



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

---

**AGENDA**

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
  - A. Minutes of February 14, 2022
4. **OLD BUSINESS**
5. **NEW BUSINESS**
  - A. Rezoning: Conventional Rezoning – Brooklyn Ave (P22-14-RZO) –*Matthew Manley, AICP – Planning Manager*
  - B. Rezoning: Conditional Zoning District – Schroader Honda Expansion (P21-70-CZD) –*Tyler Morrow – Planner II*
  - C. Rezoning: Conditional Zoning District – Apple Ridge (P22-08-CZD) –*Tyler Morrow – Planner II*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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

**Minutes of the Planning Board  
Regular Meeting - Electronic  
February 14, 2022**

**Members Present:** Jim Robertson, Chair, Neil Brown, Tamara Peacock, Barbara Cromar, Jon Blatt (Vice-Chair), Stuart Glassman, Frederick Nace

**Members Absent:** Peter Hanley, Hunter Jones

**Staff Present:** Matthew Manley, Planning Manager, Tyler Morrow, Planner II, Lew Holloway, Community Development Director, Angela Beeker, City Attorney, Alexandra Hunt, Planner I and Terri Swann, Administrative Assistant III

- I Call to Order.** *The Chair called the meeting to order at 4:00 pm. A quorum was established.*
- II Approval of Agenda.** *Mr. Blatt moved for the agenda to be approved. The motion was seconded by Mr. Nace and passed unanimously.*
- III Approval of Minutes for the meeting of January 10, 2022.** *Mr. Brown moved to approve the Planning Board minutes of the meeting of January 10, 2022. The motion was seconded by Mr. Glassman and passed unanimously.*
- IV Old Business – Comprehensive Plan:** 2022 RFP Discussion. Mr. Holloway gave the following update:  
  
Mr. Holloway stated there are three major documents used for guidance on the Comp Plan. The Comp Plan is a guiding document, and you don't have to follow it but it sets goals and strategies. With the adoption of 160D they now have a ten-year timeline to update the Comp Plan. The current 2030 Comp Plan was adopted in 2009. Mr. Holloway went through the seven chapters and discussed Chapter 8. He went over the categories in each of the chapters. He discussed having the Long Range Planning Committee work on this update. There was no action taken on this item.
- V New Business**
- V(A) Zoning Map Amendment – Standard Rezoning. N Harper Drive (PIN's 9569-26-2653 & 9569-26-3517) P21-84-RZO** Mr. Morrow gave the following background:

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Charles and Sheryl Osteen of AMJESS, LLC. The applicant is requesting to rezone the subject property from R-15, Medium Density Residential to R-10, Medium Density Residential. The subject parcels are identified as PIN's 9569-26-2653 and 9569-26-3517 and are located on N. Harper Drive. The property is approximately 0.68 acres in total. If approved all permitted uses within the R-10 zoning district would be allowed on the site.

An aerial view of the property was shown. The property is surrounded by single-family on most sides. There is a duplex development to the right of the property which is zoned R-10. The R-10 and R-15 zoning districts are the prominent districts in this area. They work as a gradual transition between the highly commercial C-3, Highway Business and the R-20, Low Density Residential zoning of the ETJ.



Existing conditions of the site were shown. The property was a wooded lot but has been clear cut. There is a Blueline stream on the property and the Stream Buffer requirements must be met.

A comparison of the R-10 and R-15 zoning district were shown and explained. The zoning is similar except for one Special Use. Cemeteries are a Special Use in the R-15 zoning district but not in the R-10 zoning district. The dimensional requirements differ slightly. The minimum lot size for single-family for the R-15 district is 15,000 sq. ft. In the R-10 district the minimum lot size for single-family is 10,000 sq. ft. The setback differs also.

The 2030 Comp Plan designates this parcel as Medium-Intensity Neighborhood and Natural Resource/Agricultural. All surrounding residential parcels are designated as medium intensity neighborhood. The natural resource/agricultural designation in this area runs along the 100-year floodplain. Any parcel under this designation has floodplain present.

Mr. Morrow went over the Comprehensive Plan Consistency goals and strategies. He also went over the general rezoning standards.

Mr. Morrow stated the smaller parcel does not meet the minimum lot size requirements in the R-15 zoning district. If the property is rezoned, it will bring both of the lots into compliance. They could not make two conforming lots in the R-15 zoning district.

Chair asked if there were any questions for staff.

Mr. Brown asked when the FEMA floodplain regulations were designated in this area. Mr. Morrow stated in 2008. FEMA is working to make updates to their map.

Mr. Blatt stated another option would be to apply for a variance and not rezone it. Mr. Morrow stated yes but they could not build anything other than a single-family home on the lot. They could not build anything higher with a variance.

Mr. Morrow stated the applicant is here to answer any questions. Chair asked if the applicant would like to speak. Mr. Osteen stated no, but he can answer any questions they have. Chair stated if rezoned, all the permitted uses would be permitted by right on the property.

Chair opened the public comment and asked if anyone in the room would like to speak. No one spoke. Chair asked if anyone via Zoom would like to speak.

Mr. Morrow stated they did receive one pre-submitted comment.

Ronald Mullen commented via Zoom. He stated changing the zoning from R-15 to R-10 would have been more favorable to the neighbors had the owner not clear cut the property. The change is "in your face" now to the neighbors by having the property cut. He asked about the larger lot staying R-15 and the smaller one being rezoned to R-10. He is just suggesting a compromise.

Chair read the following comment from Ronald and Julie Mullen, 320 Comet Drive:

*In consideration of the standard rezoning on North Harper Drive, we think an aspect that should be considered is the existing look of the neighborhoods. As one turns onto North Harper Drive from Stoney Mountain Road, one will notice the stark difference between R-10 zoning on the left and R-15 zoning on the right. R-15 zoning supporting large yards and room for mature trees versus the more densely packed R-10 housing with smaller yards and no trees. If the initial intent of the current landowner was to change zoning from R-15 to R-10, they did themselves no favors by clear cutting the properties. Knowing owners of surrounding R-15 properties are not wanting to see adjacent properties rezoned to R-10, having a natural buffer of trees surrounding the subject properties would have helped the case of rezoning. But*

clear cutting the properties puts R-10 zoning right in their faces which is not tolerated well. Knowing growth is inevitable for Hendersonville, as a compromise and in consideration of the existing zoning and property sizes, we support the following: 1. Property, PIN 9569-26-3517, the smaller of the two properties, more closely resembles the property sizes consistent with Cornerstone Way. This property frontage is split between North Harper and Cornerstone Way. We would support this property to be rezoned to R-10. 2. Property, PIN 9569-26-2653, the larger of the two properties, more closely resembles the property sizes consistent with North Harper. Therefore we do not support rezoning of this property and it should remain R-15.

Chair asked about the two parcels being a viable consideration for the Board. Mr. Morrow stated yes, the buildability of the smaller lot is in question without the rezoning. He is not sure how buildable it is with the stream.

Chair closed the public comment.

Mr. Blatt stated he knows they cannot say what they plan to do on the property, but would he consider only rezoning the smaller lot to R-10.

Ed Osteen, 2367 Brannon Road stated his preference is to rezone both properties to R-10. Mr. Blatt asked if he was aware of the streambank requirements before he clear cut the lot. Mr. Osteen stated yes, he was. He removed the large pile of bamboo, one side still remained natural.

Chair asked about the ditch and if they were planning to do away with it. Mr. Osteen stated they are working with NCDOT, and they plan to put in a catch basin and put in a pipe that will be covered and not look as ugly as the ditch does.

***Ms. Cromar 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 (PINs 9569-26-2653 & 9569-26-3517) from R-15 Medium Density Residential to R-10 Medium Density Residential. Finding that the petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because the Medium Intensity Neighborhood designation calls for Single Family Residential as a primary land use and the proposed map amendment aligns with the locations listed under LU 6.1. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public comment, and because 1) The petition would be an extension of the adjacent R-10 zoning district. 2) The petition allows for both parcels to become conforming lots meeting the minimum lot size for the R-10 district. 3) The petition creates the opportunity for compatible infill development [Strategy PH-1.] Ms. Peacock seconded the motion which passed unanimously.***

- V(B) Conditional Zoning District – Application for a conditional rezoning from John Kinnaird of Brooks Engineering and Mike Washburn. The applicants are requesting to rezone the subject property, PIN 9579-11-8417 and 9578-39-5229 and located off Tracy Grove Road., from PRD, Planned Residential Development to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family/single-family development consisting of 300 apartment units and 160 single family homes on approximately 161.47 acres. (P21-68-CZD). Mr. Manley gave the following background:**

The property is located at 240 Wilmont Drive. The existing zoning is PRD CZD, and the proposed zoning will be PRD CZD. The acreage is approximately 162 acres. The proposed use will be single and multi-family. This will be a 300-unit apartment complex with 160 single-family homes. This density is 2.8 units per acre. Two Neighborhood Compatibility meetings were held for this project due to a noticing error. There were a number of issues raised at both meetings such as traffic, impact on the environment, noise and congestion among other concerns. The current land use and zoning on Tracy Grove Road is R-15 and

the residential density is 1.86 units per acre. The area adjacent on US 64 is zoned, C-3, CMU and PCD. Jackson Park is also adjacent to this property and an area that is zoned by Henderson County (R1) which permits 4 to 12 units per acre.

Site photos of the property were shown.

The previous zoning was R-15 and C-3. The approved rezoning was PRD SU and that rezoning was approved February 7, 2008. The area was 28.47 acres, and the uses were skilled care, assisted living, independent living, condos and duplexes. The total building square footage was 204,732 sq. ft. The project details were 4 – four-story buildings, 2 -three-story buildings, 2 – two-story buildings and 5 one-story duplexes. A total of 305 units.

The Future Land Use is Natural Resource / Agriculture, Medium Intensity Neighborhood, High Intensity Neighborhood and Regional Activity Center. Comprehensive Plan Consistency was discussed concerning the development guidelines, primary land uses and secondary land uses both for the Natural Resources/Agricultural and the Medium Intensity Neighborhood. Mr. Manley explained the six criteria for the Comprehensive Plan Consistency. Mr. Manley stated Tracy Grove Road is a minor thoroughfare and 64 is a major thoroughfare.

Mr. Manley stated there are natural resource areas on the property with a biodiversity rating of 8. The natural resource areas connected along this corridor are Bat Fork, Jackson Park wetlands, Ewbank swamp, Mud Creek wetlands and north Mud Creek wetlands. There is nothing relevant to the Cultural and Historic Resources.

A TIA was performed. Mr. Manley went over the five factors in the rezoning criteria. Mr. Manley stated they plan to utilize Wilmont Drive to access the site. Tracy Grove could be used as an exit only, emergency access. There will be no development in the low-lying areas. No structures will be in the 100-year floodplain.

Mr. Manley presented the Comprehensive Plan Consistency Statement: The petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: *The Medium Intensity Neighborhood designation calls for Planned Residential Developments as a secondary recommended land use and the proposed site plan aligns with development guidelines under strategy LU 6.4.*

Mr. Manley stated the site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development and Site Plan Review. A sun study was required to provide support for a request to allow multi-family on-site to exceed the 35' height limitation by 11' feet for a total site specific height limitation of 46'. The sun study and the results indicate the project meets the criteria established for a height exemption, which may be granted by City Council at their discretion as established in Section 5-14-6.5 of the Zoning Ordinance. The site plan also meets the relevant and applicable standards established by the Subdivision Ordinance, apart from some standards associated with site access, which are still being finalized in concert with our transportation consultant.

The site plan accompanying this petition meets the standards established by the Floodplain Protection Ordinance, the Stormwater Ordinance and Zoning Ordinance. The site plan accompanying this petition increases onsite impervious services from less than a ½ acre of impervious surface to over 22 acres of impervious surface. The site includes over 100 acres of 100-year floodplain. No development is proposed within the floodplain.

The TIA as presented provides a reasonable representation of the traffic impacts associated with the proposed development on the adjacent street network. It is important to note that some of the

intersections, approaches, and movements do operate an unacceptable level of service under existing and background conditions without the proposed development. The proposed development will have a measurable impact on the subject intersections as well.

Based on a technical review of the TIA as submitted, it is my professional opinion in review of the TIA and according to NCDOT and City of Hendersonville guidelines the following mitigation is necessary to mitigate the impact of the proposed development: A left turn lane with 150 feet of storage and appropriate taper on Tracy Grove Road at Access 1. A right turn lane with 150 feet of storage and appropriate taper on Dana Road at the signal with Tracy Grove Road intersection. Extend the existing right turn on Tracy Grove Road from 100 feet to 200 feet with the appropriate taper. Relocate the proposed location of Access 1 to a point that creates further separation from Wilmont Drive.

Mr. Manley stated the TIA had to be revised and staff just received the revised TIA today. This has not been reviewed by staff yet.

The following technical revisions to the site plan are suggested to clarify the intent and nature of proposed on-site wetland restoration activities. Provide details regarding conservation easement with Conserving Carolina, including commitment from Conserving Carolina as a note on the site plan. Provide details on developer proposed restoration of on-site wetlands; delineating areas proposed for restoration as note on the site plan.

The following technical revisions to the site plan are suggested to further mitigate the impacts of the scale of additional impervious surface. Enhance the Stormwater run-off system to treat and retain, at a minimum a 25-year event. Treatment and retention are currently required for a 10-year event. Utilize Low Impact Development practices through the incorporation of bioretention ponds to retain and treat on-site stormwater.

The following technical revisions to the site plan are suggested to mitigate the impacts to transportation infrastructure surrounding the site as a result of the proposed development. Dedicate ROW along frontage of Tracey Grove Road. Commit to the construction of the following mitigation measures as identified in the Transportation Impact Analysis. A left turn lane with 150 feet of storage and appropriate taper on Tracy Grove Road at Access 1. A right turn lane with 150 feet of storage and appropriate taper on Dana Road at the signal with Tracy Grove Road intersection. Extend the existing right turn on Tracy Grove Road from 100 feet to 200 feet with the appropriate taper. A revised TIA has been received but not yet reviewed by staff.

Mr. Manley stated the Tree Board had a very long motion and list of conditions that were included in the staff report.

Mr. Manley asked if there were any questions.

Mr. Brown asked who looks at the silt and keeping it from going into the swamp area. Mr. Manley stated Henderson County addresses this through an erosion control permit. He asked how many inspectors the county has. Mr. Holloway stated he was not sure, but it is handle through their Engineering Department.

Ms. Cromar asked if Wilmont and Tracy Grove Road are city or state roads. Mr. Manley stated they are both state roads and improvements are approved by NCDOT.

Discussion was made on the access from Tracy Grove Road to be used as an emergency exit. Discussion was also made on the revised TIA that was submitted. Mr. Manley stated that revised TIA was only received today. He cannot speak to it as it has not been reviewed by staff.

Mr. Holloway stated Wilmont Drive is a city street.

Ms. Cromar asked if the second access could be made a condition. Mr. Manley stated it could, but they do not have the info on this yet. He explained that a second access is triggered when there are 31 units or more. No third access is required.

Mr. Brown had concerns about the driveways and a previous project where the Comp Plan discouraged garages in the front of the homes. Mr. Manley stated that would be addressed in the setback consideration. Mr. Morrow stated the setback can be reduced to 10 feet when on the side or rear. Mr. Manley stated side or rear parking only applies when an existing right-of-way exists.

Mike Washburn, 127 Summit Landing Drive stated the blue area on the site plan includes 120 acres that is part of the conservation easement. Conserving Carolina brought in engineers as there is a lot of wildlife such as ducks and certain types of fish. They are planning to do extensive tree planting and have walking paths to Jackson Park.

John Kinnard, Brooks Engineering stated they plan to take every precaution to keep the water runoff on site and have agreed with the condition to have a system for a 25-year storm event instead of a 10 year storm event. They are also fine with having two-way traffic.

Ms. Cromar asked about the height of the building and Comp Plan ensuring compatibility with the neighboring properties. The height is not compatible. Would he be willing to reduce that? Mr. Kinnard stated the apartments will not be above 46 feet and on the residential side it is 35 feet.

Mr. Brown asked when FEMA updates their data will they adhere to the existing requirements or the new ones. Mr. Kinnard stated they are not close to the 100-year floodplain, they are well outside of it. He also stated the apartments are three-stories on the back and four stores on the front.

Mr. Brown asked about the project being Dark Sky compliant. Mr. Kinnard stated they will comply with the lighting ordinance for the city. Mr. Manley stated the lighting ordinance is in the works. Mr. Kinnard stated they will use cut-off fixtures.

Ms. Cromar asked if the green space is part of the wetlands. Mr. Kinnard stated some of it but not all of it is in the wetlands.

Chair asked about the new TIA. David Hyder, Traffic Engineer (Zoom) read the new recommendation and stated it is similar to the old recommendation. Chair stated he walked the property and noticed the Shell Station being used as a cut-through for traffic. He felt this was very dangerous with people walking. Wilmont is not operating optimally now. It would operate better today if turn lanes were installed and extended. Mr. Glassman asked if the new recommendations would be able to handle 500 more cars. The intersection is terrible now. Mr. Hyder stated the TIA shows 280 cars going out. Mr. Glassman stated there will be 429 parking spaces so he believes more than 280 cars will be going out. Mr. Hyder stated the TIA will be sent to NCDOT this week. Mr. Blatt stated this is a big concern for him.

Chair stated they recently sent a project with 90 homes to City Council, and they placed a condition on that project to install a 50-year storm system on their site. They did not think a 10-year system would cut it. Would he be agreeable to a 50-year system as a condition? Mr. Washburn stated they would consider it.

Chair asked if the neighborhood on Wilmont would have access to their walking trail. Mr. Washburn stated yes.

Ms. Cromar stated the Tree Board made numerous recommendations. Mr. Washburn stated they have no

issues with those recommendations.

Mr. Blatt discussed the minimum parking spaces required. Mr. Washburn stated they eliminated more parking to save the trees.

Chair asked if an environmental study was done through Conserving Carolina. Mr. Washburn stated they were on site and he believes a study was done.

Chair stated he would open public comment. Each speaker will have two minutes.

Julie Conner, 106 Boyd Hill Drive stated her home backs up to lots 14, 15 and 16. She asked if there would be two entrances/exits. Mr. Washburn stated yes. She asked how far apart they would be. She asked where the access point would be for the Oklawaha Trail. She asked what improvements would be made to Wilmont. How will they make those improvements? Will the 100-year flood line run up to the apartments? Will the apartments be on the hill, or will they take out the hill? She was concerned about airplanes flying through this area from the Hendersonville Airport. Did the new TIA take into account the new stop signs at Airport Road and Tracy Grove Road? Did they consider the Duncan Terrace project that is within two to three miles? The traffic will increase by 690 more cars and not 500. With 154 apartments and 1.5 cars there could be potentially 921 more cars in this already congested area.

Stephanie Sawyer, 223 Wilmont Drive stated her main concerns are the number of cars being added. She stated the first site plan shows the road through the forest area but that changed after going to the Tree Board. She felt that was a better option than what has been presented now. She did not know they had changed the entrance. Wilmont is an unimproved older road, and it will not hold 900 cars. She would like them to go back to the original entrance with the road going through the woods. She stated she had a letter from one of her neighbors that is unable to speak, she would like it read into the record. Chair stated he would read the letter into the record.

Janet Moore, 305 Dellford Court stated the estimate of 500 cars is way too low. It is more like 800 or 900 cars. She doesn't care how many turn lanes they install; it will still be gridlocked. Is the developer willing to build a new road to take care of the increased traffic?

William Crumpler, 320 Tracy Grove Road was concerned that no matter how many turn lanes go onto a two-lane road the traffic will still be overwhelming with school busses. The walkability factor with kids and families is just not there. There is only about six inches you can walk in on Tracy Grove Road. This is not a good road. The density factor should be considered with only the buildable part of the property and not the whole parcel. The density is really off.

Gary Crist, 218 E. Dogwood Street stated he sees problems during the winter with cars pulling out and sliding. It is a very difficult area. They need to utilize the forest to reduce the steepness of the hill. This is just not going to work.

Mary West, 444/446 Tracy Grove Road explained different days when she has seen traffic very bad. Four Seasons is sometimes like a parking lot. The speed limit was reduced from 45 mph to 35 mph and traffic still does not abide by the speed limit. This is a dangerous area.

Chair asked if anyone via Zoom would like to speak.

Lynne Williams, Chadwick Avenue stated this project is not in line with the Comp Plan LU-4 which encourages preservation of agricultural land. She stated Bo Thomas wanted to prevent building on the ridge top and she asked the Board to comply with that. She walked the property with Debbie Roundtree and was concerned about the white squirrels they saw. She was also concerned about the fish. She felt

like the hilltop should be preserved and discussed the bog area. She asked that an environmental study be done before approval of the project. She stated to please protect the character of this area.

Ken Fitch, 1046 Patton Street stated the traffic infrastructure is inadequate for a project this size. There are serious issues with the traffic. This will cause Wilmont Drive to have 1,000 cars a day on it. The Board needs to protect existing neighborhoods. This project is not enhancing the neighborhood. He had concerns about the ecosystem and the stream. This area is a unique habitat and has endangered species living in it. This is the last remaining agricultural tract, and it should be preserved. This project is unsustainable and unacceptable.

Lynne Williams stated the intersection of all the waterways come together on this property and she asked that the Board look at the 1982 flood lines. She is very concerned about the flooding.

No one else spoke via Zoom.

Chair read the letter from Will Beam, 213 Wilmont Drive into the record.

Chair closed the public comment.

The Board discussed the actual amount of acreage that would be built on. Mr. Kinnard stated it is around 62 acres. The entire property is not being built on. The density was discussed. Two entrances will be required. Mr. Washburn discussed giving the conservatory easement to Conserving Carolina and how they have been in talks for about six months. Ms. Cromar asked who maintains the wetlands. Mr. Washburn stated they will have a conservation agreement and the natural conservatory will take over the maintenance of the wetlands. Chair asked how far away from the 100-year floodplain they would be. Mr. Kinnard stated at least six or seven feet away. Chair asked about the hill. Mr. Kinnard stated they are not grading more than five or six feet in any one spot. Chair asked about the new stop signs and the Duncan Terrace project. Mr. Holloway stated both of those are outside the scope of the TIA.

Mr. Brown stated he was ready to make a motion to deny based on three things. Pollution, more traffic than the area can handle, and this project does nothing to address affordable housing. Mr. Glassman agreed. Ms. Peacock asked about postponing the application for the TIA report to be reviewed. If they had more information it may not kill the project. Mr. Brown stated he would still make a motion to deny because they will never restore the wetlands. Ms. Peacock stated they could have an environmental person address how serious it is.

Mr. Brown stated what the city needs is affordable housing, and the Comp Plan is clear on this. This project just doesn't make it. Ms. Cromar stated she is concerned about the density, and it is not compatible with the surrounding neighborhood, especially the height of the apartments. Mr. Blatt stated they do have a right to develop their land, but he is very concerned about the access road and felt like the Board needed more information. He stated he is sympathetic to the developer. Mr. Nace stated the traffic infrastructure does not support the environment. This will drastically impact the streams and change the water quality. Chair discussed talking with the developer about conditions. If this were all single-family dwellings it would be different. Improvements would still be needed but the impact would not be as great. Mr. Brown asked about making the motion. Mr. Holloway stated if a recommendation was made, the project would have to move forward to City Council. They would have to hold a public hearing on the application. Mr. Holloway stated the applicant can withdraw the application. Angela Beeker, City Attorney stated the applicant can withdraw his application at any time.

Mr. Washburn withdrew his application. Mr. Manley stated the application has been withdrawn and the applicant will need to start the process over.

Chair took a five-minute recess at 6:35 pm.

Chair called the meeting to order at 6:41 pm and stated Ms. Peacock had secluded herself and left due to her company being involved with the next project.

- V(C) Conditional Zoning District – Application for a Conditional Zoning District from Joey Burnett of The Tamara Peacock Company, Brett Barry, applicant and Hunting Creek Associates, LLC, property owners. The applicants are requesting to rezone the subject property, PIN 9568-92-1924 and located at 904 Greenville Highway, from GHMU, Greenville Highway Mixed Use to GHMU CZD, Greenville Highway Mixed Use Conditional Zoning District for the construction of a multi-family development consisting of 80 units on approximately 2.25 acres. (P21-78-CZD). Mr. Manley gave the following background:**

The property is located at 904 Greenville Highway. The existing zoning is GHMU, Greenville Highway Mixed Use. The proposed zoning is GHMU CZD. The parcel is approximately 2.25 acres. The proposed use is multi-family residential consisting of 80 units in three four-story buildings. (117,600 sq. ft.) The density is 35.6 units per acre. The Future Land Use Designation is High Intensity Neighborhood.

A Neighborhood Compatibility meeting was held November 15, 2021. Concerns that were raised were density, public safety, traffic, parking, noise, etc. One comment was in full support of the project. This is a transitional area and is just outside the walkable business district. There are three large supermarkets located within walking distance of this project.

Site photos were shown. The property was an existing mobile home park with 13 mobile homes on it. The remnants of the former use remains onsite. An aerial photo from 1984 shows the mobile homes on the lot. The GHMU zoning was approved on October 9, 2003.

The Future Land Use is High Intensity Neighborhood. It is a transitional area containing Neighborhood Activity Center, Activity Node and Medium Intensity Neighborhood.

Mr. Manley gave a brief overview of the Comprehensive Plan Consistency chapters and described each one. There is local landmark nearby, but this project will not impact it. He gave the standards for the rezoning.

Comp Plan Consistency Statement: The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because: *The High Intensity Neighborhood designation calls for Multi-Family Residential as a primary land use and the proposed site plan aligns with all development guidelines listed under LU 7.4.*

The site plan was shown. A TIA was not triggered but did require one because of the location. There is no floodplain on the site, but it is in close proximity to a floodplain area. The driveway is to be relocated further away from the intersection. A 26' driveway access is needed per the Fire Marshal. They plan to shift the building somewhat but are limited due to the parking. The loop will be similar to the layout that was used for the mobile home park.

Elevations of the building were shown.

Site plan staff analysis: The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Greenville Highway Mixed Use (Section 5-23), Mixed Use Zoning (Article XVIII) and Site Plan Review (Section 7-3). With the following exceptions: *Provision of Seating in Common Areas 5-22-4.1.4.d), Provide Additional Amenity per Section 5-22-4.1.4.e) and Preliminary Lighting Plan required Section 18-3-3. d) 11.*



The site plan accompanying this petition meets the standards established by the Floodplain Protection Ordinance, the Stormwater Ordinance and Zoning Ordinance. The site plan accompanying this petition increases onsite impervious services from less than a ½ acre of impervious surface to over 1.33 acres of impervious surface. The site does not include a mapped stream with a 100-year floodplain. The site does include a natural drainage or wet weather conveyance along the northern boundary.

The site plan accompanying this petition meets the standards established by the City Engineering Dept. with the following comments to be addressed at Final Site Plan. Show how the proposed sidewalk will connect to existing sidewalk at property edges. Driveway entrance aprons should conform to current City standards. Sidewalk along Chadwick should be designed with consideration to City's plans to widen Chadwick Avenue. Existing driveway cut on Greenville Hwy should be removed and sidewalk made continuous as required.

The site plan accompanying this petition meets the standards established by the City Fire Dept. with the following comments to be addressed at Final Site Plan. *Relocate fire hydrant.*

The project will generate 434 Daily Trips = below the City's threshold. The TIA as presented provides a reasonable assessment of the traffic impacts associated with the proposed development on the adjacent street network. The report text and figures should be revised as noted herein for completeness and correctness. In addition, the following recommendation was made: *Consideration should be given to moving the driveway on Chadwick Avenue as far back from the intersection with Greenville Highway as practically possible. As shown, the current location could impact the operations of the intersection. Furthermore, pushing the driveway back will allow for a future installation of a left-turn lane at the signal with Greenville Highway. In its current location and with the installation of a left turn lane the driveway could be limited to right-in/right out operations at some point in the future.*

The following technical revisions to the site plan are suggested to address urban design considerations: *Additional Architectural detail at corner of building located at Greenville Hwy and Chadwick Ave per Section 18-6-4.5 "On corner lots, the applicant is encouraged to provide a building entry, additional building mass, and distinctive architectural elements at corner of buildings."*

- The following technical revisions to the site plan are suggested to provide for appropriate Transportation & Circulation needs: *Driveway location needs to be shifted as far from the intersection as possible. ROW Dedication along Chadwick Ave – All areas from the back of sidewalk to the existing ROW will be dedicated to the City. Final details of width needed will be coordinated with Traffic Consultant and Public Works Director.*

The following technical revisions to the site plan are suggested to mitigate the impacts increased impervious surface: *Require developer to use open greenspace around parking areas for green infrastructure: bioswale, bioretention, rain garden. Ensure developer preserves or improves the existing natural drainage way along the eastern boundary of the parcel.*

The Tree Board recommends the developer protect the trees along the edge of the parking lots and the stream according to Article XV, Section 15-4(C) of the Zoning Ordinance.

There were no questions for staff.

Brett Barry, 1638 Canty Lane, Charleston, SC stated he is the developer, and their goal is to create a project that is compliant with the Comp Plan. He knows the Dark Sky ordinance is still in development, but they are willing to incorporate that into the project.

Joey Burnett, The Tamara Peacock Company stated they wanted to create a unique development that will blend in well with Hendersonville. The architecture is what you would see off of Greenville Highway. They plan to push the building back and will have a safe buffer of trees. They also plan to plant newer street trees. They will have 60 two-bedroom, two bath units and 20 one-bedroom units. They will preserve as many trees as possible and have a nice buffer between the residential and parking. They will be in line with the city's planting list. The utility stormwater plan has been submitted but they have not received any comments back. He pointed out the yellow stormwater pipes and stated they are installed to prevent overwhelming the existing system. He discussed the TIA. There are several DOT projects in the area to improve traffic. The site is designed to preserve trees. They plan to keep the erosion under control. They are working on the site lighting and being Dark Sky compliant and they are working on the design of the new driveway. They will have elevators. The building is stone-based to provide low maintenance for the lower-level parking and craftsman style architectural features. It is designed to fit in with Hendersonville.

