



CITY OF HENDERSONVILLE CURRENT PLANNING COMMITTEE

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, March 14, 2024 – 2:30 PM

AGENDA

1. CALL TO ORDER

2. NEW BUSINESS

- A. Rezoning: Conditional Zoning District – The Lofts at Chadwick (P24-04-CZD) – *Tyler Morrow–Planner II*
- B. Rezoning: Conditional Zoning District – Kid City USA (P23-066-CZD) – *Lew Holloway–Community Development Director*
- C. Administrative Review: Preliminary Site Plan– Living Savior Church (A24-02-SPR) – *Tyler Morrow – Planner II*

3. OTHER BUSINESS

4. 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.

<p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals because it encourages infill development in an area planned for high-intensity development, as indicated by its “Priority Infill Area” designation and because multi-family residential of 8 or more units per acre is a primary recommended land use for the High Intensity Neighborhood Designation.</p> <p>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none">1. The petition proposes to provide additional affordable housing to offset the large affordable local rental demand.2. The petition proposes to provide affordable housing on a long vacant and underutilized piece of property near commercial corridors and is within walking distance to downtown.3. The proposed project would be a reduction in permitted by right intensity for the subject property by going from a 70 unit, 3-4 story spilt market rate multi-family development to a 60 unit, 3 story affordable senior housing multi-family development.4. The proposed development is the only LIHTC (Low Income Housing Tax Credit) project going through the tax credit process in the City of Hendersonville this cycle. If the project is approved and receives tax credits; the development would provide senior affordable housing as governed by North Carolina Housing Finance Agency requirements. <p>[DISCUSS & VOTE]</p>	<p>the most recent USGS seven-and-one-half minute quadrangle topographic maps.</p> <p>[DISCUSS & VOTE]</p>
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***SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Stephen Drake of Broadcast Construction & Development Inc., applicant and Brett Barry of Gordon Dooley Holdings LLC., property owner. The applicant is requesting to rezone the subject property, PIN 9568-92-1924 and located at 904 Greenville Highway, from GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District to GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District for the construction of 60 low income housing tax credit senior multi-family units on approximately 2.25 acres. This equates to a density of 26.67 units per acre.*

The proposal includes the construction of 1 L-shaped multi-family structure with a proposed footprint of 24,500 square feet and a gross floor area of 73,500 square feet.

Additionally, the development proposes 70 parking spaces.

The proposed site is outside of the floodplain and floodway. According to the latest USGS 7.5 minute quad maps, there is a blueline stream along the northeastern property boundary.

PROJECT/PETITIONER NUMBER:	P24-04-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Stephen Drake (President), of Broadcast Construction & Development Inc. (Applicant)• Brett Barry (Manager) of Gordon Dooley Holdings LLC (property owner)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Proposed Site Plan / Elevations3. Neighborhood Compatibility Summary4. Tree Board Summary5. Proposed Zoning Map6. Draft Ordinance7. Application / Owner Signature Addendum

REZONING: CONDITIONAL REZONING –THE LOFTS AT CHADWICK (P24-04-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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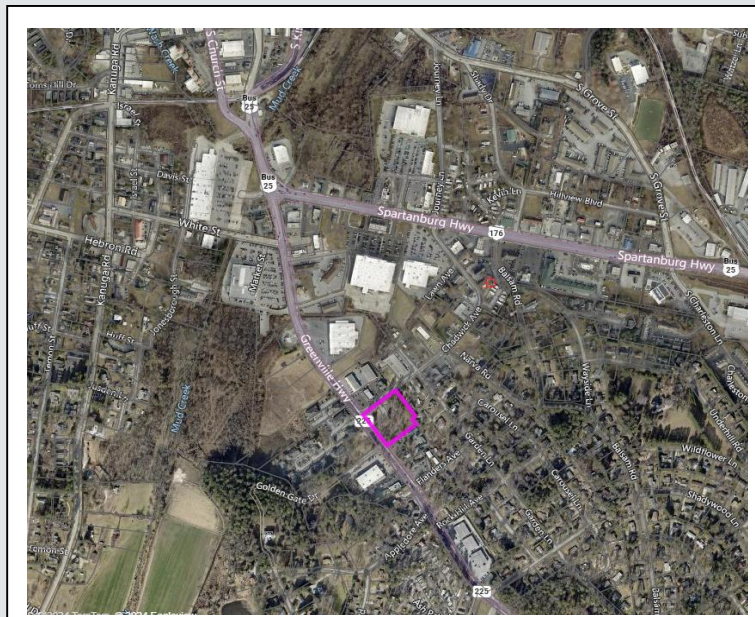
DEVELOPER PROPOSED CONDITIONS: 23

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS: 24



PROJECT SUMMARY

- Project Name & Case #:
 - The Lofts at Chadwick
 - P24-04-CZD
- Applicant & Property Owner:
 - Stephen Drake (President) – Broadcraft Construction & Development Inc. [Applicant]
 - Brett Barry (Manager) – Gordon Dooley Holdings LLC [Owner]
- Property Address:
 - 904 Greenville Highway
- Project Acreage:
 - 2.25 Acres
- Parcel Identification (PIN):
 - 9568-92-1924
- Current Parcel Zoning:
 - GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District
- Future Land Use Designation:
 - High Intensity Neighborhood
- Requested Zoning:
 - GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District
- Requested Uses:
 - Residential, Multi-Family
- Neighborhood Compatibility Meeting:
 - February 1st, 2024



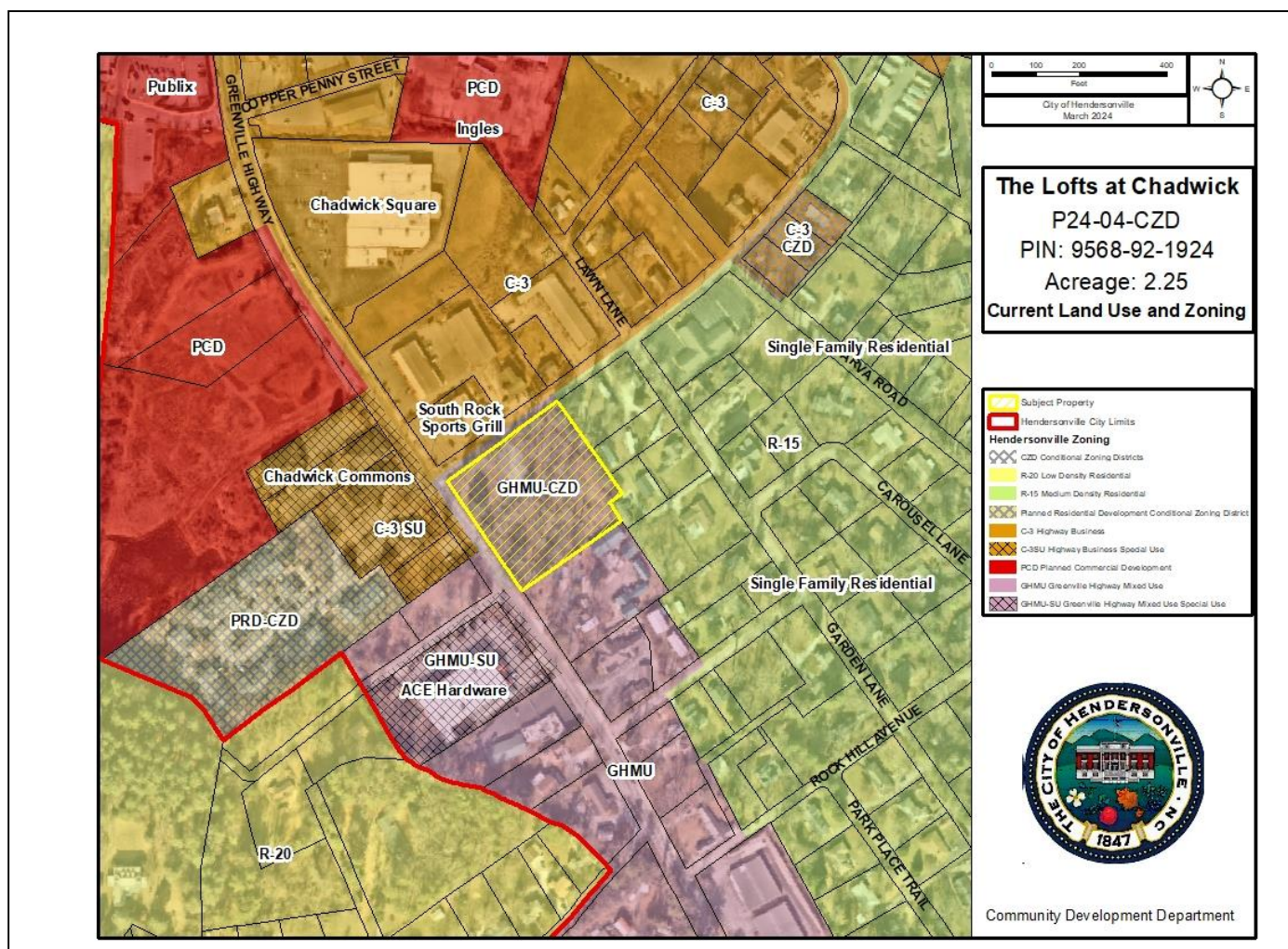
SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Stephen Drake of Broadcraft Construction & Development Inc., applicant, and Brett Barry of Gordon Dooley Holdings LLC., property owner. The applicant is requesting to rezone the subject property, PIN 9568-92-1924 and located at 904 Greenville Highway, from GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District to GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District for the construction of 60 low-income housing tax credit senior multi-family units on approximately 2.25 acres. This equates to a density of 26.67 units per acre.

The proposal includes the construction of 1 L-shaped multi-family structure with a proposed footprint of 24,500 square feet and a gross floor area of 73,500 square feet. Additionally, the development proposes 70 parking spaces.

The proposed site is outside of the floodplain and floodway. According to the latest USGS 7.5-minute quad maps, there is a blueline stream along the northeastern property boundary.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

This parcel is at the intersection of Greenville Highway and Chadwick Ave and represents the beginning of the Greenville Highway Mixed Use zoning district. The GHMU district extends along Greenville Highway towards the Village of Flat Rock. Parcels to the south along this corridor are all zoned GHMU/GHMU-SU and consist of a mix of commercial (office, retail, etc.) and residential uses (multi-family and single-family). The properties to the east of the subject parcel are zoned R-15 and consist of typical suburban single-family homes. Parcels to the north are C-3 and representative of the hub of commercial activity found at the intersection of Greenville Highway and Spartanburg Highway. Some PCD zoning is found in this area and is associated with the 3 large, grocery store-anchored strip center developments in close proximity to the subject property – each of which is less than a ½ mile (less than a 10-minute walk) from the subject property. The subject property is .85 miles (15 to 20-minute walk) from Downtown (using the Historic Henderson County Courthouse as destination point).

SITE IMAGES



View of the approximate location of the proposed drive for the development, looking towards the intersection of Greenville Highway and Chadwick Ave.



Typical view of the mature trees on the site and existing impervious surfaces.

SITE IMAGES



View of the existing impervious surfaces associated with the previous mobile home use.



View of the area depicted as a blueline stream on the northeastern property boundary (after a rainfall event). Debris is from the adjacent property.

SITE IMAGES



View of the area depicted as a blueline stream on the northeastern property boundary (after a rainfall event).



View of existing mature trees that are covered with ivy along the northeastern property boundary referenced by the Tree Board during their meeting.

SITE IMAGES



View of existing driveway from Greenville Highway (would be removed with this project).



Typical view within the site facing towards Chadwick Ave.

SITE IMAGES



Typical view of existing mobile home pads within the subject property.



View of existing drive entrance on Chadwick Ave. According to the plans this access would be removed and relocated up Chadwick Ave further away from the Greenville Highway intersection.

REZONING HISTORY

Prior Rezoning (P21-78-CZD)	Summary of Prior Petition	Status
3-3-2022 (GHMU to GHMU-CZD)	2.25 acre development for the construction of 70 multi-family units in 3 buildings.	Active Entitlements

Full Minutes from City Council Meeting:
<https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=4e1ec93b4650e>

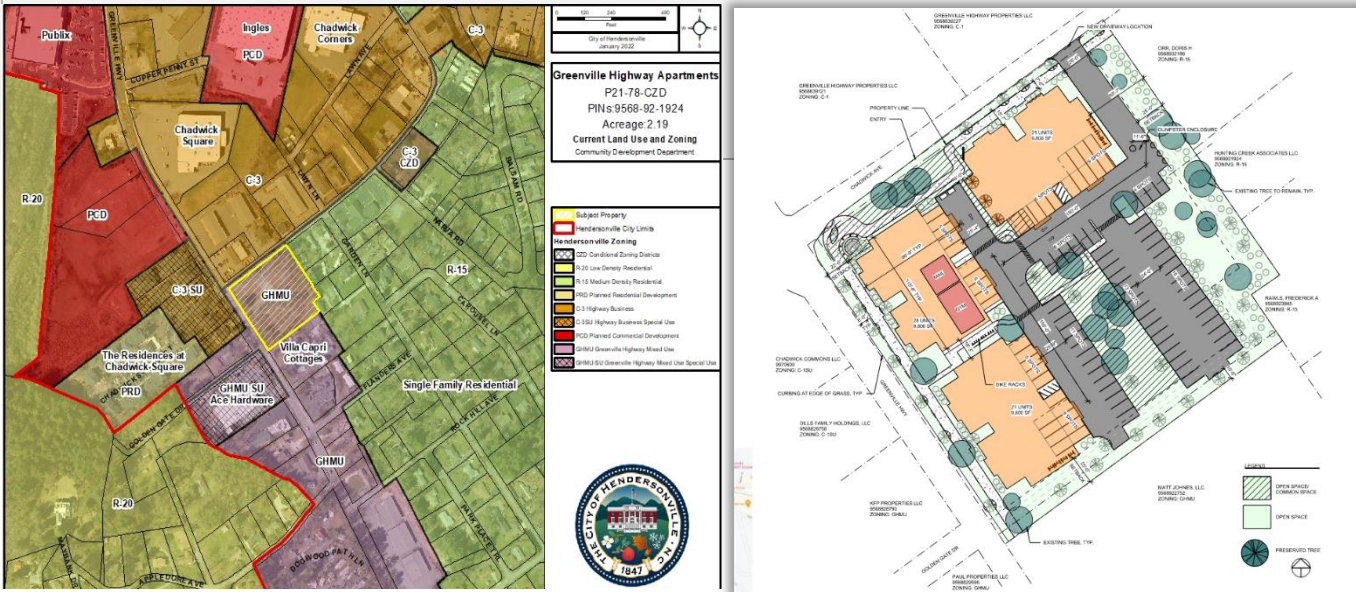
904 Greenville Highway Multi-family

3 Buildings (Total Building Footprint= 29,400 Sq Ft) (117,600 Sq Ft of Gross Floor Area)

- Building 1- Chadwick Ave
 - 9,800 Square feet
 - 21 units
- Building 2- Corner of Chadwick Ave and Greenville Highway
 - 9,800 Square Feet
 - 28 Units
- Building 3- Greenville Highway
 - 9,800 Square Feet
 - 21 Units

- Height:
- 3 and 4 story split.
 - 42' max height.

- Parking:
- Included surface parking with pervious parking in certain areas.
 - 70 spaces required.
 - 91 spaces proposed.



REZONING HISTORY

Prior Rezoning (P21-78-CZD)	Summary of Prior Petition	Status
3-3-2022 (GHMU to GHMU- CZD)	2.25 acre development for the construction of 70 multi-family units in 3 buildings.	Active Entitlements

Conditional Zoning District Ordinance:

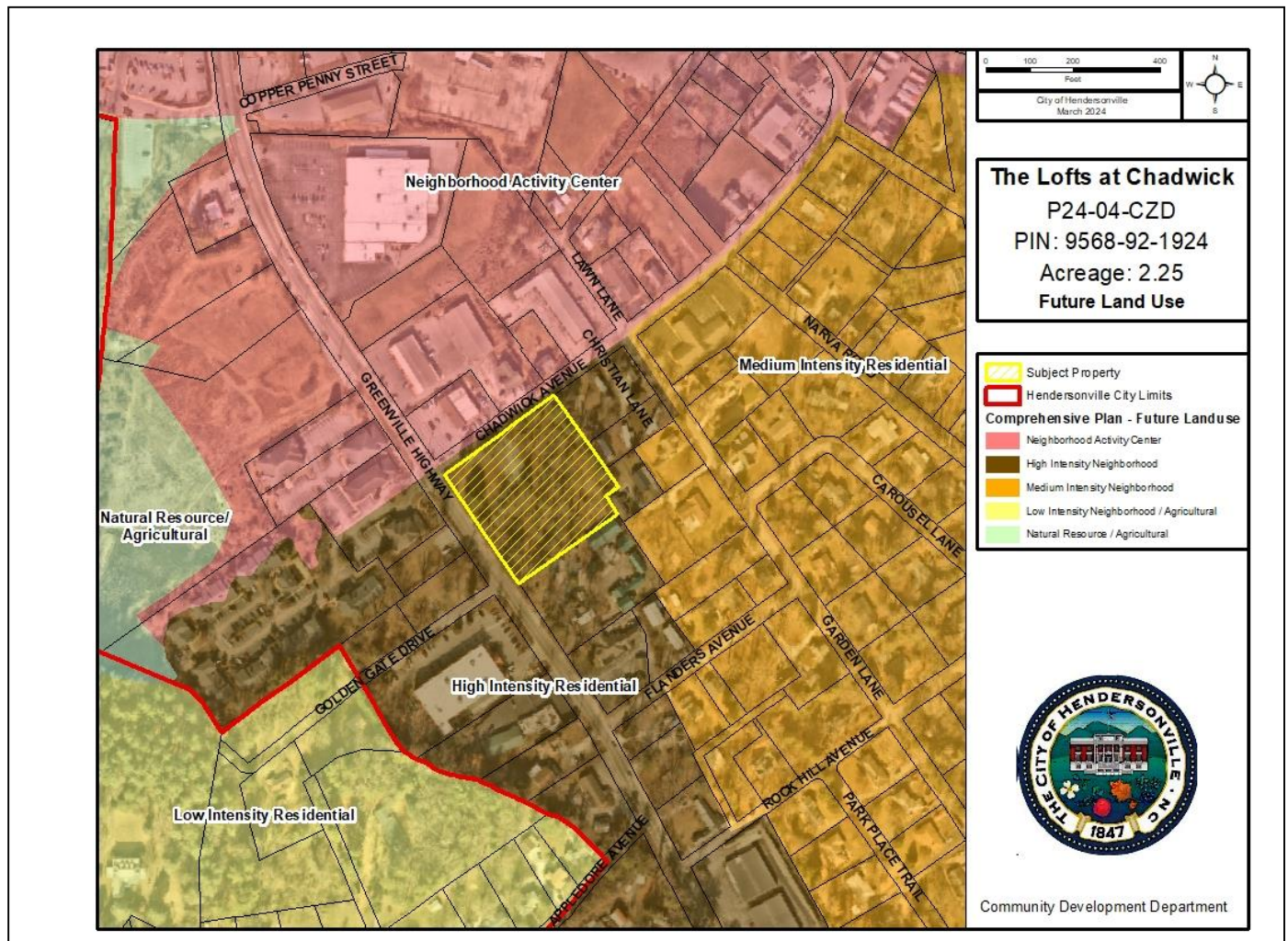
<https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=56dd16b45f6aa>

Conditions:

1. Driveway location shall be shifted as far from the intersection of Chadwick Ave and Greenville Highway as possible.
2. ROW shall be dedicated along Chadwick Ave to include all areas from the back of the proposed sidewalk to the existing ROW/property boundary. At a minimum, the ROW dedication will provide an additional 7.5' measured from the Centerline of Chadwick Ave. Final details of width needed will be coordinated with Traffic Consultant and Public Works Director. The provision of ROW to the City will not reduce the Open Space accounted towards the proposed development.
3. Open greenspace shall be used and preserved around parking areas for green infrastructure: bioswales, bioretention areas, and rain gardens to the degree feasible.
4. The existing natural drainage way along the eastern boundary of the parcel must be preserved at a minimum but should be improved.
5. Trees along the edge of the parking lots and the drainage way along eastern boundary shall be protected in compliance with Article XV, Section 15-4 (C) of the Zoning Ordinance.
6. Additional hardscaping elements to be installed at intersection of Chadwick Ave and Greenville Hwy to demonstrate compliance with Section 18-6-4.5 which states, "On corner lots, the applicant is encouraged to provide a building entry, additional building mass, and distinctive architectural elements at corner of buildings."



FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is located at a boundary edge where a High Intensity Neighborhood District transitions from a Neighborhood Activity Center along the Chadwick Ave intersection with Greenville Highway. It is also in close proximity to the Activity Node located at the intersection of Greenville Highway & Spartanburg Highway. Not only does this location serve as a transitional area for the intensity related to the Activity Node but also the intensity of uses along Greenville Highway - transitioning from High Intensity Neighborhood to Medium Intensity Neighborhood to the east. Low Intensity Neighborhood and Natural Resource / Agricultural designations are also found in vicinity of the project but have a lesser relationship to the proposed rezoning/redevelopment proposal.

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

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>Goal LU-7. High-Intensity Neighborhood: Create Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods. [CONSISTENT]</p>
	<p>Strategy LU-7.1. Locations:</p> <ul style="list-style-type: none"> Existing or planned high-density housing neighborhoods (greater than eight units per acre) [CONSISTENT] Priority infill development areas where high-density development is desirable and/or expected, including: <ul style="list-style-type: none"> Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers [CONSISTENT] Areas surrounding Regional Activity Centers [INCONSISTENT] Neighborhoods near Downtown, excluding historic neighborhoods. [CONSISTENT] Neighborhoods between Jackson Park and US-176 [INCONSISTENT]
	<p>Strategy LU-7.2. Primary recommended land uses: Single-family attached and multi-family residential, Planned Residential Developments, Open space [CONSISTENT]</p> <p>Strategy LU-7.3 Secondary recommended land uses: Public and institutional uses, Offices and retail along thoroughfares, Recreational amenities [INCONSISTENT]</p>
	<p>Strategy LU-7.4 Development guidelines:</p> <ul style="list-style-type: none"> Eight or more units per gross acre [CONSISTENT] Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT] At least 60% open space in new residential developments greater than three acres [INCONSISTENT] Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [CONSISTENT] Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2 [CONSISTENT]
Land Use & Development	<p>The property is designated as a “Priority Infill Area” on the Growth Management Map (Map 8.3a). Priority infill areas are “Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties”. [CONSISTENT]</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</p>

	Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a. [CONSISTENT]
Population & Housing	<p>Housing Affordability:</p> <ul style="list-style-type: none"> • Growth in home values in Hendersonville and Henderson County has outpaced the Asheville MSA, North Carolina and the United States. • Home appreciation rates have exceeded income and population growth, creating a need for affordable housing and a mismatch between jobs and housing in Hendersonville. • Comprehensive Plan Survey respondents overwhelmingly felt that there is an inadequate supply of safe/decent affordable housing in Hendersonville. • Participants at Steering Committee and public meetings expressed a desire for a mix of housing types that are affordable to a range of incomes
	Strategy PH-1.1. Promote compatible infill development.
	Action PH-1.1.1. Develop design guidelines for infill development. Guidelines should focus on architectural compatibility and scale. Landscape buffering standards should be included for scenarios in which architectural transitions are inadequate. Special attention should be given to properties within or adjacent to historic districts.
	Action PH-1.1.2. Implement zoning map and/or text amendments as needed in the Priority Infill Areas identified on the Growth Management Map in Chapter 8 (Map 8.3a). Priority Infill Areas are areas in which the City encourages infill and/or redevelopment. Amendments will bring zoning standards in line with desired form and land uses.
	Action PH-1.5.6. Promote the installation of street trees through private redevelopment projects and targeted installations in locations such as “park streets” identified in Strategy CF-7.1 in Chapter 5
	Goal PH-2. Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.
	Strategy PH-2.2. Encourage provision of affordable housing units in new developments.
	Action PH-2.2.1. Develop performance standards and/or density bonuses that encourage at least 10% of new housing units sold in a new development to be affordable to people making up to 80% of the area median household income.
	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.
	Action PH-3.2.1. Promote mixed-use redevelopment along major thoroughfares through zoning map and/or text amendments in accordance with the High-Intensity Neighborhood and Neighborhood Activity Center classifications on the Future Land Use Map
Natural &	Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve

Environmental Resources	natural habitat.
	Strategy NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.
	Action NR-1.2.1 Encourage protection of streams and wetlands and land adjacent to them
	Goal NR-2. - Provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements
	Strategy NR-2.3 Promote preservation of woodlands. Mature trees and wooded areas are significant community-defining natural features that contribute to Hendersonville's identity. Trees provide several additional community benefits, as described in Figure 3.3c.
	Action NR-2.3.1 Continue to encourage tree preservation by providing existing tree preservation credit toward landscaping requirements
	Action NR-2.3.5 Encourage larger developments to place structures and roadways in areas where land has been disturbed and trees have already been removed
	Goal NR-3. Reduce the ecological footprint of developed and developing areas in order to reduce the impact on natural resources, create a healthy, sustainable community and reduce energy costs.
	Strategy NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management
Cultural & Historic Resources	The subject property is less than .3 miles from a locally-designated historic landmark, the Brookland Charles Edmondston House at 299 Balsam Rd.
	The surrounding residential area appears to primarily be post-WWII conventional suburban development.
	No Goals, Strategies, or Actions are directly applicable to this project.
Community Facilities	No Goals, Strategies or Actions are directly applicable to this project.
Water Resources	Goal WR-2. Understanding that communities and the natural environment located downstream are dependent on clean water, strive to preserve the quality of water as it flows through Henderson County
	Strategy WR-2.1. Continue to fund and operate the City's stormwater management program.
	Action WR-2.1.4 Continue to require the control of construction site runoff through the permitting and inspection process of Henderson County's Erosion Control Division
	Action WR-2.1.5 Continue to require the control of post construction runoff through the City's stormwater regulations.
	Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management.

Transportation & Circulation	Greenville Highway is designated as a major throughfare in need of improvements according to Map 7.3a: Transportation Plan
	Map 7.3a shows a potential greenway location along this property's frontage on Greenville Highway.
	Walk Hendo identified sidewalks along Greenville Highway as a priority. <ul style="list-style-type: none">• NC-225 Sidewalk South of Chadwick Avenue Golden Gate Drive• NC-225 Sidewalk South of Golden Gate Drive Appledore Avenue• NC-225 Sidewalk Appledore Avenue Erkwood Drive (SR-1164) Sidewalks on Chadwick Ave were also identified. <ul style="list-style-type: none">• Chadwick Avenue Sidewalk NC-225 South of Lawn Avenue
	Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.
	Goal TC-3. Provide a safe and efficient roadway system that meets adequate vehicular level-of-service requirements in order to support business activity and residential quality of life.
	Strategy TC-3.2. Coordinate with the NC Department of Transportation and French Broad River Metropolitan Planning Organization (MPO) on localized transportation planning.
	Action TC-3.2.1 Work with the French Broad River MPO on updates to the Comprehensive Transportation Plan to reflect the map classifications depicted on Map 7.3a
	Action TC-3.4.5 Widen and improve existing roadways as indicated on Map 7.3a, based on studies of existing and projected traffic volume as compared to current capacity
	Strategy TC-4.2. Ensure that all bus stops are in locations that can be accessed safely and conveniently by pedestrians.

