00'	13.99'	13.70'	S 59°07'37" E
RC12	20.00'	16.57'	16.10'	N 27°10'12" E
RC13	48.50'	76.18'	68.59'	N 83°27'49" W
RC14	89.50'	32.35'	32.18'	N 48°49'08" W
RC15	223.50'	40.59'	40.53'	N 53°58'19" W
RC16	42.71'	68.39'	61.31'	N 02°54'01" W
RC17	198.50'	6.91'	6.91'	N 49°46'03" W
RC18	17.71'	23.22'	21.59'	N 11°13'04" W
RC19	20.00'	5.27'	5.25'	N 61°39'31" E
RC20	20.00'	39.54'	33.41'	S 02°31'53" E
RC21	210.50'	76.09'	75.68'	S 48°49'08" E
RC22	172.50'	85.96'	85.07'	S 24°11'16" E
RC23	127.50'	91.16'	90.82'	S 21°24'29" E
RC24	84.12'	21.47'	21.42'	S 30°55'13" W
RC25	78.43'	31.98'	31.76'	S 11°55'30" W
RC26	60.93'	25.63'	25.44'	S 11°48'22" E
RC27	129.07'	803.40'	7.54'	S 25°31'46" E
RC28	23.50'	19.95'	19.36'	S 75°51'37" W

Calls Along Proposed Utility Easement

Course	Bearing	Distance
E1	N 06°50'44" W	76.55'
E2	N 23°10'40" E	46.15'
E3	N 19°48'47" W	108.96'
E4	N 12°04'00" W	80.78'
E5	N 36°35'53" W	12.68'
E6	S 51°13'37" W	205.44'
E7	S 38°44'03" E	70.37'
E8	S 51°15'57" W	14.79'
E9	S 39°02'50" E	29.20'
E10	S 33°12'50" W	108.32'
E11	S 72°12'17" W	196.11'
E12	N 72°12'17" E	196.58'
E13	N 33°12'50" E	86.64'
E14	N 39°02'50" W	223.04'
E15	N 06°41'07" W	81.27'
E16	N 21°28'46" W	9.53'
E17	N 23°51'58" W	36.61'
E18	N 51°59'54" E	15.90'
E19	S 39°27'46" E	53.17'
E20	S 08°07'07" E	31.90'
E21	S 06°47'24" E	68.84'
E22	N 46°39'31" E	120.05'
E23	N 25°01'40" W	195.80'
E24	N 58°51'14" W	288.19'
E25	N 32°46'06" E	20.00'
E26	S 58°52'52" E	293.51'
E27	S 25°01'40" E	216.57'
E28	S 46°01'41" W	134.76'
E29	N 51°15'57" E	14.74'
E30	S 39°18'20" E	98.03'
E31	N 51°13'37" E	206.28'
E32	N 37°51'51" W	191.97'
E33	N 35°57'27" W	53.07'
E34	N 39°22'09" W	87.01'
E35	N 49°58'34" W	16.95'
E36	N 59°01'06" W	285.28'
E37	N 30°45'40" E	20.00'
E38	S 59°14'20" E	204.50'
E39	S 58°27'42" E	81.98'
E40	S 49°54'57" E	21.40'
E41	S 39°22'09" E	88.89'
E42	S 35°57'27" E	53.28'
E43	S 38°10'27" E	154.11'
E44	S 36°35'53" E	75.08'
E45	S 12°04'00" E	83.77'
E46	S 19°48'47" E	1115.48'
E47	S 23°10'40" W	48.66'
E48	S 06°50'44" E	44.47'

Curve	Radius	Length	Chord	Chord Bear.
EC1	44.20'	47.18'	44.97'	N 52°03'42" W
EC2	56.50'	47.49'	46.10'	N 47°56'44" W
EC3	41.50'	54.95'	51.02'	N 14°03'58" E
EC4	46.50'	71.86'	64.92'	S 83°43'56" E
EC5	60.50'	33.10'	32.69'	S 23°47'26" E
EC6	44.19'	69.93'	62.86'	S 37°12'47" W



Vicinity Map

Preliminary
For Review Purposes Only

Tracts One and Two of D.B. 3902, Pg. 292

Map of Preliminary Final Plat of
The Townes at Martha Kate

Owners:
Rick Moore & Mitch Gaither
D.B. 3902, Pg. 292

-Sheet Two Of Two-

Pin: 9569-75-0342

Hendersonville	Township	Henderson	County, NC
ASSOCIATED LAND SURVEYORS & PLANNERS P.C.			
P.O. BOX 578 * HORSE SHOE, NC 28742			
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774			
SCALE: 1 Inch = 50 Feet		DATE: October 7, 2022	
JOB NO: S-22-699		DRAWN BY: JTB	

Notes:

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R-20 by the City of Hendersonville.
8. Property is located in Zone X, minimal flood risk, 0.2% annual chance flood hazard, Zone AE 1% Annual Chance Floodplains and AE Floodways per FRIIS Map Panel 9569, Map # 3700956900J effective date 10-2-08.
9. Contours are at 2' intervals.