Mr. Glassman asked how many units. Mr. Burnett said 80 units. Mr. Glassman asked how many parking spaces. Mr. Burnett stated 80 parking spaces. He stated they do meet the parking requirements. It is close to downtown, and they plan to ensure other modes of transportation. He discussed having bike racks and how they plan to encourage more urban type living. There are a lot of local shops within walking distance.

Ms. Cromar stated the height is like an albatross in the area. Have they consider possibly reducing the height? Mr. Burnett stated they are following the height requirement. If they cut off a floor, they will be sacrificing about 24 units. This is an opportunity for a gateway project. The number works for financial reasons.

Mr. Brown stated he loves the idea but how do you enforce a walkable community if someone wants to move in with two cars. Mr. Burnett stated they will be told this apartment may not be for them. They will have to understand that their unit comes with one space.

Mr. Blatt asked about visitor parking and how that will work. Mr. Burnett stated they could double load some spaces and have visitor parking. They can convert the site to double load and look at a couple of options. He stated the zoning allows one spot per unit.

Mr. Barry stated they could have assigned parking and push walkability. The parking will have to work for their tenants. They plan to target local workforce people and make sure they are the ones in the building. Ms. Cromar asked since they are looking at a walkable development, have they looked at a place for bicycles and where they can be locked? Chair stated if they are promoting a walkable community then the site should include a bicycle garage or carport rather than just a rack. Would he be agreeable to this as a condition? Mr. Barry stated yes. Ms. Cromar asked if they have space for this. Mr. Burnett stated yes.

Mr. Blatt asked about garbage. Mr. Burnett pointed out the space to be relocated for the trash pick-up. There will be one dumpster on site for the tenants. Mr. Blatt was concerned about there only being one parking spot for tenants and how they plan to address plumbers, mail carriers, etc. that may need access to a parking spot. Mr. Burnett stated the lanes will be 26 feet wide and he does not anticipate stop and go traffic. Mr. Blatt stated he feels like this is flawed plan. One parking spot for the tenant, you can't make a rule that they cannot have any guests. There is a density issue here.

Mr. Nace stated it would not be possible to ask them to park somewhere else. There are no sidewalks on Chadwick and the ones on Greenville Highway are in horrible shape. This is not a good location for a walkable community. Mr. Burnett stated there is an option to add an additional 30 spots under the building. The two-bedroom units could get a double loaded spot. This would free up spots for other visitors.

Ms. Cromar stated Chadwick is a city street and would there be improvements made to that street. Mr.

Burnett stated this has been brought to the City's attention and there does need to be improvements made.

Mr. Nace spoke about the traffic impact this would have to the other streets such as Garden, Flanders, etc. in the area that will be used as a cut thorough. There are no lane markings on some of those streets and children and families are out in their neighborhoods. This could be a safety issue.

Chair opened the public comment time.

Nedra Moles, 1024 Carousel Lane stated she appreciates their plan, but this is not the right place for this development. Chadwick is already a dangerous place. There are no sidewalks and no known bike lanes. It is not a safe place for bikes or pedestrians. Brookdale has young children playing and people walking their dogs and this will be used for a cut through and make a very unsafe situation. One building would be wonderful but this is too many and the real issue is safety.

Lizzie Huber, 1003 Park Place Trail stated there was major feedback at the last meeting and this project is too large for this area. This does not meet the goals for neighborhoods and having this type of workforce housing makes the area less safe. She is opposed to this project.

Paul Harris, 1020 Carousel Lane stated the height is a concern and traffic is already unbearable. Having Publix and Ingles nearby creates cut throughs that are unsafe to the neighborhoods on Chadwick. He was concerned about the traffic when festivals are in town and was also concerned about the flooding issues in the area. He was concerned about the noise from adding 80 units to the property. There will be more police activity in the area with 80 more units. The size of this project is too large for this parcel. It does not fit the land.

Janet Bradford, 1023 Carousel Lane stated she is worried about the flooding. They are going to have more water in the area pushing into the ditch. There will be more run off going downhill. She has lived here for 11 years, and she has yet to walk to one of the stores. People just do not walk. No one talks about affordable housing. How much will these rentals be? We need affordable housing. Parking is a problem.

Joe Stancar, 1015 Carousel Lane stated a one-story building would fit better. This project is too tall. The height is a huge concern. There will be problems with the commotion at South Rock and the residents. The developer will build this and leave. This is just too tall.

Chair opened up comments on the Zoom call.

Sandy Williams, 309 Chadwick Avenue stated she grew up here in town and things have really changed. She is opposed to this complex for many reasons. It is not safe for families and children living in the area. There will be issues with the buses dropping off and picking up school children. These apartments are being built on two roads that are already dangerous. The increased traffic on Chadwick will be very dangerous. Crossing the intersection will not be safe. Is the entrance off of Chadwick? Chair stated yes it will be off Chadwick. She saw another site plan that had the entrance coming off of Greenville Highway. No one will walk to town. The weather from November to March will prevent walkers. The complex won't fit the surrounding neighborhood. There are no other four-story buildings in the area. She does not approve of this zoning change.

Lynne Williams, Chadwick Avenue stated her family has been here for 70 years and the lots use to be completely wooded behind their home. Chadwick was once a gravel road. She is concerned about public safety and increased flooding in the Johnson ditch. There are major flooding issues that will only increase if this is built. She asked the TIA be looked at for accuracy. She was concerned about the number of units, height of the buildings, affordable housing and how this will affect the character of the area and the quality of life. Her main concerns were density, the culvert, flooding and speeding issues. She asked the Board to

reject this.

Jake Ashman, 1012 Park Place Trail stated he is opposed to this because it will only connect to Chadwick. Chadwick is a small road that will be significantly impacted. It already has traffic issues. He is concerned about parking and concerned about affordable housing because no one has said what the prices will be. This project is not compatible.

Tammy Combs, 103 Brookdale Avenue stated she is echoing everyone's concerns. Workforce housing with one vehicle is not conducive. Most middle-class people require both to work and therefore both need vehicles. She wants safe streets, and this project is very worrisome.

Noah Rose, 400 Balsam Road stated this project is a travesty. She is totally against it. The traffic cut though is so bad that she was almost hit at her mailbox. They need to find somewhere else to build this. Please vote against this.

Chair closed the public comment.

Mr. Glassman stated there are a number of concerns, cost, flood etc. Can the applicant address these?

Mr. Barry stated they are still trying to figure out what they can build and that will determine what the cost will be. They need to know what they can build before they pinpoint a cost. They understand their concerns but they are able to meet the ordinance requirements.

Ms. Cromar discussed making \$15 an hour and being able to afford an apartment. Did he think someone making \$15 an hour could afford a one-bedroom apartment on what they will gross? Mr. Barry stated he just doesn't know what the price will be yet because he does not know what they will allowed to build. This will affect the price.

Mr. Blatt stated the developer has never said this will be affordable housing.

Mr. Glassman stated there is a flooding issue. Mr. Burnett stated they are not oblivious to the flooding in the area. They will have a stormwater system in place, and they plan to retain the water on site and manage it with stormwater pipes underground. They plan to do their part to ease the stress.

Chair stated there are height concerns and traffic concerns.

Adam Fisher stated traffic is always a concern but based on the TIA and the national standards the trip generator shows 28 am and 36 pm peak trips. There is one trip in the peak hours every two minutes and that is not a lot of impact. Mr. Burnett stated there is walkability in the area. Mr. Glassman asked about a sidewalk on Chadwick and stated there is no place to walk on Chadwick. Mr. Burnett pointed out where the sidewalks will go.

Chair asked about height and stated it is not compatible. Mr. Burnett stated the zoning guidelines specify 42 feet in height and they meet that requirement. There are taller buildings across the street and about three blocks down.

Ms. Cromar asked about reducing the height. Mr. Burnett stated to reduce the height would make a depreciation of about 1/3 to cover the construction cost. They need to recapture their construction costs to have a successful project.

Mr. Manley stated concerning the height, they could have a 12,000 sq. ft. building that was 42 feet in height by right. A four-story building could be constructed by right. Since this was over 50,000 sq. ft. it triggered

the CZD.

Ms. Cromar was worried about how much worse the cut through would be after the project gets built. Mr. Glassman stated they could put in speed bumps to help.

Mr. Blatt stated there has never been an application such as this when traffic did not come up. Greenville Highway is a good place for apartments.

Mr. Nace stated he is in favor of good in-fill projects but there are some issues such as traffic and parking that really concern him.

Mr. Brown stated he wants to like this project, but it is not designed for working people and a percentage needs to be affordable.

Mr. Blatt stated there are enough concerns that he asked if the applicant was willing to reconsider their proposal. Concerns such as height, density, traffic and parking may cause this application not to pass.

Pat Barry, developer stated when talking about affordability and cutting an entire floor off, he doesn't want to be a hard head but cutting four stories to three doesn't make sense when they are compatible with the zoning ordinance. He thought this would be an easy process.

Chair stated this is a large size development and the traffic in the area is already bad. There needs to be a bicycle garage. He understands the property was a mess with trash and vagrants, but they have heard a lot of concerns. Mr. Burnett stated at a certain point this development will become walkable. You have to approve projects like this to get them started. The developer is willing to put the money in this. He stated they have room for improvements such as double loaded parking spaces and accommodating more bikes than cars.

***Mr. Blatt stated regretfully he is going to move the Planning Board to recommend the City Council deny the petition for this project as they submitted it tonight to amend the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-92-1924) from GHMU, Greenville Highway Mixed Use to GHMU-CZD Greenville Highway Mixed Use Conditional Zoning District based on the following: he does not find this petition to be reasonable and in the public interest based on the information in the staff analysis at this public hearing and due to the density and the current lack of adequate parking. Mr. Brown seconded the motion. The vote was 5 in favor and 1 opposed. Motion passed.***

VI Other Business. None.

VII Adjournment – *The meeting was adjourned at 8:33 pm.*

---

Jim Robertson, Chair



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

<b>SUBMITTER:</b>	Matthew Manley	<b>MEETING DATE:</b>	March 14 <sup>th</sup> , 2022
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Conventional Rezoning – Brooklyn Ave (P22-14-RZO) – <i>Matthew Manley, AICP – Planning Manager</i>		

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

<p><b><u>For Recommending Approval:</u></b></p> <p>I move Planning Board recommend City Council <b><u>adopt</u></b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1.</p> <p><b>2. We <u>[find]</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"> <li>1. The petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.</li> <li>2. The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.</li> <li>3. The petition would align with the parcels proximate to the subject property which are zoned C-3 and</li> </ol>	<p><b><u>For Recommending Denial:</u></b></p> <p>I move Planning Board recommend City Council <b><u>deny</u></b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1.</p> <p><b>2. We <u>[do not find]</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"> <li>1. The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a site plan or a district which provides design standards.</li> </ol> <p style="text-align: center; margin-top: 20px;"><b>[DISCUSS &amp; VOTE]</b></p>
--	--

<p>located between Old Spartanburg Rd and Spartanburg Hwy.</p> <p>4. The petition creates the opportunity for infill development at a greater density / intensity.</p> <p><b>[DISCUSS &amp; VOTE]</b></p>	
---	--

**SUMMARY:** *The City is in receipt of a Zoning Map Amendment (Conventional Rezoning) application from Mark B. Pace (owner). The applicant is requesting to rezone a portion of the subject property (+/- 1.60 acres) from R-15 (Medium Density Residential) to C-3 Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN 9578-42-2392) is located at the intersection of Brooklyn Ave and Old Spartanburg Rd and is approximately 2.26 acres in total. The site is bordered on the west by Edith Dr.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.*

<b>PROJECT/PETITIONER NUMBER:</b>	P22-14-RZO
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>Mark B. Pace [Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>Staff Report</li> <li>Zoning District Comparison</li> <li>Draft Ordinance</li> <li>Proposed Zoning Map</li> <li>Application / Owner Addendum</li> </ol>

REZONING: STANDARD REZONING - BROOKLYN AVE (P22-14-RZO)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE ..... 3

SITE IMAGES..... 4

SITE IMAGES..... 5

FUTURE LAND USE ..... 6

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 7

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) ..... 9

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT ..... 10





- Project Name & Case #:
  - Brooklyn Ave Standard Rezoning
  - P22-14-RZO
- Applicant & Property Owner:
  - Mark B. Pace
- Property Address:
  - 0 Brooklyn Ave
- Project Acreage:
  - 2.26 Acres
  - (±98,446 Square feet)
- Parcel Identification (PIN):
  - 9578-42-2392
- Current Parcel Zoning:
  - R-15 Medium Density Residential (1.6)
  - C-3 Highway Business (.66)
- Requested Zoning:
  - C-3 Highway Business
- Future Land Use Designation:
  - Neighborhood Activity Center
  - Activity Node
- Roadway Classification
  - Minor Thoroughfare (Brooklyn Ave – northeast of parcel)
  - Minor Thoroughfare (Old Spartanburg Rd – northwest of parcel)
  - Local Street (Edith Dr – southwest of parcel)

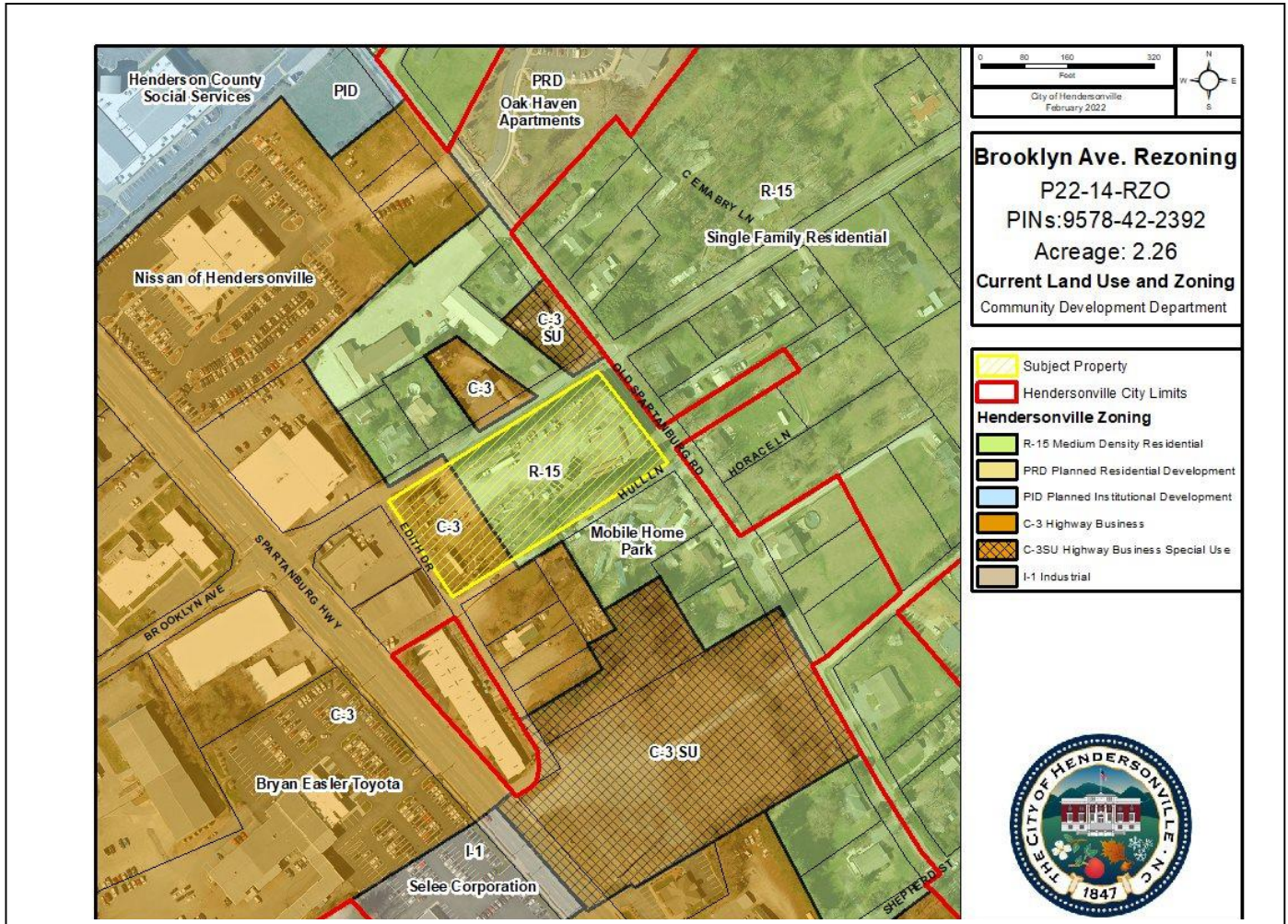


SITE VICINITY MAP

*The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Mark B. Pace (owner). The applicant is requesting to rezone a portion of the subject property (+/- 1.60 acres) from R-15 (Medium Density Residential) to C-3 Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN 9578-42-2392) is located at the intersection of Brooklyn Ave and Old Spartanburg Rd and is approximately 2.26 acres in total. The site is bordered on the southwest by Edith Dr.*

*If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.*

## EXISTING ZONING &amp; LAND USE



City of Hendersonville Current Zoning &amp; Land Use Map

The two dominate zoning districts in this area are C-3 (Highway Business) and R-15 (Medium Density Residential). C-3 zoning is found on a portion of the subject parcel along with a majority of parcels to the west (towards Spartanburg Hwy) and two parcels to the immediate north (including C-3-SU).

Some parcels to the north and south are zoned R-15 Medium Density Residential with the abundance of the R-15 district being located across Old Spartanburg Rd in the ETJ.

Many of the parcels situated between Old Spartanburg Rd (Minor Thoroughfare) and Spartanburg Highway (Major Thoroughfare) present a mix of uses and zoning with some single-family uses being located in the C-3 zoning district. The C-3 district also contains churches and a mix of business uses. From the intersection of Old Spartanburg Rd and Spartanburg Hwy, C-3 & PID (Planned Institutional Development) zoning districts make up the majority of the zoning that extends between these two corridors. Two additional parcels zoned C-3/C-3-SU extend between these two corridors south of the subject property. Excluding the subject property, there are 8 small parcels and one larger parcel with R-15 zoning situated between these two corridors.



SITE IMAGES



*View of the property facing east from Edith Dr*



*View of western edge of property (along Edith Dr) facing Brooklyn Ave*



SITE IMAGES

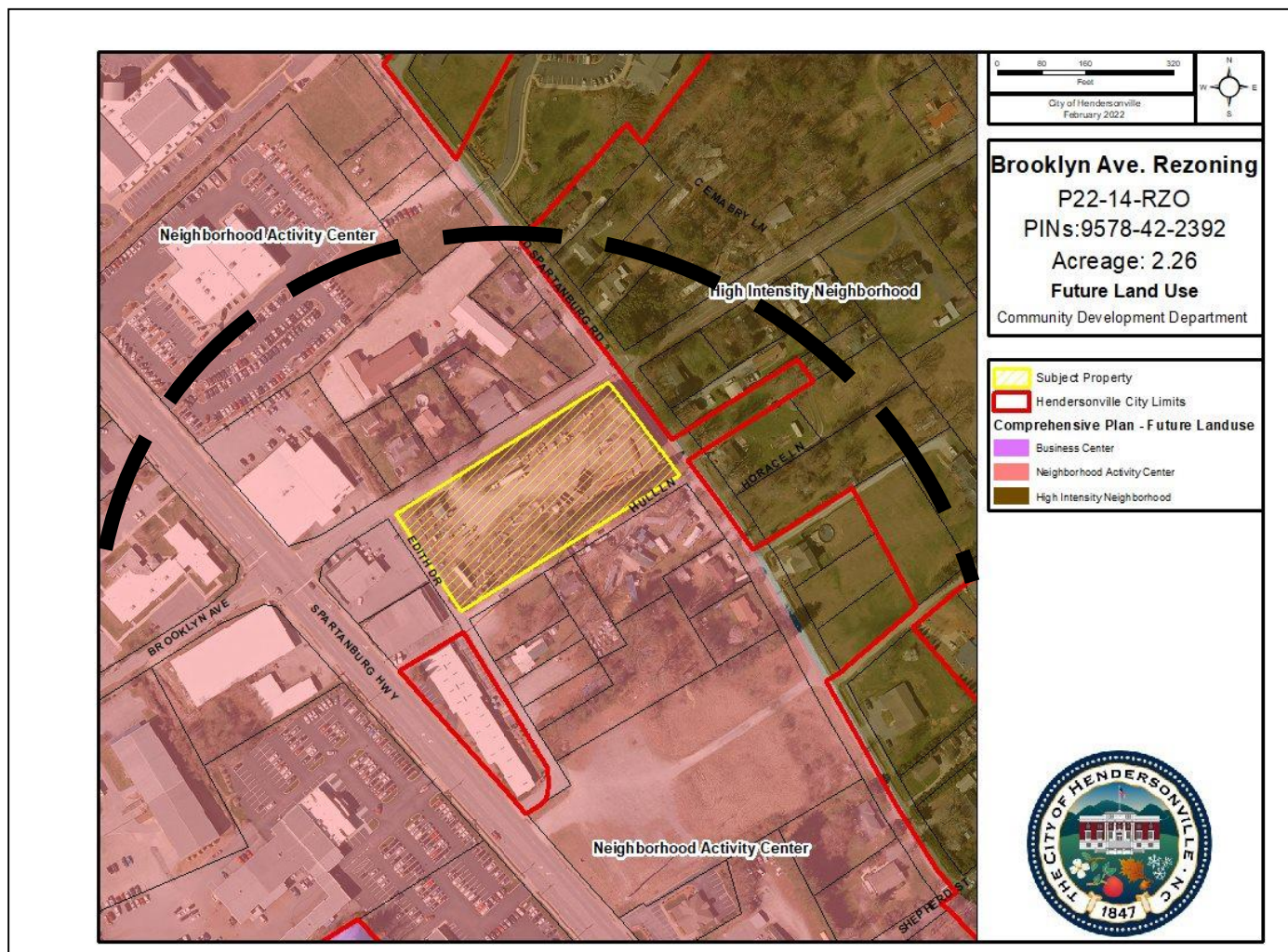


*View of center of the R-15 Zoned portion of the property facing corner of Brooklyn Ave & Old Spartanburg Rd*



*View from center of property facing west towards Edith Dr.*

# FUTURE LAND USE



City of Hendersonville Future Land Use Map

*The 2030 Comprehensive Plan's Future Land Use Map designates this parcel as Neighborhood Activity Center. The property is located in an Activity Node. High Intensity Neighborhood is the designation for parcels located to the east of Old Spartanburg Rd.*

*Spartanburg Highway is designated as a Major Thoroughfare while Old Spartanburg Rd, Brooklyn Ave, and Shepherd St are each designated as Minor Thoroughfares.*



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

## COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	Goal LU-8. Neighborhood Activity Center: Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.
	Strategy LU-8.1. Locations: <ul style="list-style-type: none"> <li>Major intersections along existing local commercial corridors (US-25 and US176) [consistent]</li> </ul>
	Strategy LU-8.2 Primary recommended land uses: <ul style="list-style-type: none"> <li>Neighborhood retail sales and services [inconsistent]</li> </ul>
	Strategy LU 8.3 Secondary recommended land uses: <ul style="list-style-type: none"> <li>Offices [consistent]</li> <li>Multi-family residential [inconsistent]</li> <li>Live-work units [consistent]</li> <li>Public and institutional uses [consistent]</li> <li>Pedestrian amenities (plazas, outdoor seating, etc.) [inconsistent]</li> <li>Mixed uses [consistent]</li> </ul>
	Strategy LU-8.4. <b>Development guidelines:</b> <ul style="list-style-type: none"> <li>Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear [inconsistent]</li> <li>Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation [inconsistent]</li> <li>Provision of pedestrian connections to parking and other buildings/properties [inconsistent]</li> </ul> <b>Activity Nodes:</b> <ul style="list-style-type: none"> <li>Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors [consistent]</li> <li>Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way) [inconsistent]</li> <li>Location of all parking to the side or rear of buildings or in a garage encouraged [inconsistent]</li> <li>Improved pedestrian connections to surrounding neighborhoods [inconsistent]</li> <li>Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects. [inconsistent]</li> </ul>
Land Use & Development	Growth Management: Designated as a "Priority Infill Areas" (Map 8.3a) - 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 [consistent]
	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [consistent] Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a. [consistent]

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

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	Goal PH-1- Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes Strategy PH-1.1 – Promote Compatible infill development...
	Goal PH-3 – Promote safe and walkable neighborhoods. Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.
Natural & Environmental Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Cultural & Historic Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Community Facilities	No Goals, Strategies, or Actions are directly applicable to this petition.
Water Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Transportation & Circulation	TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.

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

GENERAL REZONING STANDARDS	
Compatibility	<b>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property -</b>
	The subject property as well as the surrounding area is made up of a mix of R-15 and C-3 zoned parcels. R-15 is primarily located east of Old Spartanburg Rd while the areas west of Old Spartanburg Rd contains a mix of C-3 and R-15. Locating higher intensity zoning districts within Activity Nodes and at key intersections is appropriate.
Changed Conditions	<b>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</b>
	Recent changes in the area include an approved final site plan for the development for a commercial use (carwash) at the corner of Shepherd St and Spartanburg Hwy. This parcel includes additional out parcels, not yet slated for development, which are zoned C-3 and extend from Spartanburg Hwy to Old Spartanburg Rd. Additionally, a parcel at the corner of Shepherd St and Old Spartanburg Rd was recently rezoned from R-15 to C-4 Neighborhood Commercial by the City for the placement of a Fire Station.
Public Interest	<b>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</b>
	The rezoning would allow for a wide range of commercial uses and residential uses at the intersection of two minor thoroughfares.



Public Facilities	<p><b>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment -</b></p> <p>A Water / Sewer Availability Request has not been submitted for this parcel. The site will be served by two NCDOT maintained streets (Old Spartanburg Rd and Brooklyn Ave), both of which are classified as “minor thoroughfares” in the comprehensive plan. The property boundary is also less than 200’ from the intersection of Brooklyn Ave and Spartanburg Hwy.</p>
Effect on Natural Environment	<p><b>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</b></p> <p>There is no blue line stream nor 100-year floodplain on the subject property. The parcel is lined with arborvitae trees, but is otherwise cleared of any significant vegetation. The NC Biodiversity &amp; Wildlife Habitat Assessment data shows this parcel as unrated due to the existing impervious surface on the site.</p>

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

*The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1.*

We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

*DRAFT [Rationale for Approval]*

- The petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.*
- The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.*
- The petition would align with the parcels proximate to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy.*
- The petition creates the opportunity for infill development at a greater density / intensity.*

*DRAFT [Rational for Denial]*

- The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a site plan or a district which provides design standards.*

R-15 Medium Density Residential	C-3 Highway Business
Same in both districts	Different in each district
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• Accessory dwelling units, subject to Supplementary Standards contained in Section 16-4, below</li> <li>• Accessory structures</li> <li>• Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling (6 or less individuals)</li> <li>• Camps</li> <li>• Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling</li> <li>• Home occupations</li> <li>• Parks</li> <li>• Planned residential developments (minor), subject to the requirements of Article VII, below (3.75 Units / Acre)</li> <li>• Religious institutions containing no more than 50,000 square feet of gross floor area</li> <li>• Residential dwellings, single-family</li> <li>• Residential dwellings, two-family</li> <li>• Signs, subject to the provisions of Article XIII</li> <li>• Telecommunications antennas, subject to Special Use requirements contained in Section 16-4, below.</li> </ul> <p><b>Special Uses:</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast facilities (Permitted in C-3)</li> <li>• Cemeteries</li> <li>• Public utility facilities</li> <li>• Schools, primary &amp; secondary, containing no more than 50,000 square feet of gross floor area (Permitted in C-3)</li> </ul>	<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• Accessory dwelling units subject to supplementary standards contained in section 16-4, below</li> <li>• Accessory uses and structures</li> <li>• Adult care centers registered with the NC Department of Health and Human Services (DHSS) (more than 6 individuals)</li> <li>• Animal hospitals and clinics as long as they contain no outdoor kennels</li> <li>• Automobile car washes</li> <li>• Automobile sales and service establishments</li> <li>• Automotive paint and body work</li> <li>• Banks and other financial institutions</li> <li>• Bed and breakfast facilities</li> <li>• Business services</li> <li>• Congregate care facilities, subject to supplementary standards contained in section 16-4, below</li> <li>• Construction trades facilities so long as the storage of equipment and materials is screened from view from any public rights-of-way</li> <li>• Convenience stores with or without gasoline sales</li> <li>• Cultural arts buildings</li> <li>• Dance and fitness facilities</li> <li>• Dry cleaning and laundry establishment containing less than 6,000 square feet of floor area</li> <li>• Farm equipment sales and service</li> <li>• Food pantries, subject to the supplementary standards contained in section, 16-4 below)</li> <li>• Food processing establishments containing less than 10,000 square feet of gross floor area</li> <li>• Funeral homes</li> <li>• Golf driving ranges and par three golf courses</li> <li>• Greenhouses and commercial nurseries</li> <li>• Home occupations</li> <li>• Hotels and motels</li> <li>• Laundries, coin-operated</li> <li>• Microbreweries, subject to supplementary standards contained in section 16-4, below</li> <li>• Mobile food vendors, subject to supplementary standards contained in section 16-4, below</li> <li>• Mobile homes sales establishments so long as they are situated on a major thoroughfare containing four or more traffic lanes</li> <li>• Music and art studios</li> <li>• Newspaper offices and printing establishments</li> <li>• Nursing homes subject to supplementary standards contained in section 16-4, below</li> </ul>

- Offices, business, professional and public
- Parking lots and parking garages
- Parks
- Personal services
- Planned residential developments (minor), subject to the requirements of article VII, below (8.5 Units / Acre)
- Progressive care facilities subject to supplementary standards contained in section 16-4, below
- Public and semi-public buildings
- Recreational facilities, indoors
- Recreational facilities, outdoors, commercial
- Religious institutions
- Repair services, miscellaneous
- Residential care facilities
- Residential dwellings, single-family
- Residential dwellings, two-family
- Rest homes subject to supplementary standards contained in section 16-4, below
- Restaurants
- Restaurants, drive-in
- Retail stores
- Schools, post-secondary, business, technical and vocational
- Schools, primary and secondary
- Service stations
- Signs, subject to the provisions of article XIII
- Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below
- Telecommunications antennas, subject to supplementary standards contained in section 16-4, below
- Telecommunications towers, subject to supplementary standards contained in section 16-4, below
- Theaters, indoor
- Wholesale businesses

**Special Uses:**

- Animal boarding facilities
- Bus stations
- Child care centers
- Civic clubs and fraternal organizations
- Mini-warehouses
- Private clubs
- Public utility facilities

Dimensional Requirements:		Dimensional Requirements:	
		<u>RESIDENTIAL</u>	
Minimum Lot Area in Square Feet:	15,000	Minimum Lot Area in Square Feet:	6,000
Lot Area per Dwelling Unit in Square Feet:	15,000; 7,500 (for one additional dwelling unit)	Lot Area per Dwelling Unit in Square Feet:	6,000; 4,000 (for one additional dwelling unit).
Minimum Lot Width at Building Line in Feet:	85	Minimum Lot Width at Building Line in Feet:	50
Minimum Yard Requirements in Feet:		Minimum Yard Requirements in Feet:	
Principal Structure:	Front: 30 Side: 10 Rear: 15	Principal Structure:	Front: 20 Side: 8 Rear: 10
Accessory Structures:	Front: 30 Side: 5 Rear: 5	Accessory Structures:	N/A
Maximum Height in Feet:	35	Maximum Height in Feet:	35
		<u>NON-RESIDENTIAL</u>	
		Minimum Lot Area in Square Feet:	10,000
		Lot Area per Dwelling Unit in Square Feet:	N/A
		Minimum Lot Width at Building Line in Feet:	80
		Minimum Yard Requirements in Feet:	
		Principal Structure:	Front: 35 Side: 15 Rear: 20
		Accessory Structures:	N/A
		Maximum Height in Feet:	48

Ordinance #

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND  
THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A PORTION  
OF PARCEL NUMBER 9578-42-2392 BY CHANGING THE ZONING DESIGNATION FROM  
R-15 MEDIUM DENSITY RESIDENTIAL TO C-3 HIGHWAY BUSINESS**

IN RE: Parcel Number: 9578-42-2392 Brooklyn Ave Rezoning  
(File # P22-14-RZO)

**WHEREAS**, the City is in receipt of a Conventional Rezoning application from Mark B. Pace (applicant & property owners).