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

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property -
	The subject property is currently a vacant and previously developed site. The proposed development site is located in a commercial corridor near the US and State route intersection of Spartanburg Highway (US 176) and Greenville Highway (NC225). The subject property is also in the general proximity of downtown. The design guidelines of the GHMU Zoning District, further ensures that a development of this scale is compatible with the surrounding area and corridor.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The southern end of Hendersonville has continued to develop as a key commercial node for the City with a wide range of groceries, restaurants, pharmacies, retail shops, services, and high density residential.
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 -
	Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between <50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 4 years, the City of Hendersonville has approved <u>1,915</u> rental units (218 of the units are inactive *been dormant for more than 6 months*). If this project is approved, Hendersonville's recently-approved rental units would total <u>1,975</u> . However, of the 1,915 units approved over the last 4 years, only <u>103</u> of the units have been affordable units for residents making 30% to 80% AMI. It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes below 50% AMI. An additional gap, beyond that reflected in the "1,650 to 2,008-unit gap", exists for those income levels lower than 50% AMI.
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
	This development would be considered an infill development. It would utilize existing roadways and infrastructure. Water and sewer infrastructure are already present in Greenville Highway and Chadwick Ave. The site is already served by Hendersonville police and fire.
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 -

Blueline Stream- The most recent USGS seven-and-one-half minute quadrangle topographic maps covering the City of Hendersonville shows that this property has a blueline stream along the northeastern property boundary. The site plan does not currently show the required 30' stream buffer and 20' transitional area. The developer proposed a condition that states "...Based on the revision from the 2019 to the 2022 USGS quad maps the drainage feature now shows as a stream. Prior to the construction document phase developer shall have the surveyor complete a field survey of the existing drainage feature and have an environmental scientist complete a site assessment to determine if the stream is jurisdictional. The developer does not proposed to have any impacts with the stream and agrees to as much as possible clean up the stream and stabilize the stream banks within our property. In either case the developer is requesting the required stream buffers to be waived."

Mature Trees: There are a total of 60 trees that are 12" or greater DBH on the site. 12 of the existing trees are proposed to be preserved while 48 trees are slated for removal. The developer proposed the following condition "Developer shall provide tree protection during construction process. The proposed tree protection fence limits will not meet the code requirements of 1' for every 1" of tree diameter based on the existing impervious coverage and tight constraints of the site. Proposed tree protection will provide the maximum amount of tree protection as possible. Any preserved tress (large maturing or pine) counted towards credit that dies within 10 years will be re-planted with a single Genera Quercus (Oaks), Acer (Maples), or Carya (Hickories)." This condition was a counter to a Tree Board recommended condition.

Floodplain: The subject site is completely outside of the special flood hazard areas. However, the site is approximately 31' from the 500 year floodplain boundary and approximately 53' from the 100 year floodplain boundary.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition aligns with the City's 2030 Comprehensive Plan's Goals because it encourages infill development in an area planned for high-intensity development, as indicated by its "Priority Infill Area" designation and because multi-family residential of 8 or more units per acre is a primary recommended land use for the High Intensity Neighborhood Designation.

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

DRAFT [Rationale for Approval]

- *The petition proposes to provide additional affordable housing to offset the large affordable local rental demand.*
- *The petition proposes to provide affordable housing on a long vacant and underutilized piece of property near commercial corridors and is within walking distance to downtown.*
- *The proposed project would be a reduction in permitted by right intensity for the subject property by going from a 70 unit, 3-4 story spilt market rate multi-family development to a 60 unit, 3 story affordable senior housing multi-family development.*
- *The proposed development is the only LIHTC (Low Income Housing Tax Credit) project going through the tax credit process in the City of Hendersonville this cycle. If the project is approved and receives tax credits; the development would provide senior affordable housing as governed by North Carolina Housing Finance Agency requirements.*

DRAFT [Rational for Denial]

- *The proposed development proposes to remove 48 mature trees from the site while only maintaining 12 mature trees.*
- *The project is not providing all required stream buffer and transitional area protections measures for a blueline stream identified in the most recent USGS seven-and-one-half minute quadrangle topographic maps.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

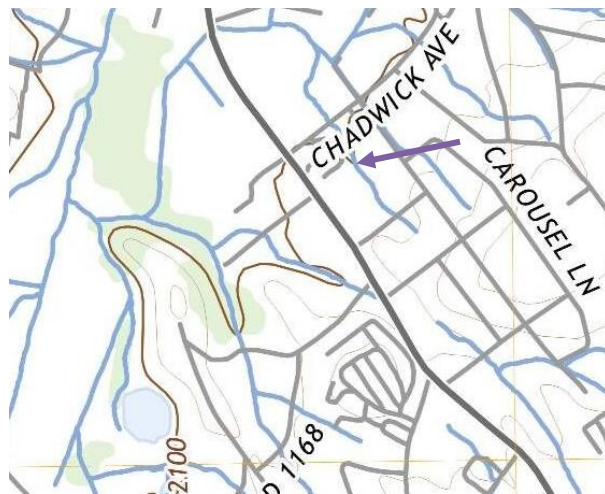
PROPOSED REQUEST DETAILS

Site Plan Summary:

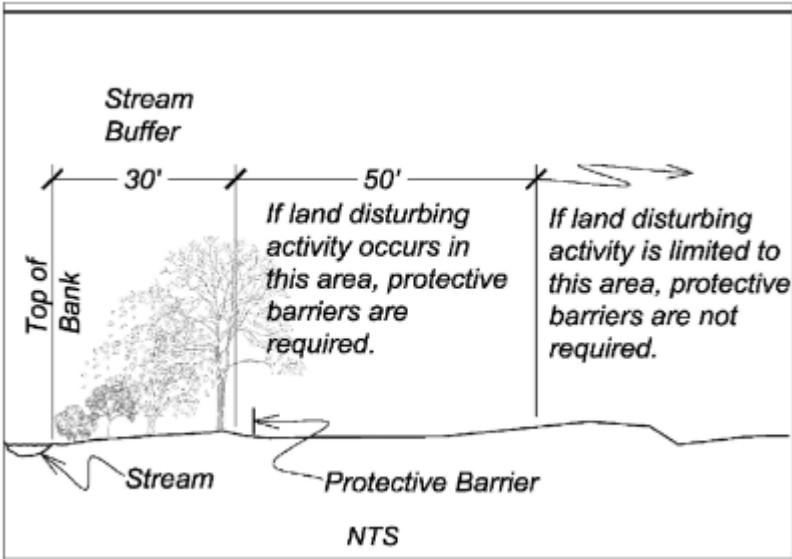
- Proposed Uses:
 - Residential, Multi-Family
- Building:
 - 60 Units
 - Gross Floor area: 75,000 SF
 - Building footprint: 25,000 SF
 - 3 stories (36' 3" at the highest point)
 - The building/site is required to meet all building and design requirements of Greenville Highway Mixed Use developments, and this includes but is not limited to building materials, building offsets, building projections, building orientation, building scale, etc.
- Transportation:
 - The site will have one access point from Chadwick Avenue (local street).
 - The development will not be utilizing either existing access to the site. The Greenville Highway Access will be removed, and the Chadwick Ave access is being pushed further from the Greenville Highway and Chadwick Ave. intersection.
 - The developer is dedicating 25' of R/W from the center line of Greenville Highway to NCDOT and 25' from the centerline of Chadwick Ave. to the City to aid in any future improvements of each road.
- Sidewalks
 - The development will provide sidewalks along their entire property frontage on Chadwick Avenue and Greenville Highway. The sidewalks are shown as 6' wide; the City's minimum requirement is 5' wide.
 - A private sidewalk will connect all entrances of the building to the public sidewalks at Chadwick Avenue.
- Lighting
 - All site lighting will be required to conform to the City's lighting standards for multi-family developments and developments abutting a blueline stream. The lighting plan is a component of the final site plan review.
- Parking:
 - Parking is required at 1 per dwelling unit.
 - Parking required: 60 spaces.
 - Parking provided: 70 spaces (including 10 ADA parking spaces)
 - All parking is provided at the side or rear of the property and screened from the public rights of way.
 - Drive Aisles
 - All interior drive aisles are proposed to be 26' wide. This is in

alignment with the requirements of Appendix D of the Fire Code.

- Landscaping
 - This development will be required to provide:
 - Vehicular Use Landscaping (Sec. 15-9. - Landscaping for vehicular use areas.)
 - Interior parking lot plantings.
 - Planting strip plantings.
 - Buffer from street plantings.
 - Street trees (Sec. 5-18. - EC Entry Corridor Overlay Districts.)
 - Common Space Trees (5-22-4.1.4 Common space.)
 - Open Space trees and shrubs (Sec. 15-13. - Special provisions regarding open space landscaping in Mixed Use Districts)
 - The developer is proposing that his “Mixed Use District Open Space” shrubs create a pollinator garden of perennials and shrubs along the northeastern property boundary running parallel to the blueline stream.
- Blueline Stream
 - The most recent (2022) USGS seven-and-one-half minute quadrangle topographic maps covering the City of Hendersonville shows that this property has a blueline stream along the northeastern property boundary.



- Blueline streams require stream buffers which apply on each side of the stream and is measured 30 feet horizontally from the top of the stream bank in a direction perpendicular to the stream flow.
- There is also a 20-foot transitional area immediately landward of the stream buffer which may be graded, landscaped and/or used for pedestrian or vehicular purposes so long as no impervious materials are utilized.



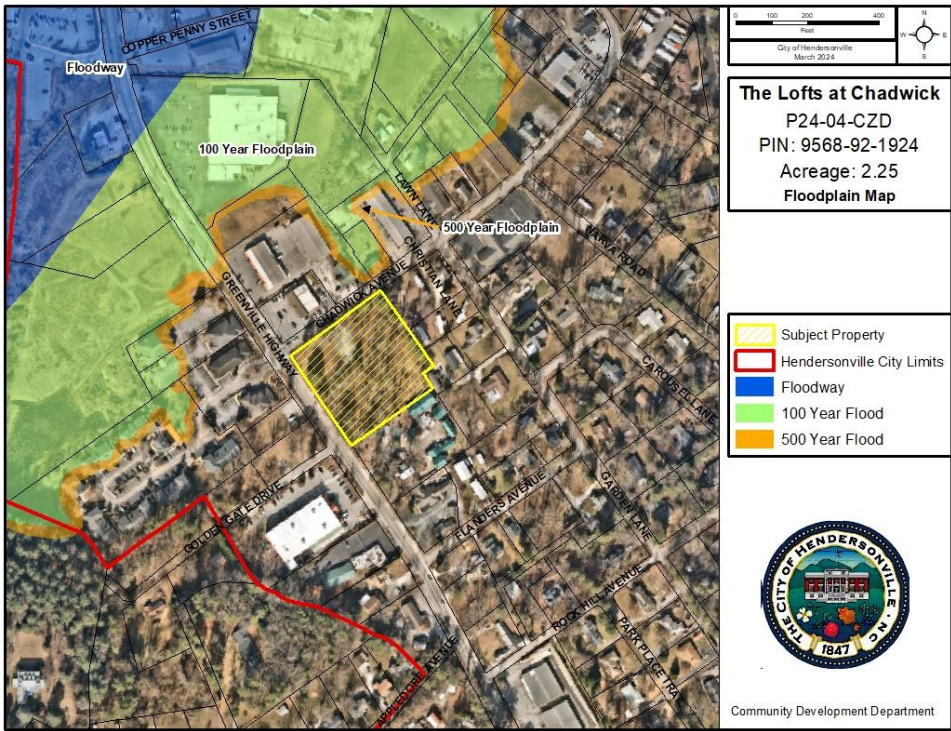
- This blueline stream was not present in our comprehensive plan’s natural resource chapter (2009). Shown below:



- It was also not present in the 2019 USGS seven-and-one-half minute quadrangle topographic maps covering the City of Hendersonville



- Floodplain
 - According to the 2008 FEMA floodplain maps, no portion of this property falls within the Special Flood Hazard areas.
 - The map below shows the mapped floodway, 100 year floodplain and 500 year floodplain.



- Previous Development on the Site:
 - Photo below taken January 27th 2010. Approximately 13 mobile homes were once present on the site. Internal drives, unit pads and abandoned electric meter poles and boxes can still be found around the site today from this development.
 - The previous development appears to go back at least as far back as 1984.
 - It appears that sometime between 2016 and 2018, the mobile home development was demolished.



DEVELOPER PROPOSED CONDITIONS:

- 1. Tree Protection
 - Developer shall provide tree protection during construction process. The proposed tree protection fence limits will not meet the code requirements of 1' for every 1" of tree diameter based on the existing impervious coverage and tight constraints of the site. Proposed tree protection will provide the maximum amount of tree protection as possible. Any preserved tree (large maturing or pine) counted towards credit that dies within 10 years will be re-planted with a single General Quercus (Oaks), Acer (Maples), or Carya (Hickories). **Counter to a Tree Board recommended condition.**
- 2. Loading and Unloading
 - Developer is requesting not to provide a loading/unloading zone. The project includes vehicle parking above the code minimum requirement.
- 3. Stream Buffer Requirements
 - At this point it is not clear if the drainage feature along the eastern property line lies within our site or the adjacent property and whether it would be classified as a jurisdictional stream per the ASAAOE criteria. Based on the revision from the 2019 to the 2022 USGS quad maps the drainage feature now shows as a stream. Prior to the construction document phase developer shall have the surveyor complete a field survey of the existing drainage feature and have an environmental scientist complete a site assessment to determine if the stream is jurisdictional. The developer does not proposed to have any impacts with the stream and agrees to as much as possible clean up the stream and stabilize the stream banks within our property. In either case the developer is requesting the required stream buffers to be waived. **Counter to parts of a Tree Board recommended condition and zoning ordinance requirement.**
- 4. Façade
 - The developer is requesting the north, south and east facades of the building to have a maximum offset distance of 24 versus the required 16' as indicated on the architectural building elevations.
- 5. Low-income Housing Tax Credits
 - Proposed development is LIHTC (Low Income Housing Tax Credit) with all (60 units) of the units at or below 80% AMI. The proposed development will provide senior affordable housing as governed by North Carolina Housing Finance Agency requirements.

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Greenville Highway Mixed (5-22) (minus any developer proposed conditions).

Proposed City-Initiated Conditions:

- None

CITY ENGINEER

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

WATER / SEWER

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

STORMWATER ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- Provide the City of Hendersonville with the dedication of R/W 30’ from the center of the existing R/W for Chadwick Ave.
 - The developer did not agree to this but is showing a dedication of 25’ from the center line of Chadwick Ave.

NCDOT

Site Plan Comments:

- This site plan does not define the right of way width as shown.
- This section of NC 225 is identified as a "Major Thoroughfare - Needs Improvement" by the approved FBRMPO CTP. The CoH has identified this section as needing improvement.
- Should show a dedicated Right of Way line as 50' from centerline, as has been previously required on this section of NC 225.
- Per the NCDOT Driveway Manual “the NCDOT may require the applicant to reserve or dedicate minimum right-of-way needs as identified by local government transportation plans for the state-maintained roadway along the property frontage. This may require that the driveway design and internal circulation be compatible with the future right-of-way location”
- This site plan prevents the CoH and NCDOT from being able to make improvements needed for this classification of roadway without purchasing the entire structure.
- NCGS 136-18(29) provides statutory authority to require turn lanes for roads with an ADDT over 4000. This site plan would prevent a single right turn lane onto Chadwick.
- If the CoH chooses not to follow the approved CTP on this one – the CoH should coordinate with FBRMPO to have the CTP amended to remove this section of NC 225.

Proposed NCDOT-Initiated Conditions:

- Provide NCDOT with a 50’ R/W from the centerline of Greenville Highway.
 - The Developer did not agree to this, but is showing a dedication of 25’ of R/W from the center line of Greenville Highway.

HENDERSON COUNTY SOIL & EROSION CONTROL

Site Plan Comments:

- None

Proposed Condition:

- None

TRANSPORTATION CONSULTANT (KIMLEY HORN)

TIA Comments:

- A TIA was not required for this project due to the low expected trip generation. The City’s triggers of 100 peak hour trips and 1,000 daily trips were not met.

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Residential Land Uses			198	12	4	8	15	8	7
252 - Senior Adult Housing - Multifamily	60	DU	198	12	4	8	15	8	7

Proposed Condition:

- None

For historical reference only (this is not related to this development):

- The previously approved development conducted a TIA for their development. The previous development had the below expected trip generation:

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Mid-rise Multifamily (221)	80 DU	434	7	21	22	14

- The only recommended mitigation that came from this TIA was at the site entrance. The traffic engineer who conducted the TIA provided the below mitigation.
 - Chadwick Avenue and Site Access.
 - Construct northbound approach [Site Access] with one ingress lane and one egress lane.
- These findings were based on these existing traffic conditions:
 - Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in January 2022 during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while local schools were in session:
 - Greenville Highway and Spartanburg Highway
 - Greenville Highway and Chadwick Avenue
 - Spartanburg Highway and Chadwick Avenue
 - Greenville Highway and White Street
- The City's Traffic consultant (Jonathan Guy) reviewed the provided TIA for this project and determined that:
 - "Based on a technical review of the TIA as submitted, the analysis and recommendations provide a reasonable assessment of the traffic impacts associated with the proposed development on the adjacent street network. The report text and figures should be revised as noted herein for completeness and correctness, and a technical memo or addendum to this TIA should be completed as a response to all comments."
 - Jonathan provided an additional recommendation which was

“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 current proposal has taken this advice and moved their site access as far away from the Greenville Highway Chadwick Ave intersection as possible.**