Legend:

- ECM = Existing Concrete Monument
- EIP = Existing Iron Pipe
- EIS = Existing Iron Stake
- IPS = Iron Pipe Set
- o = Unmarked Point, Unless Otherwise



CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King St. ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828) 697-6185
<https://www.hendersonvillenc.gov/>



APPLICATION FOR SITE PLAN REVIEW

Section 7-3 City Zoning Ordinance

The following are required to constitute a complete application for preliminary site plan review:

- ~ This form including the property owner(s) signature(s).
- ~ Appropriate fee.
- ~ 2 copies and a digital file of the site plan containing items in Section 7.3-3.2 of the City Zoning Ordinance.

Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.

- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
- Addition of more than 30 parking spaces.
- Any minor planned residential development consisting of nine or more dwelling units.

The following are required for final site plan review:

- ~ This form including the property owner(s) signature(s)
- ~ 2 copies of the site plan containing items in Section 7-3-4.3 of the City Zoning Ordinance

Date

9/7/22

Type of Plan Review



Preliminary



Final

Name of Project

The Towns at Martha Kate

Location/Address of Property

153 Queen Street Hendersonville, NC

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

9569750342

Contact Information

Rick Moore

Address

103 McDowell Rd Mills River, NC

Phone

828-891-8900

Fax

828-891-8011

Email

Rick@mooreandson.net

CHECK TYPE OF DEVELOPMENT



Residential



Commercial



Other

Current Zoning

R-20

Total Acreage

13.1

Proposed Building Sq.ft.

1200

of Dwelling Units

27

Official Use:

DATE RECEIVED: _____ BY _____ FEE RECEIVED \$ _____

Applicant Name Rick Moore

Address 103 McDowell Rd Mills River, NC

Phone 828-891-8900

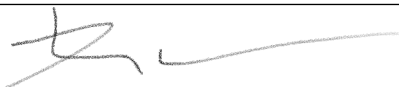
Fax 828-891-8011

Email Rick@mooreandson.net

Designated Agent Rick Moore

Address 102 McDowell Rd Mills River, NC


PID or PIN # 9569750342

Signature 
Printed Name Rick Moore

Property Owner: Name Rick Moore

Address 103 McDowell Rd Mills River, NC

PID or PIN # 9569750342

Signature 
Printed Name Rick Moore

Property Owner: Name Mitch Gaither

Address 60 Banner Farm Rd Mills River, NC

PID or PIN # 9569750342

Signature 
Printed Name Mitch Gaither

Property Owner: Name

Address

PID or PIN

Signature
Printed Name



CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

100 N. King Street ~ Hendersonville, NC ~ 28792

Phone (828) 697-3010 ~ Fax (828) 697-6185

www.hendersonvillenc.gov

APPLICATION FOR SUBDIVISION PLAT APPROVAL

The following are required to constitute a complete application for subdivision plat review:

~ This form including the property owner(s) signature(s).

~ Appropriate fee.

~ Subdivision plat meeting the requirements outlined in the subdivision ordinance.

Date 9/7/22

Type of
Subdivision

☐

Minor

☒

Major

☐

Conservation

Address / Location of Property 153 Queen St Hendersonville, NC

List 10 digit PIN or 7 digit PID number for each property 9569750342

Current Zoning R-20

Acreage 13.1

Lots 27

Applicant Name Rick Moore / Mitch Gaither

Address 103 McDowell Rd Mills River, NC 28795

Phone 828-891-8900

Fax 828-891-8011

Email Rick@mooreandson.net

Designated Agent: Name Rick Moore

Address 103 McDowell rd Mills River, NC

Designated Agent's Signature

Official Use:

DATE RECEIVED: _____ BY _____ FEE RECEIVED \$ _____

City of Hendersonville
General Application
Property Owner Signature Addendum

Section 5, Item A.

Application Information

Date of Application 9/7/22 Application Number _____
Name of Project The Towns at Martha Kate Phase # (if subdivision) 1
Parcel Identification Number(s) (PIN) 9569750342

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

* ^ Printed Name Rick Moore
☐ Corporation ☐ Limited Liability Company ☐ Trust ☒ Partnership ☐ Other: _____
Signature _____
Title owner Email Rick@mooreandson.net
Address of Property Owner 103 McDowell Rd Mills River NC

* ^ Printed Name Mitch Gaither
☐ Corporation ☐ Limited Liability Company ☐ Trust ☒ Partnership ☐ Other: _____
Signature _____
Title owner Email Mitch@flavor1st.com
Address of Property Owner 60 Banner Farm Rd Mills River, NC

* ^ Printed Name _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
Signature _____
Title _____ Email _____
Address of Property Owner _____

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

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



StarNews | The Dispatch | Times-News
Sun Journal | The Daily News | The Star
The Free Press | Gaston Gazette
The Fayetteville Observer

Order Confirmation

Not an Invoice

Section 5, Item A.