**WHEREAS**, the Planning Board took up this application at its regular meeting on March 14<sup>th</sup>, 2022; 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 April 7<sup>th</sup>, 2022, 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: A portion of parcel number 9578-42-2392 from R-15 Medium Density Residential to C-3 Highway Business.
2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this seventh day of April 2022.

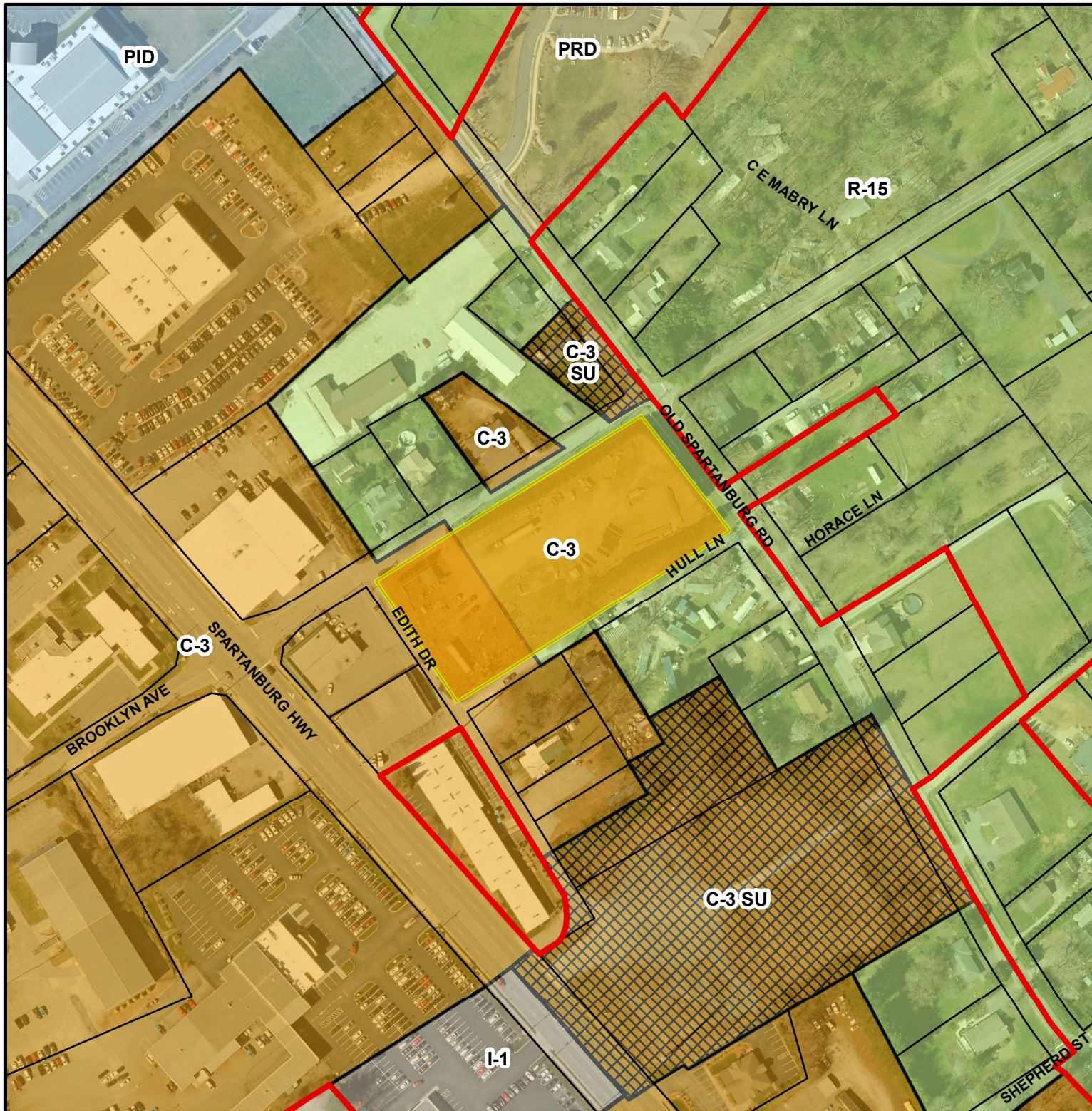
Attest: Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney





**Brooklyn Ave. Rezoning**  
P22-14-RZO  
PINs:9578-42-2392  
Acreage: 2.26  
**Proposed Zoning**  
Community Development Department

- Hendersonville Zoning**
- Subject Property
  - Hendersonville City Limits
  - R-15 Medium Density Residential
  - PRD Planned Residential Development
  - PID Planned Institutional Development
  - C-3 Highway Business
  - C-3SU Highway Business Special Use
  - I-1 Industrial







**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment  
Section 11-1 of the City Zoning Ordinance**

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

- ☐ 1. Completed Application Form
- ☐ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 3. Application Fee

**A. Property Information**

Name of Project: \_\_\_\_\_

PIN(s): 9578422392

Address(es) / Location of Property: Brooklyn Ave (813)

Type of Development:         Residential    X Commercial         Other

Current Zoning: C-3 + (R-15)

Proposed Zoning: All C-3

**B. Adjacent Parcel Numbers and Uses**

PIN: 95784210590      Use: C-3 Hair Salon

PIN: 9578329197      Use: C-3 Retail

PIN: 9578423171      Use: C-3 House

PIN: 9578423529      Use: C-3 House

PIN: 9578422093      Use: C-3 House

Office Use: \_\_\_\_\_

Date Received: 2/3/22      By: Terri Swann      Fee Received? Y/N



C. Applicant Contact Information / PROPERTY OWNER

Mark B Pace  
\* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: INDIVIDUAL

Mark B Pace  
Applicant Signature

Applicant Title (if applicable)

171 Terrace Mtn Dr  
Address of Applicant

Hendersonville NC 28739  
City, State, and Zip Code

828-242-1420  
Telephone

mark@concretecrushing.com  
Email

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

**D. Applicant Contact Information**

\* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: \_\_\_\_\_

Applicant Signature

Applicant Title (if applicable)

Address of Applicant

City, State, and Zip Code

Telephone

Email

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

**D. Section 11-1 Standards**

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) **Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

Yes - Much the area is C-3

- b) **Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

Yes, A high percentage of the surrounding property is C-3

- c) **Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

NONE

- d) **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. (Also, see NCGS 160D-601 (d) Down-Zoning)

Yes

- e) **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. (Also, see NCGS 160D-601 (d) Down-Zoning)

All services available

- f) **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.

No changes anticipated.



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

\*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation    ☐ Limited Liability Company    ☐ Trust    ☐ Partnership

☐ Other: \_\_\_\_\_

Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Telephone

Email

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

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



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

<b>SUBMITTER:</b>	Tyler Morrow	<b>MEETING DATE:</b>	March 14 <sup>th</sup> , 2022
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Conditional Zoning District – Schroader Honda Expansion (P21-70-CZD) –Tyler Morrow – Planner II		

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

<b><u>For Recommending Approval:</u></b>	<b><u>For Recommending Denial:</u></b>
<p>I move Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant, [dated _____,] and presented at this meeting and subject to the following:</p> <p><b>1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.</b></p> <p><i>[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]</i></p> <p><b>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</b></p> <p><i>[list any additional permitted uses or conditions]</i></p> <p><b>3. The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> <ol style="list-style-type: none"> <li>1. The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.</li> </ol>	<p>I move Planning Board recommend the denial of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant</p> <p><b>The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> <ol style="list-style-type: none"> <li>1. The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.</li> </ol> <p><b>We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"> <li>1.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>

<p><b>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"><li>1. The development is an expansion of an existing use/business in this area.</li><li>2. The subject property is classified as a priority infill area on Map 8.3a</li><li>3. A portion of the property is identified as a development opportunity on Map 8.2b</li></ol> <p>[DISCUSS &amp; VOTE]</p>	
---	--

**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Casey Schroader of Schroader’s Honda. The applicant is requesting to rezone the subject property, PIN 9579-45-0902, located at 220 Mitchell Drive. The subject property was previously 2 separate parcels PINs 9579-35-8920 and 9579-45-0833. Since receiving the rezoning application, the property owners have combined the 2 parcels into 1 parcel to create PIN 9579-45-0902.*

*The site plan shows a two story 32,985 square foot expansion on the current Schroader Honda site. This expansion would include space for sales and office area.*

*The one story 10, 400 square foot building that Schroader Honda currently uses would remain as a warehouse and service area, as well as an existing one story 9,689 square foot metal warehouse building on the rear of the property.*

*In total the proposed development would be approximately 53,074. Due to the project involving more than 50,000 square feet of development and redevelopment, this project was required to undergo a conditional rezoning.*

<b>PROJECT/PETITIONER NUMBER:</b>	P21-70-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"><li>• Casey Schroader [Applicant]</li><li>• Leonard and Catherine Schroader [Owner]</li></ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Draft Ordinance</li><li>3. Proposed Zoning Map</li><li>4. Neighborhood Compatibility Meeting Summary</li><li>5. Tree Board Summary</li><li>6. Proposed Site Plan</li><li>7. Application</li></ol>

REZONING: CONDITIONAL REZONING- SCHROADER HONDA EXPANSION  
(P21-70-CZD)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE ..... 3

SITE IMAGES..... 4

SITE IMAGES..... 5

FUTURE LAND USE ..... 6

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 7

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

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) ..... 9

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT ..... 10

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS ..... 11

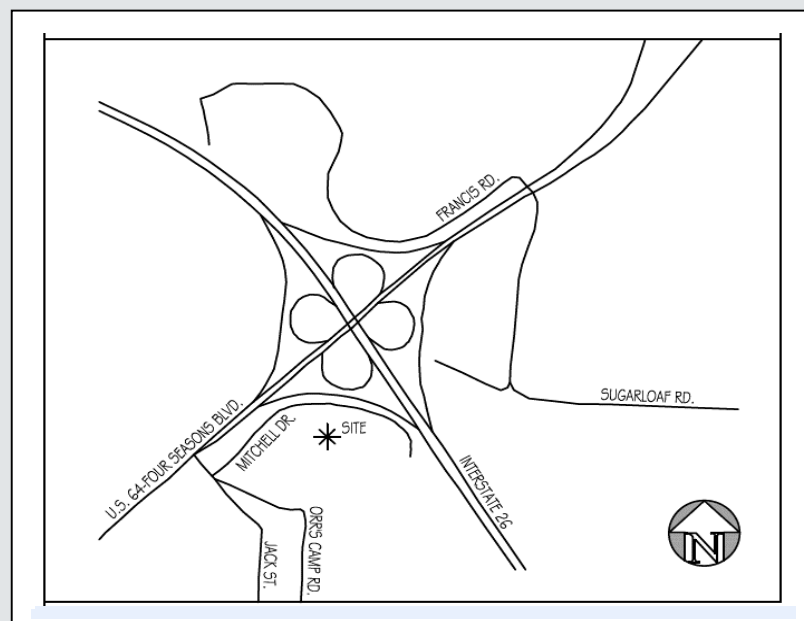
STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS ..... 12





# PROJECT SUMMARY

- Project Name & Case #:
  - Schroader Honda Expansion
  - P21-70-CZD
- Applicant & Property Owner:
  - Casey Schroader [Applicant]
  - Leonard and Catherine Schroader [Owner]
- Property Address:
  - 220 Michelle Drive
- Project Acreage:
  - 4.007 Acres
- Parcel Identification (PIN):
  - 9579-45-0902
- Current Parcel Zoning:
  - C-3 Highway Business
- Future Land Use Designation:
  - Regional Activity Center
- Requested Zoning:
  - C-3 Highway Business Conditional Zoning District (C-3-CZD)
- Requested Uses:
  - Automobile sales & service establishments
  - Offices, business, professional and public
  - Retail stores
- Neighborhood Compatibility Meeting:
  - January 3rd, 2022



SITE VICINITY MAP

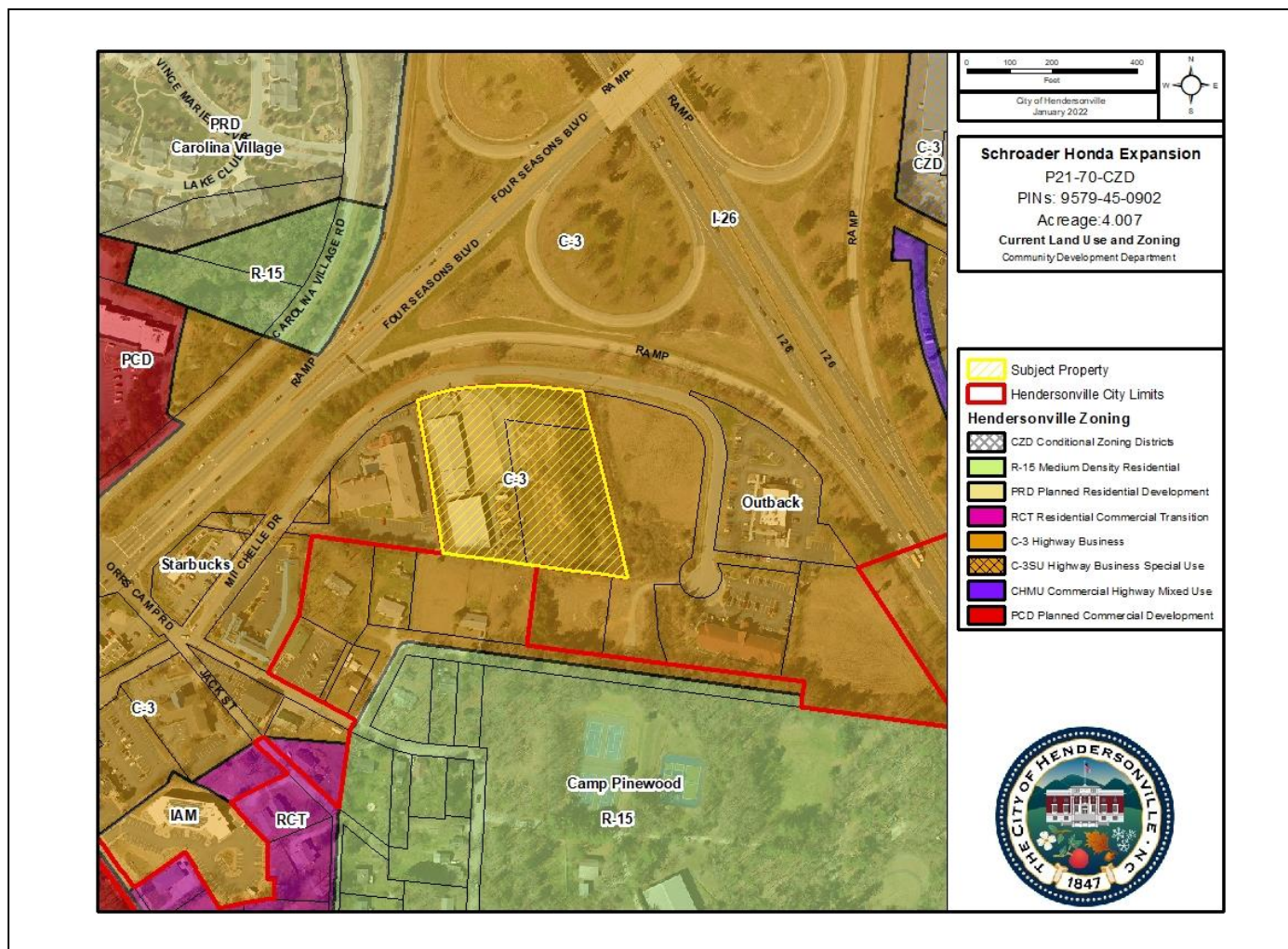
*The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Casey Schroader of Schroader's Honda. The applicant is requesting to rezone the subject property, PIN 9579-45-0902, located at 220 Michelle Drive. The subject property was previously 2 separate parcels PINs 9579-35-8920 and 9579-45-0833. Since receiving the rezoning application, the property owners have combined the 2 parcels into 1 parcel to create PIN 9579-45-0902.*

*The site plan shows a two story 32,985 square foot expansion on the current Schroader Honda site. This expansion would include space for sales and office area.*

*The one-story 10,400 square foot building that Schroader Honda currently uses would remain as a warehouse and service area, as well as an existing one story 9,689 square foot metal warehouse building on the rear of the property.*

*In total the proposed development would be approximately 53,074. Due to the project involving more than 50,000 square feet of development and redevelopment, this project was required to undergo a conditional rezoning.*

## EXISTING ZONING & LAND USE



### City of Hendersonville Current Zoning & Land Use Map

The subject property is entirely abutted by parcels zoned C-3 Highway Business. The subject property has high visibility from Four Seasons Boulevard and the on ramp for I-26 east.

The surrounding area is predominantly C-3 Highway Business due to its proximity to Four Seasons Boulevard. The uses in this area include hotel, restaurant, gas station, bank, nonprofit, and funeral home. There is also a residential use that abuts the property which is zoned C-3 Highway Business and fronts on Sarasota Lane.

The area to the south of the subject property is designated as R-15 Medium Density Residential and contains Camp Pinewood a summer camp for children.

Other districts present in the general area include Planned Residential Development (Carolina Village), Planned Commercial Development, and Residential Commercial Transition.



SITE IMAGES



*View of existing one story 9,689 square foot metal warehouse building at the rear of the property.*



*View of the one story 10, 400 square foot building that Schroader Honda currently uses as their main building and that would remain on site if approved.*

SITE IMAGES



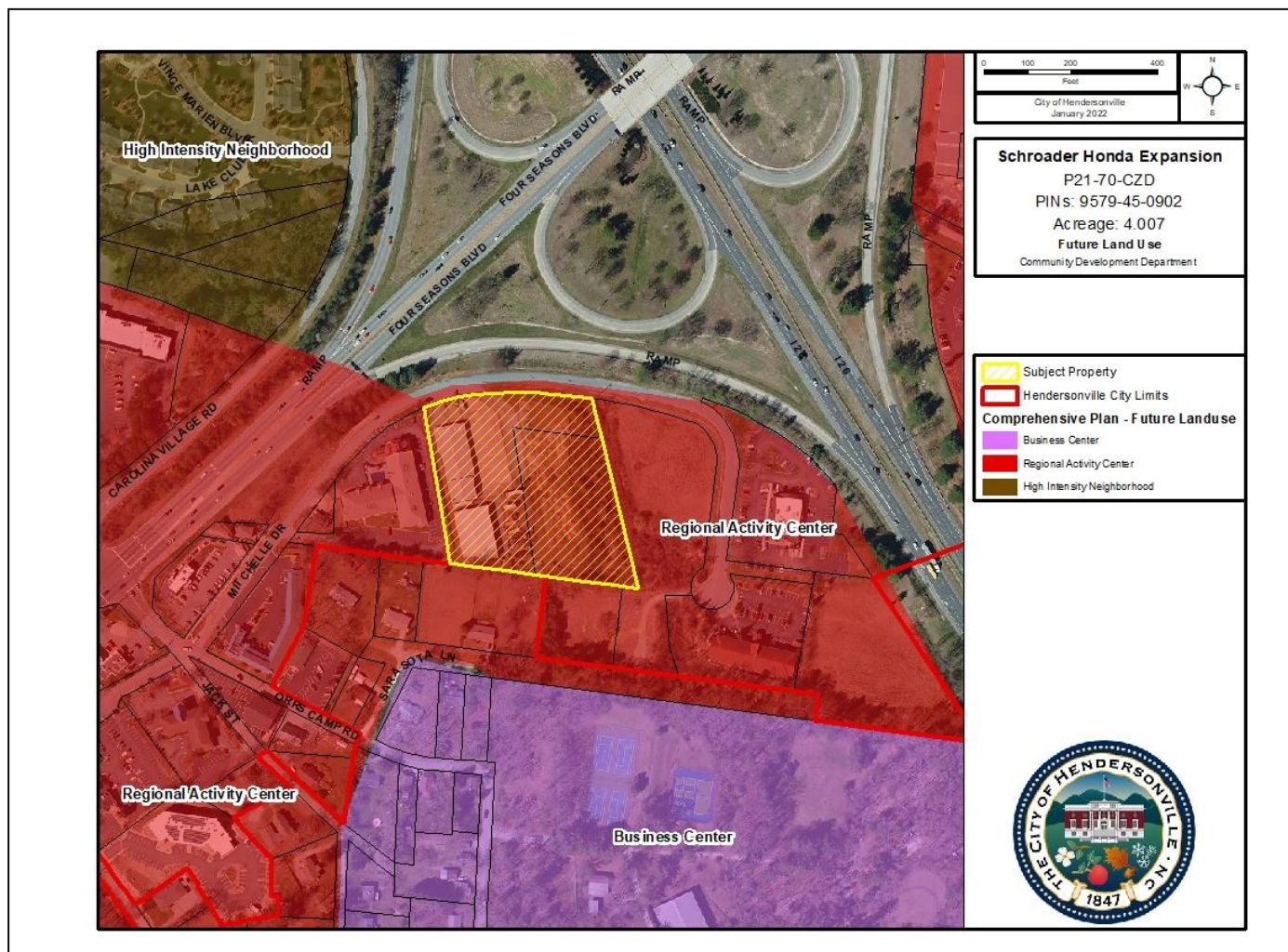
*View of existing drive entrance from east to west.*



*View of currently vacant property that is slated to be included in the redevelopment.*



# FUTURE LAND USE



City of Hendersonville Future Land Use Map

*The site is designated as Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map. All parcels abutting this parcel are also designated as Regional Activity Center. This designation reflects the commercial corridor along I-26 and US 64 (Four Seasons Boulevard).*

*The area to the south is designated as Business Center. This area is designated Business Center due to its size and frontage on I-26. The area to the northwest is designated as High Intensity Neighborhood due to Carolina Village.*

*All the parcels in this area have a high intensity future land use designation, whether it be residential, commercial or industrial.*

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

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	Goal LU-9. Regional Activity Center: Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects. [Consistent]
	Strategy LU-9.1. Locations: Commercial areas surrounding the US64/I-26 and Upward Road/I-26 interchanges [Consistent]
	Strategy LU-9.2 Primary recommended land uses: Community and regional retail sales and services [Consistent]
	Strategy LU-9.3. Secondary recommended land uses: Offices [Consistent]
	Strategy LU-9.4. Development Guidelines: Mitigation of bulk of large buildings through façade detailing and window coverage Hiding of large parking lots (more than one double-row deep) from thoroughfares with out lot structures Provision of pedestrian connections to parking and other buildings and properties
Land Use & Development	The subject property is identified as a “Priority Infill Area” in the Comprehensive Plan’s Map 8.3a: Growth Management [Consistent]  Priority Infill Areas: 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
	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [Consistent]
	Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a. [Consistent]
	A portion of the property is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. [Consistent]

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

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Natural & Environmental Resources	Strategy NR-1.4 Control development on steep slopes in order to protect life and property from erosion and landslides and preserve the natural appearance of hillsides
Cultural & Historic Resources	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	N/A-- No Goals, Strategies or Actions are directly applicable to this project
Water Resources	WR-2.3 Enable and encourage Low-Impact Development practices in stormwater management.
Transportation & Circulation	Project did not trigger the requirement to provide a TIA.

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

GENERAL REZONING STANDARDS	
Compatibility	<b>Is the proposed rezoning compatible or incompatible with surrounding uses?</b>
	The surrounding land uses are commercial, vacant land zoned commercially, single family homes, and a camp to the south.
Changed Conditions	<b>Highlight any changed conditions, on surrounding property, etc. that suggest a rezoning is appropriate.</b>
	The proposal is to extend a business that is already operational on this site. The project that is being proposed is allowed by right under the current zoning if it had not exceeded 50,000 square feet in floor area.
Public Interest	<b>Are there public interests or benefits that would be derived for the greater population from the rezoning?</b>
	Schroader Honda is one of the few motorcycle retailers in Henderson County. This expansion will allow them to offer a wider retail selection and service.
Public Facilities	<b>Are there public facilities that can support the proposed rezoning, water, wastewater, fire and police, schools, and transportation?</b>
	The current use of the property would continue as it does today.
	The property is already served by water. Mitchell Drive is an NCDOT maintained road.
Effect on Natural Environment	<b>Would the proposed amendment result in “significantly adverse impacts” on the natural environment?</b>
	The project is disturbing more than 1 acre. They will be required to install a City approved stormwater control measure.



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

*The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.*

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

*DRAFT [Rationale for Approval]*

- The development is an expansion of an existing use/business in this area.*
- The subject property is classified as a priority infill area on Map 8.3a*
- A portion of the property is identified as a development opportunity on Map 8.2b*

*DRAFT [Rational for Denial]*

-

## STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

### COMMUNITY DEVELOPMENT DEPARTMENT

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Site Plan Review (7-3).

The petition and site plan requests that the following uses be permitted within the condition zoning district:

- Automobile sales & service establishments
- Offices, business, professional and public
- Retail stores

The site plan requests the following optional provisions (developer proposed conditions):

- The uses associated with this project require that the developer provide 118 off street spaces for the project. The developer has proposed to provide 30 spaces. This would constitute a condition for the reduction of 88 spaces.

### CITY ENGINEER

- Show 6" thick concrete sidewalk continuation through driveways. [Addressed]
- Proposed retaining wall is shown within Mitchell Drive R/W. The wall should be shifted outside the R/W. [Addressed]

### FIRE MARSHALL

N/A

### STORMWATER ADMINISTRATOR

### UTILITIES ENGINEER

- Provide more detail on water service? Re-use existing 1-inch meter and add fire line? [Addressed]

### TRANSPORTATION SUMMARY

N/A: A TIA review was not trigger for this project. A driveway permit for this project will be required from NCDOT during final site plan review.

STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS

**OUTSTANDING ISSUES** (Compliance Required)

**Land Use & Development**

**Population & Housing**

**Natural & Environmental Resources**

**Cultural & Historic Resources**

**Community Facilities**

**Water Resources**

**Transportation**

**REQUESTED TECHNICAL REVISIONS** (Suggested Conditions)

**Land Use & Development**

**Population & Housing**

**Natural & Environmental Resources**

- Recommending natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond.
- Recommend replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover.
- Recommending no turf grasses to be used

**Cultural & Historic Resources**

**Community Facilities**

**Water Resources**

**Transportation**

- Make the western driveway an entrance only due to existing topography and possible site distance issues.