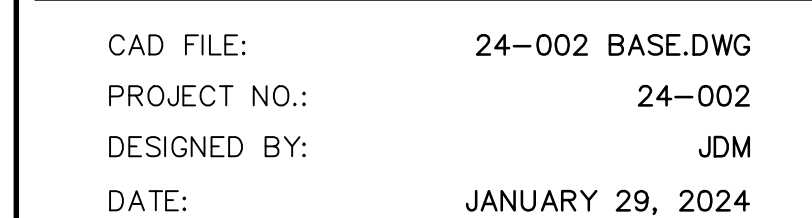
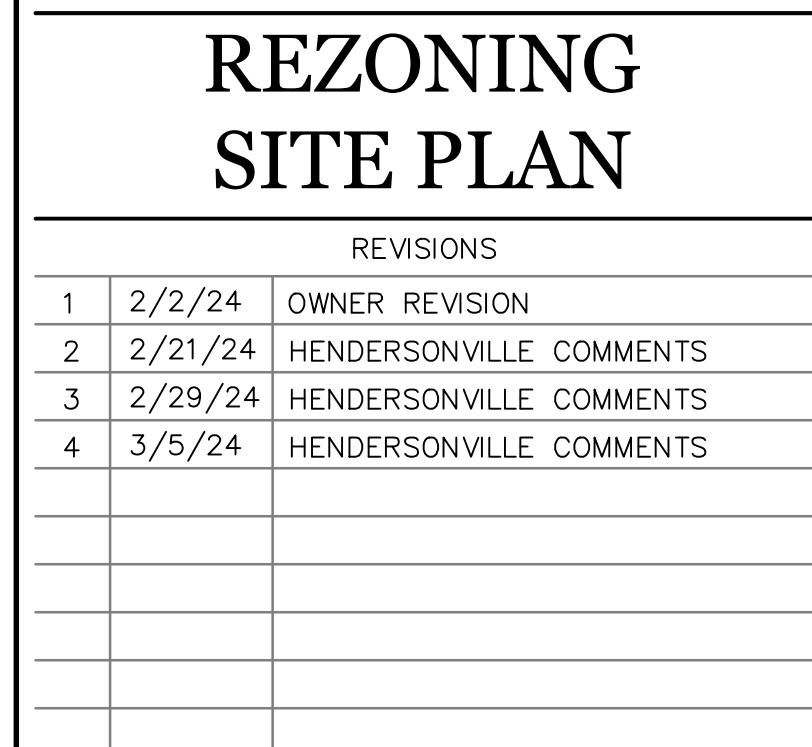
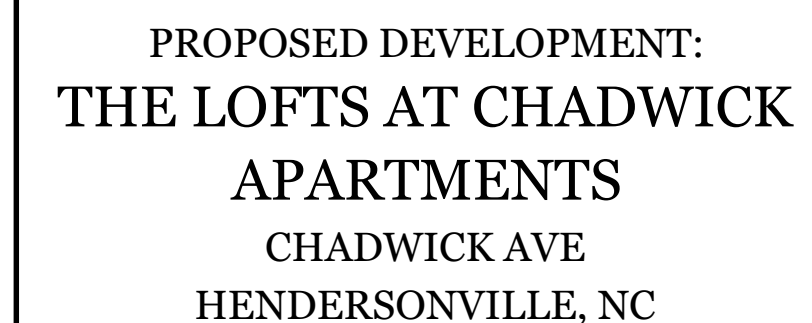
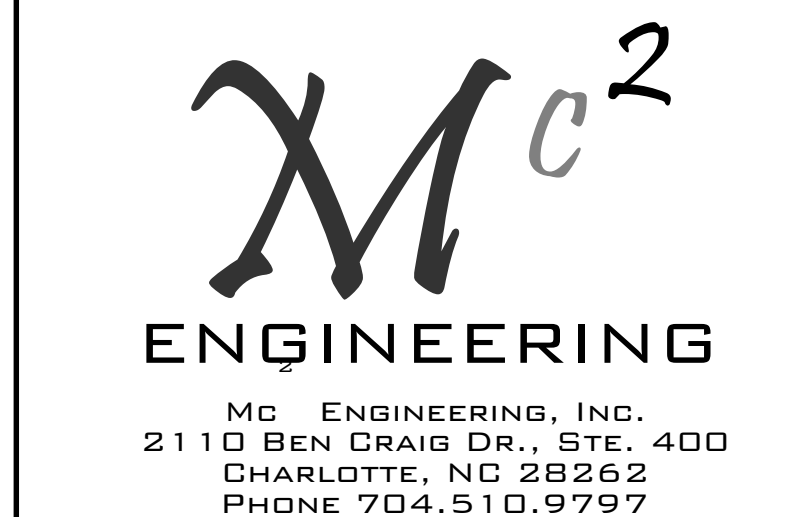
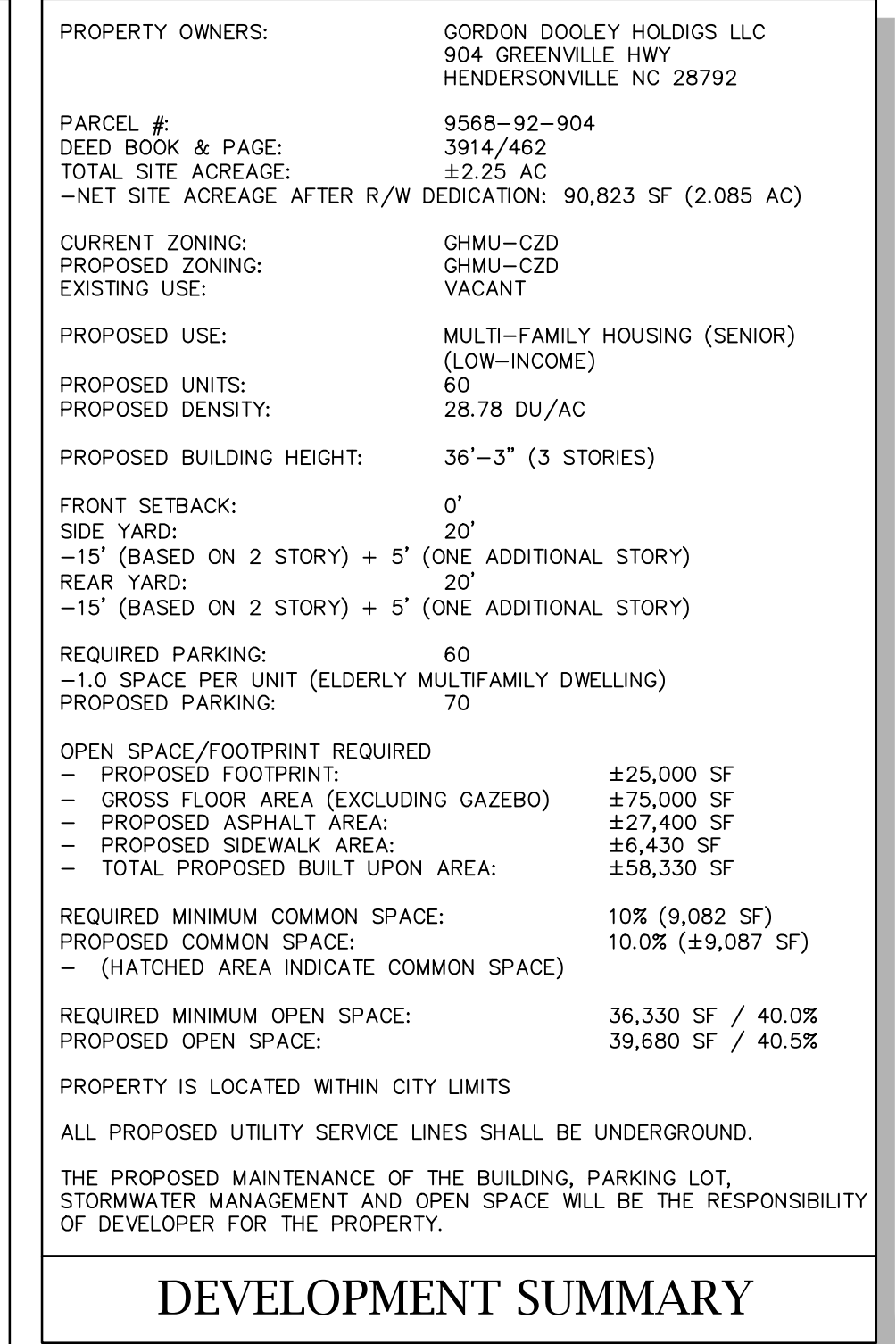
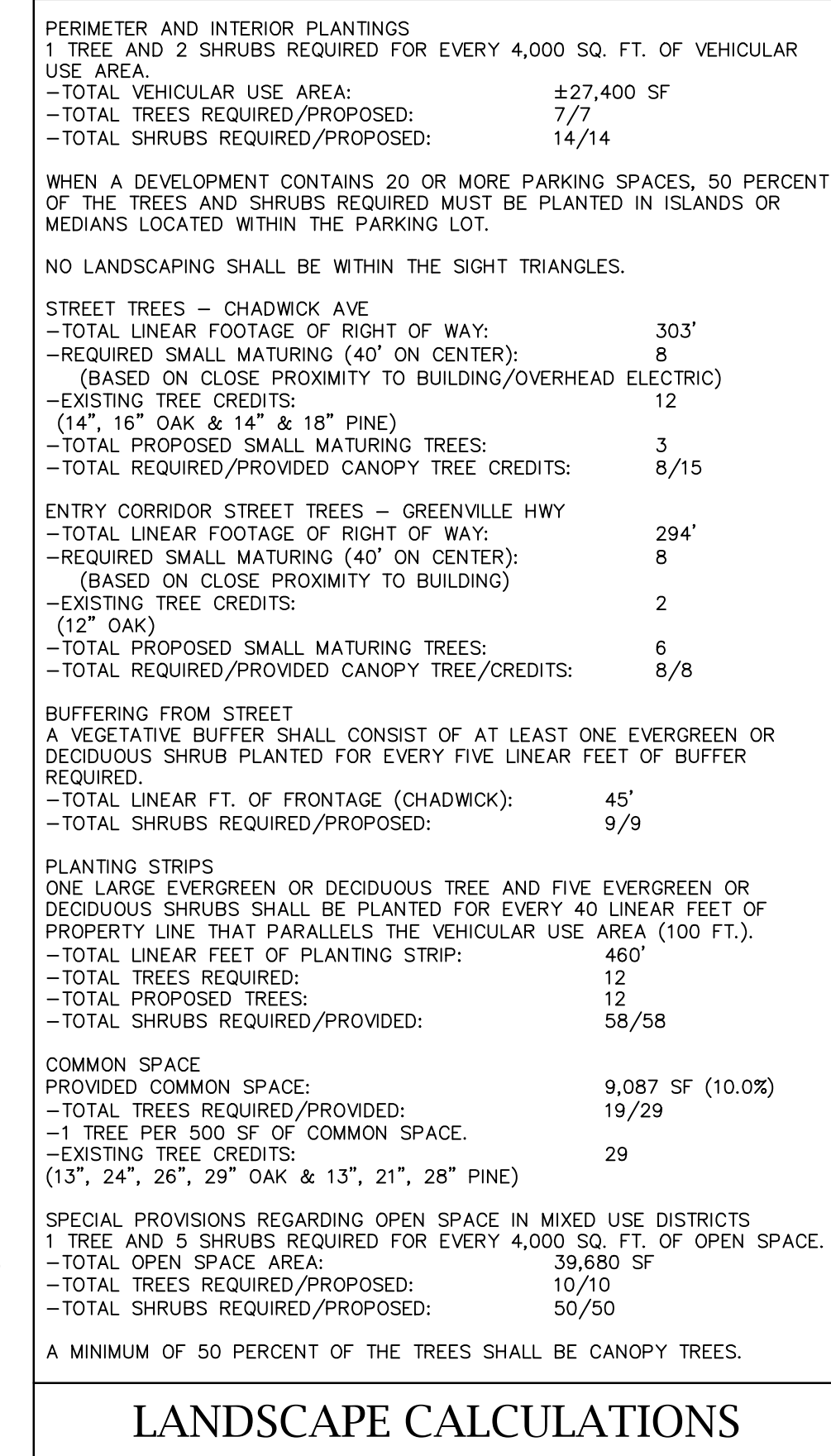
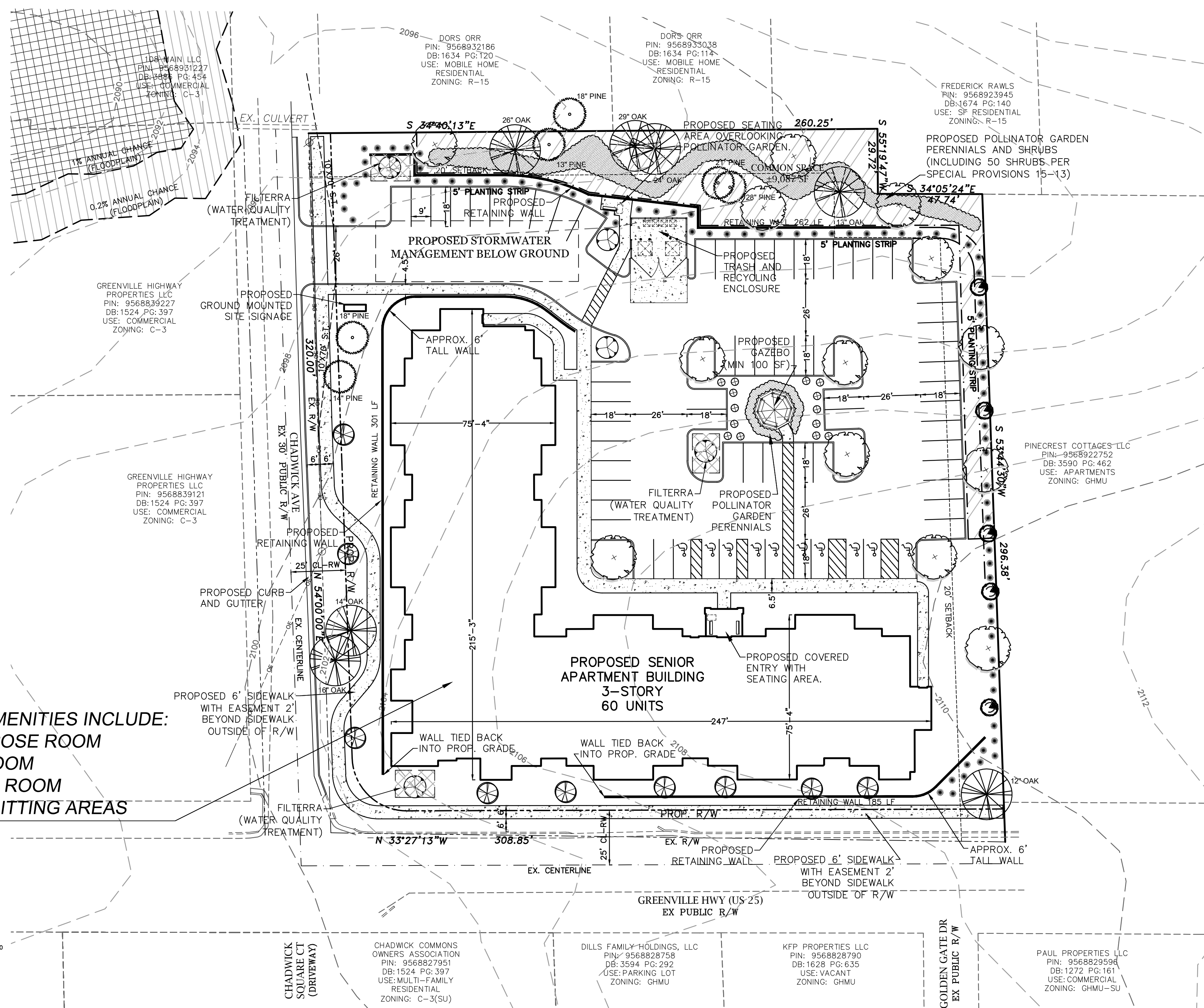
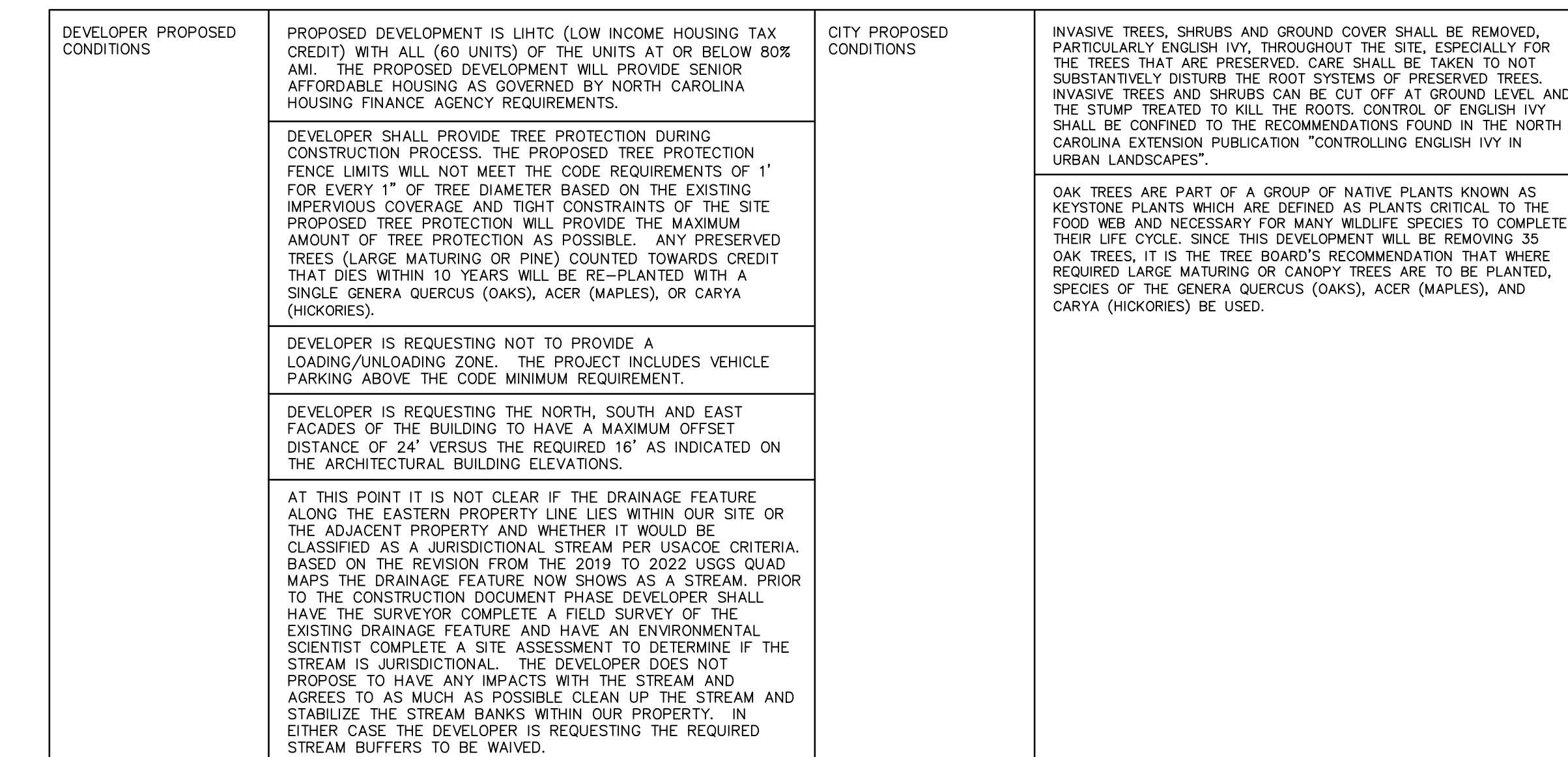
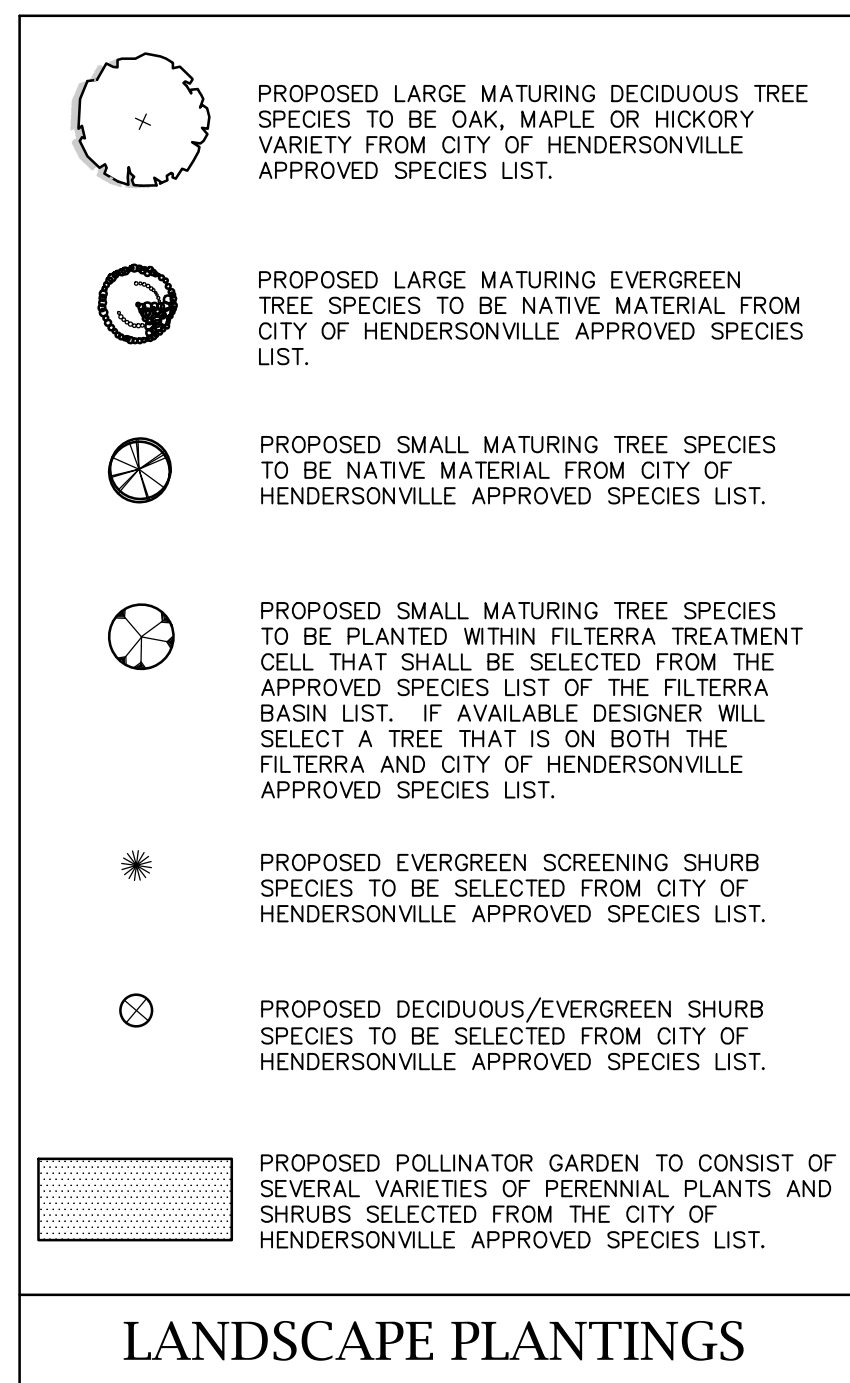
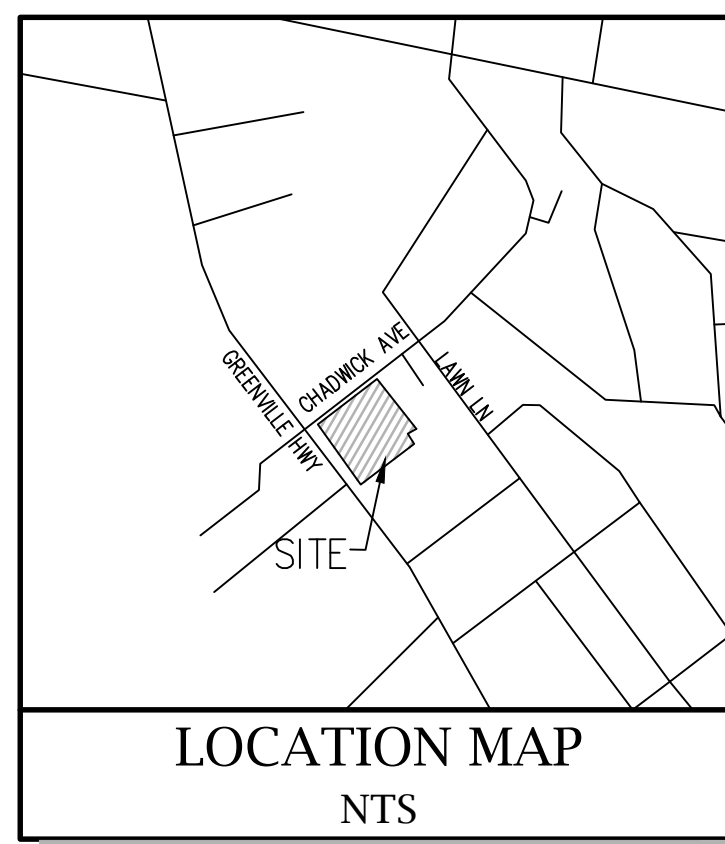
TREE BOARD

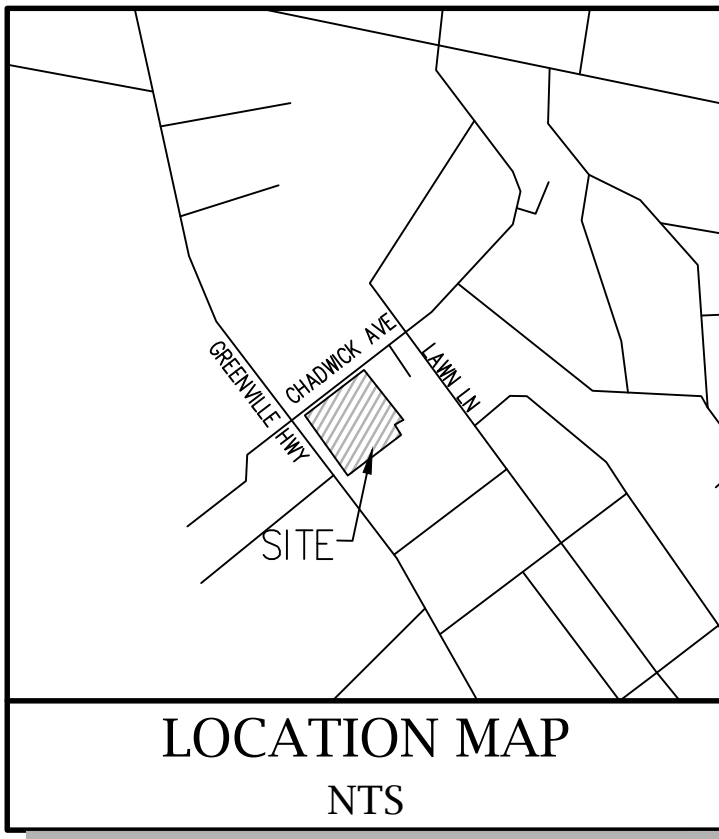
Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- See attached Tree Board summary.

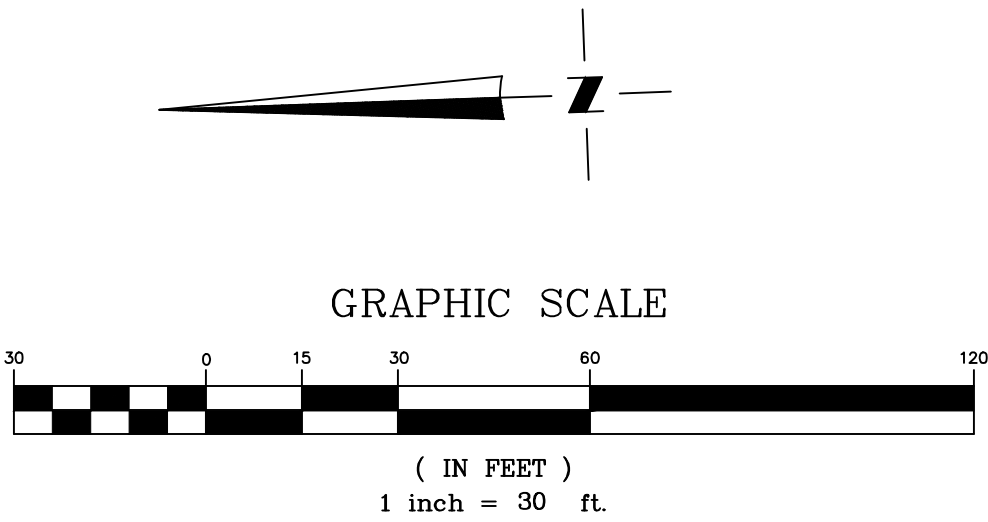




EXISTING TREES TO REMAIN
(12 TREES)

EXISTING TREES TO BE REMOVED
(48 TREES)

TREE LEGEND



MC ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
THE LOFTS AT CHADWICK
APARTMENTS
CHADWICK AVE
HENDERSONVILLE, NC


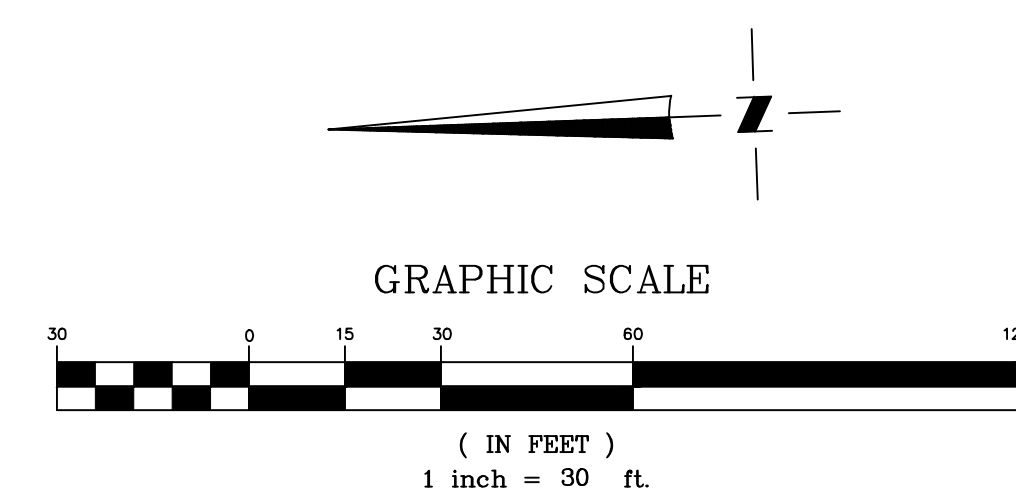
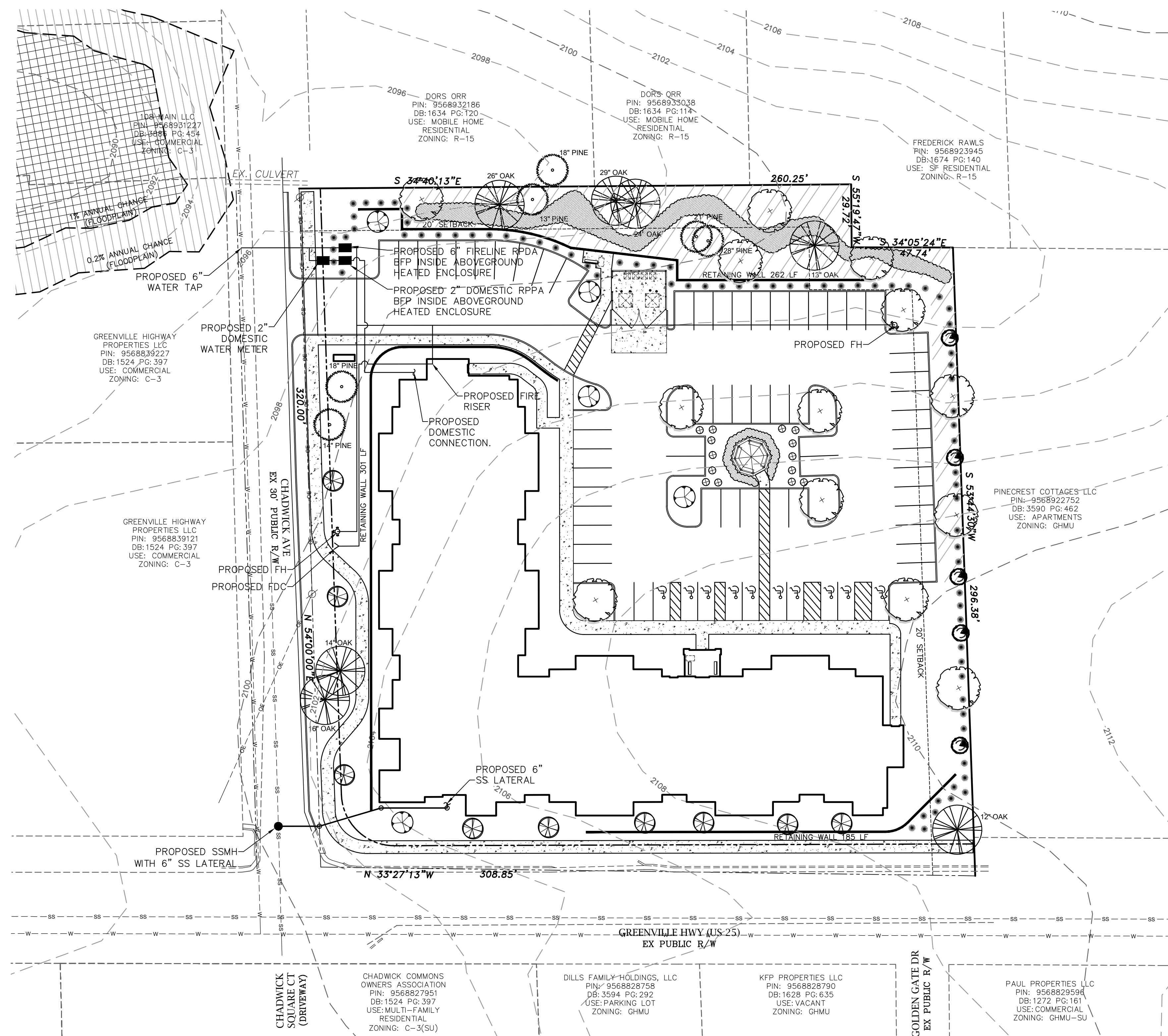
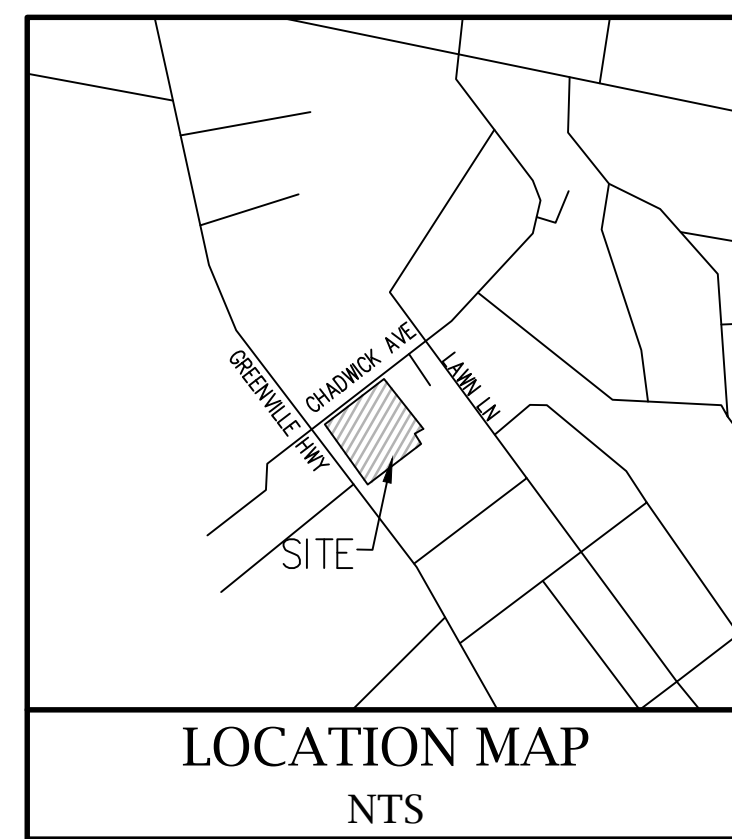
DEVELOPED BY:
BROADCAST CRAFT
CONSTRUCTION &
DEVELOPEMENT, INC
ROCKBRIDGE ROAD
MILLS RIVER, NC 28759

REZONING
TREE SURVEY

REVISIONS			
2	2/21/24	HENDERSONVILLE	COMMENTS

CAD FILE: 24-002 BASE.DWG
PROJECT NO.: 24-002
DESIGNED BY: JDM
DATE: JANUARY 29, 2024

RZ2.0



Mc²
ENGINEERING

MC ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:
THE LOFTS AT CHADWICK
APARTMENTS
CHADWICK AVE
HENDERSONVILLE, NC

DEVELOPED BY:
**BROADCAST
CONSTRUCTION &
DEVELOPEMENT, INC**
ROCKBRIDGE ROAD
MILLS RIVER, NC 28759

SCHEMATIC UTILITY PLAN

[illegible]

CAD FILE: 24-002 BASE.DWG
PROJECT NO.: 24-002
DESIGNED BY: JDM
DATE: JANUARY 29, 2024

RZ3.0



THE LOFTS AT CHADWICK

UNIT MIX:

QUANTITY	UNIT	BEDROOMS	AREA	DESCRIPTION
1	1A-S	One Bedroom	660 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars; Also Includes Audio & Visual Impaired Accommodations in Designated Unit)
1	1A-S END	One Bedroom	905 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	2A-S	Two Bedrooms	921 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars; Also Includes Audio & Visual Impaired Accommodations in Designated Unit)
1	1A	One Bedroom	660 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
2	2A	Two Bedrooms	921 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
12	1B	One Bedroom	660 sf	Accessible Type 'B' Unit w/ Bathtub
2	1B END	One Bedroom	905 sf	Accessible Type 'B' Unit w/ Bathtub
14	2B	Two Bedrooms	921 sf	Accessible Type 'B' Unit w/ Bathtub
13	1B-C	One Bedroom	660 sf	Accessible Type 'B' Unit w/ Curb Shower
13	2B-C	Two Bedrooms	921 sf	Accessible Type 'B' Unit w/ Curb Shower

60 Total Units

AREAS:

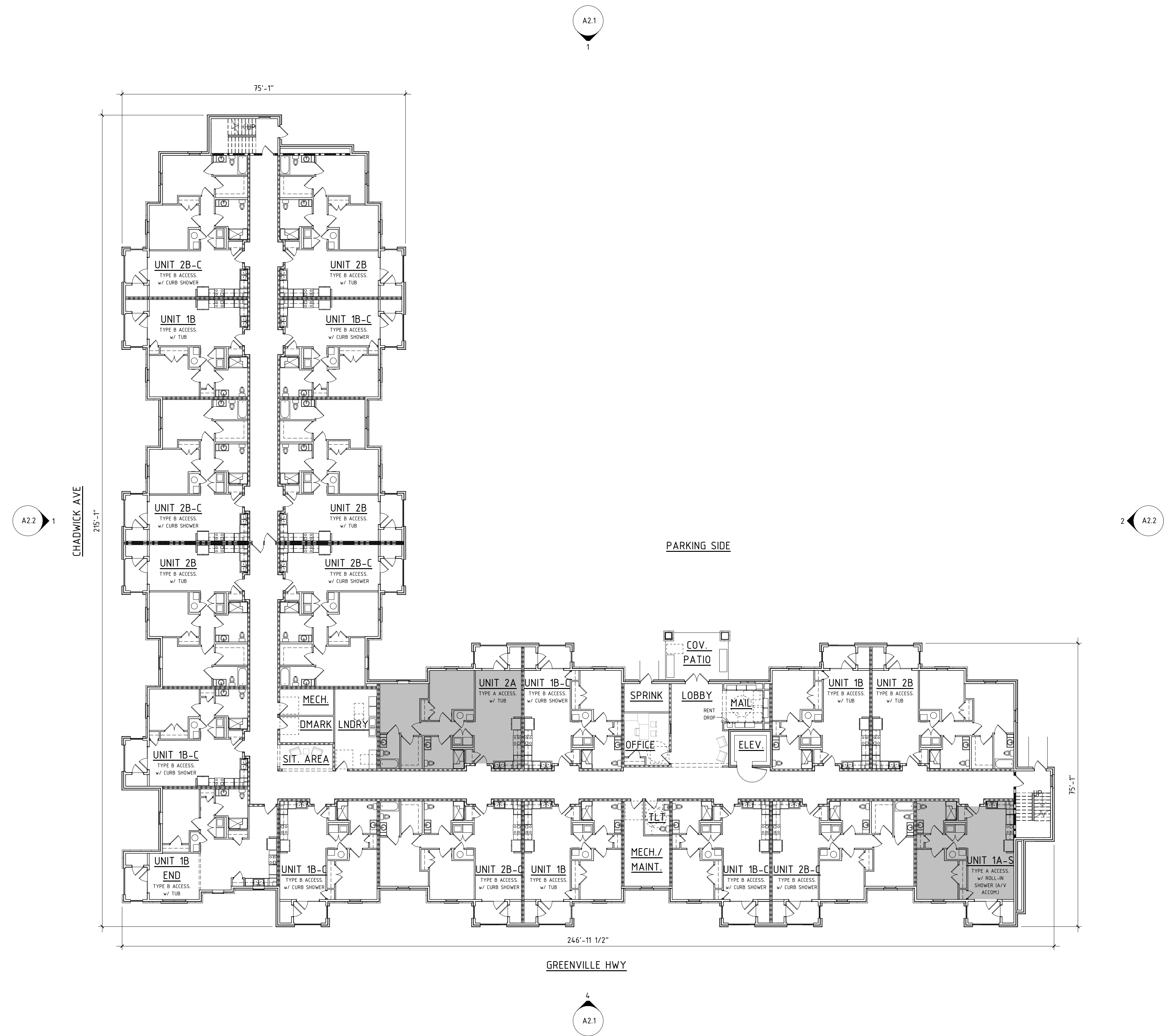
STORY	BUILDING GROSS AREA	BUILDING NET AREA
First Floor	24,193 sf	22,259 sf
Second Floor	24,119 sf	22,259 sf
Third Floor	23,902 sf	22,259 sf
	72,214 sf	66,777 sf

AMENITIES:

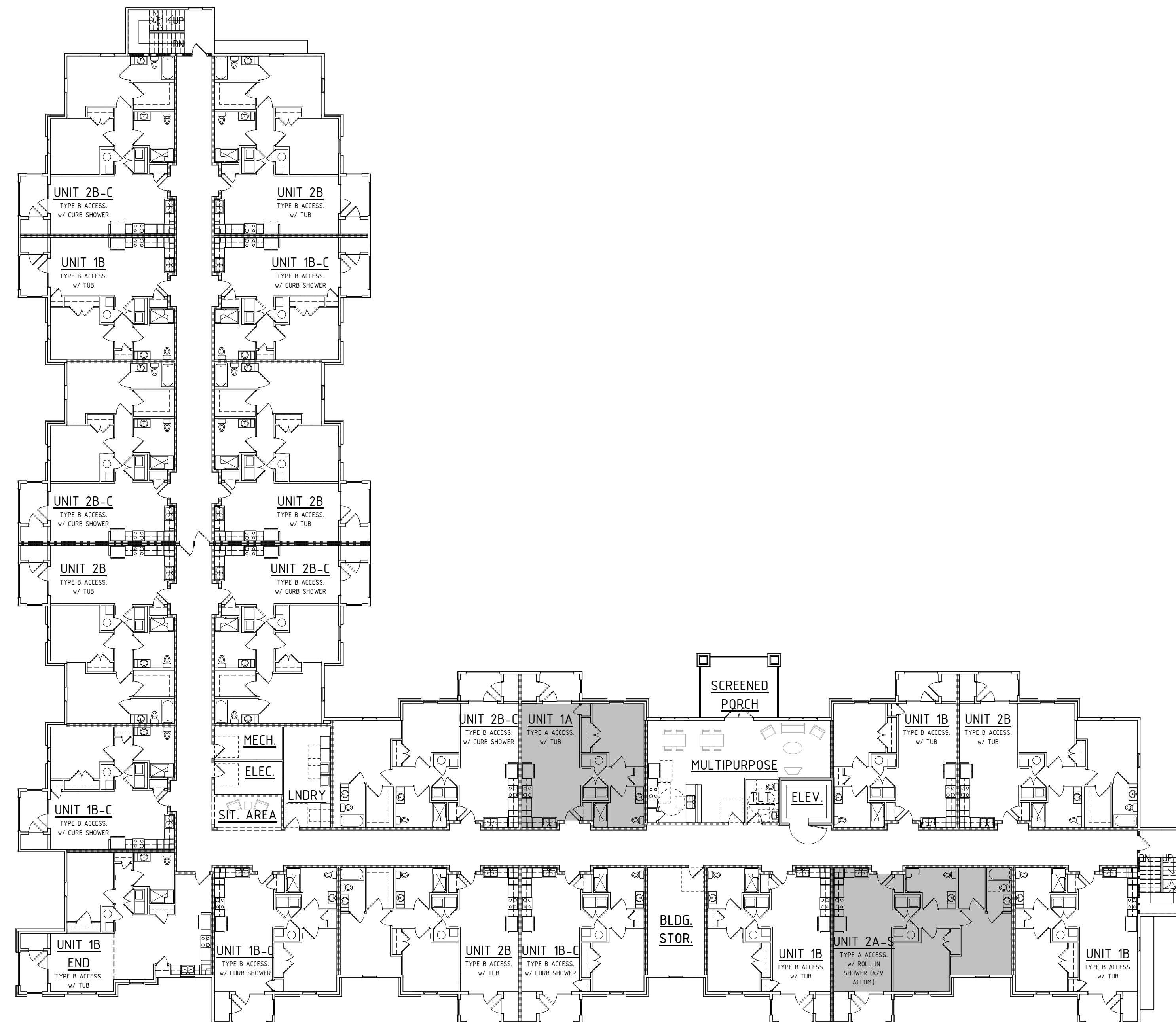
REQUIRED AMENITIES	ADDITIONAL REQUIRED AMENITIES (3)
-INDOOR SITTING AREAS (MIN. 3)	-COMPUTER ROOM
-MULTIPURPOSE ROOM (MIN. 250 SF)	-EXERCISE ROOM
-GAZEBO	-SCREENED PORCH

OTHER AMENITIES
-LAUNDRY ROOM
-MAIL AREA
-OFFICE
-TENANT STORAGE
-LIBRARY
-TV LOUNGE

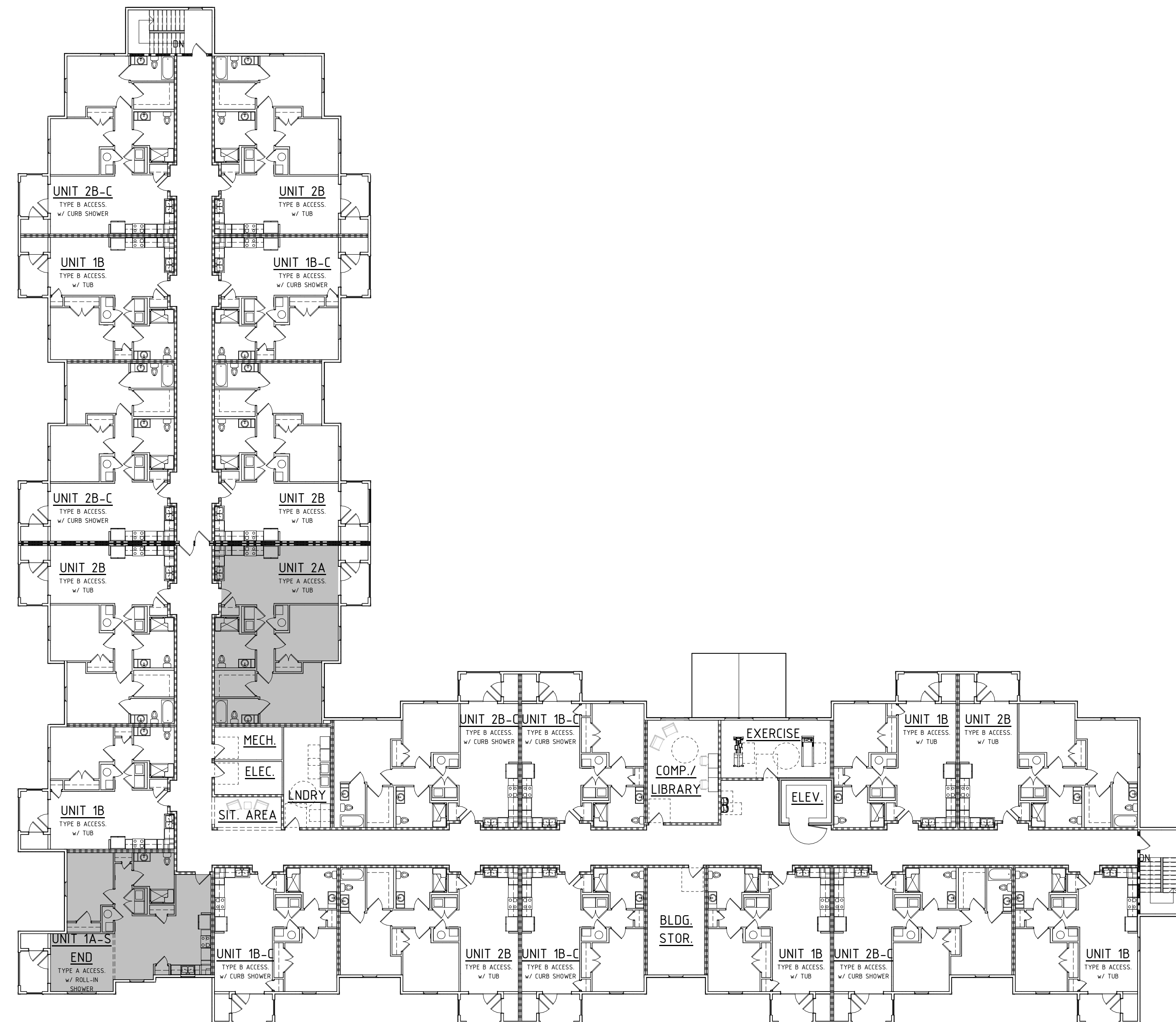
NOTES:
-ALL SITE AMENITY LOCATIONS WILL BE FIELD LOCATED BY DEVELOPER. ALL BENCHES, PICNIC TABLES, AND BIKE RACKS WILL BE INSTALLED ON CONCRETE PADS.



1 FIRST FLOOR PLAN
1/16" = 1'-0"



① SECOND FLOOR PLAN
1/16" = 1'-0"



① THIRD FLOOR PLAN
1/16" = 1'-0"



4 WEST ELEVATION (GREENVILLE HWY)
1/8" = 1'-0"

BUILDING MATERIALS:

- A. 30 YEAR ANTIFUNGAL DIMENSIONAL ASPHALT ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
- B. ALUMINUM GUTTERS & DOWNSPOUTS (WHITE)
- C. DECORATIVE GABLE VENTS & BRACKETS (WHITE)
- D. AWNINGS WITH STANDING SEAM METAL ROOF & BRACKETS (WHITE)
- E. FIBER CEMENT LAP SIDING (TYP)
- F. ACCENT FIBER CEMENT SHAKE SIDING
- G. PORCHES & BALCONIES WITH ACCENT FIBER CEMENT PANELING & BATTENS AND METAL RAILINGS (WHITE)
- H. VINYL WINDOWS
- I. 4" FIBER CEMENT WINDOW & DOOR TRIM (WHITE)
- J. BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
- K. FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

NOT SHOWN:

- MECHANICAL UNITS: ON GROUND WITH LANDSCAPE SCREENING
- BUILDING SIGNAGE: MONUMENT SIGN WITH SAND BLASTED PVC & BRICK
- LIGHTING: TO BE TO CITY OF HENDERSONVILLE STANDARDS WITH PLAN SUBMITTED AT LATER DATE FOR APPROVAL

RESPONSE TO DRC COMMENTS V1:

- 5-22-4.15 ARCHITECTURAL DETAILS PROVIDED (MINIMUM 3 REQUIRED PER FACADE):
 - GABLES
 - EAVES (MINIMUM 12")
 - OFF-SETS IN BUILDING FACE & ROOF
 - WINDOW TRIM (4" WIDE NOMINAL)
 - BALCONIES
 - DECORATIVE PATTERNS (SHINGLE SIDING; AWNINGS W/ BRACKETS)
- BRICK PERCENTAGES (MINIMUM 15% REQUIRED PER FACADE):
 - EAST ELEVATION (PARKING) = 16%
 - NORTH ELEVATION (CHADWICK AVE) = 18%
 - SOUTH ELEVATION = 16%
 - WEST ELEVATION (GREENVILLE HWY) = 20%
- 5-22-4.17 WINDOWS:
 - ALL WINDOWS, DOORS AND CORNERS TO BE TRIMMED WITH MINIMUM 4" WIDE TRIM, NOMINAL
- 5-22-4.3.4 GROUND FLOOR FRONTAGE (MINIMUM 20% WINDOWS & DOORWAYS WITHIN 20FT OF SIDEWALK):
 - NORTH ELEVATION (CHADWICK AVE) = 20%
 - WEST ELEVATION (GREENVILLE HWY) = 21%
- 18-6-4.5 ARCHITECTURAL DETAILING:
 - CORNER OF BUILDING IS DISTINCTIVE, WITH WINDOWS, DOORS, EAVES & BALCONIES AND A SEPARATE ROOF



1 EAST ELEVATION (PARKING)
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS:

- A. 30 YEAR ANTIFUNGAL DIMENSIONAL ASPHALT ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
- B. ALUMINUM GUTTERS & DOWNSPOUTS (WHITE)
- C. DECORATIVE GABLE VENTS & BRACKETS (WHITE)
- D. AWNINGS WITH STANDING SEAM METAL ROOF & BRACKETS (WHITE)
- E. FIBER CEMENT LAP SIDING (TYP)
- F. ACCENT FIBER CEMENT SHAKE SIDING
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 - CORNER OF BUILDING IS DISTINCTIVE, WITH WINDOWS, DOORS, EAVES & BALCONIES AND A SEPARATE ROOF



1 NORTH ELEVATION (CHADWICK AVE)
1/8" = 1'-0"



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
THE LOFTS AT CHADWICK (P24-04-CZD)
NCM MEETING DATES: FEBRUARY 1ST, 2024

PETITION REQUEST: Rezoning: The Lofts at Chadwick- Conditional Zoning District (GHMU-CZD)
 APPLICANT/PETITIONER: Stephen Drake (President) – Broadcast Construction & Development Inc (Applicant)

Brett Barry (Manager) – Gordon Dooley Holdings LLC [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

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

There were 16 members of the public in attendance in-person while 5 attended virtually. The applicant and their development team were present as were 2 members of City staff.

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

There were six pre-submitted which were provided to the developer prior to the meeting to read and respond to during the meeting.

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

Concerns and questions from the public related to:

- The need for additional parking.
- Increased traffic from this development and current traffic conditions.
- Flooding, and the addition of more impervious surfaces.
- Stormwater retention and requirements.
- The need for affordable housing units, especially for seniors.
- The term length of how long the units are required to remain affordable.
- Proposed entrance location in relation to the intersection of Chadwick Ave. and Greenville Highway.
- Whether or not a Traffic Impact Analysis was required (it was not).
- Concerns about flooding and its impact on emergency service response to the development.
- Having a local management team in place on site.

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



TREE BOARD RECOMMENDATION
THE LOFTS AT CHADWICK (P24-04-CZD)
MEETING DATE: FEBRUARY 20th, 2024

PETITION REQUEST: Rezoning: The Lofts at Chadwick- Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: Stephen Drake (President) – Broadcast Construction & Development Inc (applicant)
 Brett Barry (Manager) – Gordon Dooley Holdings LLC [Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at their regular meeting on Tuesday February 20th, 2024. The following Tree Board members were present: Janet Thew (Chair), Becca Doll, Mary Davis, Glenn Lange

SUMMARY

There are a total of 60 trees that are 12" or greater DBH on the site. 12 of the existing trees are proposed to be preserved while 48 trees are slated for removal.

MOTION

Based on the Landscape Plans provided on 2/05/24, the Tree Board recommends the following conditions:

1. Invasive trees, shrubs and ground cover shall be removed, particularly English Ivy, throughout the site, especially for the trees that are preserved. Care shall be taken to not substantively disturb the root systems of preserved trees. Invasive trees and shrubs can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication "Controlling English Ivy in Urban Landscapes". **Developer Agreed.**
2. Oak trees are part of a group of native plants known as Keystone Plants which are defined as plants critical to the food web and necessary for many wildlife species to complete their life cycle. Since this development will be removing 35 oak trees, it is the Tree Board's recommendation that where required large maturing or canopy trees are to be planted, species of the genera Quercus (oaks), Acer (maples), and Carya (hickories) be used. **Developer Agreed**
3. All preserved trees shall be protected from grading and construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits. **Developer did not agree to this condition. Developer proposed counter condition provided in the staff report and on the site plan.**



TREE BOARD RECOMMENDATION

THE LOFTS AT CHADWICK (P24-04-CZD)

MEETING DATE: FEBRUARY 20th, 2024

PETITION REQUEST: Rezoning: The Lofts at Chadwick- Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: Stephen Drake (President) – Broadcast Construction & Development Inc
(applicant)

Brett Barry (Manager) – Gordon Dooley Holdings LLC [Owner]

4. Since a stream buffer is required on the east side of this site, the Tree Board recommends that the waterway along the east side of the site be naturally restored using native plants to reduce erosion, provide additional wildlife habitat, and incorporate the necessary buffer yard planting materials within the boundaries of the subject property. The area to be restored and planted shall be a minimum of 30 feet wide. A restoration plan must be approved by the planning staff and the Tree Board requests the opportunity to review the plan. Restoration guidelines contained in the following publications shall be followed: Small-scale Solutions to Eroding Stream Banks (published by the NC Cooperative Extension) and Stream Restoration: A Natural Channel Design Handbook (published by the NC Stream Restoration Institute) **Developer did not agree to this condition. Developer proposed counter condition provided in the staff report and on the site plan.**

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

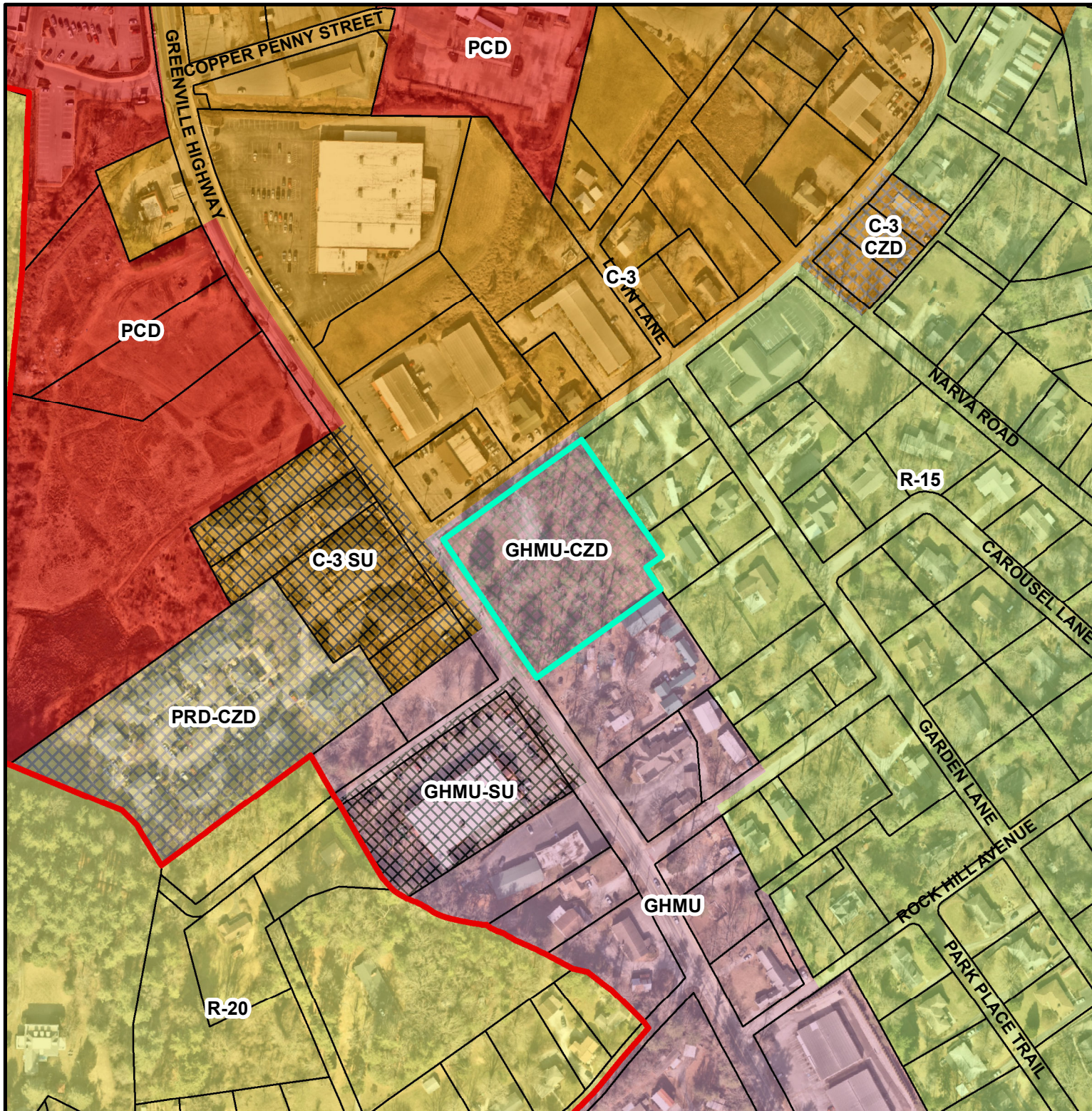
BOARD ACTION

Motion/Second: Lange/Doll

Yeas: All

Nays: None

Recused: None



The Lofts at Chadwick
 P24-04-CZD
 PIN: 9568-92-1924
 Acreage: 2.25
 Proposed Zoning
 GHMU-CZD to GHMU-CZD

- Subject Property
- Hendersonville City Limits
- Hendersonville Zoning**
 - CZD Conditional Zoning Districts
 - R-20 Low Density Residential
 - R-15 Medium Density Residential
 - Planned Residential Development Conditional Zoning District
 - C-3 Highway Business
 - C-3SU Highway Business Special Use
 - PCD Planned Commercial Development
 - GHMU Greenville Highway Mixed Use
 - GHMU-SU Greenville Highway Mixed Use Special Use



Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR THE PARCEL POSSESSING PIN NUMBER: 9568-92-1924 BY CHANGING THE ZONING DESIGNATION FROM GHMU-CZD, GREENVILLE HIGHWAY MIXED USE CONDITIONAL ZONING DISTRICT TO GHMU-CZD, GREENVILLE HIGHWAY MIXED USE CONDITIONAL ZONING DISTRICT

IN RE: Parcel Number: 9568-92-1924
Address: 904 Greenville Highway

The Lofts at Chadwick: (File # P24-04-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Stephen Drake (President), of Broadcast Construction & Development Inc. and property owner, Brett Barry (Manager) of Gordon Dooley Holdings LLC., for the construction of 60 low income housing tax credit senior multi-family units on approximately 2.25 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on March 14th, 2024; voting 0-0 to recommend/not recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on April 4th, 2024, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9568-92-1924, changing the zoning designation from GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District to GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District.
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the master site plan submitted by the applicant revision dated March 5th 2024, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant’s execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Residential, Multi-Family
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted this 4th day of April 2024.

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

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

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

IN RE: Parcel Numbers: 9568-92-1924
 Addresses: 904 Greenville Highway
 The Lofts at Chadwick: (File # P24-04-CZD)

Applicant/Developer: Stephen Drake
(President), of Broadcast Construction &
Development Inc

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: Brett Barry (Manager) of Gordon
Dooley Holdings LLC

Signature:_____

Printed Name:_____

Title:_____

Date:_____



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

- ☒ 1. Completed Pre-Application meeting with Planning Staff
- ☒ 2. Scheduled Neighborhood Compatibility Meeting
NCM Date: 2/1/2024 Time: 2:00 pm
- ☒ 3. Water and Sewer Availability Request
- ☒ 4. Completed Application Form
- ☒ 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☒ 7. Detailed explanation of any Proposed Development Description
- ☒ 8. Application Fee
- 9. Transportation Impact Analysis - Required for complete application but not due until 24 calendar days prior to Planning Board Meeting (if required)

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

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

[Application Continued on Next Page]

Office Use:

Date Received: _____ By: _____ Fee Received? Y/N

A. Applicant Contact Information

Stephen Drake

* Printed Applicant Name

BroadCraft Construction & Development, Inc.