Account Number:	488558
Customer Name:	City Of Hendersonville
Customer Address:	City Of Hendersonville 160 6Th AVE E City Clerk Hendersonville NC 28792-3775
Contact Name:	Angela Reece
Contact Phone:	828-697-3005
Contact Email:	areece@hvlnc.gov
PO Number:	

Date:	10/27/2022
Order Number:	7975697
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	100.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
HEN Times-News	1	10/30/2022 - 10/30/2022	Govt Public Notices
HEN blueridgenow.com	1	10/30/2022 - 10/30/2022	Govt Public Notices

Total Order Confirmation	\$17.00
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PUBLIC NOTICE

Notice is hereby given that the City of Hendersonville Planning Board will hold their regular monthly meeting on Monday, November 14, 2022, at 4:00 p.m., in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. Major Subdivision – Queen Street (A22-89-MAJSUB) – Application from Rick Moore and Mitch Gaither for the major subdivision of PIN #9569-75-0342 and located on 153 Queen Street. The subdivision is to construct 26 detached single-family units.

II. Conditional Zoning District – Lakewood Road Multi-Family (P22-054-CZD) – Application for a conditional rezoning from Travis Fowler of First Victory, applicant and Group Ventures INC., property owner. The applicant is requesting to rezone the subject property, PINs 9579-39-2060, 9579-38-2595, 9579-29-0718, 9579-19-2770 and located off Lakewood Road, from I-1, Industrial to UR-CZD, Urban Residential Conditional Zoning District for the construction of 322 multi-family units on approximately 60.56 acres.

III. Zoning Text Amendment – Multi-Family and Dimensional/Design Standards in MIC Zoning District (P22-64-ZTA) - Staff initiated Zoning Text Amendment proposing to amend the Dimensional Standards in the MIC, Medical, Institutional, Cultural zoning district and to include Multi-Family Residential on the list of Permitted Uses in conjunction with the provision of Design Standards.

Planning Board Members will attend the meeting in person. In person attendance by the public is permitted. Public comments will be accepted from those attending in person at the designated time at this meeting. The public may also view and verbally comment during this public meeting live via ZOOM. For security reasons screen sharing will not be allowed. The meeting instructions to join by Zoom will be available on the City's website by visiting <https://www.hendersonvillenc.gov/events-calendar>. Comment period instructions will also be displayed at the appropriate times during the meeting.

Anyone wishing to submit written public comment for this public meeting prior to the meeting may visit <https://www.hendersonvillenc.gov/comment> to submit their comment. Written comments must be submitted by noon on November 14th, 2022, to be considered by the Planning Board. If comments include photo(s) or video they must be submitted by 8:00 a.m. on November 13th, 2022.

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 Community Development Department at 697-3010 no later than 24 hours in advance of the meeting.

October 30, 2022 7975697



StarNews | The Dispatch | Times-News
Sun Journal | The Daily News | The Star
The Free Press | Gaston Gazette
The Fayetteville Observer

Order Confirmation

Not an Invoice

Section 5, Item A.

Account Number:	488558
Customer Name:	City Of Hendersonville
Customer Address:	City Of Hendersonville 160 6Th AVE E City Clerk Hendersonville NC 28792-3775
Contact Name:	Angela Reece
Contact Phone:	828-697-3005
Contact Email:	areece@hvlnc.gov
PO Number:	

Date:	10/27/2022
Order Number:	7975783
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	80.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
HEN Times-News	1	11/06/2022 - 11/06/2022	Govt Public Notices
HEN blueridgenow.com	1	11/06/2022 - 11/06/2022	Govt Public Notices

Total Order Confirmation	\$14.60
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Ad Preview

Section 5, Item A.

PUBLIC NOTICE

Notice is hereby given that the City of Hendersonville Planning Board will hold their regular monthly meeting on Monday, November 14, 2022, at 4:00 p.m., in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. Major Subdivision – Queen Street (A22-89-MAJSUB) – Application from Rick Moore and Mitch Gaither for the major subdivision of PIN #9569-75-0342 and located on 153 Queen Street. The subdivision is to construct 26 detached single-family units.

II. Site Plan Review- Queen Street Townhomes (A22-76-SPR) – Application from Rick Moore and Mitch Gaither for the development of a minor planned residential development (minor PRD) consisting of 26 single family detached units on approximately 13.26 acres. The project is located on PIN #9569-75-0342 and located at 153 Queen Street.

Planning Board Members will attend the meeting in person. In person attendance by the public is permitted. Public comments will be accepted from those attending in person at the designated time at this meeting. The public may also view and verbally comment during this public meeting live via ZOOM. For security reasons screen sharing will not be allowed. The meeting instructions to join by Zoom will be available on the City's website by visiting <https://www.hendersonvillenc.gov/events-calendar>. Comment period instructions will also be displayed at the appropriate times during the meeting.

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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 Community Development Department at 697-3010 no later than 24 hours in advance of the meeting. November 6, 2022 7975783