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

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PARCEL IDENTIFICATION NUMBER 9579-45-0902 BY CHANGING THE ZONING DESIGNATION FROM C-3 HIGHWAY BUSINESS TO C-3 CZD HIGHWAY BUSINESS– CONDITIONAL ZONING DISTRICT)**

IN RE: Parcel Number: 9579-45-0902– 220 Mitchelle Drive (Schroader Honda Expansion) - (File # P21-70-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from Casey Schroader (Applicant) and Leonard and Catherine Schroader (Owner) for the development of a two story 32,985 square foot expansion of the Schroader Honda business while retaining a 20,089 square feet of existing buildings on 4.007 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on March 14<sup>th</sup>, 2022; voting 0-0 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 April 7<sup>th</sup>, 2022, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9579-45-0902 by changing the Zoning designation from C-3 Highway Business to C-3 CZD Highway Business– 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 based on the site plan submitted by the applicant and subject to the following.
  - a. Permitted uses shall include:
    - i. Automobile sales & service establishments
    - ii. Offices, business, professional and public
    - iii. Retail stores
  - b. Conditions that shall be satisfied prior to final site plan approval include:
    - i. Require natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond.
    - ii. Require replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover.
    - iii. Require no turf grasses to be used.
    - iv. Reduce the required off street parking from 118 parking spaces to 30 parking spaces.
3. This ordinance shall be not be effective until the stipulated list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 7th, day of April 2022.

Attest: 

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

\_\_\_\_\_  
Angela L. Reece, City Clerk



Approved as to form:

---

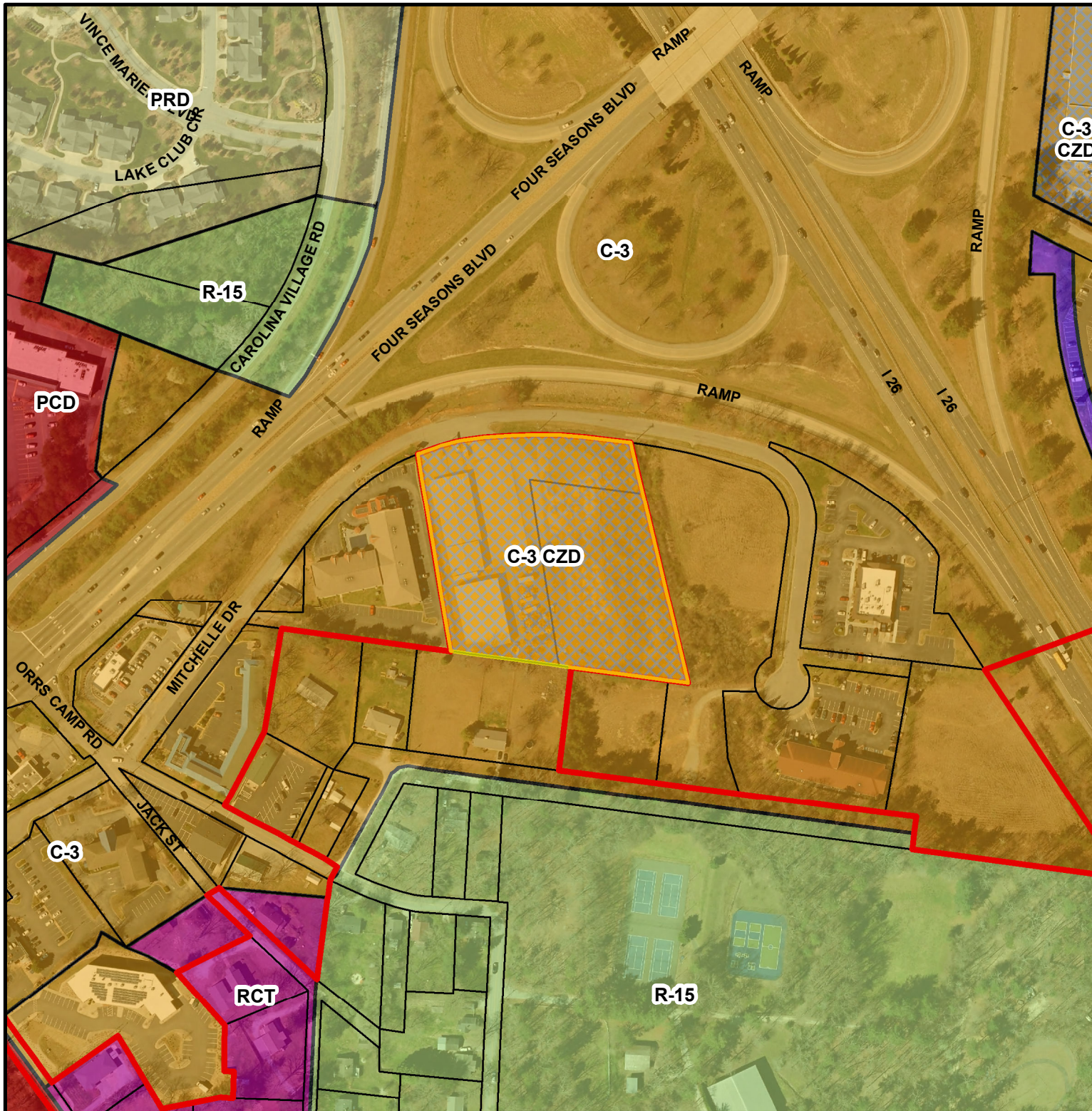
Angela S. Beeker, City Attorney

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




Applicant/Developer: Casey Schroader  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Property Owner: Leonard Schroader  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Property Owner: Catherine Schroader  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**Schroader Honda Expansion**  
P21-70-CZD  
PINs: 9579-45-0902  
Acreage: 4.007  
**Proposed Zoning**  
Community Development Department

-  Subject Property
-  Hendersonville City Limits
- Hendersonville Zoning**
-  CZD Conditional Zoning Districts
-  R-15 Medium Density Residential
-  PRD Planned Residential Development
-  RCT Residential Commercial Transition
-  C-3 Highway Business
-  C-3SU Highway Business Special Use
-  CHMU Commercial Highway Mixed Use
-  PCD Planned Commercial Development







NEIGHBORHOOD COMPATIBILITY MEETING REPORT  
Schroader Honda Expansion (P21-70-CZD)  
NCM Meeting Date: January 3<sup>rd</sup>, 2022

PETITION REQUEST: Rezoning: C-3 Highway Business Conditional Zoning District (C-3 CZD)

APPLICANT/PETITIONER: Casey Schroader

**NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:**

*A Neighborhood Compatibility Meeting was held for this project on January 3<sup>rd</sup>, 2022, at 10:00 am in the City Operations Building at 305 Williams St and via Zoom.*

0 members of the public were in attendance in-person with 1 citizen attending virtually. Additionally, in attendance were 4 members of City staff and the applicant attended virtually.

There were 0 pre-submitted comments.

Concerned citizens asked questions related to the need for the rezoning. Mr. Manley advised that since the project involved more than 50,000 square feet of development and redevelopment that the CZD was required within the C-3 District. There were also questions concerning the height of the building and requirements for dark sky lighting,

The citizen raised issues concerning the look of the building since it will have a show room visible from the road. The applicant stated that 75% of their function would be service. There will be a lobby/service drop-off in the front along with a parts pick-up in the front. They didn't want their customers to have to drive around to the back of the building. There were also concerns about the existing conditions of the road and needed improvements.

The commentor stated this will be an asset to the area with an updated facility, but he has several questions.

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



## TREE BOARD RECOMMENDATION

### Schroader Honda Expansion (P21-70-CZD)

January 26<sup>th</sup>, 2022

PETITION REQUEST: Rezoning: C-3 Highway Business Conditional Zoning District (C-3 CZD)

APPLICANT/PETITIONER: Casey Schroader

#### TREE BOARD ACTION SUMMARY:

*Staff and the applicant presented to the Tree Board at a special called meeting on January 26th, 2022. The following Recommendation was made:*

*The Tree Board recommends the following development conditions be placed on this property:*

- 1. Recommending natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond.*
- 2. Recommend replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover.*
- 3. Recommending no turf grasses to be used.*

#### BOARD ACTION

Motion: Mary Davis

Roll Call Vote:

Yeas: Mary Davis, Landon Justice, Mark Madsen, Glenn Lange, Pat Christie, Mac Brackett.

Nays: None

Absent: Andy Crawford

Recused: None



CONDITIONAL REZONING CONCEPT PLANS FOR

SCHROADER'S HONDA POWERSPORTS

HENDERSONVILLE ETJ

HENDERSON COUNTY, N.C.

OWNER:

LEONARD A. SCHROADER

ENGINEER:

ODOM ENGINEERING PLLC

VICINITY MAP

NTS

Section 5, Item B.

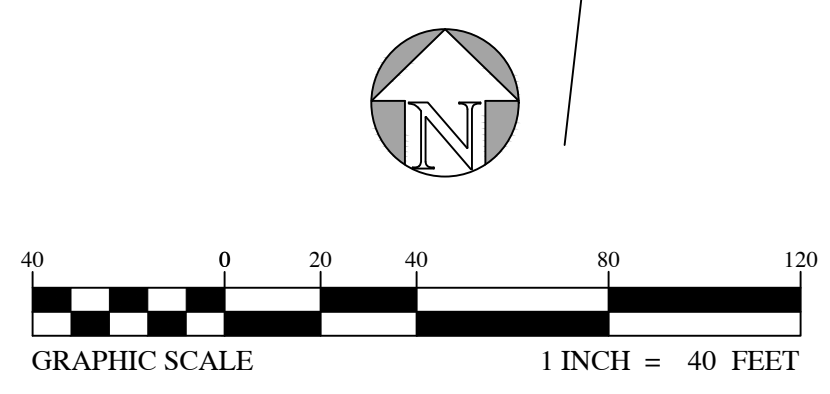
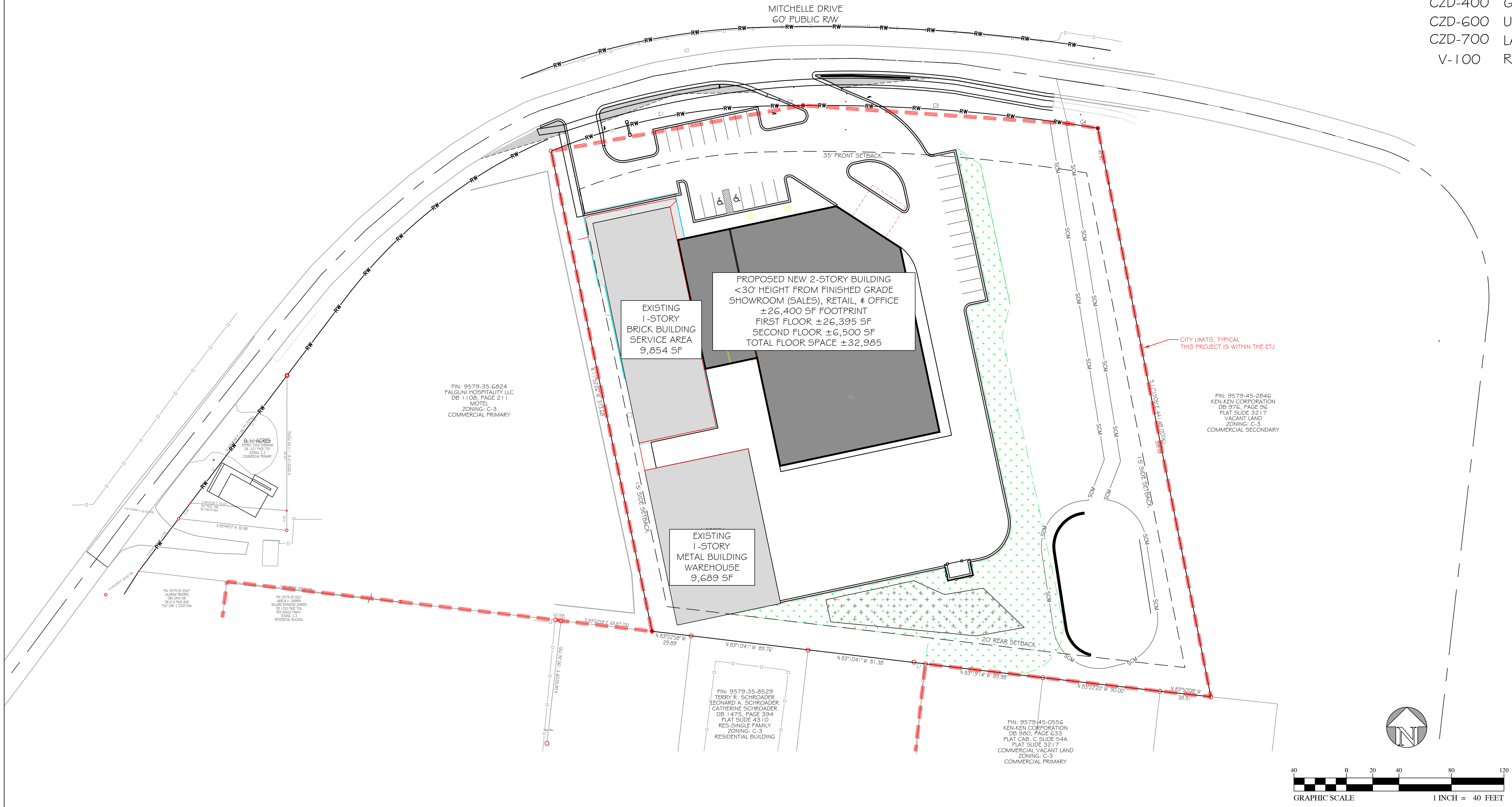
21224

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

SHEET LIST

CZD-000	COVER
CZD-100	EXISTING CONDITIONS
CZD-200	PRELIMINARY SITE PLAN
CZD-400	GRADING & STORM PLAN
CZD-600	UTILITY PLAN
CZD-700	LANDSCAPE & LIGHTING PLAN
V-100	RECOMBINATION PLAT/SURVEY



NOT FOR CONSTRUCTION

CERTIFICATION

SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD

HENDERSONVILLE ETJ

HENDERSON COUNTY, NC

COVER

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043

ph: 828.247.4498 fax: 828.247.4498

NC License: 74086

1" = 40'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

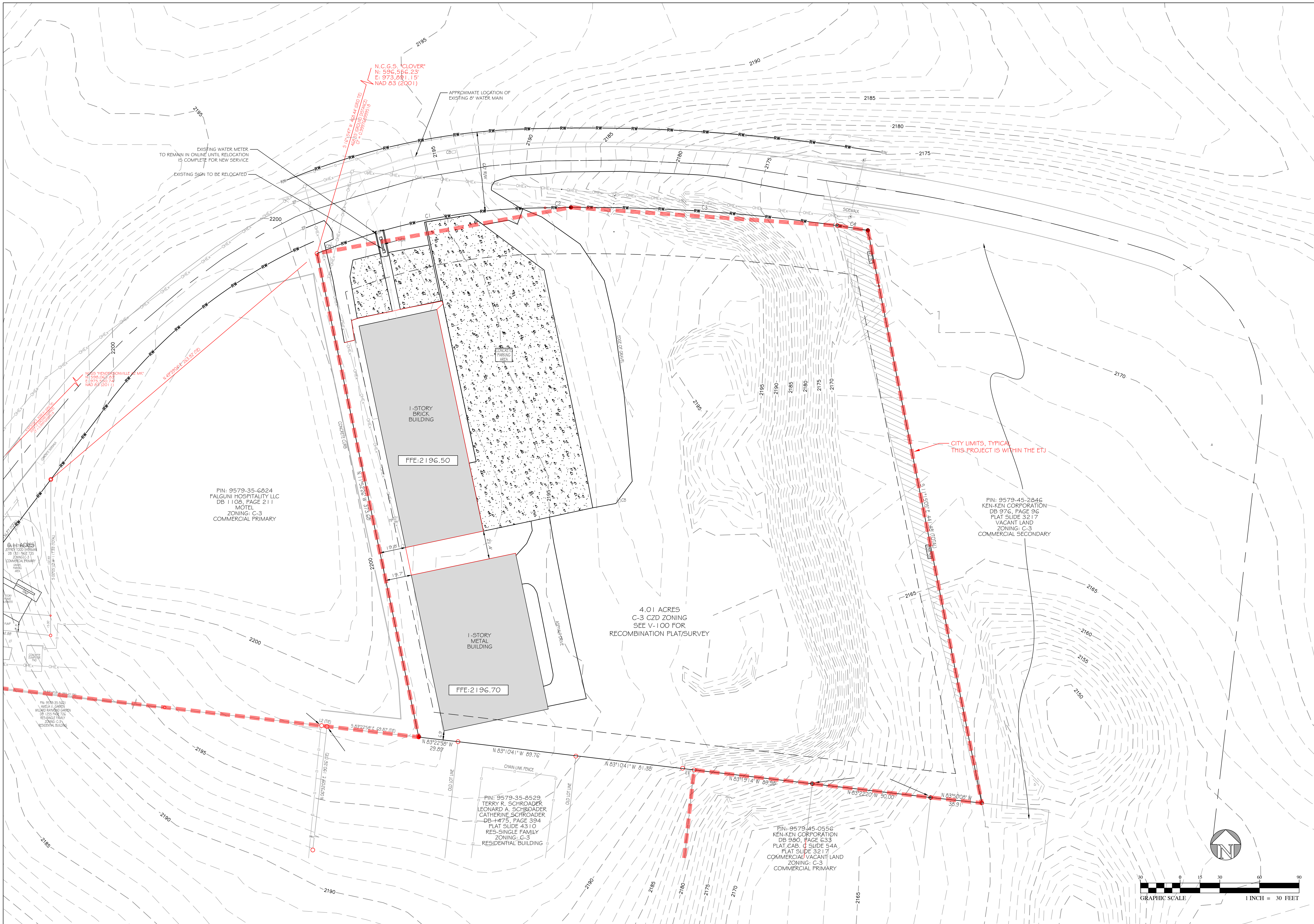
PROJECT MGR: DWO

SHEET:

CZD-000

61





JOB N

Section 5, Item B.

21224

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

SITE CONCEPT PLANS

SCHROADER'S HONDA - C3D

HENDERSONVILLE ETJ

HENDERSON COUNTY, NC

EXISTING CONDITIONS

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043

ph: 828.247.4406 fax: 828.247.4406

NC License: 74006

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

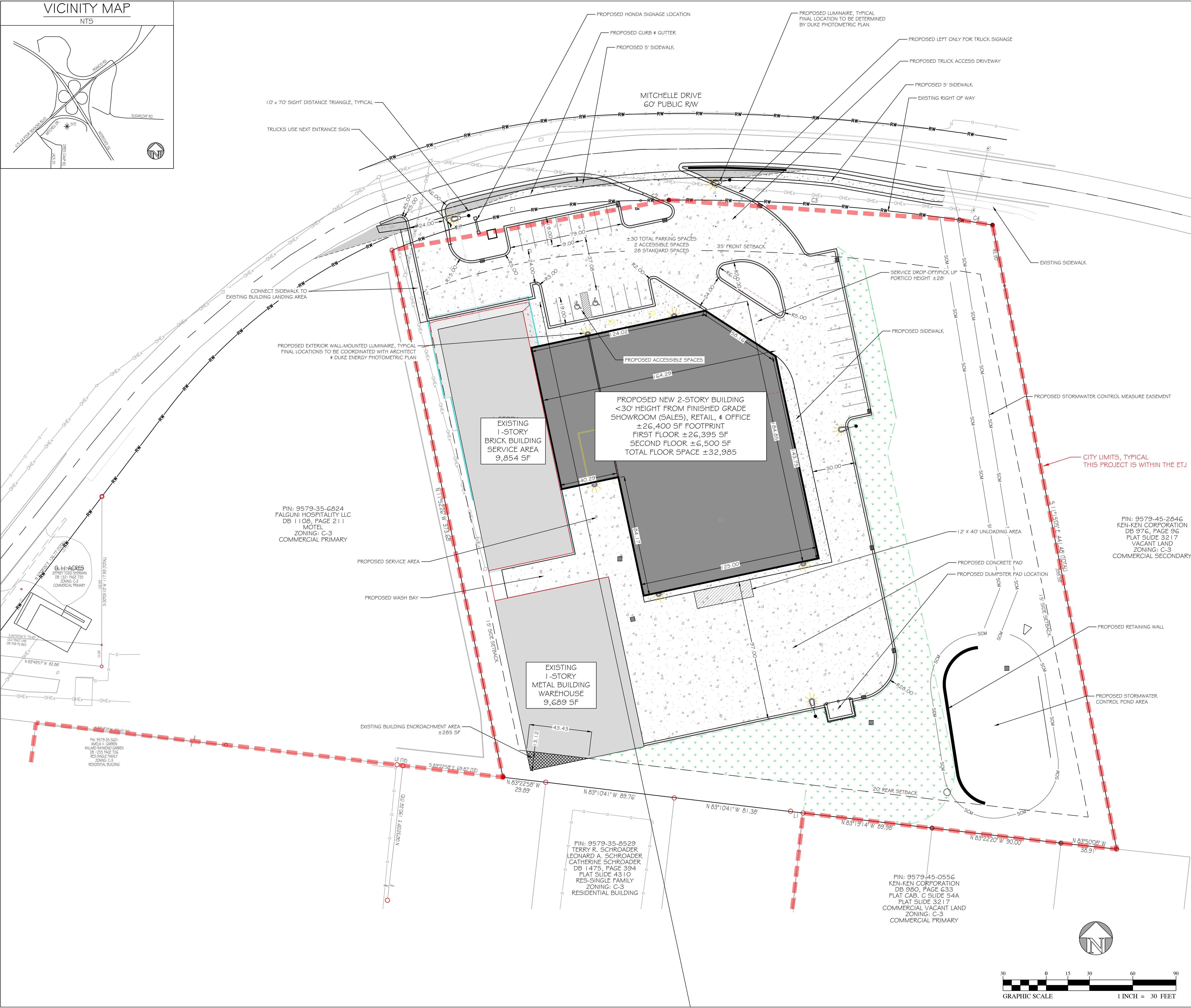
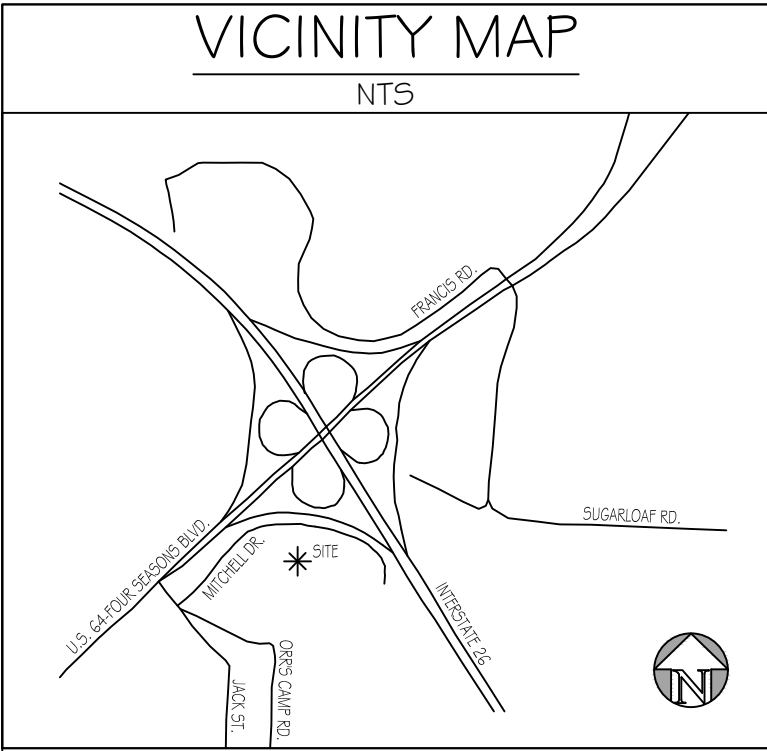
PROJECT MGR: DWO

SHEET:

C3D-100

62





**PRELIMINARY SITE SUMMARY:**

DATE: 01/07/2022

TITLE OF PROJECT: SCHROADER'S HONDA

DESIGNER: ODOM ENGINEERING PLLC  
ADDRESS: 169 OAK STREET  
FOREST CITY, NC 28043  
CONTACT: WILLIAM F. MCBRAYER, P.E.  
wfm@odomengineering.com  
828-429-9787

PROPERTY OWNER/DEVELOPER: LEONARD A. SCHROADER  
ADDRESS: 220 MITCHELLE DRIVE  
HENDERSONVILLE, NC 28792  
CONTACT: CASEY SCHROADER  
zhondaguy@gmail.com

EXISTING PROJECT ZONING: COMMERCIAL C-3

PROPOSED PROJECT ZONING: COMMERCIAL C-3 CZD

PROPOSED USES:  
AUTOMOBILE SALES & SERVICE ESTABLISHMENT ±34,173 SF  
OFFICE, BUSINESSES, PROFESSIONAL AND PUBLIC ±16,370 SF  
RETAIL STORES ±1,388 SF

PID NUMBER: 9579358920

TOTAL ACREAGE: 4.007 AC (174,555 SF)

APPROXIMATE DISTURBED AREA: 2.898 AC (126,243 SF)

PROPOSED 26,500 SF 2-STORY BUILDING

BUILDING HEIGHT: <30' FROM FINISHED GRADE

PARKING REQUIREMENTS

CURRENT ZONING REQUIREMENT	
14,630 SF SHOWROOM (5 SALES EMPLOYEES MAX)	
1 SPACE/2 EMPLOYEES	3 SPACES
9,919 SF OFFICE SPACE	
1 SPACE/500 SF REQUIRED:	33 SPACES
1,388 SF RETAIL	
1 SPACE/250 SF REQUIRED	6 SPACES
9,869 SF SERVICE AREA	
2 SPACES/300 SF	66 SPACES
9,689 SF WAREHOUSE SPACE	
1 SPACE/1,000 SF REQUIRED:	10 SPACES
TOTAL REQUIRED PARKING SPACES	118 SPACES
REQUESTED REDUCTION	88 SPACES
PROPOSED PARKING SPACES	30 SPACES

EXISTING PROJECT AREA SUMMARY

BUILDING AREA:	19,986 SF (0.459 AC)
PAVEMENT/OTHER IMPERVIOUS AREA:	40,207 SF (0.923 AC)
TOTAL PERVIOUS AREA:	114,362 SF (2.62 AC)
EXISTING IMPERVIOUS TOTAL:	60,193 SF (1.381 AC)
	34.48% IMPERVIOUS

PROPOSED PROJECT AREA SUMMARY

TOTAL PROJECT AREA:	4.007 AC (174,555 SF)
PROPOSED LOT AREA:	N/A
NEW BUILDING AREA:	26,057 SF (0.598 AC)
EXISTING BUILDINGS:	19,986 SF (0.459 AC)
TOTAL BUILDING COVERAGE:	46,043 SF (1.057 AC)
COMMON OPEN SPACE:	17,967 SF (0.412 AC)
	±10.29% OF SITE AREA
OTHER OPEN SPACE:	57,062 SF (1.268 AC)
STREETS + PARKING	
& OTHER IMPERVIOUS AREA:	53,483 SF (1.228 AC)
OTHER FACILITIES:	-/- SF (-/- AC)
TOTAL PERVIOUS AREA:	75,029 SF (1.722 AC)
PROPOSED IMPERVIOUS:	99,526 SF (2.285 AC)
	57.02% IMPERVIOUS

**SITE NOTES:**

NO TREES GREATER THAN 12" DIAMETER AT BREAST HEIGHT CURRENTLY EXIST ON SITE

**LEGEND:**

COMMON OPEN SPACE  
TYPICAL HATCH

**CONDITIONS:**

- NATURAL VEGETATION SHALL BE RETAINED ON THE SLOPE OUTSIDE OF DISTURBANCE AND APPROPRIATE NATIVE GRASSES AND HERBACEOUS PLANTS BE PLANTED BEYOND THE IMPERMEABLE PARKING SURFACE, AND DOWN TO AND AROUND THE RETAINING POND.
- TREES, SHRUBS, GRASSES, AND HERBACEOUS PLANTS SHALL BE REPLANTED IN THE SLOPE AREA TO BE DISTURBED NORTH OF THE RETAINING POND. THIS WILL PROVIDED A BUFFER AND FILTER AS WELL AS DECREASE EROSION AND WATER RUNOFF. IT CAN PROVIDE A TRANSITION TO ADJUTING PROPERTY AS WELL AS ADDITIONAL FUTURE COVER
- NO TURF GRASSES SHALL BE USED ON STEEP SLOPES
- THE DEVELOPER REQUESTS THAT THE PARKING REQUIREMENT OF 118 SPACES BE REDUCED TO 30 SPACES

JOB NO. **21224**

SECTION 5, ITEM B.