Printed Company Name (if applicable)

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Stephen Drake

Applicant Signature

president

Applicant Title (if applicable)

195 Rockbridge Road

Address of Applicant

Mills River, NC 28759

City, State, and Zip Code

828-551-6970

Telephone

stephen@BroadCraftConstruction.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)

Brett Barry

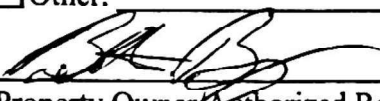
*Printed Owner Name (Authorized Representative for entities other than individuals)

Gordon Dooley Holdings, LLC

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

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Property Owner/Authorized Representative Signature

Member / Manager

Brett Barry

02/27/24

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

1638 Canty Ln., Charleston, SC 29407

City, State, and Zip Code

562-522-7427

Telephone

bgb126@hotmail.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.

02/27/24

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

C. Property Information

Name of Project: The Lofts at Chadwick

PIN(s): NC PIN 9568921924, Henderson County REID 106592

Address(es) / Location of Property:

904 Greenville Highway, Hendersonville, Henderson County, North Carolina

Type of Development: ☒ Residential ☐ Commercial ☐ Other

Current Zoning: GMHU-CZD

Total Acreage: 2.19

Proposed Zoning: GMHU-CZD

Proposed Building Square Footage: 72,214 Gross SqFt

Number of Dwelling Units: 60

List of Requested Uses:

Residential for the (60) apartment units to include all common area & office areas for support staff.

D. Proposed Development Conditions for the Site

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

(60) Apartment units to be included within one building to be used to provide housing for seniors aged 55 and over. The apartments shall be developed using tax credit funding and will be income-restricted by the guidelines and requirements set forth by the state and federal government. The site will have (71) parking spaces, and we will attempt to save any existing trees we are able to and incorporate them into a lush landscaping to be provided using planting native to the area, along with additional flowering type trees. Storm water system (underground detention system) shall be designed to meet all requirements by the state. The building will include common area amenities for the seniors living at the property which will likely include a community room with kitchenette, exercise room, computer room, sitting areas-sun rooms, on-site laundry facilities, janitorial and maintenance rooms, and office areas for support staff.



BUSINESS CORPORATION ANNUAL REPORT

Section 2, Item A.

1/6/2022
NAME OF BUSINESS CORPORATION: BroadCraft Construction & Development, Inc.

SECRETARY OF STATE ID NUMBER: 0677750 STATE OF FORMATION: NC

REPORT FOR THE FISCAL YEAR END: 12/31/2022

Filing Office Use Only

E - Filed Annual Report
0677750
CA202306802593
3/9/2023 01:30

☒ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Drake, Stephen

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

195 Rockbridge Road

195 Rockbridge Road

Mills River, NC 28759-3500 Henderson County

Mills River, NC 28759-3500

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: General Construction & Development

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 551-6970

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

195 Rockbridge Road

195 Rockbridge Road

Mills River, NC 28759-3500

Mills River, NC 28759-3500

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: OFFICERS (Enter additional officers in Section E.)

NAME: Stephen Drake

NAME: _____

NAME: _____

TITLE: President

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

195 Rockbridge Road

Mills River, NC 28759

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

Stephen Drake

3/9/2023

SIGNATURE

DATE

Form must be signed by an officer listed under Section C of this form.

Stephen Drake

President

Print or Type Name of Officer

Print or Type Title of Officer

This Annual Report has been filed electronically.

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

MEMBER RESOLUTION
OF
GORDON DOOLEY HOLDINGS LLC

We, the undersigned Member(s) of Gordon Dooley Holdings LLC, a limited liability company duly organized and existing under the laws of South Carolina (hereinafter the "Company"), with authority granted in the Operating Agreement to make binding resolutions on behalf of the Company, hereby resolve:

that Brett Barry is appointed as Chairman of the Company

By affirmative votes noted as signatures below, a majority vote of the Members of Gordon Dooley Holdings LLC with authority to bind the Company approves the form and content of this resolution, to be effective immediately.

MEMBERS

Patrick Barry	1/10/2022
_____	_____
Patrick Barry	Date
Member	

Denise Barry	1/10/2022
_____	_____
Denise Barry	Date
Member	

Brett Barry	1/10/2022
_____	_____
Brett Barry	Date
Member	

Mary Barry

Mary Barry
Member

1/10/2022

Date

<p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the “Medium Intensity Neighborhood” Future Land Use Designation to provide local and public and institutional uses.</p> <p>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none">1. The proposed rezoning includes no new construction but enhances existing site parking.2. The proposed site plan includes compliance with landscaping standards, existing tree preservation and enhanced site buffering to adjacent residential uses.3. The proposed use meets a community need for additional childcare options for working parents. <p>[DISCUSS & VOTE]</p>	
---	--

***SUMMARY:** The site plan highlights a desire to change the permitted use of an existing 11,441 square footage single story building which was most recently used as Blue Ridge Retirement Home at 913 9th Ave. W. 917 9th Ave. W. previously had a single family dwelling on it which has since been demolished. The subject property is made up of two individual parcels totaling 0.95 acres.*

The site plan shows no new building construction. The existing single story structure, which is approximately 11,441 sqft, remains, with the primary change to the site consisting of a revised parking layout. The parking reconfiguration utilizes the now vacant 917 parcel.

The site plan is required to meet common open space requirements. Although not identified, the preliminary plan appears to meet that standard, a condition is included for confirmation. The site plan includes the preservation of 7 hardwoods along the northern boundary and 3 hardwoods along the southern boundary, including a 48” Oak & 60” Maple.

The existing structure location requires relief from certain buffering standards along the northern and eastern edge of the property, the landscape plan illustrates the treatment proposed on these edges.

PROJECT/PETITIONER NUMBER:	P24-04-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• David Lee, New Leaf Sales LLC [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Neighborhood Compatibility Summary

	<div>3. Tree Board Summary</div> <div>4. Proposed Zoning Map</div> <div>5. Draft Ordinance</div> <div>6. Application / Owner Signature Addendum</div>
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REZONING: CONDITIONAL REZONING – KID CITY USA(P23-066-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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SITE IMAGES..... 7

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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 13

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PROJECT SUMMARY

- Project Name & Case #:
 - Kid City USA
 - P23-066-CZD
- Applicant & Property Owner:
 - David Lee, New Leaf Sales LLC [Applicant]
 - David Lee, New Leaf Sales LLC [Owner]
- Property Address:
 - 913 & 917 9th Ave. W.
- Project Acreage:
 - 0.95 Acres
- Parcel Identification (PINs):
 - 9569-40-2580
 - 9569-40-3593
- Current Parcel Zoning:
 - R-15, Medium Density Residential
- Requested Zoning:
 - PID-CZD, Planned Institutional Development Conditional Zoning District
- Requested Uses:
 - Child care centers registered with the NC Department of Health and Human Services (DHSS)
- Future Land Use Designation:
 - Medium Intensity Neighborhood
- Neighborhood Compatibility Meeting:
 - August 30th, 2023



SITE VICINITY MAP

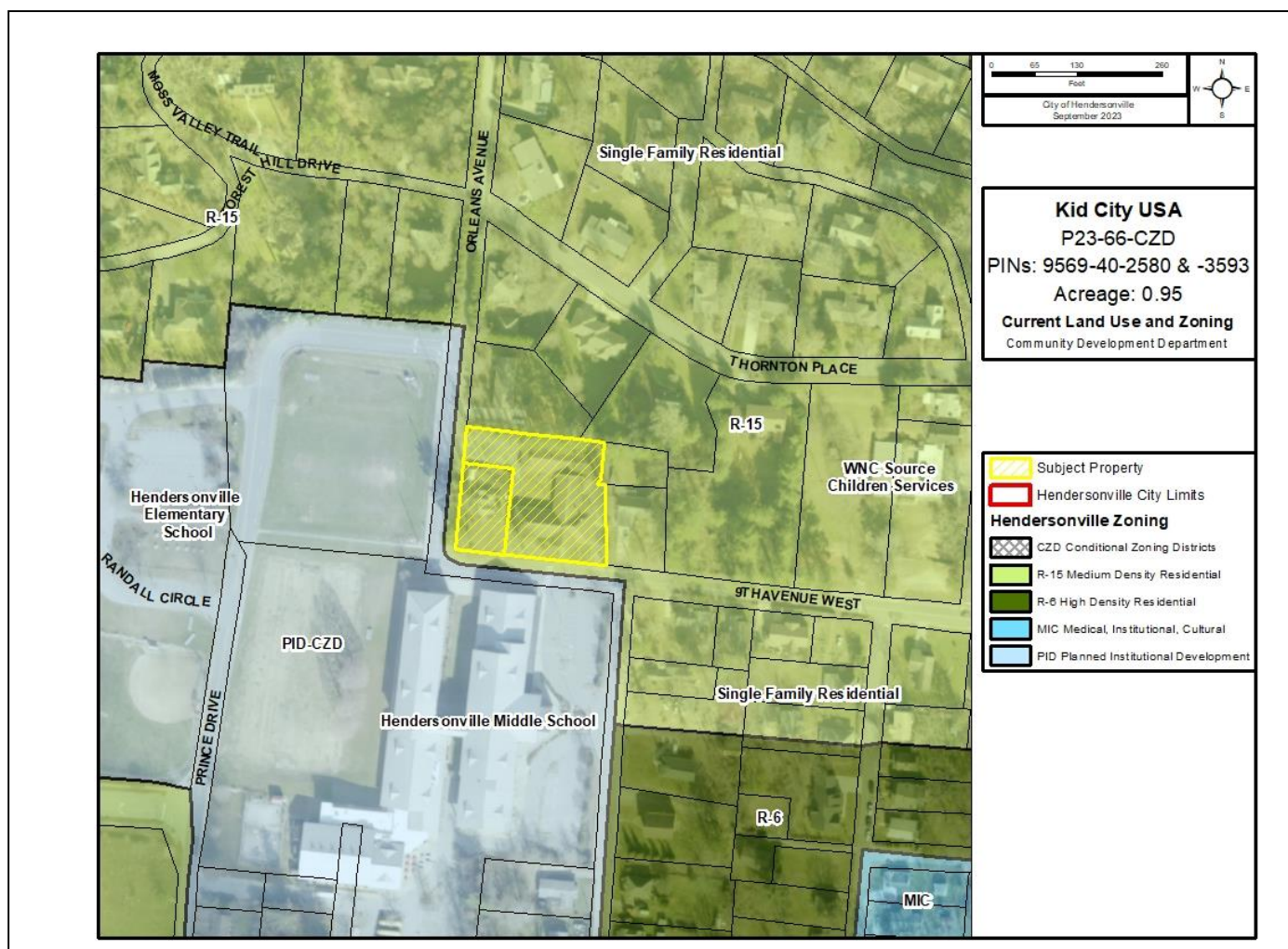
The site plan highlights a desire to change the permitted use of an existing 11,441 square footage single story building which was most recently used as Blue Ridge Retirement Home at 913 9th Ave. W. 917 9th Ave. W. previously had a single family dwelling on it which has since been demolished. The subject property is made up of two individual parcels totaling 0.95 acres.

The site plan shows no new building construction. The existing single story structure, which is approximately 11,441 sqft, remains, with the primary change to the site consisting of a revised parking layout. The parking reconfiguration utilizes the now vacant 917 parcel.

The site plan is required to meet common open space requirements. Although not identified, the preliminary plan appears to meet that standard, a condition is included for confirmation. The site plan includes the preservation of 7 hardwoods along the northern boundary and 3 hardwoods along the southern boundary, including a 48" Oak & 60" Maple.

The existing structure location requires relief from certain buffering standards along the northern and eastern edge of the property, the landscape plan illustrates the treatment proposed on these edges.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned R-15 Medium Density residential. One of the subject parcels operated as a non-conforming retirement home before closing. The other subject property operated as a single-family dwelling. The single-family dwelling has since been demolished, and only the former retirement home remains.

This area does have an education/campus like feel due to the close proximity to Hendersonville Elementary school and Hendersonville Middle School and associated sport facilities. The areas outside of the educational institution is made up of single-family neighborhoods to the north and southeast. This area has historically served the community's education needs. Currently through the Hendersonville Middle and Elementary schools and historically through the Ninth Ave School and the Sixth Ave. School. Both schools were African American schools which not only served this community, but also the surrounding counties. The sixth Ave. school operated from 1916 to 1951 and the Ninth Ave. School operated from 1951 to 1965.

A legal non-conforming childcare center is currently in operation less than a block from the subject property at the corner of 9th Ave. W. and Tebeau Street. The childcare is operated by WNC Source. In addition, the larger institutional uses of the hospital are within 2 to 3 blocks of the site.

SITE IMAGES



View of existing structure located at 913 9th Ave. W. from the Hendersonville Middle School property to the south.

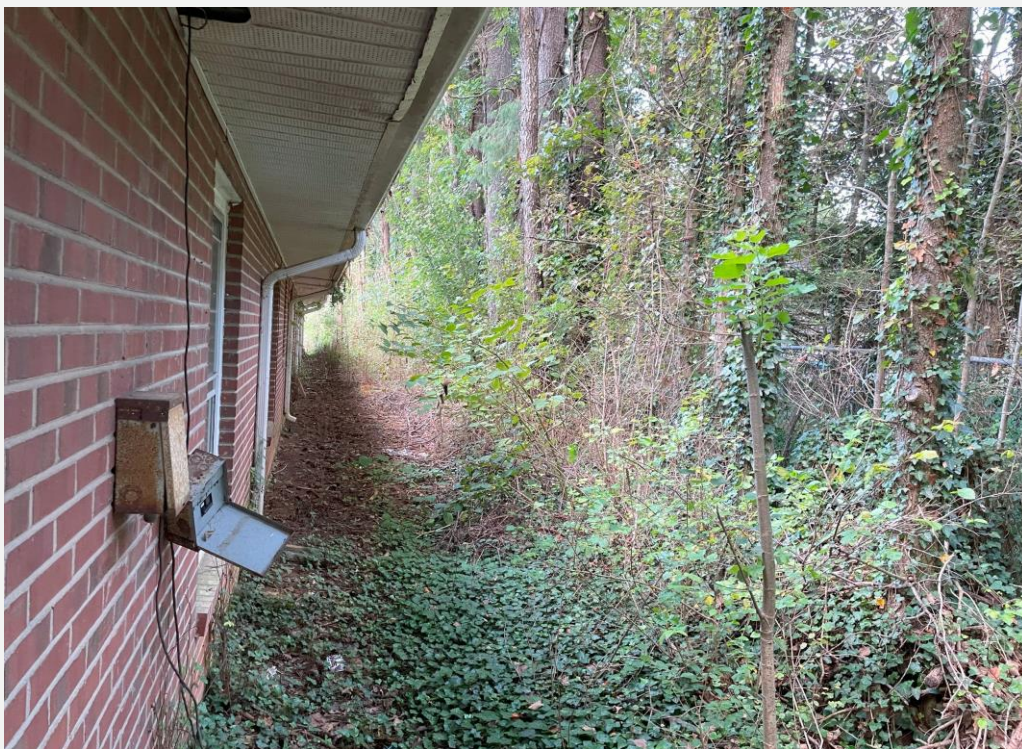


View of existing mature trees shown as preserved on the site plan. 60" Maple in the foreground and 48" oak in the background.

SITE IMAGES



View of existing drive on the eastern property boundary proposed to remain.



View of existing vegetation/buffer along the rear of the building.

SITE IMAGES



View of the vacant lot where the single-family dwelling at 917 9th Ave. W once set.



View of some of the trees that were removed from the property prior to the CZD process.

SITE IMAGES

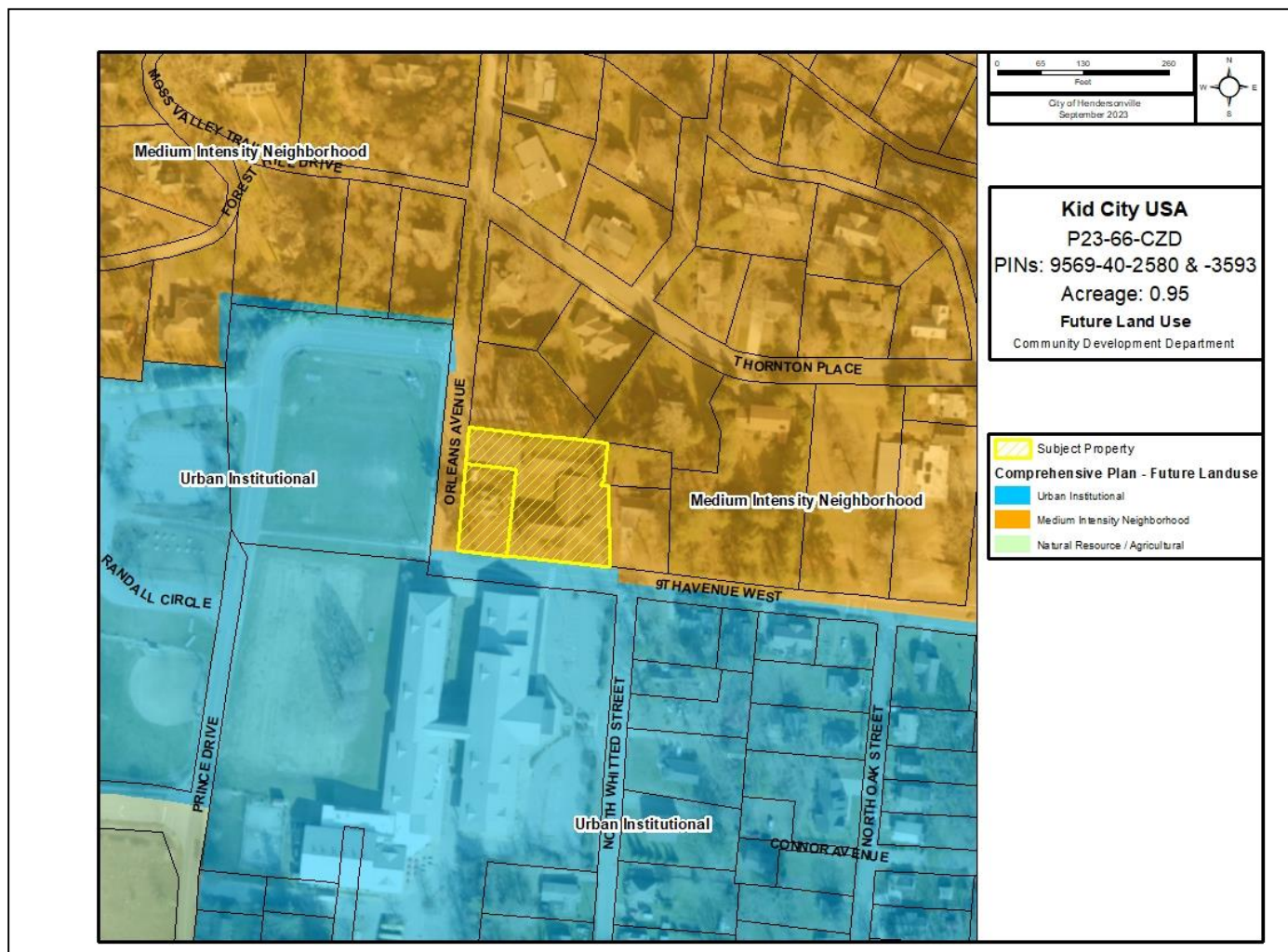


View of area proposed to be a playground.



View of mature trees and vegetation along the rear property boundary to the north.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Medium Intensity Neighborhood in the 2030 Comprehensive Plan's Future Land Use map and fronts on a Local Street. The Medium Intensity Neighborhood encompasses all the single-family neighborhoods north of 9th Ave. W. and east of Orleans Ave. On the opposite side of Orleans Ave and 9th Ave. W. the prominent designation is Urban Institutional. This designation encompasses both Hendersonville Middle School and Hendersonville Elementary School. This designation also relates to the institution uses associated with Pardee Hospital and similar surrounding uses along US 64 (6th Ave.)

Public/Institutional uses only made up approximately 4.7% of the City's existing land uses when the 2030 Comprehensive plan was created. Local public and institutional uses are a secondary proposed land use Medium-Intensity Neighborhood.

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

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	<p>Goal LU-6 - Medium Intensity Neighborhood: Provide a transition between High and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods.</p>
	<p>Strategy LU-6.2 Primary Land Uses:</p> <ul style="list-style-type: none"> • Single Family attached and detached [N/A] • Open Space [CONSISTENT]
	<p>Strategy LU-6.3 Secondary Land Uses:</p> <ul style="list-style-type: none"> • Limited multi-family residential along roadways designated as Boulevards or Major Throughfares on the Future Land Use Map [N/A] • Planned Residential Developments [N/A] • Local public and institutional uses [CONSISTENT] • Recreational amenities [CONSISTENT]
	<p>Strategy LU-6.4 Development Guidelines:</p> <ul style="list-style-type: none"> • 2 to 8 Units per gross acre [N/A] • At least 60% Open Space [INCONSISTENT] • Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] • Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2. [CONSISTENT]
Land Use & Development	<p>Growth Management (Map 8.3a): Designated as a “Preservation & Enhancement Area” <u>Preservation/Enhancement Areas</u> - Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies [CONSISTENT]</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</p>
	<p>Goal LU-2. Discourage development in areas needed for protection of natural and agricultural resources and protection of citizens from natural hazards. [CONSISTENT]</p>
	<p>Strategy LU-3.4. Promote fiscal responsibility for the City with the expansion of infrastructure and services. [CONSISTENT]</p>
	<p>Strategy LU-3.5. Minimize negative impacts from growth and land use changes on existing land uses. [CONSISTENT]</p>
	<p><u>Infill development:</u> Development that takes place within existing neighborhoods, making maximum use of the existing infrastructure instead of building on previously undeveloped land.</p> <p>Examples of opportunities for infill development include: •</p> <ul style="list-style-type: none"> • Scattered vacant lots. • Underutilized commercial properties

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. <i>Strategy PH-1.1 – Promote Compatible infill development...</i> <i>Action PH-1.1.1 – Develop design guidelines for infill development...</i>
	<i>Strategy PH-1.5. Maintain and enhance the public space in older neighborhoods...The addition of amenities such as sidewalks and street trees where they do not exist along with the development of neighborhood parks boosts the desirability of older neighborhoods.</i>
Natural & Environmental Resources	Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.
Cultural & Historic Resources	The subject property is approximately 0.3 miles from the Druid Hills Local Historic District. Orleans Ave flows directly into the Druid Hills district.
	The surrounding area has cultural and historic importance due to once housing the Sixth and Ninth Ave. schools as well as the close proximity to the Oakdale cemetery. Goal CR-1. Preserve the viability and individuality of Hendersonville's historic neighborhoods in order to maintain their role in supporting community pride, livability and identity. <i>Strategy CR-1.3. Promote investment in and adjacent to Historic Districts through compatible infill development, particularly on currently underutilized, non historic properties.</i>
Community Facilities	No Goals, Strategies or Actions are directly applicable to this project.
Water Resources	No Goals, Strategies or Actions are directly applicable to this project.
Transportation & Circulation	No Goals, Strategies or Actions are directly applicable to this project.

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

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	The subject property and current structure have previously been used as a commercial use. The proposed project will renovate and use the existing structure without expanding its current floor area. The surrounding area is largely made up with institutional school uses with a different childcare operating less than a block away from the subject property. The previous retirement home use was a 24 hour a day use. The hours of operations for the proposed childcare will better align with the schools already in operation in this area. The improvements trigger compliance with our landscaping requirements, enhancing site plantings, including buffering.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The previous commercial retirement home was a nonconforming use in the R-15 zoning. Since the nonconforming use ceased for 180 consecutive days, the use shall not be re-established or resumed, and any subsequent use of the land or structure shall conform to the requirements of this ordinance. The proposed childcare facility is going through the rezoning process in order establish a legally conforming use under PID-CZD.
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 -
	There appears to be a critical need for additional childcare options in this area based on local news articles, information provided during the Neighborhood Compatibility Meeting, local non-profit entities advocacy, local task forces, etc. The additional childcare options would work towards filling those needs, while complimenting an area that already provides a variety of educational and care facilities for children.
Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	The site is already served by City water and sewer service. The subject property will be serviced by the City Fire Dept and will also be served by the City of Hendersonville Police.
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 -

	<p>All trees 12” or greater DBH on the site are shown on the site plan. These trees are proposed to be retained with this development. It is worth noting that several large white pines were removed prior to this project starting the Conditional Zoning District process. The trees that were removed prior to the CZD process are not shown on the plan. The site does not contain any floodplains, blue line streams or wetlands.</p>
--	---

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the “Medium Intensity Neighborhood” Future Land Use Designation to provide local and public and institutional uses.

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 proposed rezoning includes no new construction but enhances existing site parking.*
- *The proposed site plan includes compliance with landscaping standards, existing tree preservation and enhanced site buffering to adjacent residential uses.*
- *The proposed use meets a community need for additional childcare options for working parents.*

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

The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the “Medium Intensity Neighborhood” Future Land Use Designation to provide local and public and institutional uses.

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:

DRAFT [Rational for Denial]

- *The proposed use is not compatible with adjacent residential uses.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- The site plan accompanying this petition contains the following provisions:
 - Existing 1 story 11,441 square foot building to be converted into a childcare center.
 - The existing building is approximately 16' tall.
 - Sidewalks will be provided along Orleans Ave and tie into the existing sidewalks on 9th Ave. W.
 - The development shall meet all applicable requirements for buffering and vehicular use landscaping. A developer proposed condition is included to address the width of buffering strips typically required that the existing building does not meet.
 - The site plan shows two green space playgrounds. Th green spaces in the “horseshoe” of the building is existing, the other will be created.
 - The development will have 19 parking spaces. Our code requires 1 per employee plus 4 drop off spaces.
 - The development will retain existing access points on Orleans Ave and 9th Ave. W. Existing driveways will be brought up to current City standards.
 - The site plan shows several existing trees to be retained. The most prominent are a 60” maple and 48” oak along the 9th Ave W. frontage.
- Proposed Uses:
 - Childcare facility
- Developer Conditions:
 - Developer Proposed Concessions:
 - To allow the Type B buffer, which typically requires a 10' wide planting strip, to be reduced to accommodate existing building & driveway location and resulting spatial constraints along the northern and eastern property boundaries.
 - Developer Proposed Conditions:

OUTSTANDING ISSUES & PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Institutional Developments (5-21) with the following exceptions:

- The type B buffer doesn't meet the full standard. Staff are supportive of the proposed developer condition, given the constraints presented by the existing building and driveway location.
- Common Open Space is required but not identified as such on the site plan.

Proposed City-Initiated Conditions:

- That the revised final site plan include the required calculations for Common Open Space and that the plan highlight the area being proposed to meet that requirement.

CITY ENGINEER

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

WATER / SEWER

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

STORMWATER ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

NCDOT

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

HENDERSON COUNTY SOIL & EROSION CONTROL

Site Plan Comments:

- None

Proposed Condition:

- None

TRANSPORTATION CONSULTANT

TIA Comments:

- An

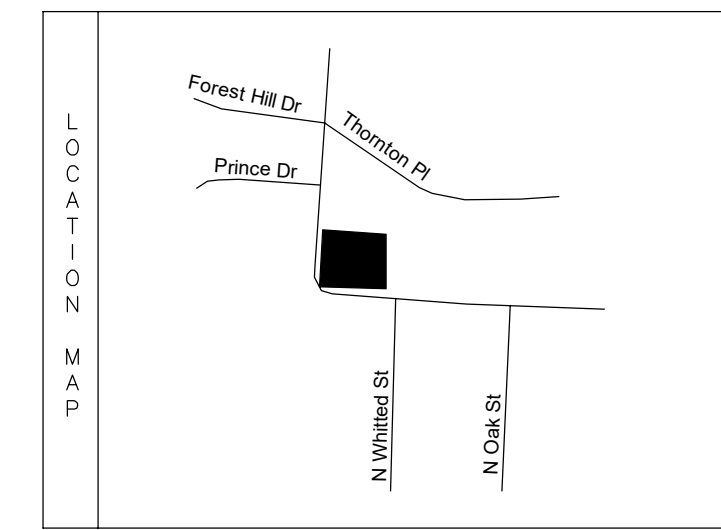
Proposed Condition:

- None

TREE BOARD

Recommended Conditions:

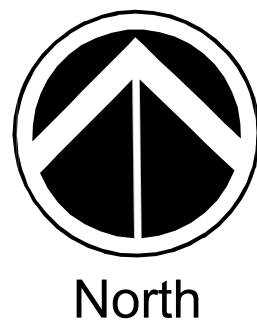
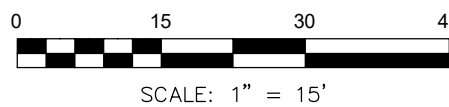
- See Tree Board Summary
- Developer generally agreed to the removal of English Ivy from existing trees and removal of privet.
- Developer generally agreed to protect the existing trees as much as possible, but not to the standards in 15-4. The developer's landscape architect noted that it would not be feasible to provide 1' to 1" DBH, but agreed to attempt to achieve a minimum 30' tree protection ring around the three existing large trees.