DATE					
BY					
DESCRIPTION					
REV	1	2	3	4	5

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

**CERTIFICATION**

SITE CONCEPT PLANS

**SCHROADER'S HONDA - CZD**

HENDERSONVILLE, NC

HENDERSON COUNTY, NC

**PRELIMINARY SITE PLAN**

**Odum Engineering PLLC**

169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4496 fax: 828.247.4498  
www.odumeng.com

**E**

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

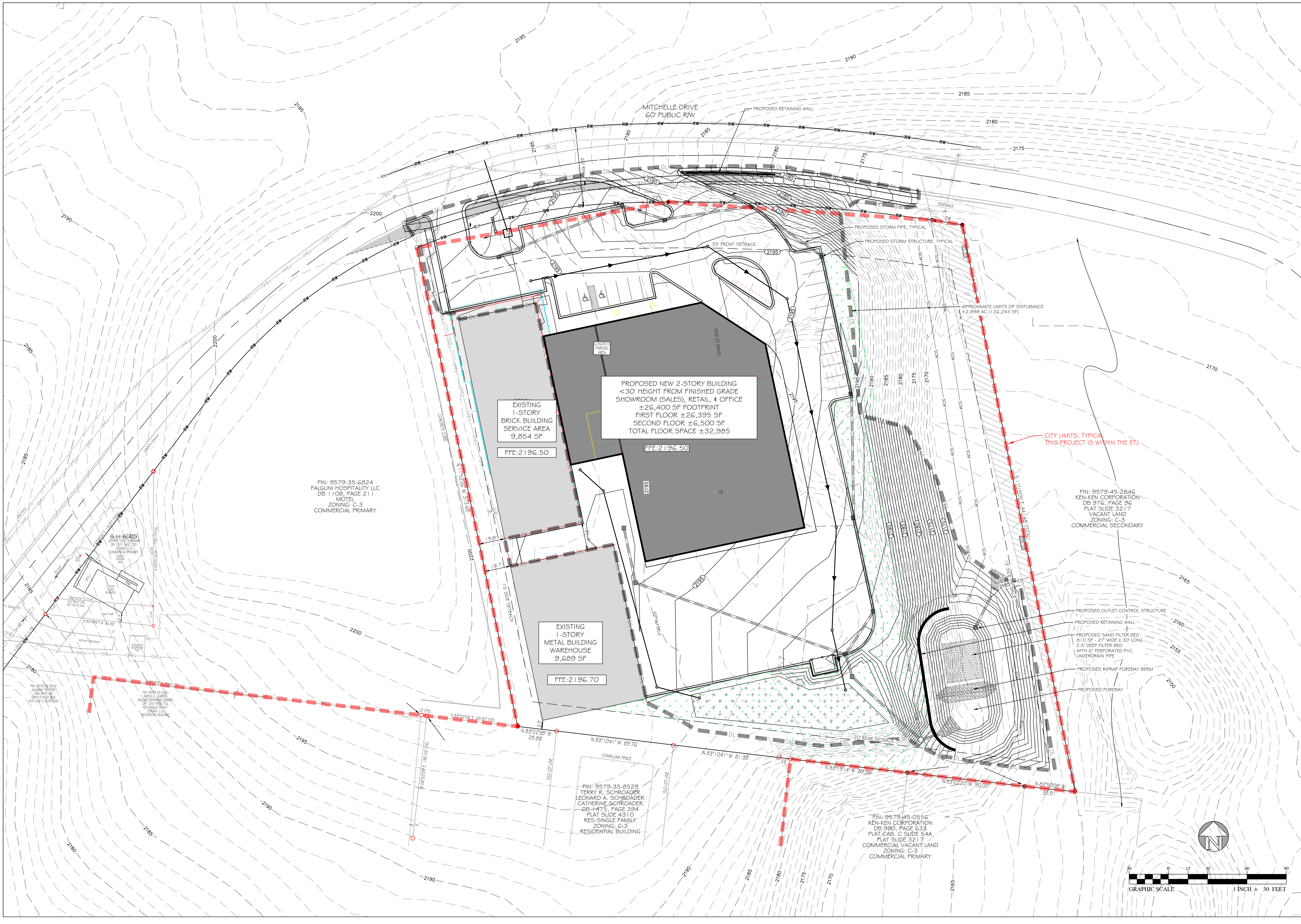
PROJECT MGR: DWO

SHEET:

**CZD-200**

63





PIN: 9579-35-6824  
FALGUNI HOSPITALITY LLC  
DB 1108, PAGE 211  
MOTEL  
ZONING: C-3  
COMMERCIAL PRIMARY

EXISTING  
1-STORY  
BRICK BUILDING  
SERVICE AREA  
9,854 SF  
FFE:2196.50

PROPOSED NEW 2-STORY BUILDING  
<30' HEIGHT FROM FINISHED GRADE  
SHOWROOM (SALES), RETAIL, & OFFICE  
±26,400 SF FOOTPRINT  
FIRST FLOOR ±26,395 SF  
SECOND FLOOR ±6,500 SF  
TOTAL FLOOR SPACE ±32,985  
FFE:2196.50

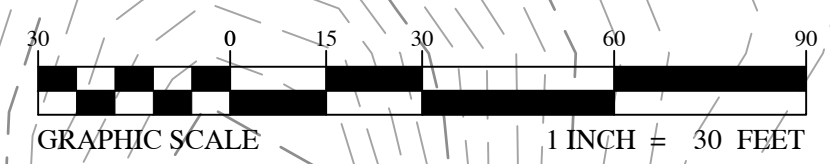
EXISTING  
1-STORY  
METAL BUILDING  
WAREHOUSE  
9,689 SF  
FFE:2196.70

PIN: 9579-35-8529  
TERRY R. SCHROADER  
LEONARD A. SCHROADER  
CATHERINE SCHROADER  
DB-1475, PAGE 394  
PLAT SLIDE 4310  
RES-SINGLE FAMILY  
ZONING: C-3  
RESIDENTIAL BUILDING

PIN: 9579-45-0556  
KEN-KEN CORPORATION  
DB 980, PAGE 633  
PLAT CAB. C SLIDE 54A  
COMMERCIAL VACANT LAND  
ZONING: C-3  
COMMERCIAL PRIMARY

PIN: 9579-45-2846  
KEN-KEN CORPORATION  
DB 976, PAGE 96  
PLAT SLIDE 3217  
VACANT LAND  
ZONING: C-3  
COMMERCIAL SECONDARY

- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED RETAINING WALL
- PROPOSED SAND FILTER BED  
Ø 10 SF - 27" WIDE X 30' LONG  
2.5' DEEP FILTER BED  
WITH 6" PERFORATED PVC  
UNDERDRAIN PIPE
- PROPOSED RIPRAP FOREBAY BERM
- PROPOSED FOREBAY



JOB N  
21224

Section 5, Item B.

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

SCHROADER'S HONDA - C3D

HENDERSONVILLE ETJ  
HENDERSON COUNTY, NC

GRADING & STORM PLAN

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4406 fax: 828.247.4408  
NC License: 4408

SCALE: 1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

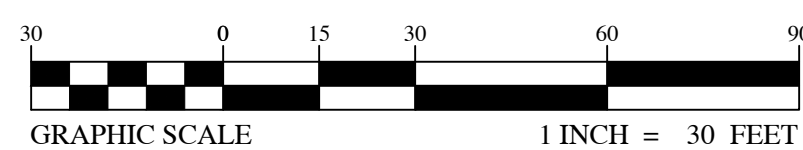
CHECKED BY: BSR

PROJECT MGR: DWO

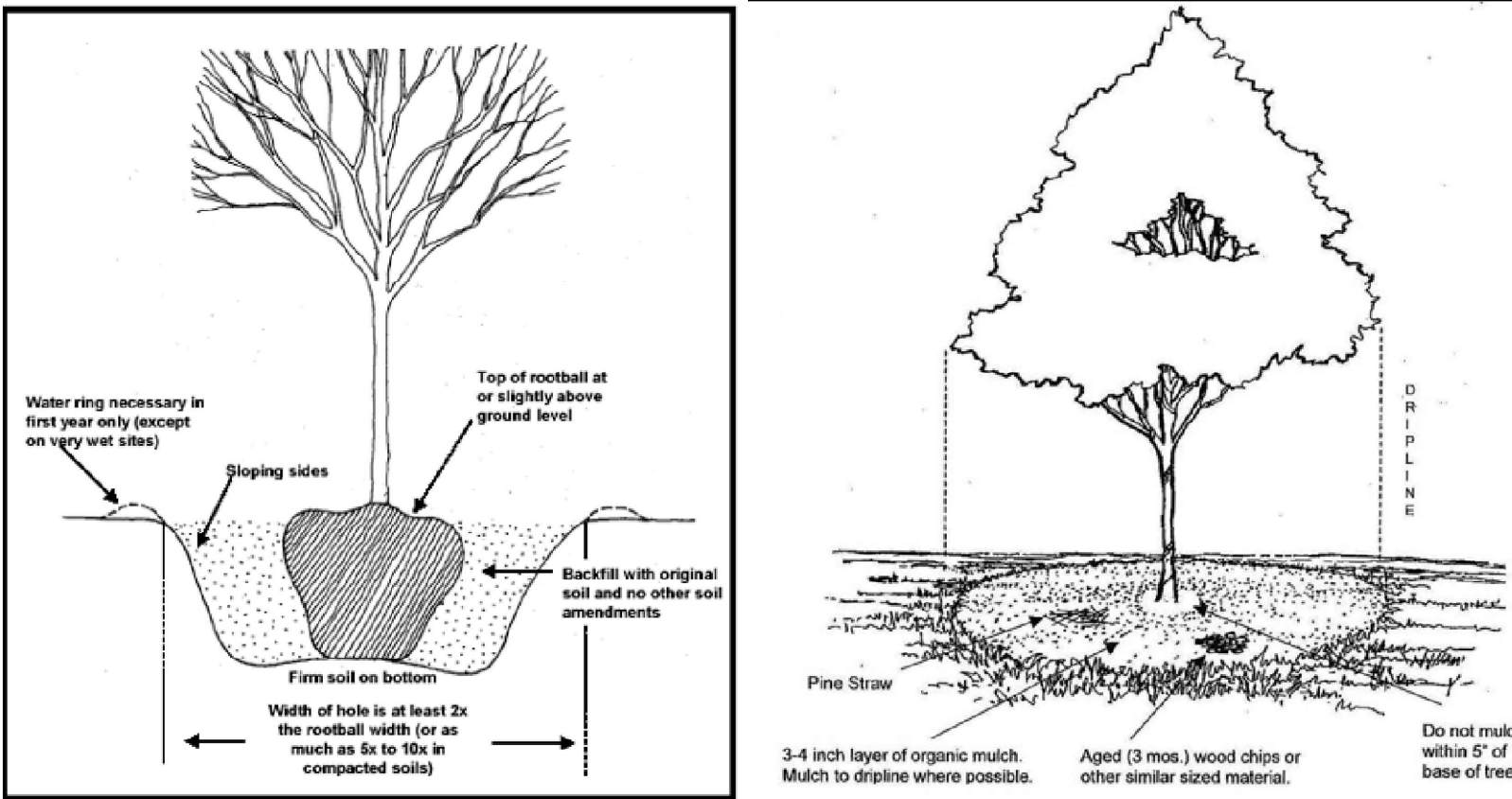
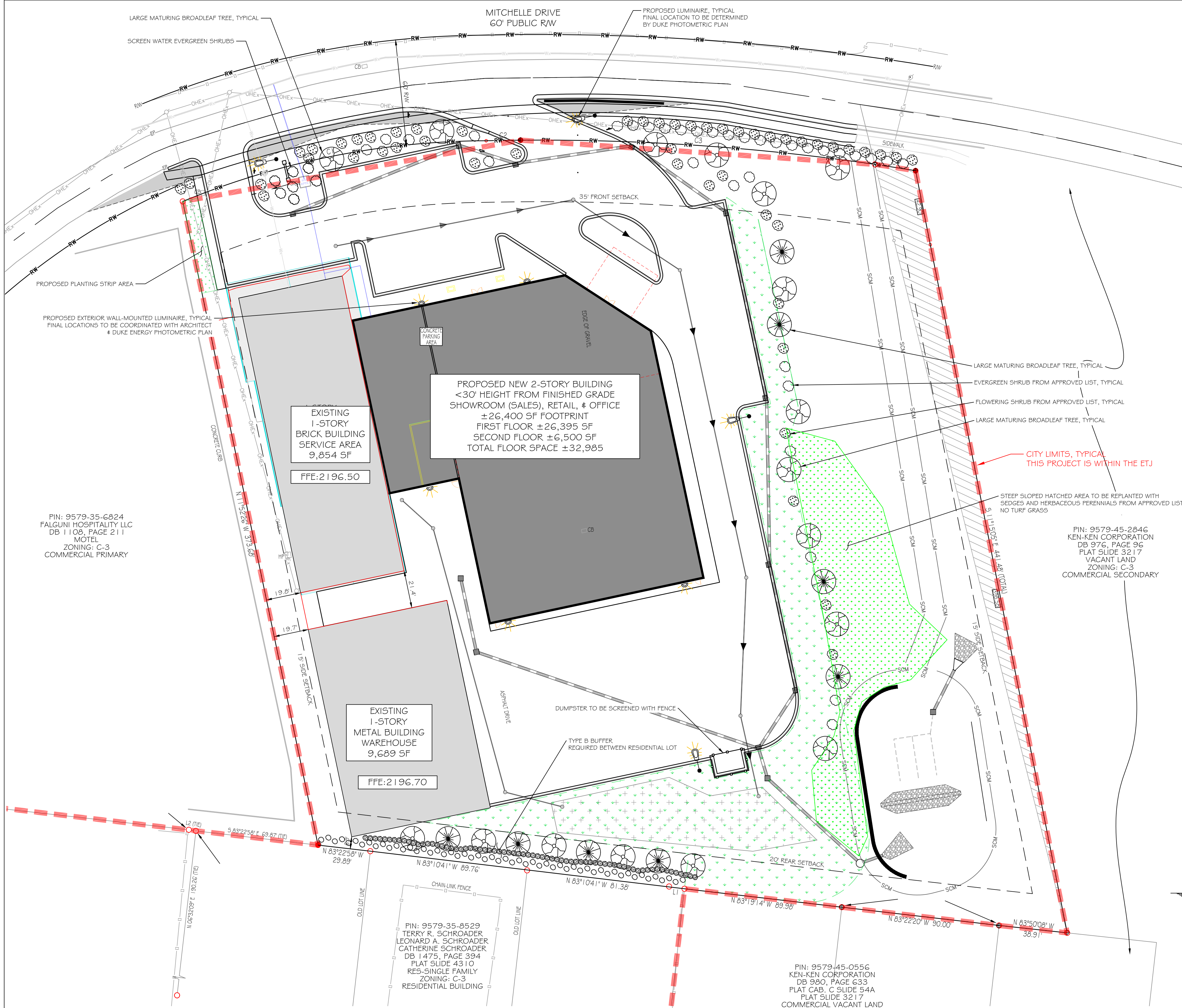
SHEET:

CZD-400





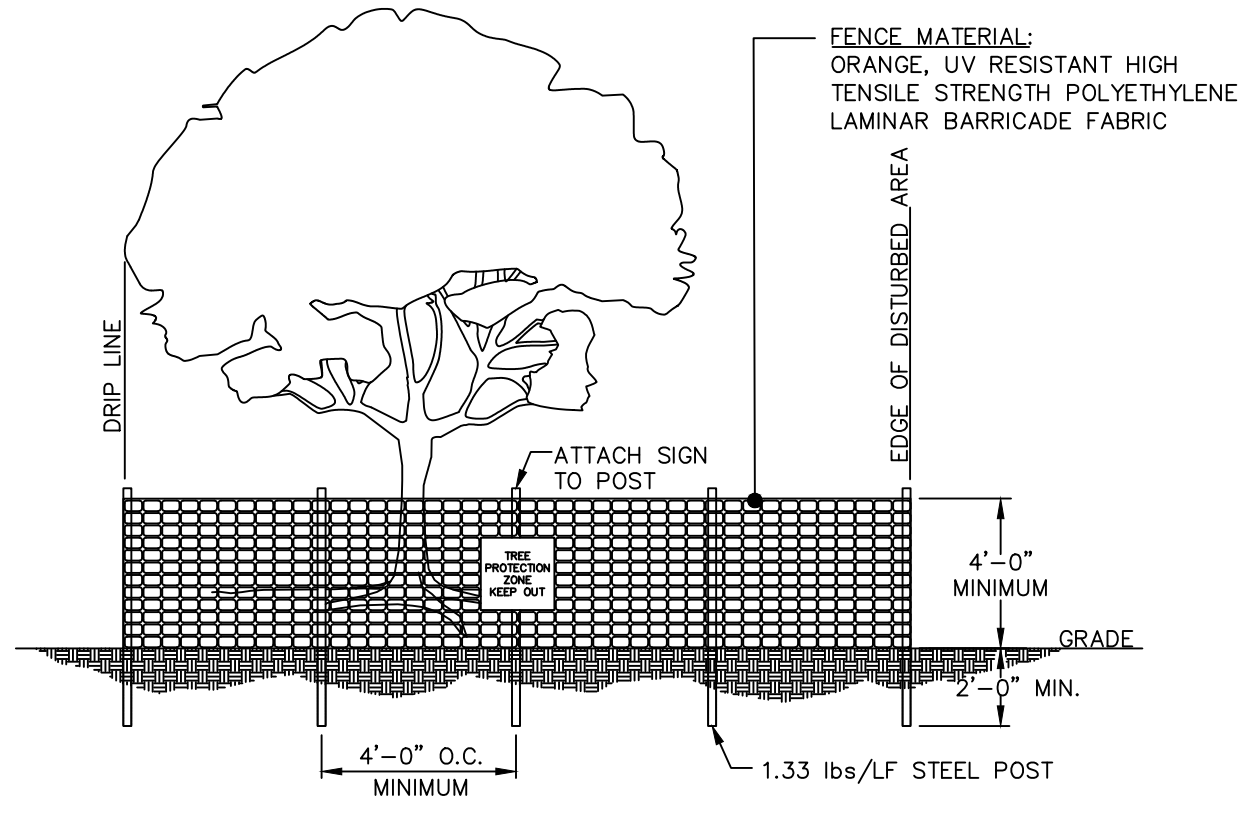




**SITE NOTES:**  
NO TREES GREATER THAN 1 1/2" DIAMETER AT BREAST HEIGHT CURRENTLY EXIST ON SITE

**LEGEND:**  
COMMON OPEN SPACE  
TYPICAL HATCH

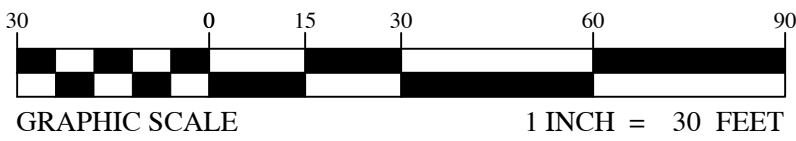
<b>LANDSCAPE CALCULATIONS:</b>	
<b>STREET BUFFER AREA</b> 325/5 = 65 1 SHRUB PER 5 LF	440 TOTAL LF - 115 DRIVEWAY LF = 325 LF BUFFER 65 SHRUBS REQUIRED (65 PROVIDED)
<b>VEHICULAR USE AREA</b> 53,483/4,000 = 14 1 TREE PER 4,000 SF 2 SHRUBS PER 4,000 SF	53,483 SF (1.228 AC) 14 TREES REQUIRED (14 PROVIDED) 28 SHRUBS REQUIRED (28 PROVIDED)
<b>REAR TYPE B BUFFER</b> 4 BROADLEAF CANOPY TREE/100 LF 25 EVERGREEN SHRUBS PER 100 LF @ 4' O.C. 33 FLOWERING SHRUBS PER 100 LF	209 LF 9 TREES REQUIRED (9 TREES PROVIDED) 53 EVERGREEN SHRUBS REQUIRED (54 PROVIDED) 70 FLOWERING SHRUBS REQUIRED (70 PROVIDED)



- NOTES:**
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
  - INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
  - THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
  - TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

**PLANTING SCHEDULE**

SYMBOL	QUANTITY	TYPE	CONDITION	SIZE
	67	EVERGREEN SHRUB FROM APPROVED LIST	B & B	MIN 18-24" HT
	120	FLOWERING SHRUB FROM APPROVED LIST	B & B	MIN 18-24" HT
	25	LARGE BROADLEAF TREE FROM APPROVED LIST	B & B	1.5-2" CAL, 5-6' HT.



JOB N  
21224

Section 5, Item B.

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

SITE CONCEPT PLANS

SCHROADER'S HONDA - CZD

HENDERSONVILLE ETJ

HENDERSON COUNTY, NC

LANDSCAPE & LIGHTING PLAN

Odom Engineering PLLC

169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4406 fax: 828.247.4408  
NC License: 14406

1" = 30'

DATE: 03/08/2022

DRAWN BY: WFM

CHECKED BY: BSR

PROJECT MGR: DWO

SHEET:

CZD-700

66





**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

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

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

- ☐ 1. Scheduled Pre-Application meeting with Planning Staff
  - 1a. Completed Neighborhood Compatibility Meeting – Contact Staff & Review CZD Checklist for additional information
- ☐ 2. Water and Sewer Availability Request
- ☐ 3. Completed Application Form
- ☐ 4. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 5. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☐ 6. Detailed explanation of any Proposed Development Description
- ☐ 7. Application Fee

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

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

[Application Continued on Next Page]

Office Use:


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

**A. Applicant Contact Information**

Casey Schroader  
\* Printed Applicant Name

Schroader's Honda  
Printed Company Name (if applicable)

☐ Corporation      ☒ Limited Liability Company      ☐ Trust      ☐ Partnership  
  
☐ Other: \_\_\_\_\_

  
Applicant Signature

\_\_\_\_\_  
Applicant Title (if applicable)

220 Mitchell Dr  
Address of Applicant

Hendersonville NC 28792  
City, State, and Zip Code

828-243-8500  
Telephone

2HondaGuys@gmail.com  
Email

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

**[Application Continued on Next Page]**

C. Property Information

Name of Project: ~~General~~ Honda Dealership

PIN(s): 9579358920, 9579450833

Address(es) / Location of Property: 220 Mitchell Dr  
Hendersonville NC 28792

Type of Development: ☐ Residential ☒ Commercial ☐ Other

Current Zoning: Commercial C-3

Total Acreage: 3.89

Proposed Zoning: CZD

Proposed Building Square Footage: 1ST FLOOR = 26,395 SF; 2ND FLOOR = +/- 6,000 SF

Number of Dwelling Units: N/A

List of Requested Uses: OFFICE / SERVICE / SMALL RETAIL / SHOWROOM  
\_\_\_\_\_  
\_\_\_\_\_

D. Proposed Development Conditions for the Site

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

THE OWNER WOULD LIKE TO EXPAND THEIR EXISTING BUSINESS AND BUILD A NEW OFFICE / SHOWROOM BUILDING, CONNECTING IT TO THE EXISTING SERVICE CENTER BUILDING. BECAUSE OF THE NATURE OF THE BUSINESS (ATV/MOTOCYCLE/SPORT VEHICLE SALES AND SERVICE), THE PARKING REQUIREMENTS PER ORDINANCE FOR THE THE NEW SF ARE NOT NEEDED. THE OWNER WOULD LIKE TO HAVE 19 SPACES FOR MOTORCYCLE PARKING AND 25 FOR REGULAR AUTOMOBILES. THERE WILL ALSO BE A TRUCK ACCESS ROAD FOR DELIVERIES THAT LOOP AROUND THE BACK OF THE NEW BUILDING.

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

Leonard + Catherine Schroader  
\*Printed Owner Name

\_\_\_\_\_  
Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership  
  
☐ Other: \_\_\_\_\_

Catherine Schroader  
Property Owner Signature

\_\_\_\_\_  
Property Owner Title (if applicable)

Hendersonville NC 28792  
City, State, and Zip Code

828-243-8500  
Telephone

2HondaGuys@gmail.com  
Email

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

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

Note: Additional Owner Signature pages attached.



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

\_\_\_\_\_  
\*Printed Owner Name

\_\_\_\_\_  
Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: \_\_\_\_\_

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Title (if applicable)

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Email

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

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

\_\_\_\_\_  
\*Printed Owner Name

\_\_\_\_\_  
Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership  
  
☐ Other: \_\_\_\_\_

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Title (if applicable)

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Email

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

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



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

<b>SUBMITTER:</b>	Tyler Morrow	<b>MEETING DATE:</b>	March 14 <sup>th</sup> , 2022
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Rezoning: Conditional Zoning District – Apple Ridge (P22-08-CZD) –Tyler Morrow – Planner II		

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

<b><u>For Recommending Approval:</u></b>	<b><u>For Recommending Denial:</u></b>
<p>I move Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated _____], and presented at this meeting and subject to the following:</p> <p><b>1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.</b></p> <p><i>[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]</i></p> <p><b>2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:</b></p> <p><i>[list any additional permitted uses or conditions]</i></p> <p><b>3. The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> <ol style="list-style-type: none"> <li>1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.</li> </ol>	<p>I move Planning Board recommend the denial of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant</p> <p><b>The petition is found to be <u>[consistent]</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> <ol style="list-style-type: none"> <li>1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.</li> </ol> <p><b>We <u>do not find</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"> <li>1. Business Center does not recommend single family as a primary or secondary recommended land use. (LU-13)</li> </ol> <p style="text-align: center; margin-top: 20px;"><b>[DISCUSS &amp; VOTE]</b></p>

<p><b>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"><li>1. The development addresses the need for affordable housing (PH-2.2).</li><li>2. The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses.</li><li>3. The development provides two different models of affordable housing.</li><li>4. Multi-family is a secondary recommended land use in Business Center (LU 13.3)</li></ol> <p><i>[DISCUSS &amp; VOTE]</i></p>	
--	--

**SUMMARY:** *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres.*

*The proposed 80 dwelling on 16.90 acres is a density of 4.73 units per acre. No other uses are proposed to be permitted by the rezoning.*

*The site plan shows 3 multi-family structures and a club house. This includes 30 3-bedroom units and 30 1 & 2 bedroom units.*

*The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.*

<b>PROJECT/PETITIONER NUMBER:</b>	P22-08-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"><li>• The Housing Assistance Corporation [Applicant]</li><li>• Thomas and Sherry Thompson [Owner]</li></ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Draft Ordinance</li><li>3. Proposed Zoning Map</li><li>4. Neighborhood Compatibility Meeting Summary</li><li>5. Tree Board Summary</li><li>6. Proposed Site Plan</li><li>7. Application / Owner Addendum</li></ol>

Rezoning: Conditional Rezoning- Apple Ridge (P22-08-CZD)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY ..... 2

EXISTING ZONING & LAND USE..... 3

SITE IMAGES..... 4

SITE IMAGES..... 5

SITE IMAGES..... 6

FUTURE LAND USE ..... 7

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

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4) ..... 9

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

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

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS ..... 12

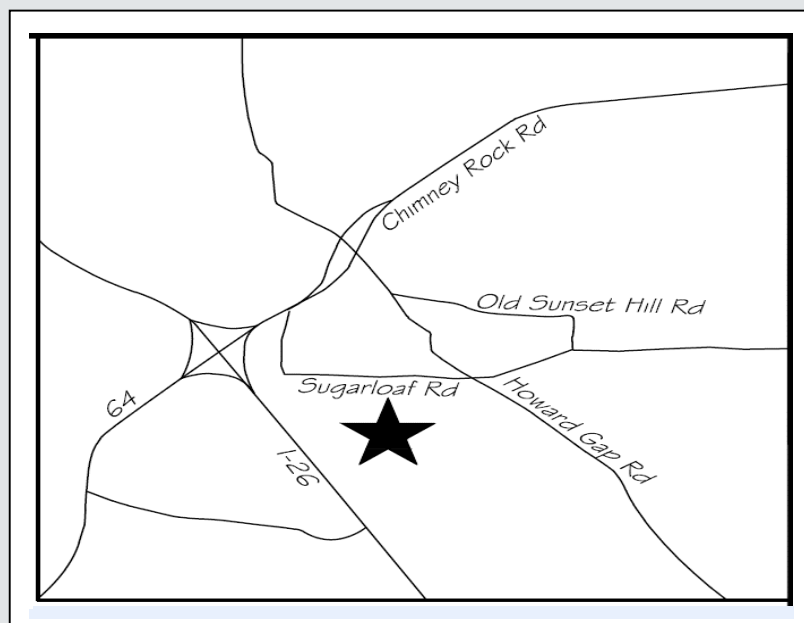
STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS ..... 13





## PROJECT SUMMARY

- Project Name & Case #:
  - Apple Ridge
  - P22-08-CZD
- Applicant & Property Owner:
  - Housing Assistance Corporation [Applicant]
  - Thomas and Sherry Thompson [Owner]
- Property Address:
  - 524 E. Prince Road
- Project Acreage:
  - 16.90 Acres
- Parcel Identification (PIN):
  - 9579-74-0966
- Current Parcel Zoning:
  - R-15 Medium density Residential
- Future Land Use Designation:
  - Business Center
- Requested Zoning:
  - Planned Residential Development Conditional Zoning District (PRD-CZD)
- Requested Uses:
  - Residential dwelling, multi-family
  - Residential dwelling, single-family
- Neighborhood Compatibility Meeting:
  - January 31<sup>st</sup>, 2022



SITE VICINITY MAP

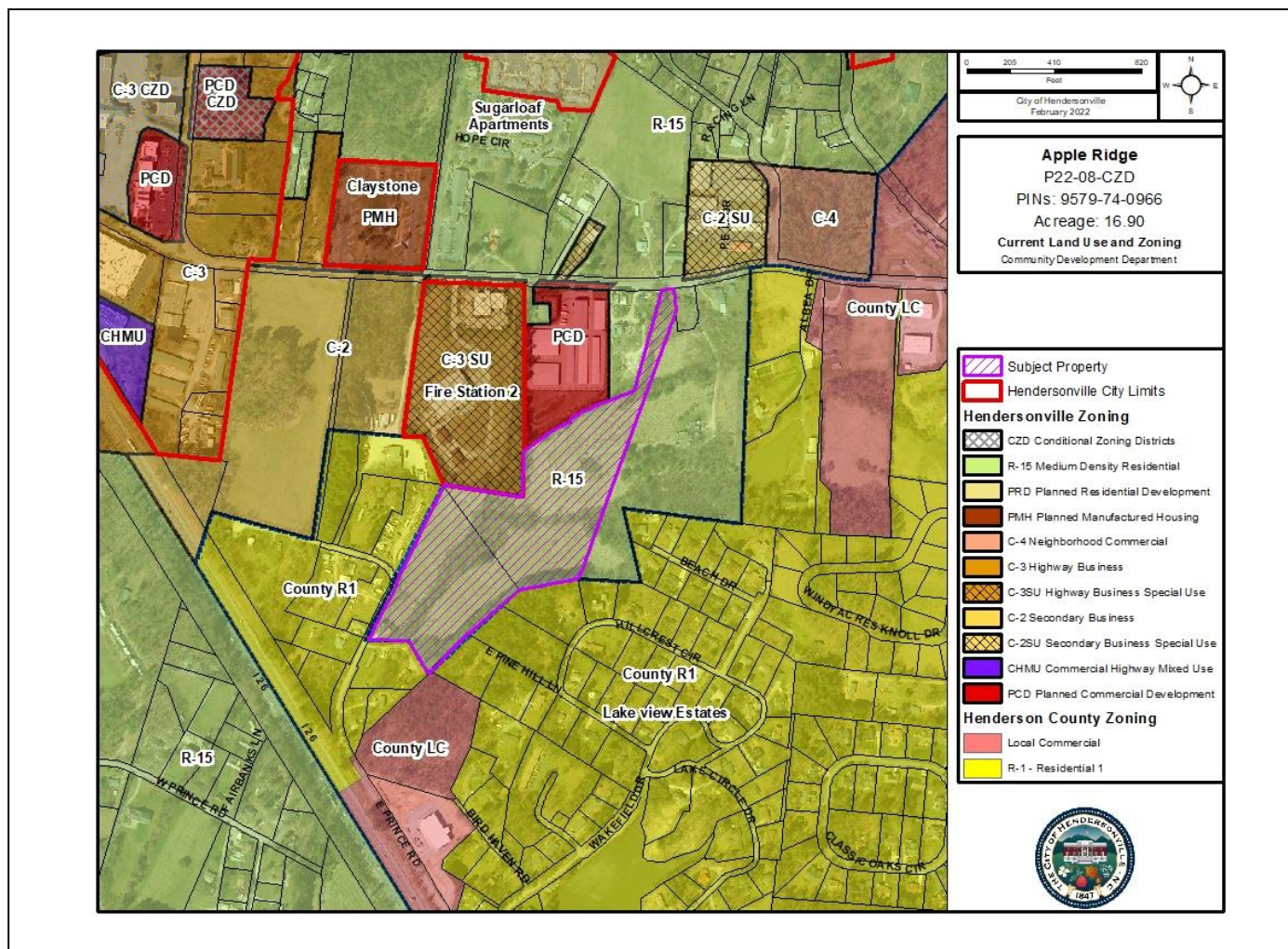
*The City of Hendersonville is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres.*

*The proposed 80 dwelling on 16.90 acres is a density of 4.73 units per acre. No other uses are proposed to be permitted by the rezoning.*

*The site plan shows 3 multi-family structures and a club house. This includes 30 3-bedroom units and 30 1- & 2-bedroom units.*

*The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.*

# EXISTING ZONING & LAND USE



## City of Hendersonville Current Zoning & Land Use Map

The subject property is surrounded by a variety of zoning classifications and uses. The uses range from single family residential to mini warehouses and public facilities.

Parcels to the southeast are zoned Henderson County R-1. This area is comprised of the Lake View Estates neighborhood. This neighborhood consists of mostly single-family residences with some two-family residences mixed in.

Parcels to the west primarily contain commercial uses and zoning classifications. This area contains City of Hendersonville Fire Station # 2, AAA mini-storage, vacant land, and The Cascades Mountain Resort.

Parcels to the north are zoned commercial and residential. This area contains high density residential uses such as the Claystone Manufactured Housing Development and the Sugar Loaf and Sugar Hill apartments.



SITE IMAGES



*View looking north. Cleared area depicts the area slated for single family parcels and the cul-de-sac street.*



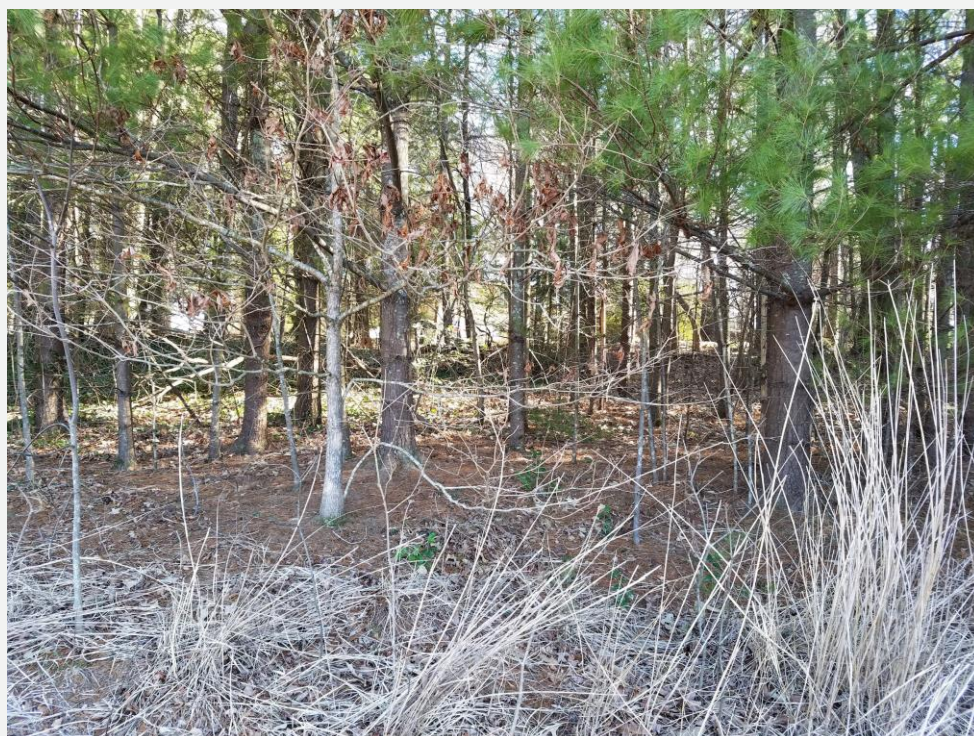
*View of one of the blue line streams on the property.*



SITE IMAGES



*View of where proposed connection to E. Prince Road will occur.*



*Typical existing vegetated buffer in place between proposed site and adjacent single-family homes.*



SITE IMAGES



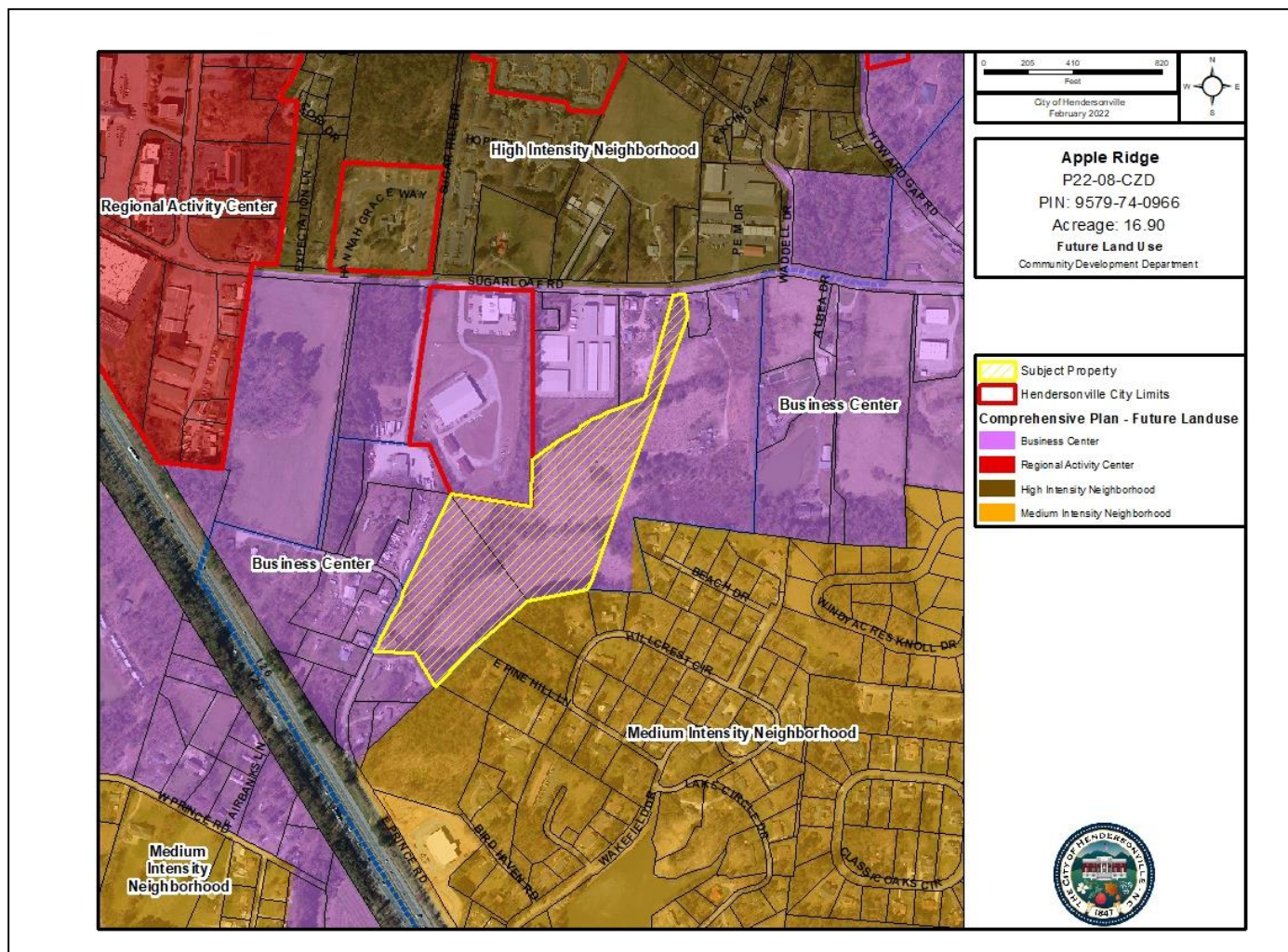
*View from east to west looking across the property. Trees shown in the picture follow the stream on site.*



*General area where building A or C for the multi-family development would be located.*



# FUTURE LAND USE



City of Hendersonville Future Land Use Map

The site is designated as Business Center due to its large size and proximately to I-26. Business Center is designated for parcels that:

- Front along I-26
- Areas in proximity to Blue Ridge Community College
- Existing, older industrial properties.

Parcels to the east and south are designated as Medium Intensity Neighborhood. This classification represents the Lake View Estates neighborhood that encompasses the majority of this area. Parcels to the north are designated as High Intensity Neighborhood. This area has a mix of uses including commercial, multi-family housing and a manufactured housing development. Parcels to the northwest are designated as Regional Activity Center. This designation reflects the commercial node around the I-26 interchange with US 64/Chimney Rock Road.

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

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>Goal LU-13 Business Center: Create an employment corridor along I-26 that supports the growth of Hendersonville as a business destination. Create a campus-like, mixed-use environment that includes office, research, and low-impact industrial uses, as well as supportive retail amenities</p>
	<p>Strategy LU-13.1. Locations: Most of I-26 frontage, Areas around the Blue Ridge Community College, Existing, older industrial properties (Consistent)</p>
	<p>Strategy LU-13.2. Primary recommended land uses: Offices, Research facilities, educational centers (Inconsistent)</p>
	<p>Strategy LU-13.3. Secondary recommended land uses: Multi-family residential (Consistent)</p>
	<p>Strategy LU-13.4. Development guidelines: At least 30% open space in new developments greater than five acres (Consistent) Moderate front setbacks and appropriate landscaping (Consistent) Encouragement of pedestrian connections to multi-use pathways and between uses (consistent)</p>
Land Use & Development	<p>The property is designated as a “Priority Growth Area” on the Growth Management Map (Map 8.3a). “Areas that are considered a high priority for expansion of the ETJ, annexation, and extension of infrastructure and services”. (Consistent)</p>
	<p>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. (Consistent)</p>

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

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	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.
	PH – 2.1 Encourage variation in lot sizes and housing types within new developments.
	PH – 2.2. Encourage provision of affordable housing units in new developments. PH 2.2.1 Require encourage at least 10%of...units sold in a new development to be affordable to people making up to 80% of the area median household income.
	PH-3.1 Establish neighborhood design guidelines that promote safe walkable and bikeable neighborhoods while accommodating the automobile. PH 3.1.1...pedestrian friendly design features; PH 3.1.2...public space features that calm traffic and provide space for pedestrian gathering and circulation.
Natural & Environmental Resources	NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.
	NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management.
Cultural & Historic Resources	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	CF-6.1 Encourage community open-space or play areas in new or redeveloped residential neighborhoods.
Water Resources	WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.
	WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management.
Transportation & Circulation	TC-3.4 Improve roadways as needed to implement the land use vision and meet level of service requirements. TC-3.4.5 widen and improve existing roadways as indicated on Map 7.3a (includes Sugarloaf)

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

GENERAL REZONING STANDARDS	
Compatibility	<b>Is the proposed rezoning compatible or incompatible with surrounding uses?</b>
	A mix of commercial and residential uses are found in the immediate area. Single family residential and multi-family residential are both found near the proposed project area.
Changed Conditions	<b>Highlight any changed conditions, on surrounding property, etc. that suggest a rezoning is appropriate.</b>
	The city has a desperate need for affordable housing. This development provides two different forms of affordable housing.
Public Interest	<b>Are there public interests or benefits that would be derived for the greater population from the rezoning?</b>
	The addition of 20 single-family homes and 60 apartment units will fill a need for additional housing stock in Hendersonville.
Public Facilities	<b>Are there public facilities that can support the proposed rezoning, water, wastewater, fire and police, schools, and transportation?</b>
	They will be constructing a street that meets the City of Hendersonville requirements for a public street.
	The Water & Sewer department has received an availability request and has indicated there are adequate facilities in the area to serve the development.
Effect on Natural Environment	<b>Would the proposed amendment result in “significantly adverse impacts” on the natural environment?</b>
	Site is currently a greenfield, new development reflects a significant increase in impervious surfaces.
	The site plan shows preservation of mature trees along the blue line streams. The site plan also shows preservation of the 50’ stream buffer.
	The site currently has 1,080 trees 12” or greater DBH on site. The developer is proposing to remove 47 trees and retain 1,033 trees 12” or greater DBH. The applicants are also proposing to plant 65 new trees.

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

*The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.*

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

*DRAFT [Rationale for Approval]*

- *The development addresses the need for affordable housing (PH-2.2).*
- *The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses.*
- *The development provides two different models of affordable housing.*
- *Multi-family is a secondary recommended land use in Business Center (LU 13.3)*

*DRAFT [Rational for Denial]*

- *Business Center does not recommend single family as a primary or secondary recommended land use. (LU-13)*



## STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

### COMMUNITY DEVELOPMENT DEPARTMENT

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Site Plan Review (7-3).

The petition and site plan requests that “residential dwellings, multi-family” and “residential dwellings, single-family” be the permitted uses on site.

The site plan accompanying this petition appears to meet the relevant and applicable standards established by the Subdivision Ordinance. However, if approved the applicants will be required to submit a preliminary plat which will be reviewed by staff and the Planning Board.

The site plan requests the following optional provisions (developer proposed conditions):

- Make one stormwater control measures a stormwater wetland if the soil conditions allow a stormwater wetland. This would have to be determined during the detailed design process.
- Preserve as many 12” or larger canopy trees as possible.
- All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.

### CITY ENGINEER

N/A

### FIRE MARSHALL

N/A

### STORMWATER ADMINISTRATOR

Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site. (Possible Recommended Condition)

### FLOODPLAIN ADMINISTRATOR

N/A

### TRANSPORTATION ENGINEER

N/A

STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS

**OUTSTANDING ISSUES** (Compliance Required)

**Land Use & Development**

**Population & Housing**

- Exterior setbacks to adjacent property lines need to reflect 30' and should also be reflected in the setback table. [Outstanding]

**Natural & Environmental Resources**

**Cultural & Historic Resources**

**Community Facilities**

**Water Resources**

**Transportation**

**REQUESTED TECHNICAL REVISIONS** (Suggested Conditions)

**Land Use & Development**

**Population & Housing**

**Natural & Environmental Resources**

- Preserve as many 12” or larger canopy trees as possible.
- All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
- Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).
- Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.
- Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site (NR-3.2)

**Cultural & Historic Resources**

**Community Facilities**

**Water Resources**

**Transportation**



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

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PARCEL IDENTIFICATION NUMBER 9579-74-0966 BY CHANGING THE ZONING DESIGNATION FROM R-15 MEDIUM DENSITY RESIDENTIAL TO PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT– CONDITIONAL ZONING DISTRICT)**

IN RE: Parcel Number: 9579-74-0966 – 524 E. Prince Road (Apple Ridge) - (File # P22-08-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from Ashlynn McCoy of The Housing Assistance Corporation (applicant) and Thomas and Sherry Thompson (property owners) for the development of 60 apartments and 20 single family homes on approximately 16.90 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on March 14<sup>th</sup>, 2022; voting 0-0 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 April 7<sup>th</sup>, 2022, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9579-74-0966 from R-15 Medium Density Residential to PRD-CZD (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 based on the site plan submitted by the applicant and subject to the following.
  - a. Permitted uses shall include:
    - i. Residential Dwellings, Multi-Family
    - ii. Residential Dwellings, Single Family
  - b. Conditions that shall be satisfied prior to final site plan approval include:
    - i. Preserve as many 12” or larger canopy trees as possible.
    - ii. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
    - iii. Make one stormwater control measures a stormwater wetland if the soil conditions allow a stormwater wetland. This would have to be determined during the detailed design process.
3. This ordinance shall be not be effective until the stipulated list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 7th, day of April 2022.

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

\_\_\_\_\_  
Angela L. Reece, City Clerk

Approved as to form:

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

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

Applicant/Developer: The Housing Assistance Corporation

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

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

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

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

Property Owner: Thomas Thompson

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

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

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

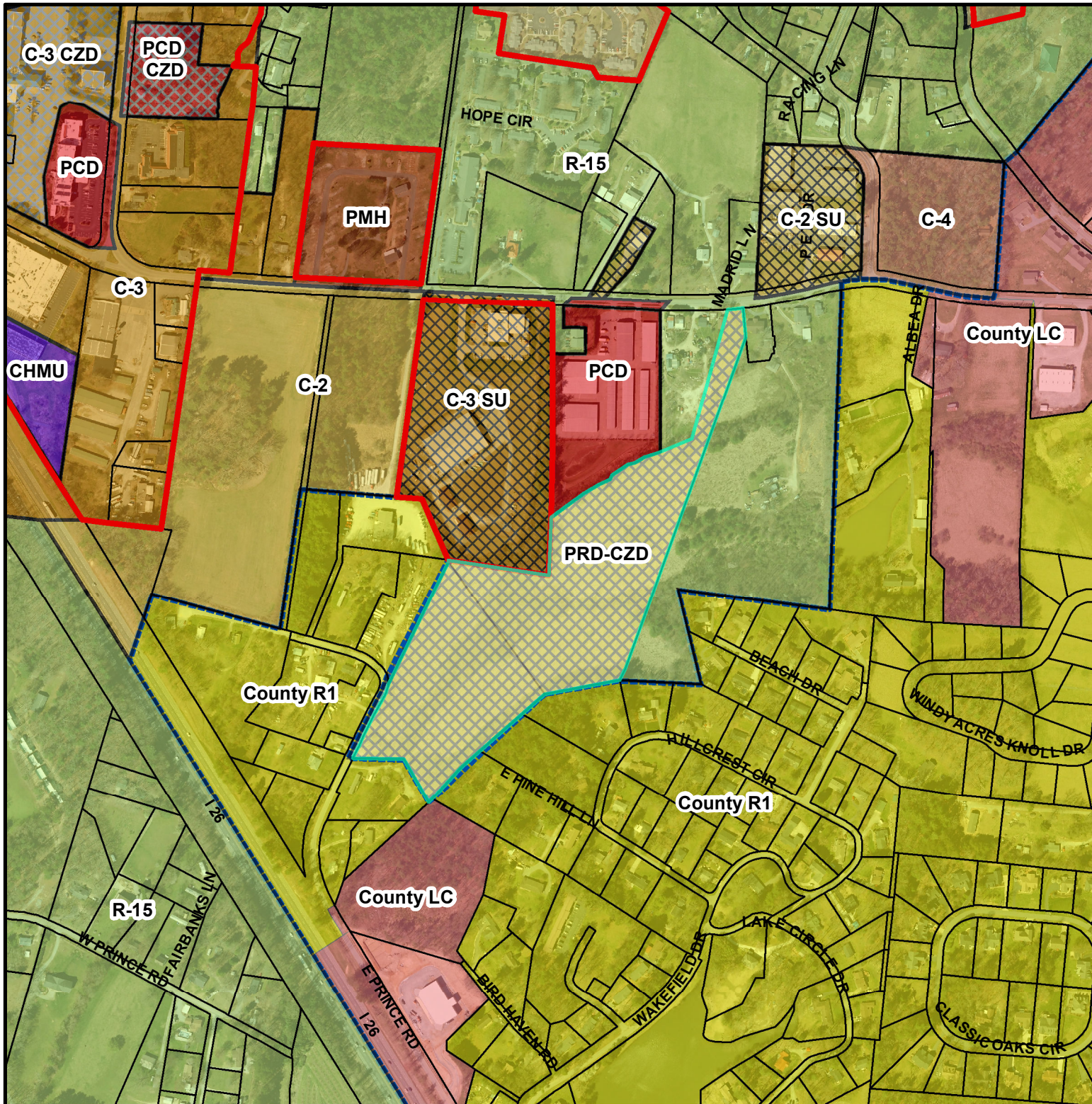
Property Owner: Sherry Thompson

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

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

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





**Apple Ridge**  
P22-08-CZD  
PIN: 9579-74-0966  
Acreage: 16.90  
**Proposed Zoning**  
Community Development Department

- Subject Property
- Hendersonville City Limits
- Hendersonville Zoning**
  - CZD Conditional Zoning Districts
  - R-15 Medium Density Residential
  - PRD Planned Residential Development
  - PMH Planned Manufactured Housing
  - C-4 Neighborhood Commercial
  - C-3 Highway Business
  - C-3SU Highway Business Special Use
  - C-2 Secondary Business
  - C-2SU Secondary Business Special Use
  - CHMU Commercial Highway Mixed Use
  - PCD Planned Commercial Development
- Henderson County Zoning**
  - Local Commercial
  - R-1 - Residential 1







## NEIGHBORHOOD COMPATIBILITY MEETING REPORT

APPLE RIDGE (P22-08-CZD)

NCM Meeting Date: January 31<sup>st</sup>, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Ashlynn McCoy- The Housing Assistance Corporation

### NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

*A Neighborhood Compatibility Meeting was held for this project on January 31<sup>st</sup>, 2022 at 2pm in the City Operations Building at 305 Williams St and via Zoom.*

10 members of the public were in attendance in-person with 2 others attending virtually. Additionally, in attendance were 3 members of the applicant team and 3 members of City staff.

There were 0 pre-submitted comments.

Concerned citizens asked questions related to the price of the units and affordability. At the time, the applicant did not have a rental range for the units available to share at the meeting. The applicant advised the rents would be dependent on their funding source which wasn't determined yet. Questions were also raised about the existing mobile home on the site, ownership of the property, single family home square footages, playground access and homeowner associations.

Citizens raised issues related to traffic safety, affordability, impact on environment (tree removal and stormwater runoff), density, stream protections, setbacks, the proposed sewer pump station being located near an adjacent well and that the paper had published the meeting starting at 3pm instead of 2pm. (Bill Moss with the Hendersonville Lighting stated it was printed in error. Staff extended the meeting for those who showed up late and HAC gave their opening presentation again.)

One commentor stated that the City desperately needs affordable housing but stated that the project needs to be done right.

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



## TREE BOARD RECOMMENDATION

Apple Ridge (P22-08-CZD)

Meeting Date: February 15<sup>th</sup>, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Ashlynn McCoy- The Housing Assistance Corporation

### TREE BOARD ACTION SUMMARY:

*Staff and the applicant presented to the Tree Board at their regular meeting on February 15<sup>th</sup>, 2022. The following Recommendation were made:*

The Tree Board recommends the following development conditions be placed on this property:

1. Preserve as many 12" or larger canopy trees as possible.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
3. Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).
4. Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

### BOARD ACTION

Motion: Glenn Lange

Roll Call Vote:

Yeas: Mary Davis, Landon Justice, Mark Madsen, Glenn Lange, Pat Christie, Mac Brackett.

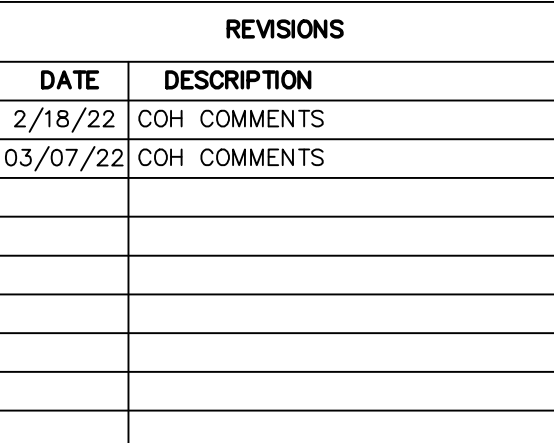
Nays: None

Absent: Andy Crawford

Recused: None

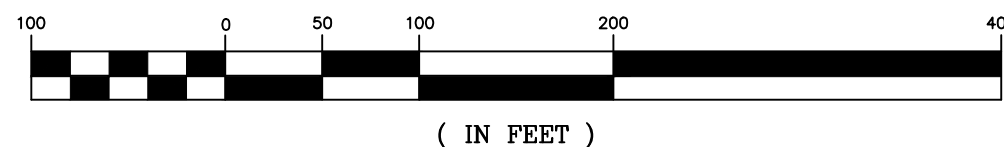


Apple Ridge  
Hendersonville Township  
Henderson County  
North Carolina

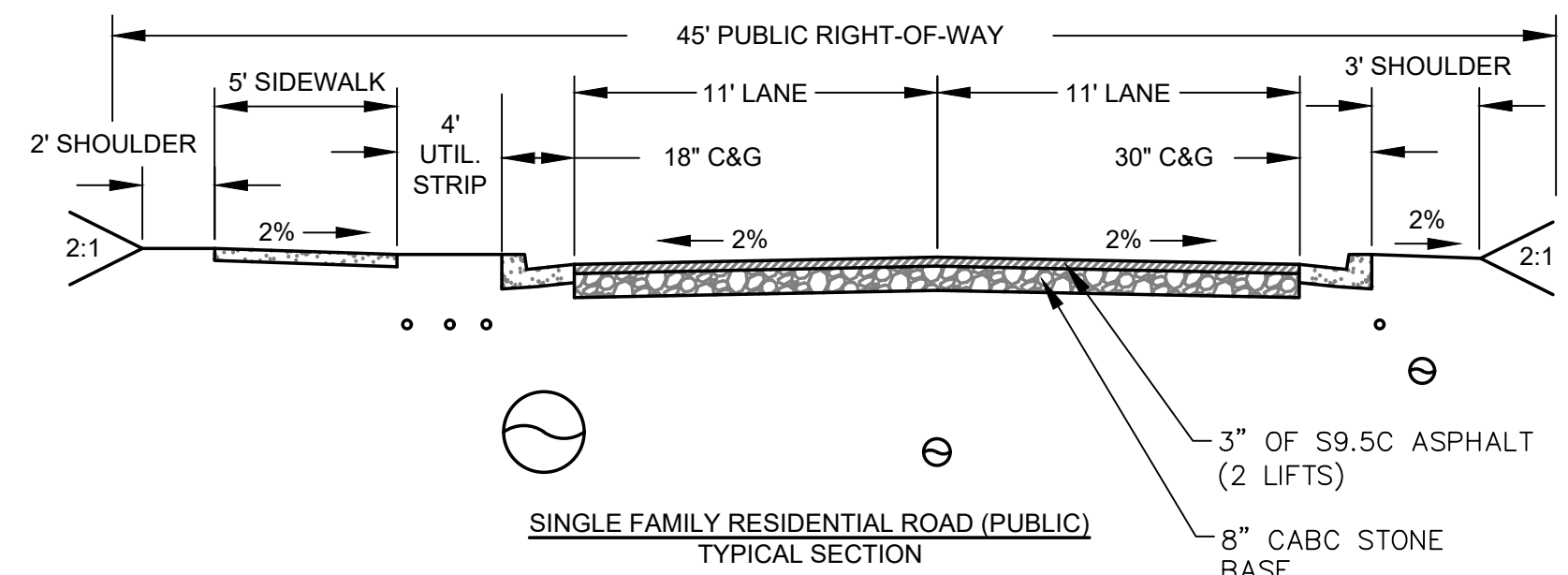


## Preliminary Site Plan

SCALE: 1"=100'



1. MAKE ONE CONTIGUOUS STORMWATER WETLAND IF THE SOIL CONDITIONS ALLOW A STORMWATER WETLAND. THIS WOULD BE TO BE DETERMINED DURING THE DETAILED DESIGN PROCESS.
2. PRESERVE AS MANY 12" OR LARGER CANOPY TREES AS POSSIBLE.
3. ALL PRESERVED TREES MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15-4C REGARDLESS OF USE FOR A TREE CREDIT.





# WGLA Engineering

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

Apple Ridge  
Hendersonville Township  
Henderson County  
North Carolina

**Preliminary  
Not For  
Construction**



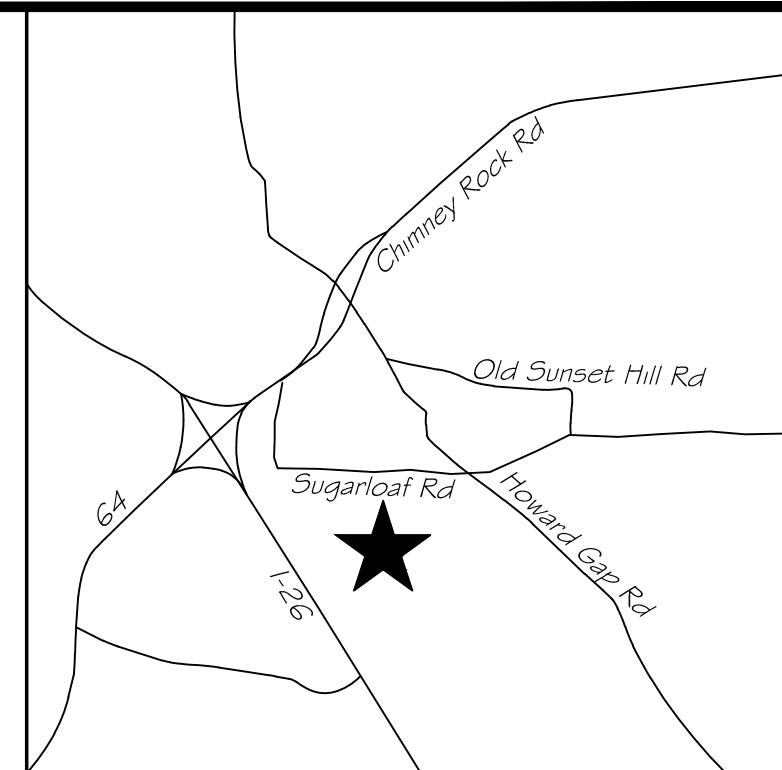
Know what's below.  
Call before you dig.