LINE	BEARING	DISTANCE
L1	S77°22'42" W	8.50'
L2	S89°40'55" E	12.07'

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
CP	CALCULATED POINT
TBM	TEMPORARY BENCHMARK
(M)	MEASURED
(R)	RECORD
STORM DRAIN MANHOLE	
CATCH BASIN	
CURB INLET	
SEWER MANHOLE	
CLEAN OUT	
WATER METER	
FIRE HYDRANT	
WATER VALVE	
BACK FLOW PREVENTER	
ELECTRIC MANHOLE	
POWER POLE	
LIGHT POLE	
TRANSFORMER	
TELEPHONE MANHOLE	
TELEPHONE PEDESTAL	
UTILITY VAULT	
GAS VALVE	
GAS METER	
MONITORING WELL	
A/C UNIT	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
SANITARY SEWER LINE	
WATER LINE	
GAS LINE	
FENCE	



SCALE : 1" = 20'

	SQUARE FEET	% OF TOTAL AREA
I Total Project Area	41,300	100%
II Proposed Lot Area	41,300	100%
III Site Coverage - Buildings	11,441	28%
IV Site Coverage - Open Space	8,434	20%
V Site Coverage - Streets & Parking	12,913	31%
VI Site Coverage - Other Facilities	8,513	21%
VII Site Coverage - Common Open Space	N/A	N/A

Romeo Soto Correia
D.B. 1679, Pg. 494
Plot Side 2179
PIN: 9569-40-3648
Zoned: R-15

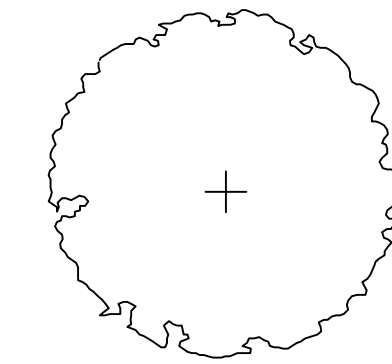
Massagee, Massagee & Massagee
D.B. 1560, Pg. 538
PIN: 9569-40-5656
Zoned: R-15

Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5518
Zoned: R-15

Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5418
Zoned: R-15

Henderson County Board of Public Schools
D.B. 1098, Pg. 52
PIN: 9569-40-1087
Zoned: PID

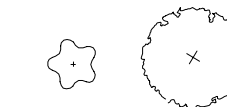
Landscape Legend



Large Deciduous Tree
(13) total proposed



Evergreen Shrub
(130) total proposed



Deciduous Shrub
(143) total proposed

Landscape Required

5' width Plant Strip West property line = 142 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 4 trees, 18 shrubs

5' width Plant Strip South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

Vehicular/ Parking Landscape
parking area = 8,631 s.f.
required - 1 trees, 2 shrubs per 4,000 s.f.
provided - 3 trees, 5 shrubs

Type 'B' -10' buffer
North property line = 212 l.f.
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 9 trees (credits), 53 evergreen and 70 deciduous shrubs

Type 'B' -10' buffer
East property line = 187 l.f.
required - 4 trees, 25 evergreen and 33 deciduous shrubs per 100 l.f.
provided - 3 trees +(5 tree credits) = 8 trees, 47 evergreen and 62 deciduous shrubs

Total Trees Required = 27 total trees

Total Tree Credits Used = 14 total trees

Total Trees provided = 13 trees

Total Shrubs Required = 267 shrubs

Total Shrubs Provided = 273 shrubs

Site Plan for
New Leaf Sales LLC
(Owner & Developer)
913 & 917 9th Avenue West
Hendersonville Township
Henderson County
State of North Carolina

Other Consultants:

Surveyor - Freeland Clarkscapes

Owner

New Leaf Sales LLC

Project:

Kid City
913 & 917 9th Avenue West

Sheet:

Landscape Plan

Designed By:

**creative
developments
solutions**
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

October 16, 2023

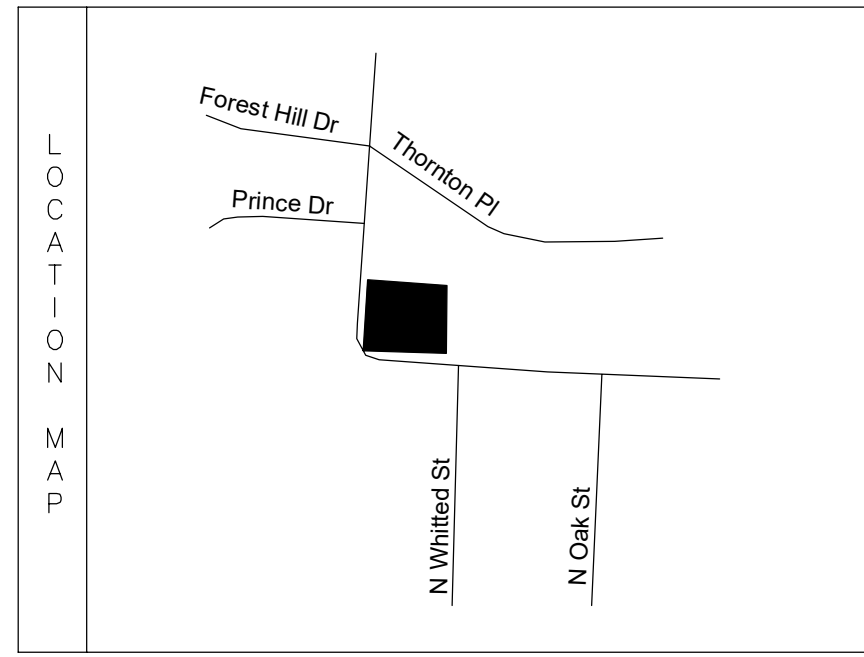
ISSUE DATE :
REVISIONS:

Project Number:

SHEET NUMBER :
L1

DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB





LINK	BEARING	DISTANCE
L1	S27°27'23"W	9.40'
L2	S89°40'55"E	12.07'

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
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5' width Plant Strip
South property line = 90 l.f.
required - 1 trees, 5 shrubs per 40 l.f.
provided - 3 trees, 12 shrubs

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CP CALCULATED POINT
- TBM TEMPORARY BENCHMARK
- (M) MEASURED
- (R) RECORD
- STORM DRAIN MANHOLE
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- BACK FLOW PREVENTER
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- TELEPHONE MANHOLE
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- UTILITY VAULT
- GAS VALVE
- GAS METER
- MONITORING WELL
- A/C UNIT
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE

0 15 30 45
SCALE: 1" = 15'

	SQUARE FEET	% of TOTAL AREA
i Total Project Area	41,300	100%
ii Proposed Lot Area	41,300	100%
iii Site Coverage - Buildings	11,441	28%
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PIN: 9569-40-5518
Zoned: R-15

Stafford & Van Duzen
D.B. 3786, Pg. 435
PIN: 9569-40-5418
Zoned: R-15



0' 16' 32' 64' 96'
SCALE: 1" = 16'



FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
Engineers & Land Surveyors
201 2nd AVE EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
(828) 697-4195 (fax)
info@caofnc.com Firm No. C-1562

REF. PLAT SLIDE	14890
REF. DEED. BOOK	4036/593 & 4036/638
TAX MAP	9569-40-2580 & 40-3593
PARTY CHIEF	BLB
DRAWN	TEC
DATE	June 5, 2023
DWG.NO.	H43113

NOT VALID WITHOUT THE SIGNATURE OF A PROFESSIONAL LAND SURVEYOR

Sheet No. 1 of 1

Other Consultants:
Surveyor - Freeland Clinkscals

Owner
New Leaf Sales LLC

Project:
Kid City
913 & 917 9th Avenue West

Sheet:
Landscape Plan

Designed By:
creative development solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 f 828 696 9954

ISSUE DATE: October 16, 2023
REVISIONS:

DESIGNED BY: DB
DRAWN BY: SB
APPROVED BY: DSB

Project Number:

SHEET NUMBER:
L2

Project Plant List

Large Trees - 13 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks
AO	3	Acer 'October Glory'	October Glory Maple	2" Caliper, 10' Height	B&B, Single Straight Leader
Cwk	4	Crataegus viridis' Winter King'	Winter King Hawthorn	2" Caliper, 10' Height	B&B, Single Straight Leader
QP	6	Quercus phellos	Willow Oak	2" Caliper, 10' Height	B&B, Single Straight Leader



AO - October Glory Maple



Cwk - Winter King Hawthorn



QP - Willow Oak



AG - Glossy Abelia

Evergreen Shrubs - 130 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks
AG	8	Abelia grandiflora	Glossy Abelia	3 gallon, 18" Height	Full Plant
IGS	9	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gallon, 18" Height	Full Plant
Sky	33	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3 gallon, 18" Height	Full Plant
LF	20	Leucothoe 'Margie Jenkins'	Leucothoe 'Margie Jenkins'	3 gallon, 18" Height	Full Plant
Plo	27	Prunus laurecarasus 'Otto Luyken'	Otto Luyken Cherry Laurel	3 gallon, 18" Height	Full Plant
RC	15	Rhododendron catawb. 'English Roseum'	English Roseum Rhododendron	3 gallon, 18" Height	Full Plant
RA	18	Rhododendron 'Autumn Amethyst'	Autumn Amethyst Azalea	3 gallon, 18" Height	Full Plant



PLO - Otto Luyken Cherry Laurel



Sky - Sky Pencil Holly



IGS - Shamrock Inkberry Holly



LF - Margie Jenkins Leucothoe

Deciduous Shrubs - 143 Total

Key	Qty	Botonical Name	Common Name	Size	Remarks
BD	17	Buddleia 'Miss Molly'	Miss Molly Butterfly Bush	3 gallon, 18" Height	Full Plant
CD	9	Calicarpa dichotoma	Purple Beautyberry	3 gallon, 18" Height	Full Plant
CH	9	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	3 gallon, 18" Height	Full Plant
HLL	11	Hydrangea 'Little Lime'	Little Lime Hydrangea	3 gallon, 18" Height	Full Plant
Hsd	42	Hydrangea 'Sikes Dwarf'	Sikes Dwarf Hydrangea	3 gallon, 18" Height	Full Plant
HA	3	Hydrangea 'Amma Belle'	Anna Belle Hydrangea	3 gallon, 18" Height	Full Plant
HB	9	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gallon, 18" Height	Full Plant
Irs	26	Ilex 'Res Sprite'	Red Sprite Holly	3 gallon, 12" Height	Full Plant
MU	17	Muhlenbergia reverchonii 'Undaunted'	Undaunted Muhly Grass	3 gallon, 12" Height	Full Plant



MD - Undaunted Muhly Grass



Irs - Red Sprite Holly



RC - English Roseum Rhodo



RA - Autumn Amethyst Azalea



BD - Miss Molly Butterfly Bush



CD- Purple Beautyberry



HB - Bobo Hydrangea



HA - Anna Belle Hydrangea



Hsd - Sikes Dwarf Hydrangea



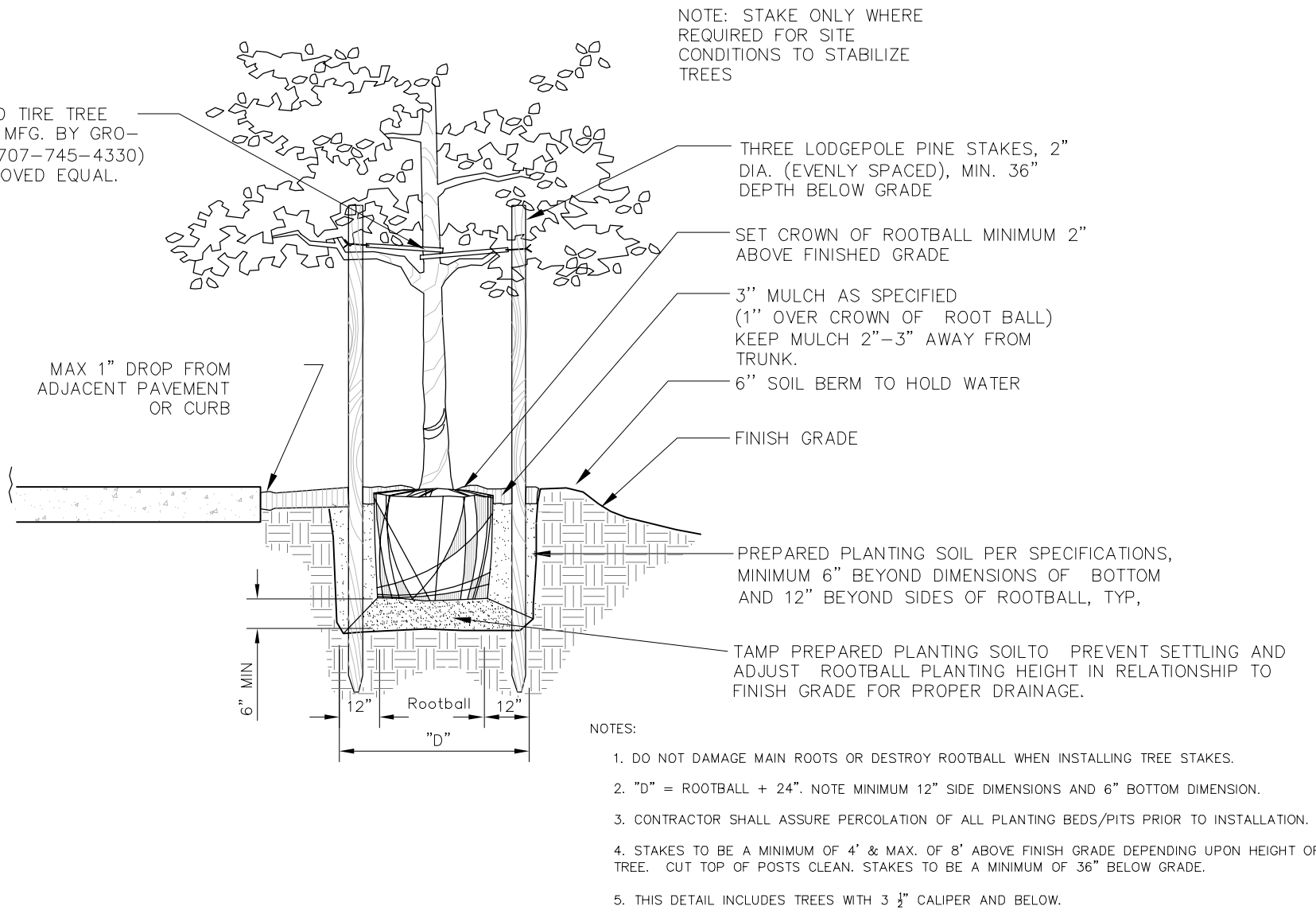
HLL - Little Lime Hydrangea



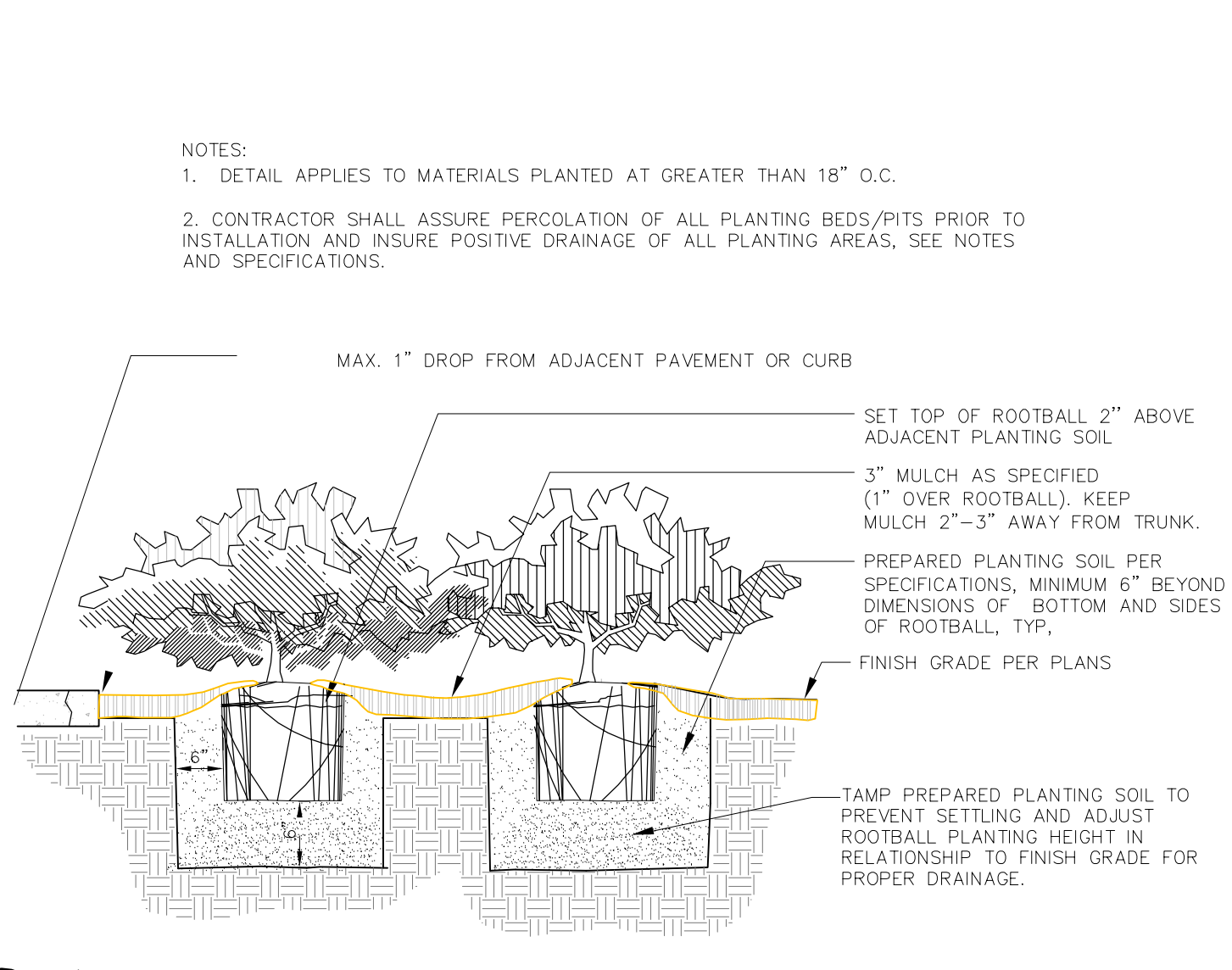
CH - Hummingbird Clethra

Landscape Notes

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



2 Tree Planting Detail
Scale: NTS



1 Shrub Planting Detail
Scale: NTS

Other Consultants:

Surveyor - Freeland Clarkscapes

Owner

New Leaf Sales LLC

Project:

Kid City
913 & 917 9th Avenue West

Sheet:

Landscape Specs

Designed By:

cds | Creative Development Solutions
landscape architecture | land planning | community and resort design
1003 4th avenue west, hendersonville, north carolina 28739
p 828 696 9992 | f 828 696 9954

ISSUE DATE :
October 16, 2023

REVISIONS:

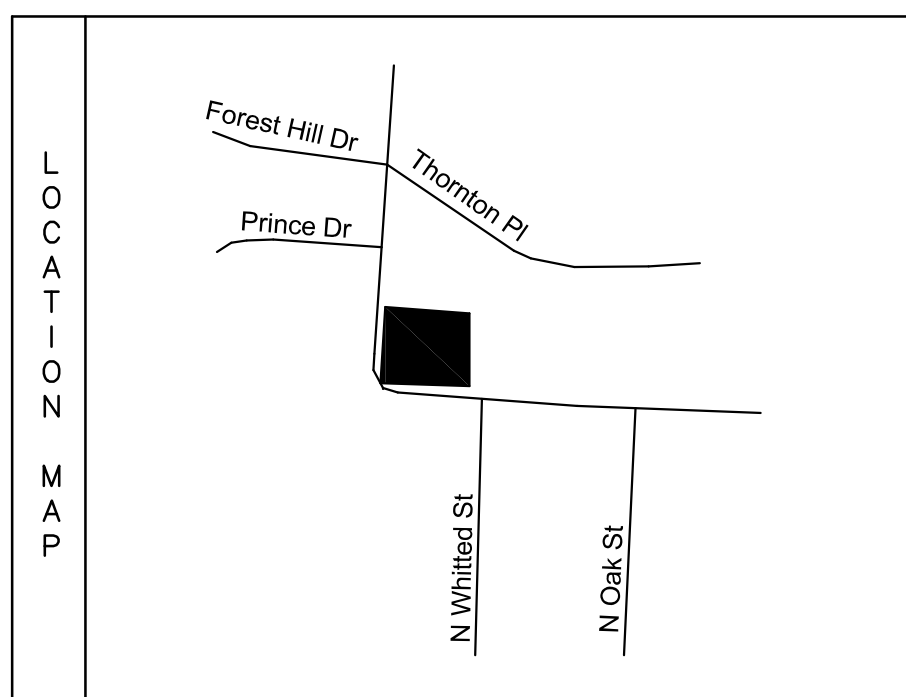
DESIGNED BY: DB

DRAWN BY: SB

APPROVED BY: DSB

Project Number:

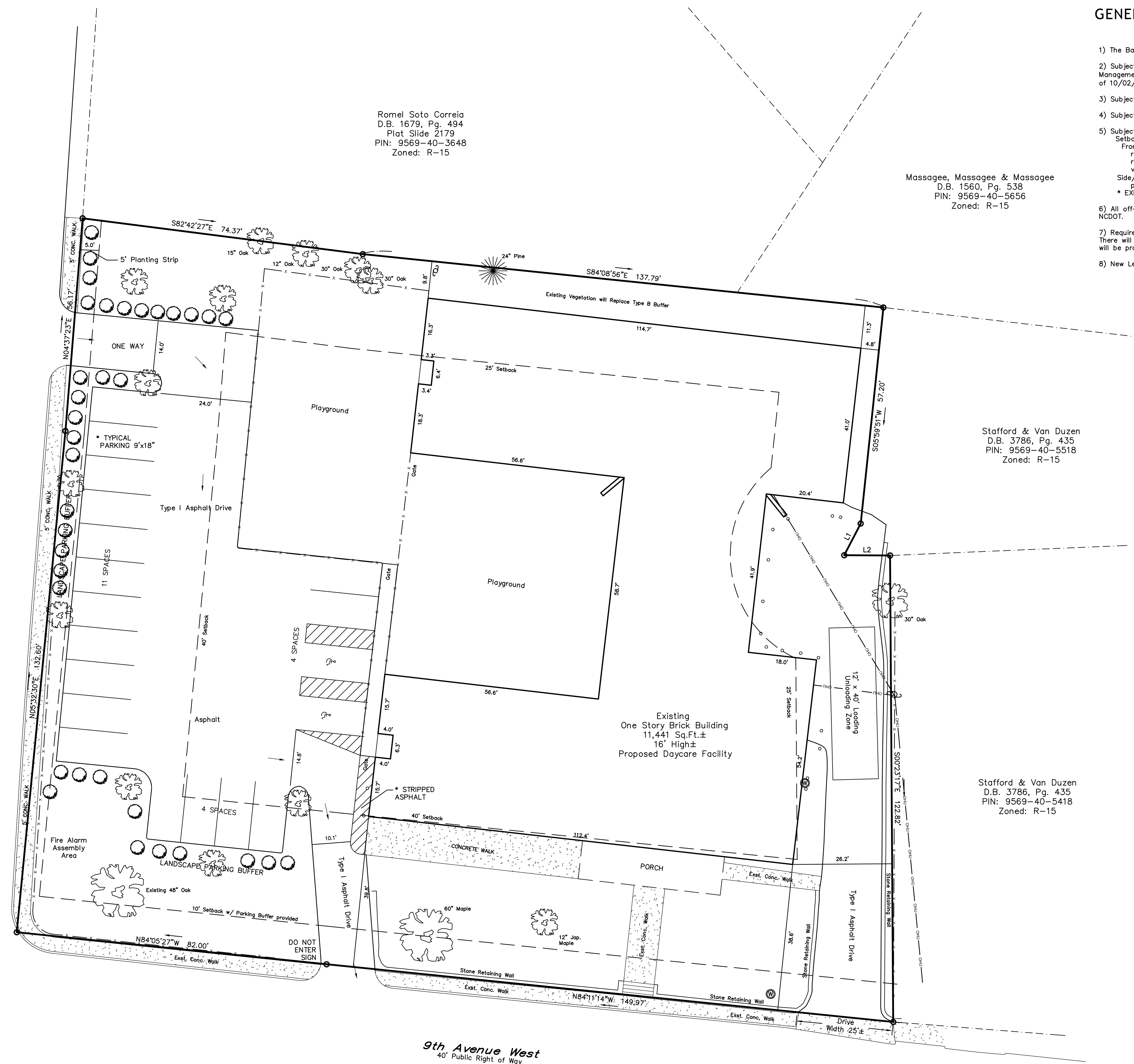
SHEET NUMBER :
L3



LINE	BEARING	DISTANCE
L1	S27°27'23"W	9.40'
L2	S89°40'55"E	12.07'

Henderson County Board of Public Education
D.B. 824, Pg. 216
PIN: 9569-40-1628
Zoned: PID

Oleans Avenue
40' Public Right of Way



Henderson County Board of Public Schools
D.B. 1096, Pg. 52
PIN: 9569-40-1087
Zoned: PID

Massagee, Massagee & Massagee
D.B. 1560, Pg. 538
PIN: 9569-40-5656
Zoned: R-15

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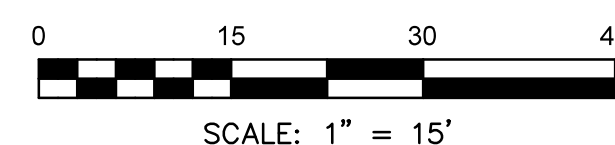
GENERAL SURVEY NOTES:

- 1) The Basis of Bearings for this survey is NAD83(2011)
- 2) Subject Property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 3700956900J, with a date of identification of 10/02/2008.
- 3) Subject Property is within the limits of the City of Hendersonville
- 4) Subject property is currently zoned R-15.
- 5) Subject property proposed zoning district: PID-CZD
Setbacks:
Front: All buildings and structures shall be set back not less than 40 feet from the nearest right-of-way line for any street adjoining the site; provided, however, such setback may be reduced to ten feet when parking is situated to the rear or side of the lot and screened from view from public rights-of-way.
Side/Rear: Buildings and structures shall be set back not less than 25 feet from any exterior property line.
* EXISTING STRUCTURES DO NOT MEET CURRENT SETBACKS
- 6) All off-street parking, driveways and loading areas shall be paved according to the specifications of the NCDOT.
- 7) Required parking spaces for a day are one space per employee, plus 4 spaces for drop off/pick up. There will be a maximum of 12 employees at any given time requiring a maximum of 16 spaces. 19 spaces will be provided, including 2 handicap spaces.
- 8) New Leaf Sales LLC Owner and Developer

	SQUARE FEET	% of TOTAL AREA
i Total Project Area	41,300	100%
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iii Site Coverage - Buildings	11,441	28%
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LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CALCULATED POINT
- TEMPORARY BENCHMARK
- (M) MEASURED
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- STORM DRAIN MANHOLE
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Site Plan for
New Leaf Sales LLC
(Owner & Developer)
913 & 917 9th Avenue West
Hendersonville Township
Henderson County
State of North Carolina



FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
Engineers * Land Surveyors
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(828) 697-6539
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info@fcaofnc.com
Firm No. C-1562

REF. PLAT SLIDE	14890
REF. DEED. BOOK	4036/593 & 4036/638
TAX MAP	9569-40-2580 & 40-3593
PARTY CHIEF	BLB
DRAWN	TEC
DATE	June 5, 2023
DWG.NO.	H43113

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Kid City USA File # P23-066-CZD
Wednesday, August 30, 2023 2:00 p.m.