PROJECT NUMBER: 21164  
DATE: 10/21  
DRAWN BY: KHC  
CHECKED BY: WRB

Preliminary  
Site Plan  
Multi-Family  
Development

C-200

SCALE: 1"=30'



LOCATION MAP  
N.T.S.

i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

ii. Title of Project: Apple Ridge - Multi-Family  
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.  
WGLA Engineering, PLLC  
724 5th Avenue West  
Hendersonville, NC 28739  
828-687-7177

Developer: The Housing Assistance Corporation  
PO Box 2057  
Hendersonville, NC 28793  
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson  
524 E Prince Road  
PO Box 563  
Dana, NC 28724  
780 Sugarloaf Road  
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map  
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

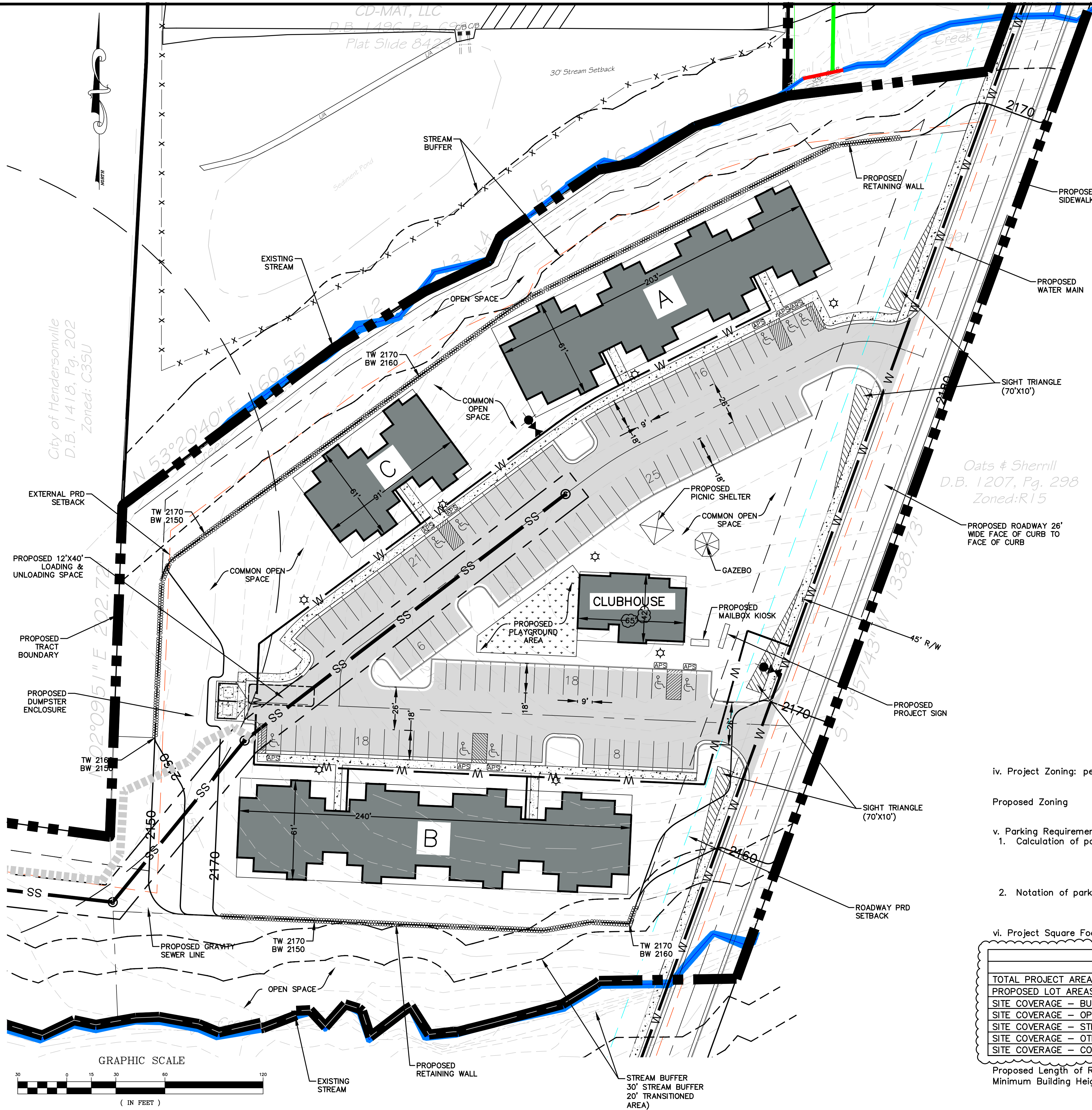
v. Parking Requirements:

- Calculation of parking spaces required per ordinance.  
(30) 3 BR Units x 2 spaces = 60 spaces  
(30) 1 & 2 BR Units x 1.5 spaces = 45 spaces  
=105 spaces total
- Notation of parking spaces provided.  
=112 spaces provided

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 2		
TOTAL PROJECT AREA	269,200 SF	(6.23 AC) (100%)
PROPOSED LOT AREAS	-	-
SITE COVERAGE - BUILDINGS	24,331 SF	(0.56 AC) (8.99%)
SITE COVERAGE - OPEN SPACE	167,102 SF	(3.83 AC) (61.50%)
SITE COVERAGE - STREETS/PARKING/WALKS	75,389 SF	(1.73 AC) (27.77%)
SITE COVERAGE - OTHER FACILITIES	2,357 SF	(0.05 AC) (0.80%)
SITE COVERAGE - COMMON OPEN SPACE	99,787 SF	(2.29 AC) (36.76%)

Proposed Length of Roads - 1,141 LF  
Minimum Building Height - Max Allowed 35'  
- Proposed 35'





**Preliminary  
Not For  
Construction**

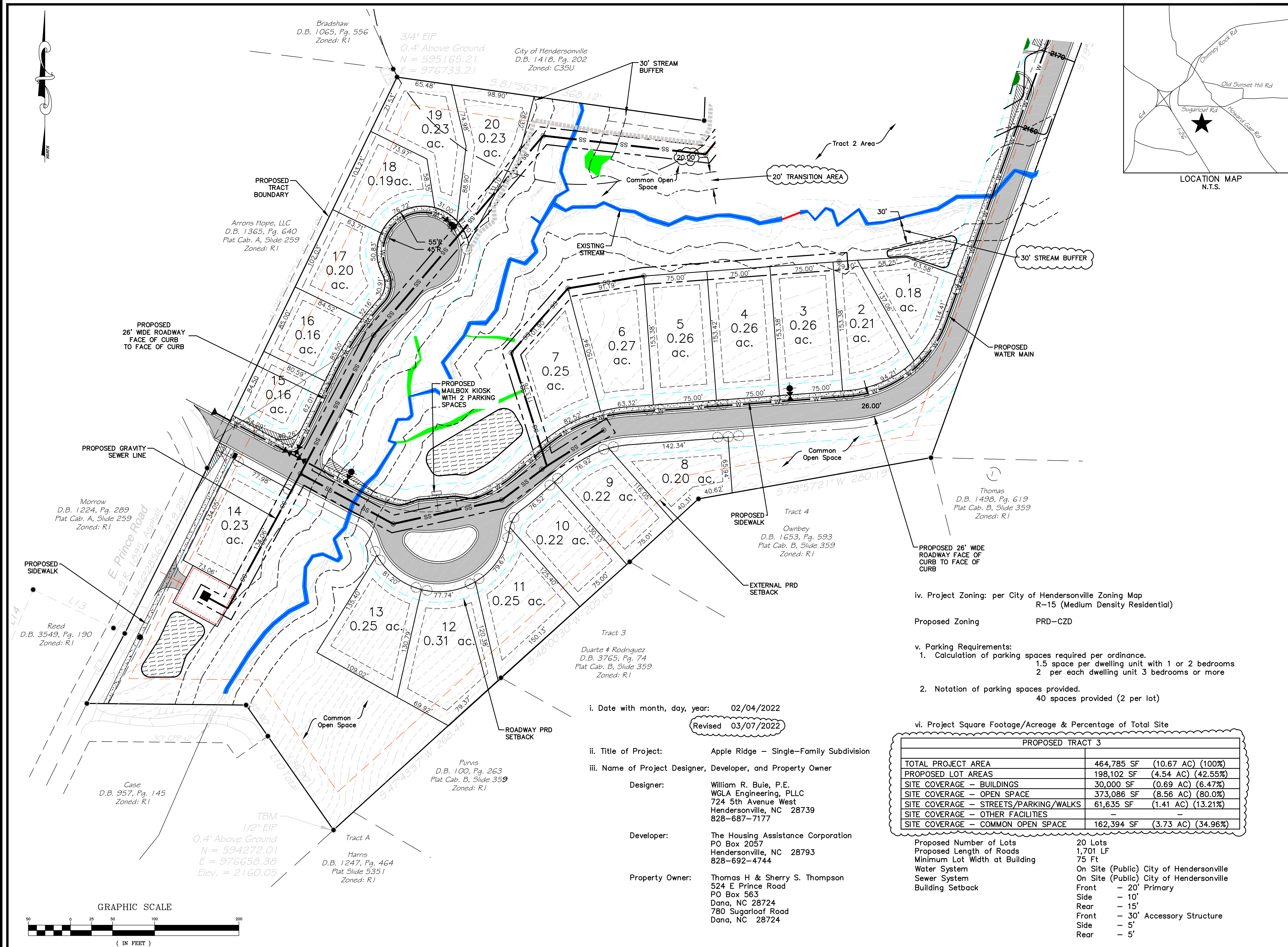


**Know what's below.  
Call before you dig.**

Preliminary  
Site Plan  
Single-Family  
Development

C-201

SCALE: 1"=50'





# WGLA Engineering

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

## Apple Ridge

Hendersonville Township  
Henderson County  
North Carolina

**Preliminary  
Not For  
Construction**



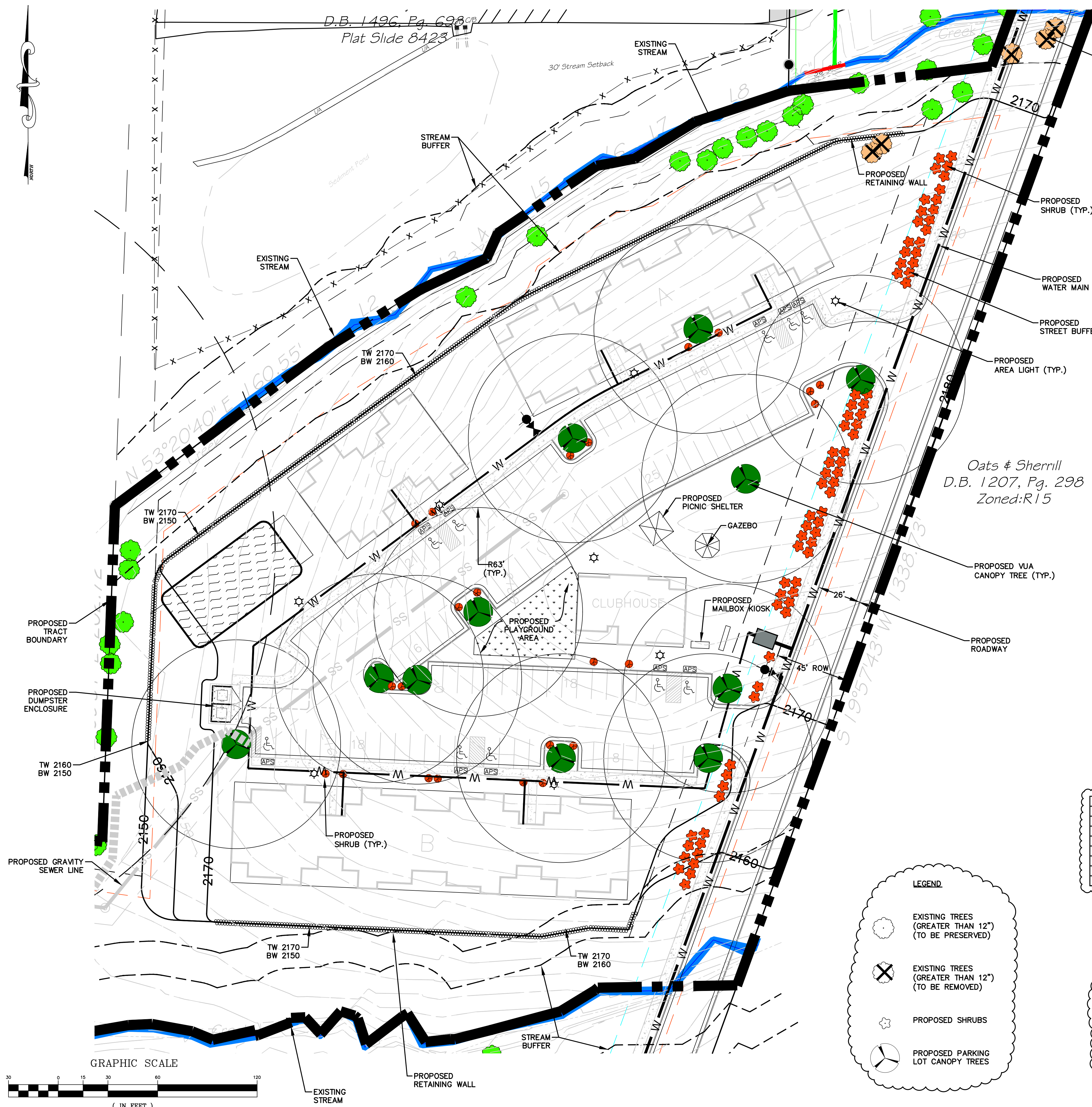
Know what's below.  
Call before you dig.

PROJECT NUMBER: 21164  
DATE: 1/22  
DRAWN BY: KHC  
CHECKED BY: WRB

Preliminary  
Landscape &  
Resource Layout Plan  
Development

**C-300**

SCALE: 1"=30'



i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

ii. Title of Project: Apple Ridge - Multi-Family  
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.  
WGLA Engineering, PLLC  
724 5th Avenue West  
Hendersonville, NC 28739  
828-687-7177

Developer: The Housing Assistance Corporation  
PO Box 2057  
Hendersonville, NC 28793  
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson  
524 E Prince Road  
PO Box 563  
Dana, NC 28724  
780 Sugarloaf Road  
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map  
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

v. Parking Requirements:

- Calculation of parking spaces required per ordinance.
 

(30) 3 BR Units x 2 spaces	= 60 spaces
(30) 1 & 2 BR Units x 1.5 spaces	= 45 spaces
	=105 spaces total

2. Notation of parking spaces provided.

=112 spaces provided

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 2			
TOTAL PROJECT AREA	269,200 SF	(6.23 AC)	(100%)
PROPOSED LOT AREAS			
SITE COVERAGE - BUILDINGS	24,331 SF	(0.56 AC)	(8.99%)
SITE COVERAGE - OPEN SPACE	167,102 SF	(3.83 AC)	(61.50%)
SITE COVERAGE - STREETS/PARKING/WALKS	75,389 SF	(1.73 AC)	(27.77%)
SITE COVERAGE - OTHER FACILITIES	2,357 SF	(0.05 AC)	(0.80%)
SITE COVERAGE - COMMON OPEN SPACE	99,787 SF	(2.29 AC)	(36.76%)

Proposed Length of Roads - 1,141 LF  
Minimum Building Height - Max Allowed 35'  
- Proposed 35'

VEHICULAR USE AREA - 39,760 SF

REQUIRED PLANTING/PROVIDED PLANTINGS  
- 11 TREES  
- 22 SHRUBS

STREET BUFFER - 365 LF

REQUIRED PLANTING/PROVIDED PLANTINGS  
- 73 EVERGREEN OR DECIDUOUS SHRUBS

NOTES:  
SECTION 6-13-4 REQUIRES THAT LIGHTING "SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDEE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHT-OF- WAY."

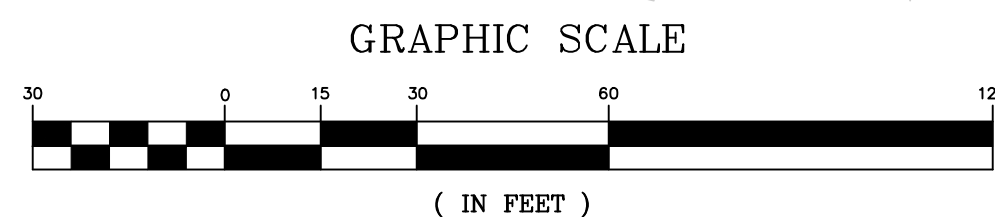
### LEGEND

EXISTING TREES  
(GREATER THAN 12")  
(TO BE PRESERVED)

EXISTING TREES  
(GREATER THAN 12")  
(TO BE REMOVED)

PROPOSED SHRUBS

PROPOSED PARKING  
LOT CANOPY TREES

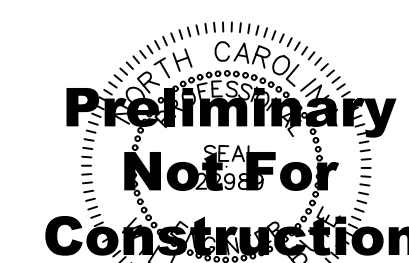




WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

## Apple Ridge

Hendersonville Township  
Henderson County  
North Carolina

[illegible]

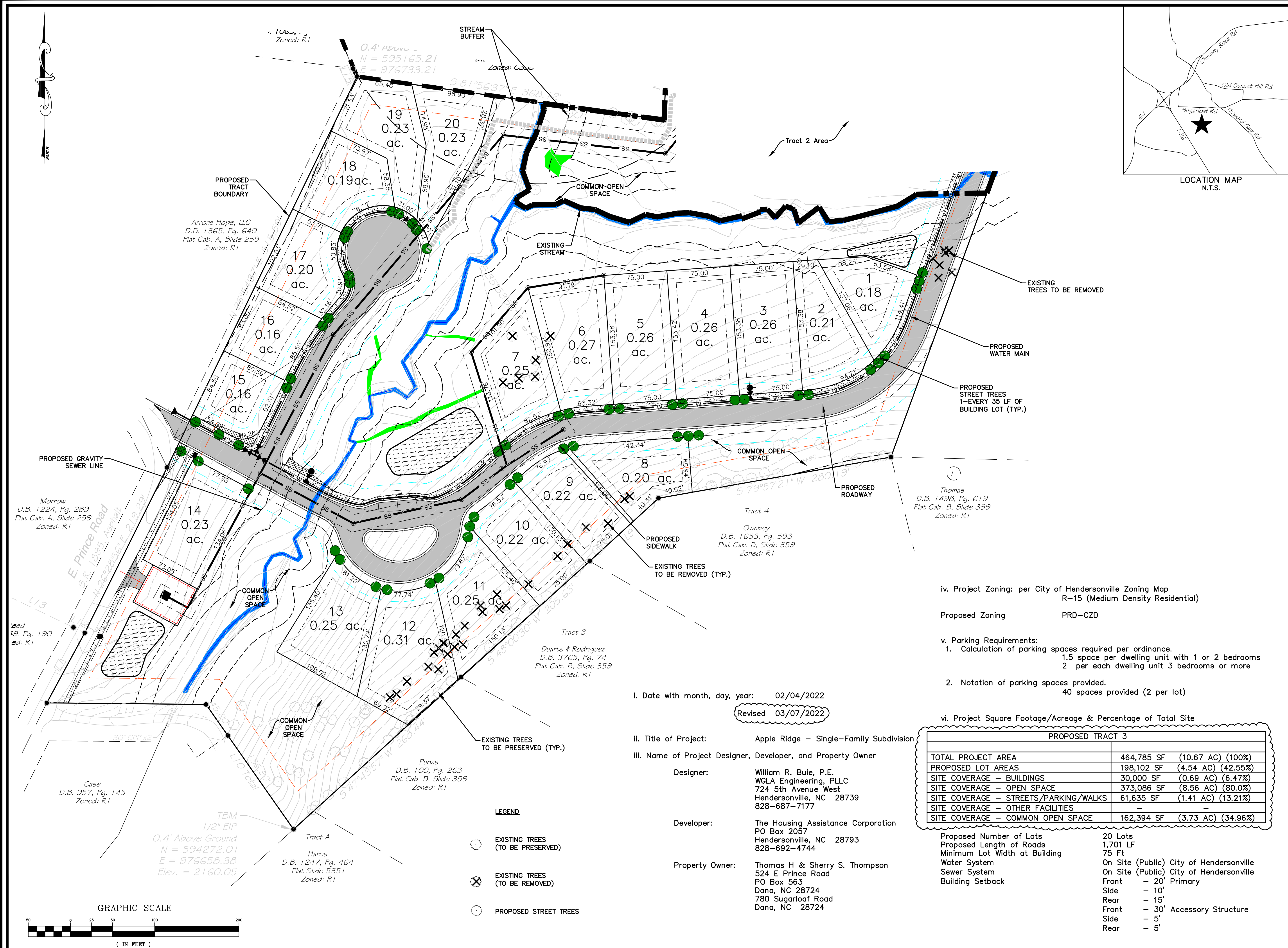
Know what's below.  
**Call** before you dig.

PROJECT NUMBER:	21164
DATE:	10/2
DRAWN BY:	KHC
CHECKED BY:	WRE

# Preliminary Landscape & Resource Layout Plan Development

C-301

SCALE: 1"=50'





# WGLA Engineering

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

Apple Ridge  
Hendersonville Township  
Henderson County  
North Carolina

**Preliminary  
Not For  
Construction**

REVISIONS	
DATE	DESCRIPTION
02/18/22	COH COMMENTS
03/07/22	COH COMMENTS



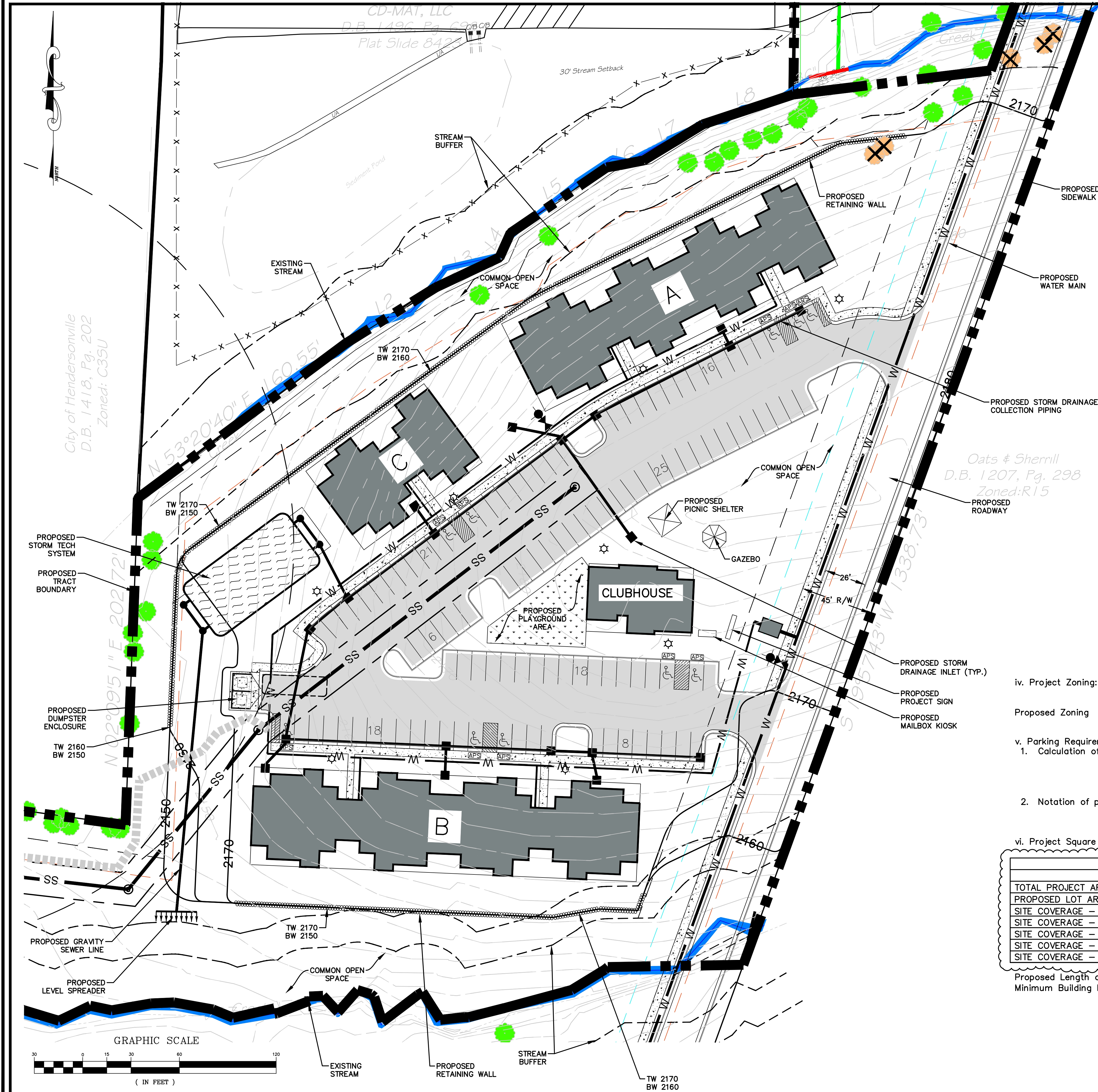
Know what's below.  
Call before you dig.

PROJECT NUMBER: 21164  
DATE: 10/21  
DRAWN BY: KHC  
CHECKED BY: WRB

Preliminary  
Storm Water  
Management Plan

C-400

SCALE: 1"=30'



i. Date with month, day, year: 02/04/2022  
Revised 03/07/2022

ii. Title of Project: Apple Ridge – Multi-Family  
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.  
WGLA Engineering, PLLC  
724 5th Avenue West  
Hendersonville, NC 28739  
828-687-7177

Developer: The Housing Assistance Corporation  
PO Box 2057  
Hendersonville, NC 28793  
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson  
524 E Prince Road  
PO Box 563  
Dana, NC 28724  
780 Sugarloaf Road  
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map  
R-15 (Medium Density Residential)  
Proposed Zoning PRD-CZD

v. Parking Requirements:  
1. Calculation of parking spaces required per ordinance.  
(30) 3 BR Units x 2 spaces = 60 spaces  
(30) 1 & 2 BR Units x 1.5 spaces = 45 spaces  
=105 spaces total

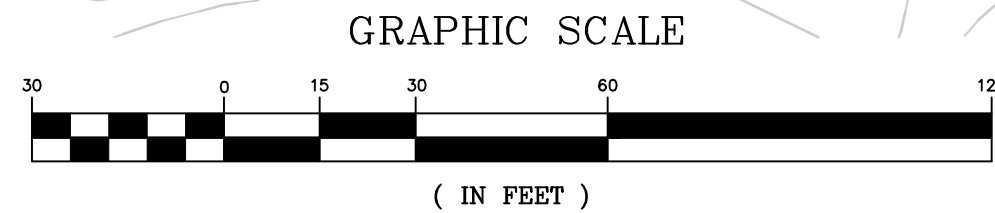
2. Notation of parking spaces provided.  
=112 spaces provided

PROPOSED TRACT 2		
TOTAL PROJECT AREA	269,200 SF	(6.23 AC) (100%)
PROPOSED LOT AREAS	-	-
SITE COVERAGE – BUILDINGS	24,331 SF	(0.56 AC) (8.99%)
SITE COVERAGE – OPEN SPACE	167,102 SF	(3.83 AC) (61.50%)
SITE COVERAGE – STREETS/PARKING/WALKS	75,389 SF	(1.73 AC) (27.77%)
SITE COVERAGE – OTHER FACILITIES	2,357 SF	(0.05 AC) (0.80%)
SITE COVERAGE – COMMON OPEN SPACE	99,787 SF	(2.29 AC) (36.76%)

Proposed Length of Roads – 1,141 LF  
Minimum Building Height – Max Allowed 35'  
– Proposed 35'

City of Hendersonville  
D.B. 1418, Pg. 202  
Zoned: C35U

Oats & Sherrill  
D.B. 1207, Pg. 298  
Zoned: R15





# WGLA Engineering

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

Apple Ridge  
Hendersonville Township  
Henderson County  
North Carolina

Preliminary  
Not For  
Construction



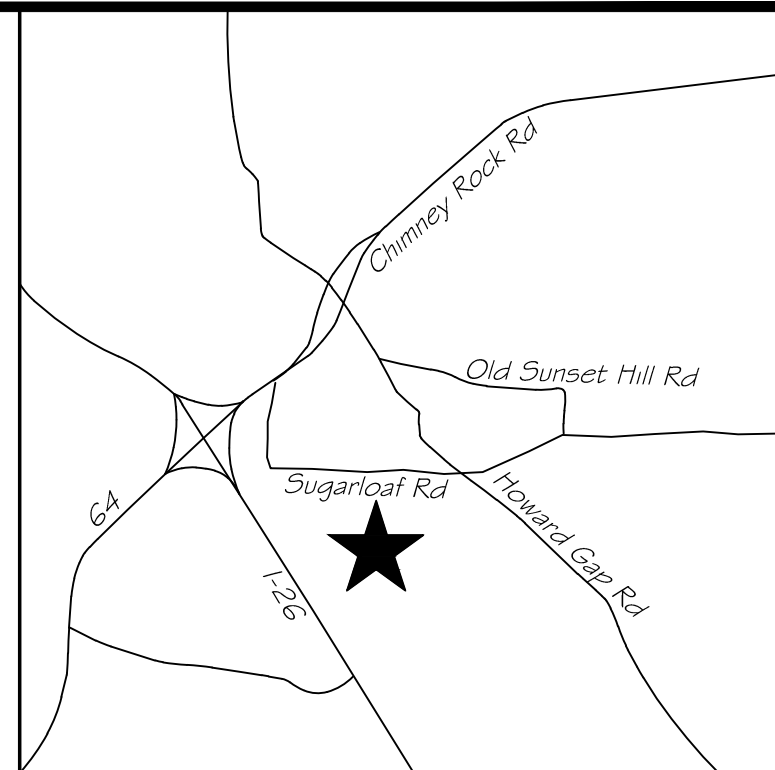
Know what's below.  
Call before you dig.