Tyler Morrow, Planner II, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. Approximately two members of the public, the applicants and three City staff were in attendance and three others attended via Zoom. The following attended:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Tyler Morrow	staff		
Alexandra Hunt	staff		
Linda Carter	220 King Creek Boulevard		
Margit Nelson	498 Oak Grove Road		
David Lee	Applicant		
Ryan Latrell	Applicant		
Matthew Manley	staff		

Mr. Morrow opened the meeting explaining this is the Neighborhood Compatibility meeting for Kid City USA project located at 9th Avenue West and Orleans Avenue. The subject property is made up of two individual parcels.

According to the City’s Zoning Code, the Neighborhood Compatibility meeting is the first step in the Conditional Zoning process. This project has NOT yet been reviewed by staff for Zoning Code Compliance or Comprehensive Plan Consistency. A more detailed preliminary site plan and building design will be submitted prior to advancing to the next stage of the process. Once the Preliminary Site Plan is submitted, it will be reviewed by staff and the project will go to the Tree Board before going to the Planning Board. Both of these boards are advisory to the City Council. Planning Board and Tree Board will both make recommendations that will be reviewed by City Council. At both the Planning Board and the City Council meetings, public comments will be heard on this item – thus providing additional opportunities for public input. City Council is the last step in the Conditional Rezoning process. City Council will review the project and the recommendations from Tree Board and Planning Board, and they will give consideration to public comments before ultimately making a decision on the rezoning. A property is not rezoned until it is approved by City Council.

Pre-submitted public comments for today’s meeting were accepted via the City of Hendersonville website and via email and will be addressed during this meeting. Staff did not receive any pre-submitted public comments for this project. Comments and questions will also be accepted during today’s meeting, both in-person and through zoom by following these procedures:

Participants must use the raise hand feature to make comments or ask questions. At the appropriate time, we will identify users by name and unmute you. You may need to click “participants” to see the raise hand feature. On the telephone, you must press star-9.

If you are in the room and would like to speak, please make yourself known and we will direct you up to the podium. Before you speak, please state your name and address to be included in the record.

An overall vicinity map of the subject property is shown on the screen. The subject property is denoted with an orange star. You will see the Hendersonville Elementary and Middle schools within close proximity of the subject property. The Pardee Hospital campus can be seen to the east of the subject property and the 6th Ave/US 64 corridor is to the south. The north is made up of existing single-family neighborhoods.

Regarding the project:

The subject property is currently zoned R-15 Medium Density Residential.

The application is to change the zoning designation to Planned Institutional Development Conditional Zoning District.

The surrounding area has existing PID-CZD zoning for the Middle and Elementary Schools. The other prevalent zoning districts in the areas are R-15 Medium Density residential and R-6 High Density Residential, both of which are primarily consisting of single-family homes. MIC and PCD zoning are in the area and are associated with Pardee Hospital and other medical type uses.

Conditional Zoning Districts have a binding Site Plan and List of Uses and Conditions.

The concept plan shows the existing one-story brick structure at 913 9th Avenue West to remain and be repurposed into a childcare facility. The site plan also shows associated parking and two proposed playgrounds. The plan also shows an access off of 9th Avenue West and Orleans Avenue. The subject property is approximately 0.95 acres. If approved, the development would be limited to the stated uses and what is shown on the approved plan.

Following the developer's presentation, you will be able to question the developer about points which remain unclear. Questioning shall center on the proposal's compatibility as presented. There were no pre-submitted comments so after the developer's presentation we will move into the people who are attending the meeting in person and on zoom. We will identify speakers in order and unmute you if virtual.

Before you speak, please give your name and address for the record. Minutes of this meeting are being recorded and will be forwarded to the Planning Board and City Council.

Mr. Morrow stated David Lee and Ryan Latrell with the development team were in attendance.

David Lee stated he has been a resident of Henderson County for 25 years. He stated he has children and grandchildren and his children are struggling to keep their kids in child care. It is very hard to find good child care and be able to afford it. They found this opportunity and realized they could repurpose this building. It was previously a retirement home. It has 21 rooms and 13 bathrooms, a cafeteria, a kitchen, a rec room, a playground. They will expand the playground and parking. They will be using the building in its current configuration. They will be making updates such as new paint and new signage and new windows and doors and flooring, etc.

Kid City USA is a national childcare corporation. They have almost 150 locations and been in business 25 years. They spoke with a lot of childcare companies to see who would be interested in it and they just beat everyone else on the marks. They have a great corporation. They have a great board and have learned a lot about childcare. This is a school that will offer up to 40% of their student body will be subsidized. They will be licensed for roughly 200 students. It will be opened to everyone and provide a lot of options. They will provide breakfast and lunch and be open from 6:30 am until 6:30 pm.

Mr. Lee stated his children have struggled with finding childcare open all day and that was affordable. They believe this is a critical service that the town needs.

Mr. Morrow opened up public comment to anyone in the room.

Linda Carter with WNC Source stated they are down the road and are in the childcare business with Head Start. Her question was concerning staff. That was a struggle for them, getting teaching staff. Right now looking in Henderson County, the numbers they are down, it is close to 20 and if you are going to have 200 children at what rate do you propose to pay and how are you going to get the staff needed to man that large of a facility.

Ryan Latrell stated licenses are based on square footage but the capacity will probably be 125 to 150 children because they do not like to max out completely. Their model is not pre-k. Their structure and pay seems to be pretty good from what he has learned. He doesn't know the exact number for what they pay their teachers. They don't seem to have a staffing issue per say. This franchisee, Jenny, if she takes over has six other schools in Western North Carolina and in South Carolina. She doesn't seem to struggle with placing people there. Ms. Carter stated she was just curious because their rate of pay was highest in the area and it is difficult finding the workforce and there will be education requirements for staff. Mr. Latrell stated she comes with a large background in child development, 25 years. She worked licensed for the state of Florida for 15 years.

The rates were discussed along with grant monies. The rates will vary depending on age. There are subsidies left where it is like 1,400 for infants per month. That is a subsidy she would get to help the parents out and up to 40% of the children would get a discount with whatever they can afford to pay. The rates are all based on age.

Mr. Lee stated they do not work for Kid City, they are partnering with Kid City. They own the building and have connected with them over the last year. Jenny told him that she will maintain a five star rating in this school. The corporation is highly involved and they are out of Florida.

Ms. Carter asked what their pay scale will be. Mr. Lee stated he will follow up with her about this.

Mr. Morrow opened up for comments on zoom.

Celeste Mayes stated she is the wife of Paul Mayes and they live on an adjacent parcel. Her address is 911 Thornton Place. Thornton Place is used as a main avenue for cars to drop kids off in the morning to both schools and pick up in the afternoon. The street, 9th Avenue is essentially one way coming out of middle school. A route around this block is through Thornton Place. The cars tend to back up onto Orleans going down the hill and turning onto Thornton Place from Orleans. Her concern for herself and for the neighborhood is an increase in traffic. She realizes that a lot of these families are already dropping kids off at school and there is no impact there but there will be families that are coming there just for the childcare center. She wanted to know if anything had been discussed to mitigate the traffic and has anything been discussed with the city about the paving of Orleans as it narrows down in the neighborhood at the three-way stop. She had concerns about the maintenance of the road and bushes being unattended. She was concerned about children walking in the area and with the increase in traffic it will be worse.

Matthew Manley, Strategic Projects Manager for the city stated the applicant may want to address this from the traffic that will be generated by the use. He stated Orleans Avenue has been identified in a draft pedestrian plan that the city is working on with some consultants that will be considered for adoption later on this fall or winter. That pedestrian plan lists Orleans Avenue as the second highest ranked priority for local

streets under the city's maintenance for improvements along Orleans. He talked about this being a complex project and stated it is on the radar.

Mr. Latrell stated they have talked with Kid City about the one-way street and traffic. He didn't believe it will increase the traffic pattern during school hours because most will drop their kids off earlier in the morning and later in the evening they will pick them up. He has noted Ms. Mayes concerns.

Ken Fitch, 1046 Patton Street stated the previous use was all residential. Mr. Morrow stated people were living there but it was more of a commercial use as it was a retirement center. There was a home on the corner that was uninhabitable. Mr. Lee stated the home had been broken into many times and it had to be boarded up. It was more of a nuisance than a residence. Mr. Fitch wanted to know what generated the rezoning. Mr. Morrow stated a rezoning of some type was needed because R-15 does not allow a childcare facility as a permitted use. He explained staff's recommendation for the PID rezoning. Mr. Fitch wanted the management explained. Mr. Latrell stated Mr. Lee is the property owner and the childcare center is a national chain.

Mr. Manley stated the petition pertains to the site and proposed use. Is it consistent with the comp plan and compatible with the area? The use is what is being approved and not who the occupant or group is that will manage the building or who the franchisee is. That is no concern for the rezoning.

Mr. Fitch had concerns about the traffic that will be going in and out during the day at this location. This is an intense location. He wanted to know about the setback and buffers from the residential properties would be. Mr. Morrow stated staff has not yet reviewed this and that will come after the preliminary plan is submitted. Against residential zoning it would require some type of buffering. As far as setbacks, this is an existing building. If they do not meet the requirements for PID zoning they can propose conditions. Mr. Fitch asked about playgrounds. Mr. Morrow stated he believes there are supplementary standards and once the project is reviewed they will get into those standards. Mr. Morrow stated there would be a tree survey for this project. The state also has requirements that will need to be met for playgrounds. Mr. Morrow discussed the tree survey and the cutting of trees. All current trees greater than 12 inches in diameter will have to be shown on the tree survey.

Discussion was made on the boundary and it being heavily vegetated.

Mr. Lee stated he is not planning to take any of the trees down. They did remove a pine tree. There will be a landscape plan. He stated staff will need about 12 to 15 spaces for parking and they plan to add more than that. Street parking was discussed.

Mr. Lee discussed where the dumpster would be placed. He stated they are hoping final approval would come in November or December and have the property updates complete sometime in April.

Mr. Morrow stated September 1st is the deadline for the preliminary site plan submittal. That would put them on the Tree Board for September 19th. The Planning Board meeting would be October 12th at 4:00 pm. City Council would be slated for November 2nd at 5:45 pm. Letters will be sent for the Planning Board and the City Council meetings. That would be the time table as long as there are no delays.

Staff has not fully reviewed this project yet. Mr. Morrow discussed the process and who reviews the site plan.

Eliana Owens, 922 Thornton Place stated she welcomes the use of the building and glad someone is planning to occupy it. She can see the building from her backyard. She shares the concerns with the traffic on Thornton Place. She would like the city to look at this and discuss having speed bumps and a discussion on the streets

and traffic with the city. Mr. Morrow stated he has made notes of the concerns and will see what information he can get from the Public Works Department.

Mr. Morrow stated the time table again. If they submit September 1st the project will go the Tree Board on September 19th and the Planning Board on October 12th. These boards are advisory boards to City Council. The project will go to City Council on November 2nd. The rezoning will not take place until City Council approves it. City Council will make the final decision on the rezoning.

With no further comments or questions, Mr. Morrow closed the meeting at 2:48 pm.



TREE BOARD RECOMMENDATION
KID CITY USA (P23-066-CZD)
MEETING DATE: FEBRUARY 20th, 2024

PETITION REQUEST: Rezoning: Kid City USA- Conditional Zoning District (PID-CZD)

- APPLICANT/PETITIONER: David Lee, New Leaf Sales LLC [Applicant & Owner]

TREE BOARD ACTION SUMMARY:

The developer presented to the Tree Board at their regular meeting on Tuesday February 20th, 2024. The following Tree Board members were present: Janet Thew (Chair), Becca Doll, Mary Davis, Glenn Lange

SUMMARY

There are a total of 7 trees that are 12" or greater DBH on the site. 7 of these trees and some smaller DBH existing trees are proposed to be preserved.

MOTION

Based on the Landscape Plans provided on 10/16/23, the Tree Board recommends the following conditions:

Invasive trees, shrubs and ground cover shall be removed, particularly English Ivy, throughout the site, especially from trees that will be preserved. Care shall be taken to not substantively disturb the root systems of preserved trees. Invasive trees and shrubs can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication "Controlling English Ivy in Urban Landscapes" **Developer Agreed**

All preserved trees shall be protected from grading and construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits. **Developer Agreed in part.**

The developer's Landscape Architect noted that it would not be feasible to meet the 1' to 1" DBH requirement for the larger trees on site, but indicated they would provide as much as feasible and generally suggested they thought that 30' would be feasible in large part.

TREE BOARD RECOMMENDATIONKID CITY USA (P23-066-CZD)MEETING DATE: FEBRUARY 20th, 2024

PETITION REQUEST: Rezoning: Kid City USA- Conditional Zoning District (PID-CZD)

- APPLICANT/PETITIONER: David Lee, New Leaf Sales LLC [Applicant & Owner]

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

BOARD ACTION

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

Ordinance # ____ - ____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR THE PARCEL POSSESSING PIN NUMBER: 9569-40-2580 & 9569-40-3593 BY CHANGING THE ZONING DESIGNATION FROM R-15, MEDIUM DENISITY RESIDENTIAL TO PID-CZD, PLANNED INSTITUTIONAL DEVELOPMENT CONDITIONAL ZONING DISTRICT

IN RE: Parcel Number: 9568-92-1924
Address: 904 Greenville Highway

The Lofts at Chadwick: (File # P24-04-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant/owner, David Lee (President), New Leaf Sales LLC, for the rehabilitation of an existing 11,441 sqft commercial building on approximately 0.95 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on March 14th, 2024; voting 0-0 to recommend/not recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on April 4th, 2024, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9569-40-2580 & 9569-40-3593, changing the zoning designation from R-15, Medium Density Residential to PID-CZD, Planned Institutional Development Conditional Zoning District.
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the master site plan submitted by the applicant revision dated October 16, 2023, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant’s execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Childcare Center
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

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

Jill Murray, City Clerk

Approved as to form:

Angela S. Becker, City Attorney

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

IN RE: Parcel Numbers: 9569-40-2580 & 9569-40-3593
 Addresses: 913 9th Avenue West
 The Lofts at Chadwick: (File # P23-066-CZD)

Applicant/Developer: David Lee (President),
New Leaf Sales LLC

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: David Lee (President), New Leaf
Sales LLC

Signature:_____

Printed Name:_____

Title:_____

Date:_____



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

- ☐ 1. 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: 8/15/23

By: TS

Fee Received? 8/N

\$500.00

A. Applicant Contact Information

David Lee

* Printed Applicant Name

New Leaf Sales, LLC

Printed Company Name (if applicable)

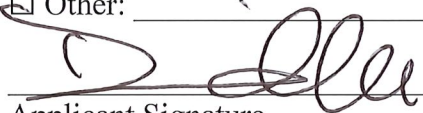
☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☒ Other:



Applicant Signature

Member Manager

Applicant Title (if applicable)

2207 Kznuga Rd

Address of Applicant

Hendersonville, NC 28739

City, State, and Zip Code

828 699 4505

Telephone

davidleeteam@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]

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

Same
*Printed Owner Name

Same
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.

C. Property Information

Name of Project: Kid City USA

PIN(s): 9569403593 & 9569402580

Address(es) / Location of Property: 913 9th Ave West & 917 9th Ave West
Hendersonville, NC 28791

Type of Development: ☐ Residential ☒ Commercial ☐ Other

Current Zoning: R-15

Total Acreage: Tr assessed 0.71 & 0.24

Proposed Zoning: P1D

Proposed Building Square Footage: Existing bldg 11,680 sq¹

Number of Dwelling Units: —

List of Requested Uses: Childcare facility

D. Proposed Development Conditions for the Site

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

See attached site/concept plan

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

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*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

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CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Tyler Morrow **MEETING DATE:** March 14th 2024

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

TITLE OF ITEM: Administrative Review: Preliminary Site Plan– Living Savior Church (A24-02-SPR) – Tyler Morrow – Planner II

SUGGESTED MOTION(S):

<p><u>For Approval:</u></p> <p>I move that the Planning Board grant preliminary site plan and building design approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-27 Commercial Highway Mixed Use, 7-3-3 Review of Preliminary Site Plans, and 18-3-1.2 Joint site plan and design review) finding that the Living Savior Church project is compliant with all applicable requirements.</p> <p>[DISCUSS & VOTE]</p>	<p><u>For Denial:</u></p> <p>I move that the Planning Board deny the application for preliminary site plan and building design approval for the Living Savior Church project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:</p> <ol style="list-style-type: none"> 1. <p>[DISCUSS & VOTE]</p>
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SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Daniel Meyer of the Living Savior Evangelical Lutheran Church. The applicant is proposing to construct a 12,125 square foot church on the subject property.

The proposed site plan shows that the church will have a height of 29' 7" from the average grade. The church is slated to have both driveway access points off the NCDOT maintained Vine Road (SR-1782). The site plan shows that the proposed development will provide 67 parking spaces with 3 ADA parking spaces to serve the development.

Due to this development adding more than 30 parking spaces, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

Since this project does not exceed the 50,000 square foot trigger that requires a rezoning to a conditional zoning district, the project will be developed in accordance with the underlying CHMU zoning.

City Council at their December 7th, 2023, meeting zoned the subject property from

Henderson County CC (Community Commercial) to City CHMU (Commercial Highway Mixed Use).

PROJECT/PETITIONER NUMBER:	(A24-02-SPR)
PETITIONER NAME:	Living Savior Evangelical Lutheran Church [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Preliminary Site Plan 3. Preliminary Building Design 4. Application and Signature Addendums

PRELIMINARY SITE PLAN REVIEW-LIVING SAVIOR CHURCH (A24-02-SPR)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

PRELIMINARY SITE PLAN REVIEW GUIDELINES..... 3

EXISTING ZONING & LAND USE 4

SITE IMAGES..... 5

SITE IMAGES..... 6

PROPOSED DEVELOPMENT DETAILS..... 7

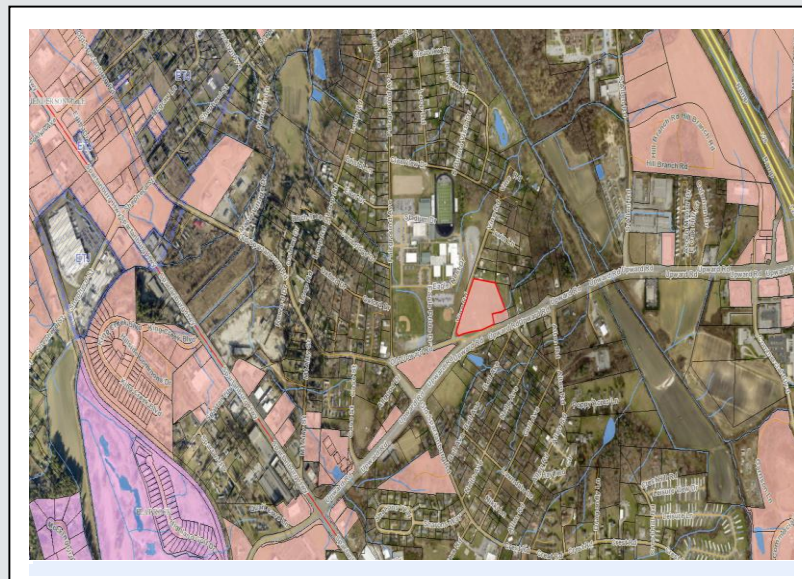
OUTSTANDING PRELIMINARY SITE PLAN COMMENTS..... 7

STAFF ANALYSIS..... 7



PROJECT SUMMARY

- Project Name & Case #:
 - Living Savior Church
 - A24-02-SPR
- Applicant & Property Owner:
 - Living Savior Evangelical Lutheran Church (Daniel Meyer, President)
[Applicant & Owner]
- Property Address:
 - 200 Upward Road
- Project Acreage:
 - 4.72 Acres
- Parcel Identification (PIN):
 - 9578-90-1278
- Parcel Zoning:
 - CHMU, Commercial Highway Mixed Use
- Future Land Use Designation:
 - High Intensity Neighborhood
- Requested Uses:
 - Religious institutions
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Daniel Meyer of the Living Savior Evangelical Lutheran Church. The applicant is proposing to construct a 12,125 square foot church on the subject property.

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City Council at their December 7th 2023 meeting zoned the subject property from Henderson County CC (Community Commercial) to City CHMU (Commercial Highway Mixed Use).

PRELIMINARY SITE PLAN REVIEW GUIDELINES

Review of Preliminary Site Plans

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

- Preliminary plan review is required of all development undergoing Site Plan Review for the following:
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
 - Addition of more than 30 parking spaces.
 - Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the planning board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

The planning board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.

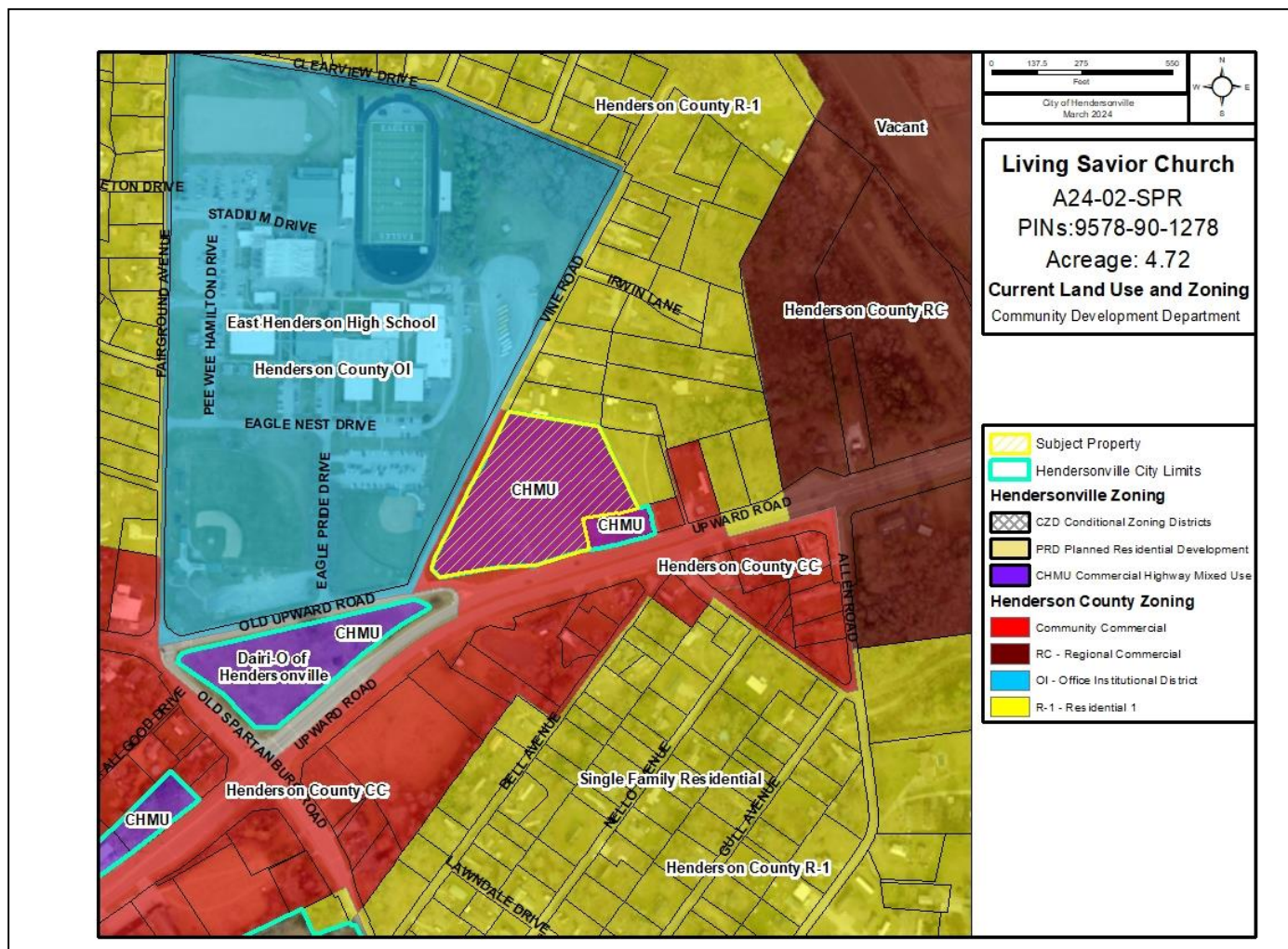
Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of of the zoning ordinance, in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

Review of CHMU Building Design Standards

This project is located within the Commercial Highway Mixed Use Zoning District which does have design standards for any project within this district (minus single and two family homes). Article 18 “Mixed Use Zoning” outlines the process that all projects located within a mixed use zoning district shall undergo. Mixed use zoning districts require special attention to design because of the intermixing of land uses in close proximity. Applications for development authorization for projects located within one of the mixed use zoning districts shall, in addition to site layout, address building and site design, as well as the functional integration of residential and commercial uses. In addition to meeting the requirements for site plan review contained in section 7-3, applications for development authorization within a mixed use zoning district shall also demonstrate that the design of the project meets the goals and intent of the mixed use zoning district classifications.

Article 18-3-1.2 Joint site plan and design review outlines the process for any project that is receiving a joint approval of the preliminary site plan and design. If the applicant chooses to undergo joint site plan and design review, it shall submit, in addition to the preliminary site plan, a design concept meeting the requirements of [section 18-3-3](#). The preliminary site plan and the design concept shall undergo a threshold review by the planning director to determine whether they demonstrate compliance with the design standards for the zoning district in which the property is situated. If the planning director determines the plans are compliant with the applicable design standards, the planning director shall refer the application to the reviewing authority for preliminary review (Planning Board). The decision as to compliance shall be that of the reviewing authority and shall be subject to review in accordance with article VII. Joint preliminary site plan and design approval shall entitle the applicant to final approval to develop the property in accordance with the approved preliminary site plan so long as final plans, including the final design concept, do not deviate substantially therefrom.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned CHMU (Commercial Highway Mixed Use) by the City of Hendersonville. It is a satellite annexed parcel for the City of Hendersonville. There are other satellite annexed parcels present along this corridor with zoning designations including Commercial Highway Mixed Use (CHMU) and PRD-CZD (Planned Residential Development Conditional Zoning District). The properties within these districts are developed with a fast-food restaurant and the Oak Preserve residential development.

The area is largely made up of Henderson County Zoning. Henderson County Community Commercial is present along the Upward Road Corridor going east until Allen Road and then it transitions to Henderson County Regional Commercial. Henderson County R-1 is the predominant County residential zoning classification found in this area and it consists of single-family neighborhoods. East Henderson directly west of Vine Road from the subject property is zoned Henderson County Office Institutional.