PROJECT NUMBER: 21164  
DATE: 10/21  
DRAWN BY: KHC  
CHECKED BY: WRB

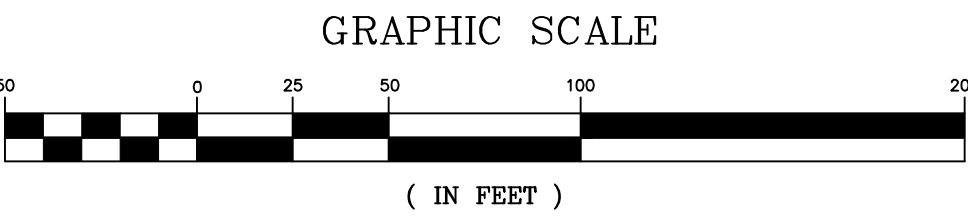
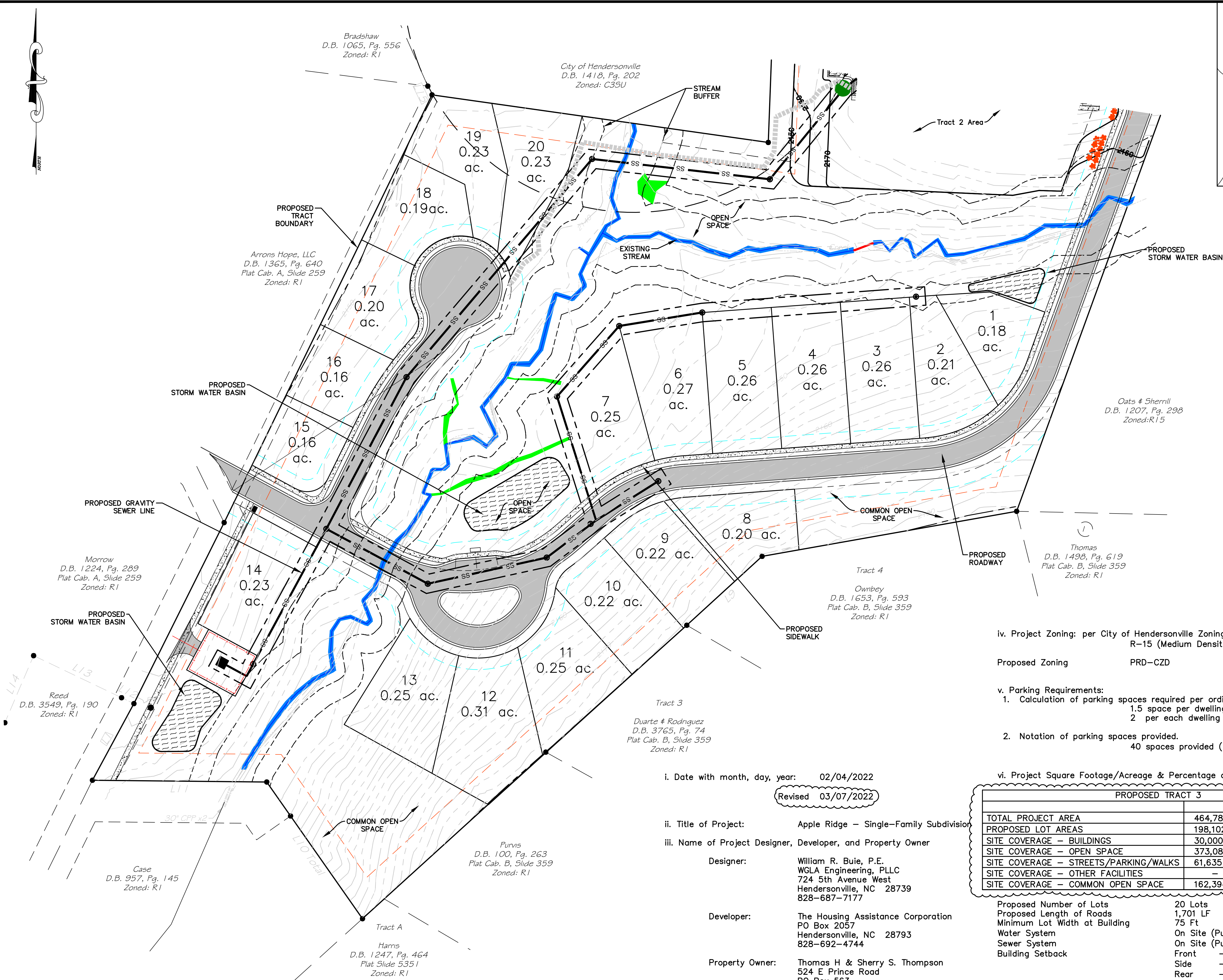
Preliminary  
Storm Water  
Management Plan

C-401

SCALE: 1"=50'



LOCATION MAP  
N.T.S.



iv. Project Zoning: per City of Hendersonville Zoning Map  
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.  
1.5 space per dwelling unit with 1 or 2 bedrooms  
2 per each dwelling unit 3 bedrooms or more
  - Notation of parking spaces provided.  
40 spaces provided (2 per lot)

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 3			
TOTAL PROJECT AREA	464,785 SF	(10.67 AC)	(100%)
PROPOSED LOT AREAS	198,102 SF	(4.54 AC)	(42.55%)
SITE COVERAGE - BUILDINGS	30,000 SF	(0.69 AC)	(6.47%)
SITE COVERAGE - OPEN SPACE	373,086 SF	(8.56 AC)	(80.0%)
SITE COVERAGE - STREETS/PARKING/WALKS	61,635 SF	(1.41 AC)	(13.21%)
SITE COVERAGE - OTHER FACILITIES	-	-	-
SITE COVERAGE - COMMON OPEN SPACE	162,394 SF	(3.73 AC)	(34.96%)

Proposed Number of Lots	20 Lots
Proposed Length of Roads	1,701 LF
Minimum Lot Width at Building	75 Ft
Water System	On Site (Public) City of Hendersonville
Sewer System	On Site (Public) City of Hendersonville
Building Setback	Front - 20' Primary
	Side - 10'
	Rear - 15'
	Front - 30' Accessory Structure
	Side - 5'
	Rear - 5'

i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

ii. Title of Project: Apple Ridge - Single-Family Subdivision

iii. Name of Project Designer, Developer, and Property Owner

Designer:	William R. Buie, P.E. WGLA Engineering, PLLC 724 5th Avenue West Hendersonville, NC 28739 828-687-7177
Developer:	The Housing Assistance Corporation PO Box 2057 Hendersonville, NC 28793 828-692-4744
Property Owner:	Thomas H. & Sherry S. Thompson 524 E Prince Road PO Box 563 Dana, NC 28724 780 Sugarloaf Road Dana, NC 28724

Tract 3  
Duarte & Rodriguez  
D.B. 3765, Pg. 74  
Plat Cab. B, Slide 359  
Zoned: R1

Tract 4  
Ownbey  
D.B. 1653, Pg. 593  
Plat Cab. B, Slide 359  
Zoned: R1

Thomas  
D.B. 1498, Pg. 619  
Plat Cab. B, Slide 359  
Zoned: R1

Purvis  
D.B. 100, Pg. 263  
Plat Cab. B, Slide 359  
Zoned: R1

Tract A  
Harris  
D.B. 1247, Pg. 464  
Plat Slide 5351  
Zoned: R1

Case  
D.B. 957, Pg. 145  
Zoned: R1

Reed  
D.B. 3549, Pg. 190  
Zoned: R1

Morrow  
D.B. 1224, Pg. 289  
Plat Cab. A, Slide 259  
Zoned: R1

PROPOSED STORM WATER BASIN

PROPOSED TRACT BOUNDARY

Arrons Hope, LLC  
D.B. 1365, Pg. 640  
Plat Cab. A, Slide 259  
Zoned: R1

Bradshaw  
D.B. 1065, Pg. 556  
Zoned: R1

City of Hendersonville  
D.B. 1418, Pg. 202  
Zoned: C35U

STREAM BUFFER

OPEN SPACE

EXISTING STREAM

OPEN SPACE

COMMON OPEN SPACE

PROPOSED ROADWAY

PROPOSED SIDEWALK

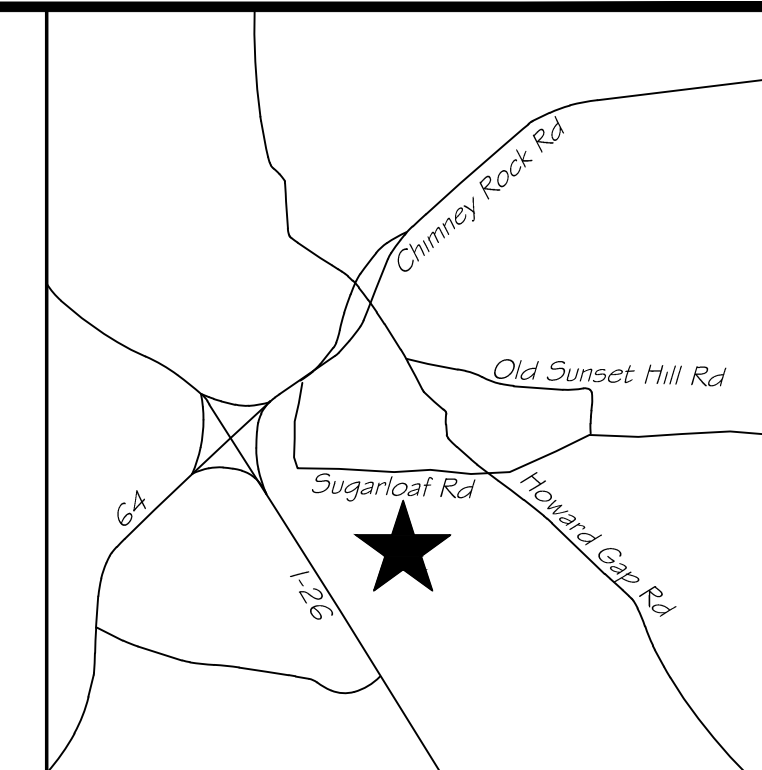
PROPOSED STORM WATER BASIN

Tract 2 Area



# WGLA Engineering

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



LOCATION MAP  
N.T.S.

## Apple Ridge

Hendersonville Township  
Henderson County  
North Carolina

i. Date with month, day, year: 02/04/2022  
Revised 03/07/2022

ii. Title of Project: Apple Ridge – Multi-Family  
60 Multi-Family Units

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.  
WGLA Engineering, PLLC  
724 5th Avenue West  
Hendersonville, NC 28739  
828-687-7177

Developer: The Housing Assistance Corporation  
PO Box 2057  
Hendersonville, NC 28793  
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson  
524 E Prince Road  
PO Box 563  
Dana, NC 28724  
780 Sugarloaf Road  
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map

R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

v. Parking Requirements:

1. Calculation of parking spaces required per ordinance.  
(30) 3 BR Units x 2 spaces = 60 spaces  
(30) 1 & 2 BR Units x 1.5 spaces = 45 spaces  
=105 spaces total

2. Notation of parking spaces provided.  
=112 spaces provided

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 2		
TOTAL PROJECT AREA	269,200 SF	(6.23 AC) (100%)
PROPOSED LOT AREAS	-	-
SITE COVERAGE – BUILDINGS	24,331 SF	(0.56 AC) (8.99%)
SITE COVERAGE – OPEN SPACE	167,102 SF	(3.83 AC) (61.50%)
SITE COVERAGE – STREETS/PARKING/WALKS	75,389 SF	(1.73 AC) (27.77%)
SITE COVERAGE – OTHER FACILITIES	2,357 SF	(0.05 AC) (0.80%)
SITE COVERAGE – COMMON OPEN SPACE	99,787 SF	(2.29 AC) (36.76%)

Proposed Length of Roads – 1,141 LF  
Minimum Building Height – Max Allowed 35'  
– Proposed 35'

**Preliminary  
Not For  
Construction**

REVISIONS	
DATE	DESCRIPTION
02/18/22	COH COMMENTS
03/07/22	COH COMMENTS



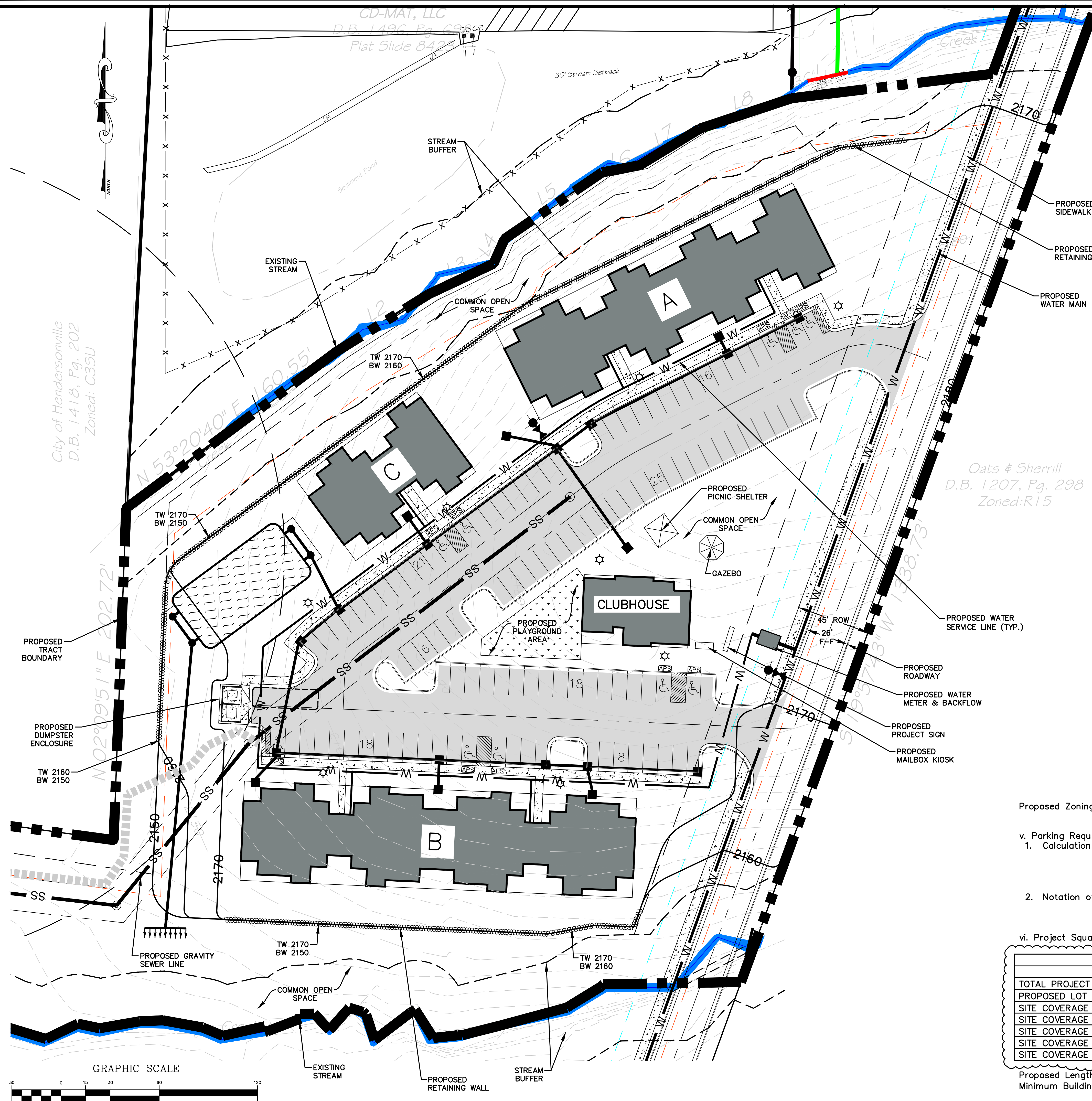
Know what's below.  
Call before you dig.

PROJECT NUMBER: 21164  
DATE: 10/21  
DRAWN BY: KHC  
CHECKED BY: WRB

Preliminary  
Utility Plan

C-500

SCALE: 1"=30'



City of Hendersonville  
D.B. 1418, Pg. 202  
Zoned: C35U

Oats & Sherrill  
D.B. 1207, Pg. 298  
Zoned: R15



# WGLA Engineering

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

## Apple Ridge

Hendersonville Township  
Henderson County  
North Carolina

Preliminary  
Not For  
Construction



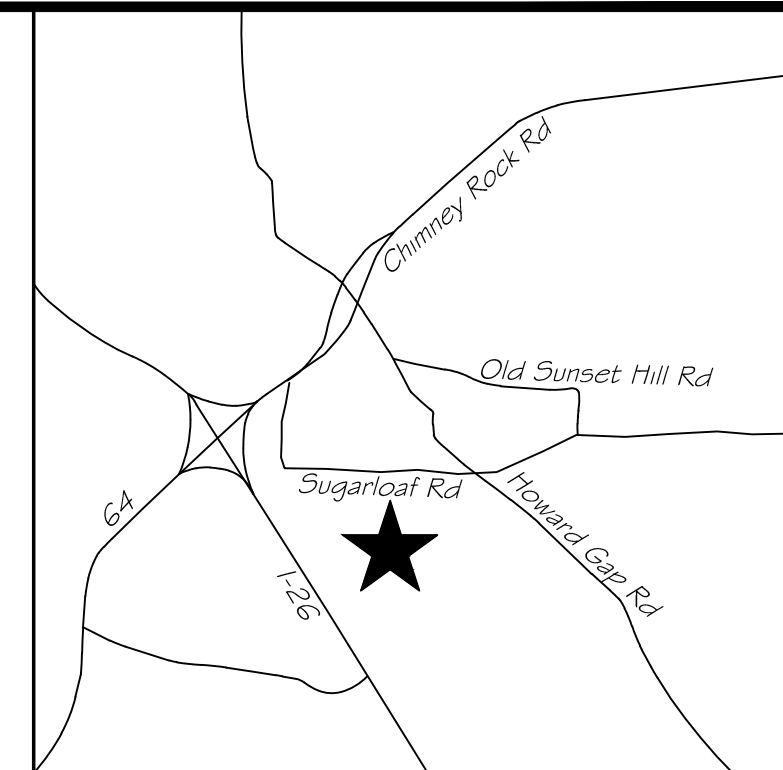
Know what's below.  
Call before you dig.

PROJECT NUMBER: 21164  
DATE: 10/21  
DRAWN BY: KHC  
CHECKED BY: WRB

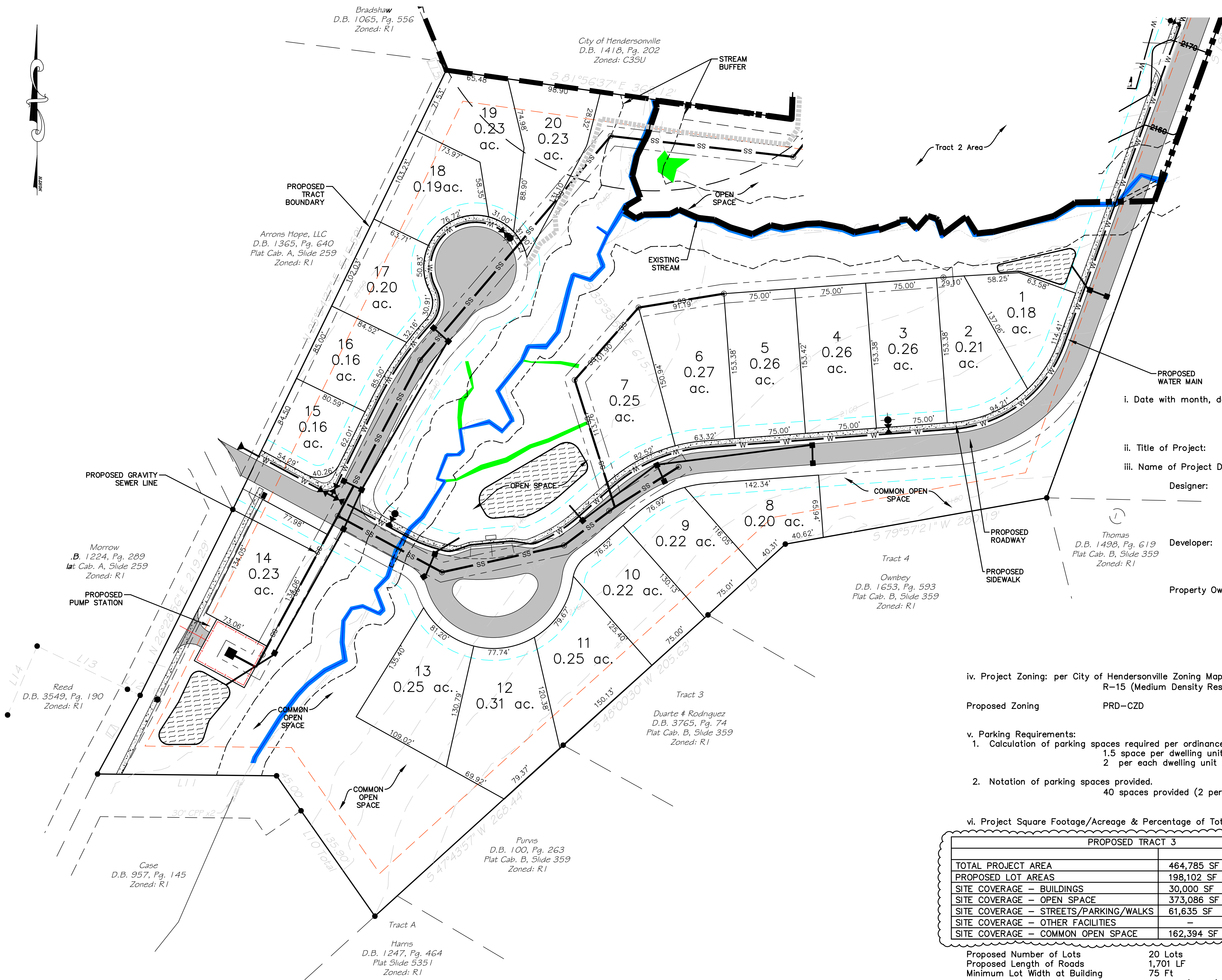
Preliminary  
Utility Plan

C-501

SCALE: 1"=50'



LOCATION MAP  
N.T.S.



i. Date with month, day, year: 02/04/2022

Revised 03/07/2022

ii. Title of Project: Apple Ridge — Single-Family Subdivision

iii. Name of Project Designer, Developer, and Property Owner

Designer: William R. Buie, P.E.  
WGLA Engineering, PLLC  
724 5th Avenue West  
Hendersonville, NC 28739  
828-687-7177

Developer: The Housing Assistance Corporation  
PO Box 2057  
Hendersonville, NC 28793  
828-692-4744

Property Owner: Thomas H & Sherry S. Thompson  
524 E Prince Road  
PO Box 563  
Dana, NC 28724  
780 Sugarloaf Road  
Dana, NC 28724

iv. Project Zoning: per City of Hendersonville Zoning Map  
R-15 (Medium Density Residential)

Proposed Zoning PRD-CZD

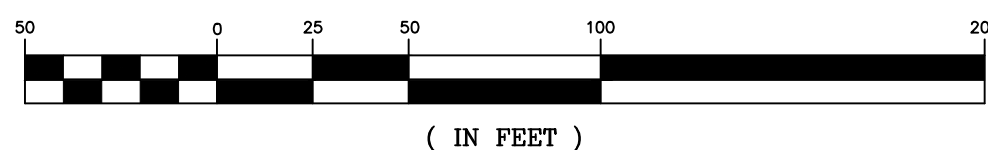
- v. Parking Requirements:
- Calculation of parking spaces required per ordinance.  
1.5 space per dwelling unit with 1 or 2 bedrooms  
2 per each dwelling unit 3 bedrooms or more
  - Notation of parking spaces provided.  
40 spaces provided (2 per lot)

vi. Project Square Footage/Acreage & Percentage of Total Site

PROPOSED TRACT 3			
TOTAL PROJECT AREA	464,785 SF	(10.67 AC)	(100%)
PROPOSED LOT AREAS	198,102 SF	(4.54 AC)	(42.55%)
SITE COVERAGE — BUILDINGS	30,000 SF	(0.69 AC)	(6.47%)
SITE COVERAGE — OPEN SPACE	373,086 SF	(8.56 AC)	(80.0%)
SITE COVERAGE — STREETS/PARKING/WALKS	61,635 SF	(1.41 AC)	(13.21%)
SITE COVERAGE — OTHER FACILITIES	—	—	—
SITE COVERAGE — COMMON OPEN SPACE	162,394 SF	(3.73 AC)	(34.96%)

Proposed Number of Lots	20 Lots
Proposed Length of Roads	1,701 LF
Minimum Lot Width at Building	75 Ft
Water System	On Site (Public) City of Hendersonville
Sewer System	On Site (Public) City of Hendersonville
Building Setback	Front — 20' Primary
	Side — 10'
	Rear — 15'
	Front — 30' Accessory Structure
	Side — 5'
	Rear — 5'

GRAPHIC SCALE



( IN FEET )





**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

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

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

- ☒ 1. Scheduled Pre-Application meeting with Planning Staff
- 1a. Completed Neighborhood Compatibility Meeting – Contact Staff & Review CZD Checklist for additional information
- ☐ 2. Water and Sewer Availability Request
- ☐ 3. Completed Application Form
- ☐ 4. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 5. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☐ 6. Detailed explanation of any Proposed Development Description
- ☐ 7. Application Fee

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

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

[Application Continued on Next Page]

Office Use:

Date Received: 1/21/22

By: Terri Swann

Fee Received? Y/N

check # 27335



**A. Applicant Contact Information**

**The Housing Assistance Corporation**

\* Printed Applicant Name

Printed Company Name (if applicable)

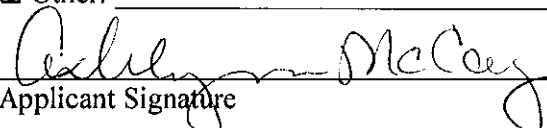
☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☒ Other: **Nonprofit Organization**

  
Applicant Signature

**Executive Director**

Applicant Title (if applicable)

**214 N. King Street**

Address of Applicant

**Hendersonville, NC 28792**

City, State, and Zip Code

**828-692-4744**

Telephone

**ashlynn@housing-assistance.com**

Email

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

**[Application Continued on Next Page]**

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

Thomas Thompson  
\*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: Thomas H. Thompson  
Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code    Dana, NC 28724

\_ Telephone 828-329-1304

\_ Email thomashtompson@bellsouth.net

\* 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.

Note: Additional Owner Signature pages attached.



**C. Property Information**

**Name of Project:** Apple Ridge

**PIN(s):** 9579-74-0966

**Address(es) / Location of Property:** 524 E. Price Rd. and 780 Sugarloaf Rd. Hendersonville  
NC 28792

**Type of Development:**      ☒ **Residential**      ☐ **Commercial**      ☐ **Other Current**

**Zoning:** R-15

**Total Acreage:** 16.90 Acres

**Proposed Zoning:** Planned Residential Development Conditional Zoning District

**Proposed Building Square Footage:** Building A: 27,531 SF, Building B: 33,051 SF, Building  
C: 12,411 SF, Club House: 1,986 SF, Single Family Units: 1,300 SF

**Number of Dwelling Units:** 80 Total Units

**List of Requested Uses:** Construction of 60 Multifamily Units and 20 Single Family Units

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

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

The Housing Assistance Corporation is requesting a rezoning of the above mentioned parcels from an R-15 residential zoning district to a Conditional Zoning District (CZD) for the construction of an affordable multi-family and single family development consisting of 60 apartment units and 20 single family units on approximately 16.90 acres. This equates to a density of approximately 4.7 units per acre. The multifamily portion consist of three separate buildings and will include a clubhouse, playground, gazebo, and picnic area. The multifamily portion also is planned to have 112 parking spaces. The single family development units will be approximately 1,300 SF.

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

Sherry S Thompson

\*Printed Owner Name

Printed Company Name (if applicable)

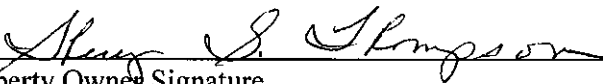
☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: \_\_\_\_\_

  
Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Dana, NC 28724

Telephone

828-329-1304

\_Email thomashthompson@bellsouth.net

\* 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.

\_\_\_\_\_  
\*Printed Owner Name

\_\_\_\_\_  
Printed Company Name (if applicable)

☐ Corporation      ☐ Limited Liability Company      ☐ Trust      ☐ Partnership

☐ Other: \_\_\_\_\_

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Title (if applicable)

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Email

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

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