SITE IMAGES



*View of the mature trees along Vine Road.
24 Trees were identified along this property line. 13 Retained, 11 removed.*



Typical view of the subject property looking northward.

SITE IMAGES



View of Vine Road. Both access points will be off of Vine Road.



View of site facing west towards East Henderson High School.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use: Religious Institution**
 - Total Square footage- 12,125 square feet
 - First floor (main floor)- 8,030 square feet
 - Basement- 4,095 square feet.
 - Proposed Height- 29' 7" from the average grade to the mean height level.
 - 35' 7" from the ground to the mean of the roof (on the tallest side-east side)
 - Building Measurement per Ordinance- The vertical distance measured from the average grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
- **Site:**
 - 4.75 Acres
 - No special flood hazard areas are present on the site.
 - No steep slopes are on the site.
 - It appears that parts of the site have been previously disturbed.
 - 27 trees were identified on the property.
 - 16 retained.
 - 11 removed.
- **Streets/ Access**
 - The site has two proposed access points.
 - Both points would be accessed off of Vine Road (a NCDOT maintained road).
 - No driveways are proposed to be off of Upward Road. All driveways would be required to obtain a driveway permit from NCDOT at final site plan approval.
- **Parking**
 - Religious Institution: 1 per each 4 seats
 - Required: $210 \text{ Seats} / 4 = 53 \text{ Spaces}$
 - Currently proposed: 67 Spaces, including 3 ADA spaces.
- **Sidewalks**
 - Sidewalks will be required along the entire parcel frontage on Upward Road and Vine Road.
 - The site plan also shows sidewalks connecting the main entrance to the building to the public street sidewalks.
- **Stormwater Management**
 - The project will be required to install post construction stormwater measures. These plans will be reviewed as an aspect of the final site plan review.

- **Public Utilities**
 - The site will be served by City of Hendersonville Water and Sewer.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in the Commercial Highway Mixed Use District (5-27), and Preliminary Site Plan (7-3-3) with the following exceptions:

- None

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

FIRE MARSHAL

Preliminary Site Plan Comments:

- None

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- None

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- None

PUBLIC WORKS

Preliminary Site Plan Comments:

- None

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

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

STAFF ANALYSISZoning Compliance:

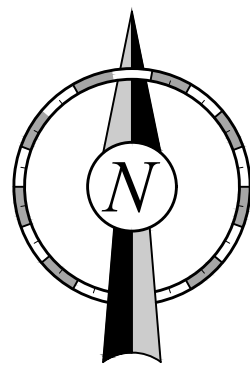
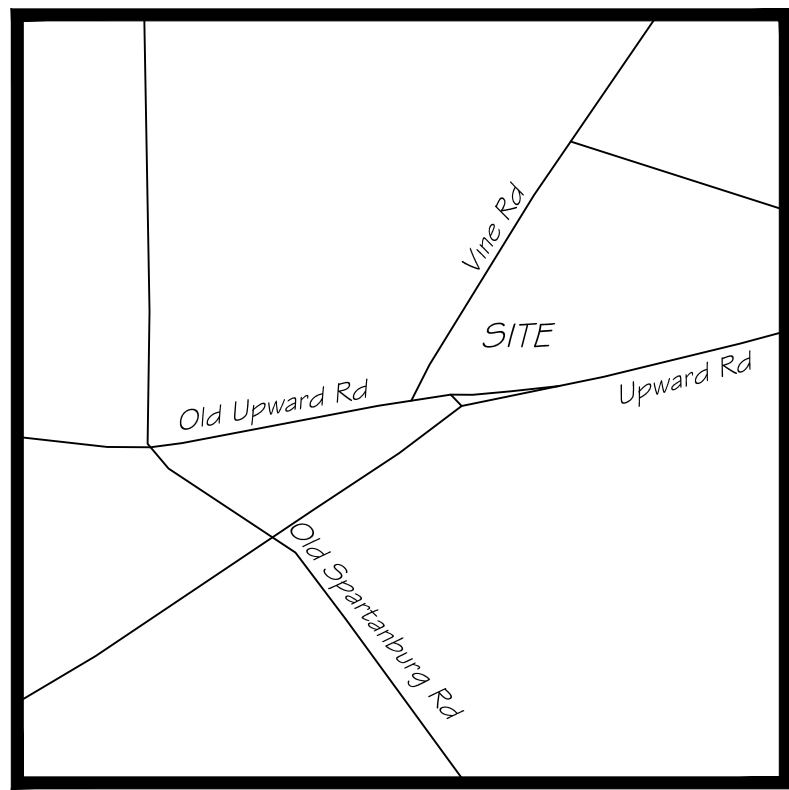
Based on the review by staff, the submitted preliminary site plan and building design for the Living Savior Church Project meets the Zoning Ordinance standards established for commercial projects within the Commercial Highway Mixed Use District, Preliminary Site Plan Review (Section 7-3-3.2) and Building Design Review (Article XVIII. - Mixed Use Zoning.)

SITE DEVELOPMENT PLANS FOR

LIVING SAVIOR LUTHERAN CHURCH

200 UPWARD ROAD

HENDERSONVILLE, NC



Vicinity Map

Not to Scale

MUNICIPAL CONTACT LIST:

CITY OF HENDERSONVILLE

PLANNING AND ZONING DIVISION
CITY OF HENDERSONVILLE
160 SIXTH AVE EAST
HENDERSONVILLE, NC 28792
TEL: 828-697-3064
CONTACT: MATTHEW MANLEY

TRANSPORTATION DEPARTMENT
NCDOT
4142 HAYWOOD ROAD
MILLS RIVER, NC 28759
TEL: 828-891-7911
FAX: 828-891-596
CONTACT: RUSTY DARNELL

CITY OF HENDERSONVILLE WATER UTILITIES
TEL: 828-697-3000
CONTACT: ADAM STEURER, PE

CITY FIRE DEPARTMENT
632 SUGARLOAF ROAD
HENDERSONVILLE, NC 28792
TEL: 828-697-3024

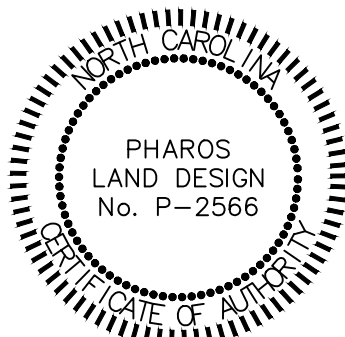
PROJECT CONTACT LIST:

SURVEYOR OF RECORD
ASSOCIATED LAND SURVEYORS AND
PLANNERS, PLLC
CAMERON S. BAKER, PLS
PO BOX 578
HORSE SHOE, NC 28742
TEL: 828-890-3507

ENGINEER OF RECORD
PHAROS LAND DESIGN, PLLC
W. DUANE ENSOR, PE
204 PARIS GLEN WAY
GREENVILLE, SC 29609
TEL: 843-693-2335

Sheet List Table

Sheet Number	Sheet Title
1 OF 18	COVER SHEET
2 OF 18	SURVEY
3 OF 18	DEMOLITION PLAN
4 OF 18	SITE PLAN
5 OF 18	SITE DETAILS
6 OF 18	GRADING PLAN
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8 OF 18	STORM DETAILS
9 OF 18	PRE-DEVELOPMENT DRAINAGE MAP
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16 OF 18	UTILITY DETAILS
17 OF 18	SIGHT DISTANCE
L1.00 OF L1.05	LANDSCAPE PLAN
L1.01 OF L1.05	LANDSCAPE PLAN
L1.02 OF L1.05	LANDSCAPE PLAN
L1.03 OF L1.05	LANDSCAPE PLAN
L1.04 OF L1.05	LANDSCAPE PLAN
L1.05 OF L1.05	LANDSCAPE PLAN



LIVING SAVIOR CHURCH

COVER SHEET

FILE NAME: LIVING SAVIOR CHURCH CIVL.DWG	BY: WDE	JOB NO: PMW-001	FLD. BK:	DATE: 03.04.2024	SHEET NO. 1 OF 18
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN			

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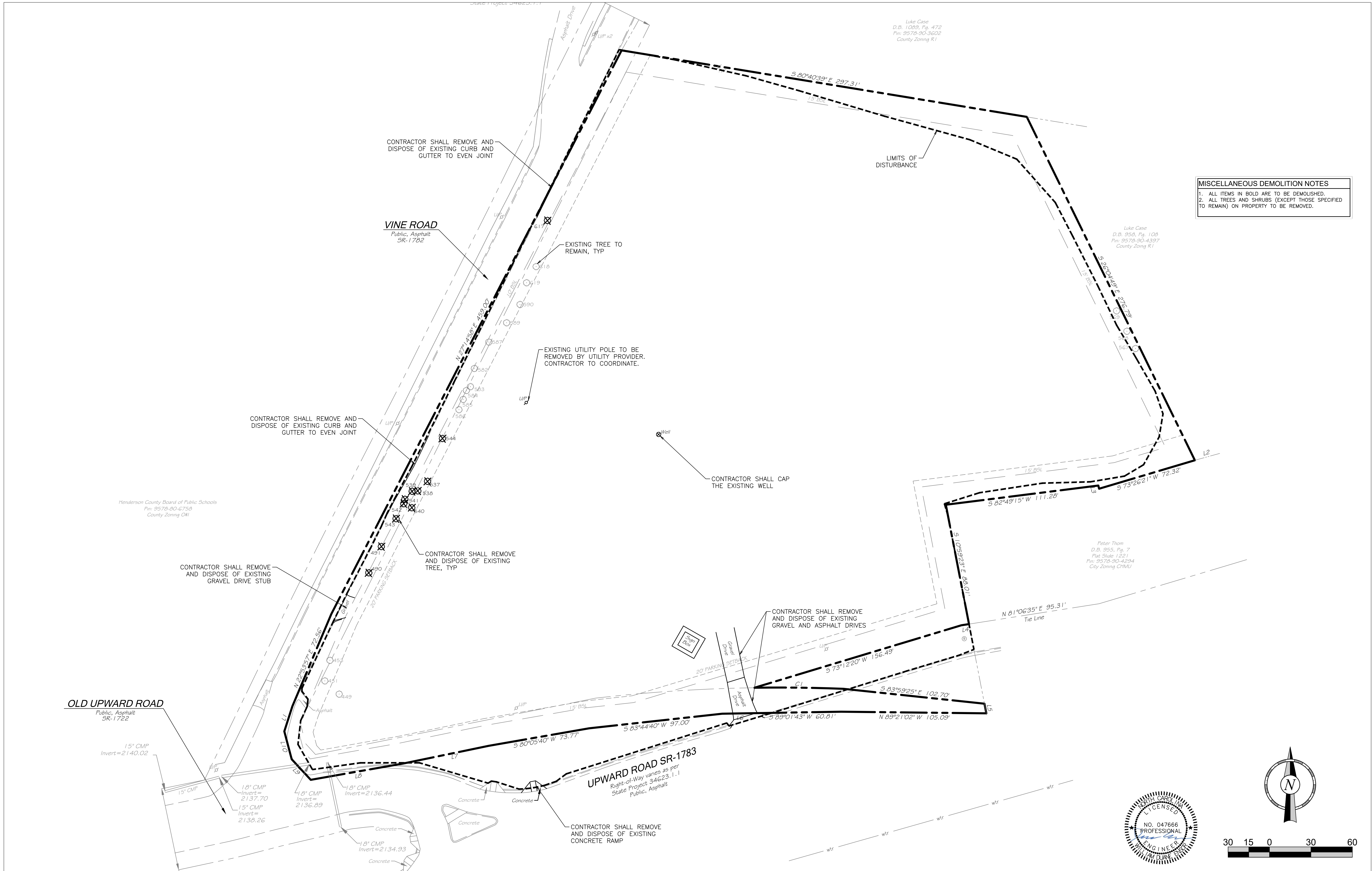
PREPARED FOR:
ADEPTUS ARCHITECTURE

121 MANLY STREET
GREENVILLE, SC 29601

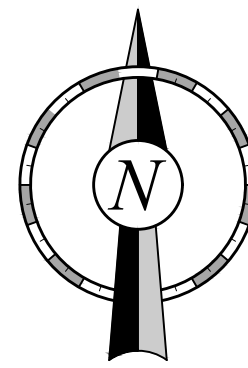
PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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MISCELLANEOUS DEMOLITION NOTES
1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
2. ALL TREES AND SHRUBS (EXCEPT THOSE SPECIFIED TO REMAIN) ON PROPERTY TO BE REMOVED.

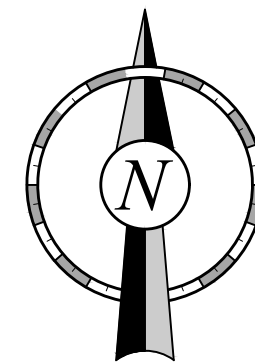


PREPARED FOR: ADEPTUS ARCHITECTURE 121 MANLY STREET GREENVILLE, SC 29601	PREPARED BY: PHAROS LAND DESIGN, LLC Civil Site Engineering PO Box 31182, Greenville, SC 29608 c: 843-693-2335	REVISIONS						LIVING SAVIOR CHURCH					
		NO.	DATE	DESCRIPTION			NO.	DATE	DESCRIPTION				
FILE NAME: LIVING SAVIOR CHURCH DEMOLITION						DESIGN. BY:		JOB NO: PMW-001		FLD. BK:		SHEET NO.	
NC COA: P-2566						DRN BY: WDE		SCALE: AS SHOWN		DATE: 03.04.2024		3 OF 18	

Minimum height:	14 feet to the top of the parapet for buildings with flat roofs. There is no minimum height requirements for other buildings.
Maximum height:	4 stories
Minimum setbacks:	Front: 10 feet Sides: 15 feet plus 5 feet for each floor above 2. Rear: 15 feet plus 5 feet for each floor above 2.
Minimum lot width:	None.
Encroachments:	Balconies, stoops, chimneys, roof overhangs and bay windows are permitted to encroach into any setback up to 5 feet.
Accessory structures	Side: 3 feet Rear: 3 feet

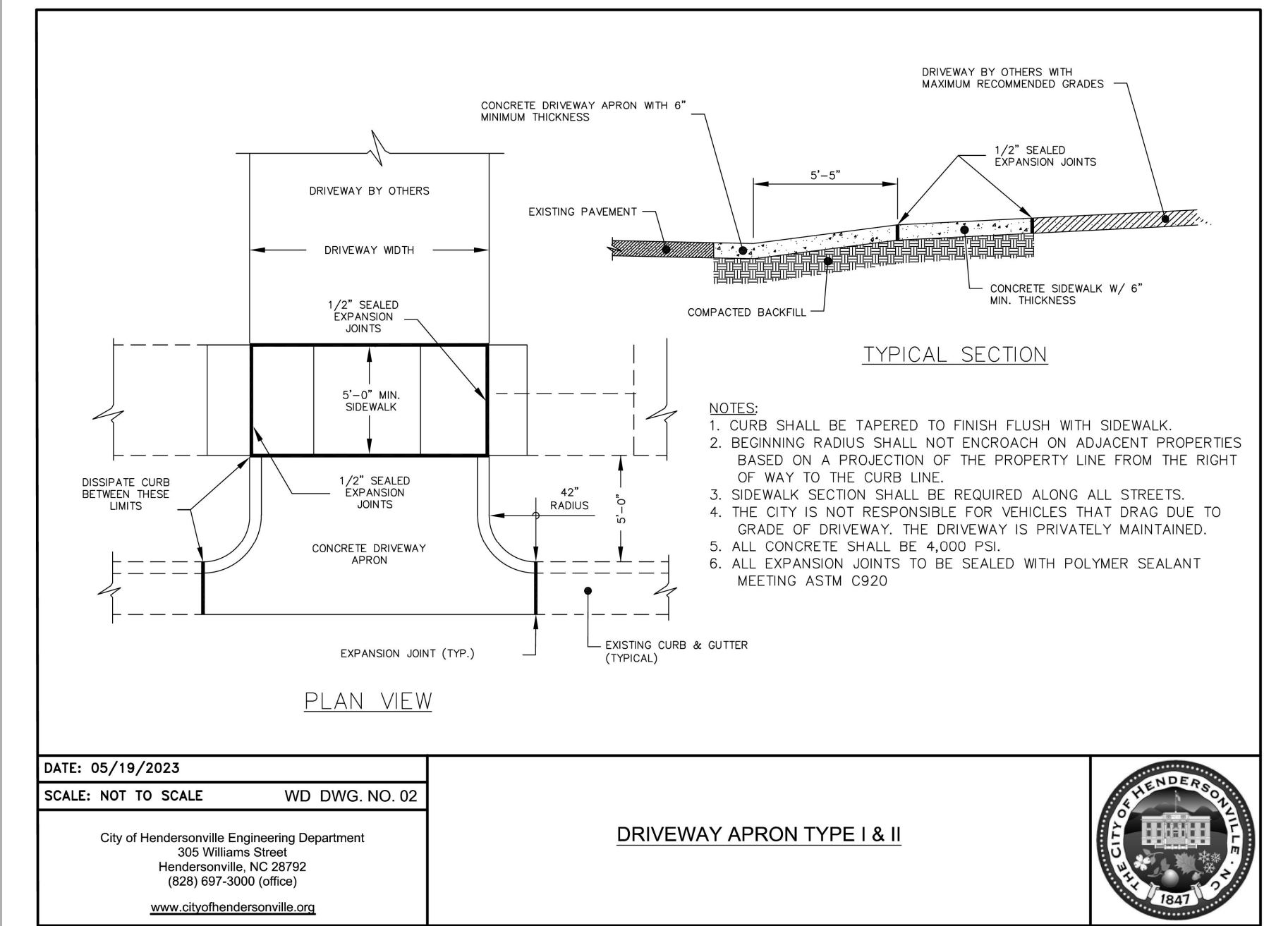
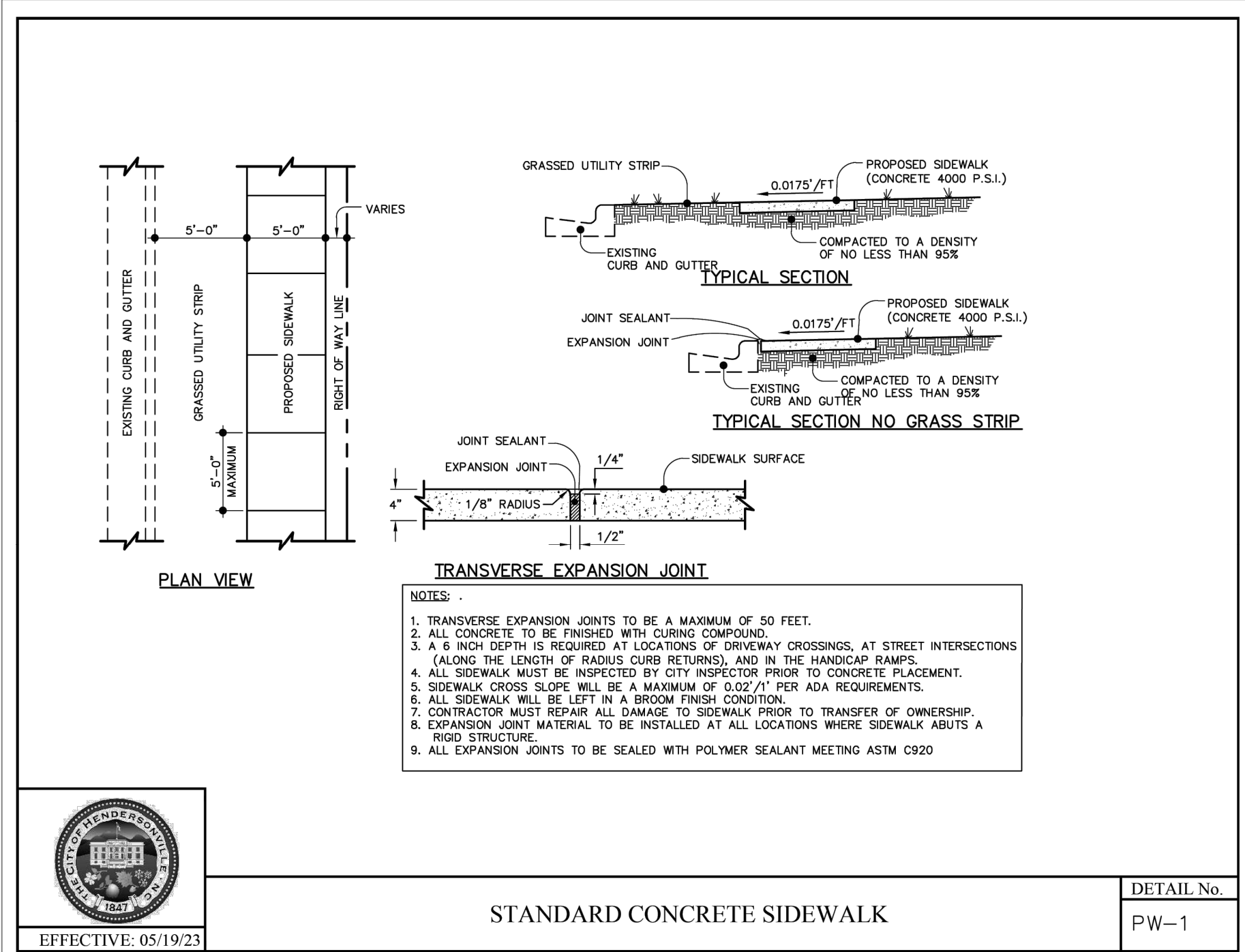
PARKING TABLE	
REQUIRED	1 SPACE /4 SEATS : 210 SEATS = 53 SPACES
PROVIDED	67 SPACES

OWNER/DEVELOPER:
LIVING SAVIOR EVANGELICAL
LUTHERAN CHURCH



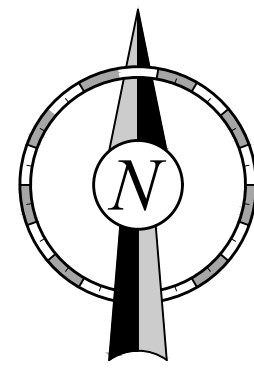
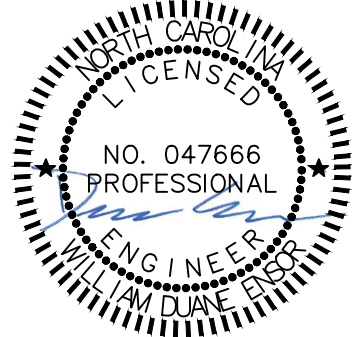
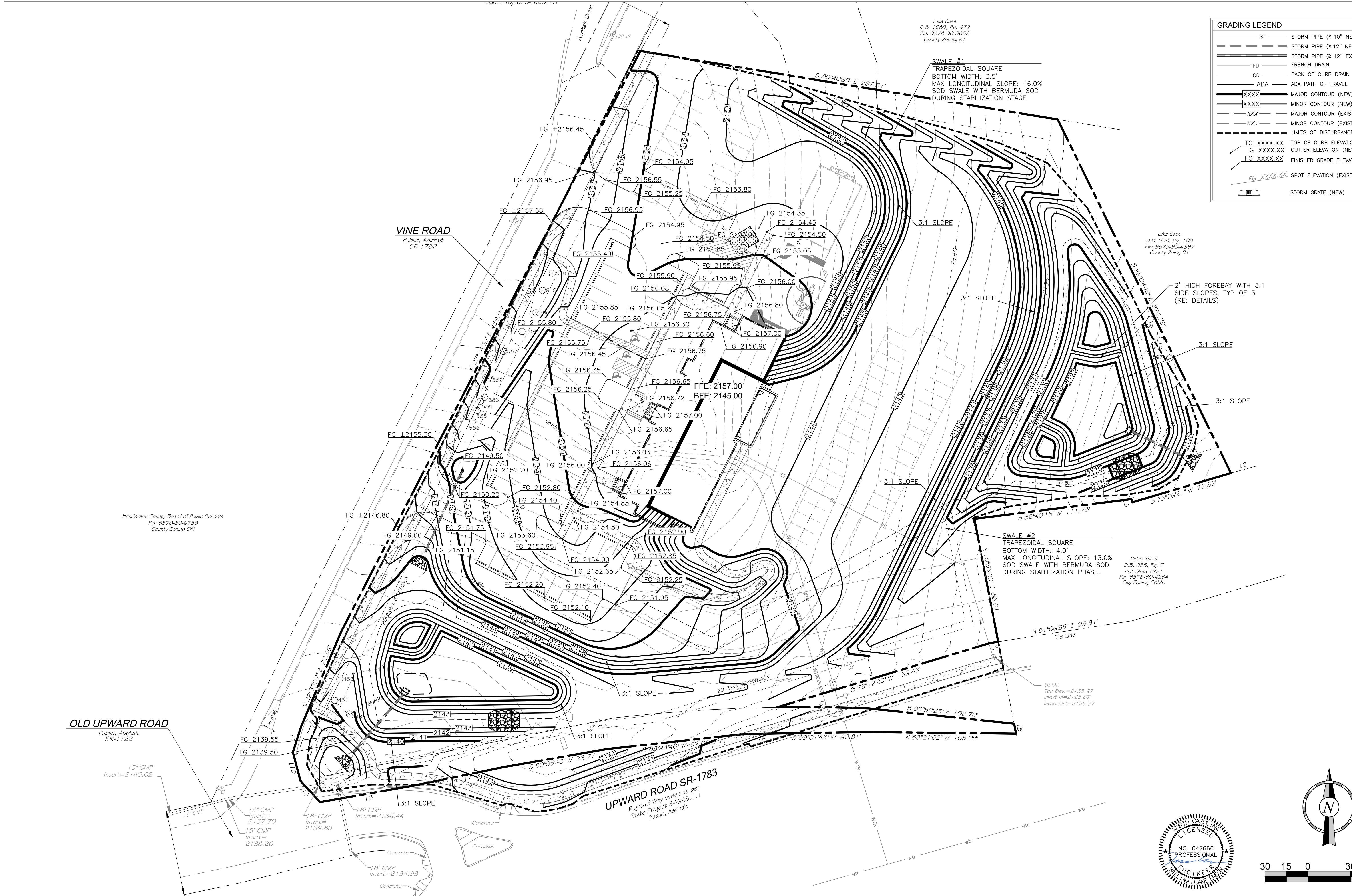
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		NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	SITE PLAN					
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GRADING LEGEND

- ST STORM PIPE (≤ 10" NEW)
- STORM PIPE (≥ 12" NEW)
- STORM PIPE (≥ 12" EXISTING)
- FD FRENCH DRAIN
- CD BACK OF CURB DRAIN
- ADA ADA PATH OF TRAVEL
- XXXX MAJOR CONTOUR (NEW)
- XXXX MINOR CONTOUR (NEW)
- XXX MAJOR CONTOUR (EXISTING)
- XXX MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX TOP OF CURB ELEVATION (NEW)
- G XXXX.XX GUTTER ELEVATION (NEW)
- FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
- FG XXXX.XX SPOT ELEVATION (EXISTING)
- Storm Grate (NEW)

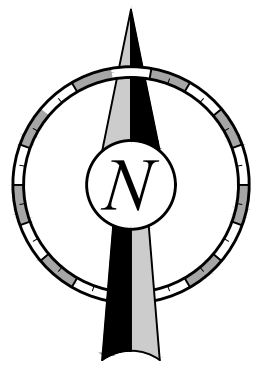
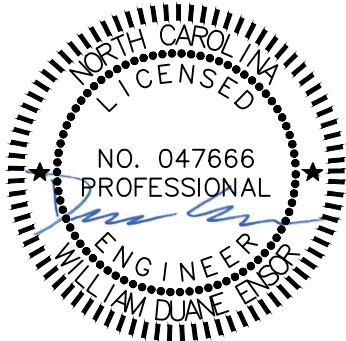
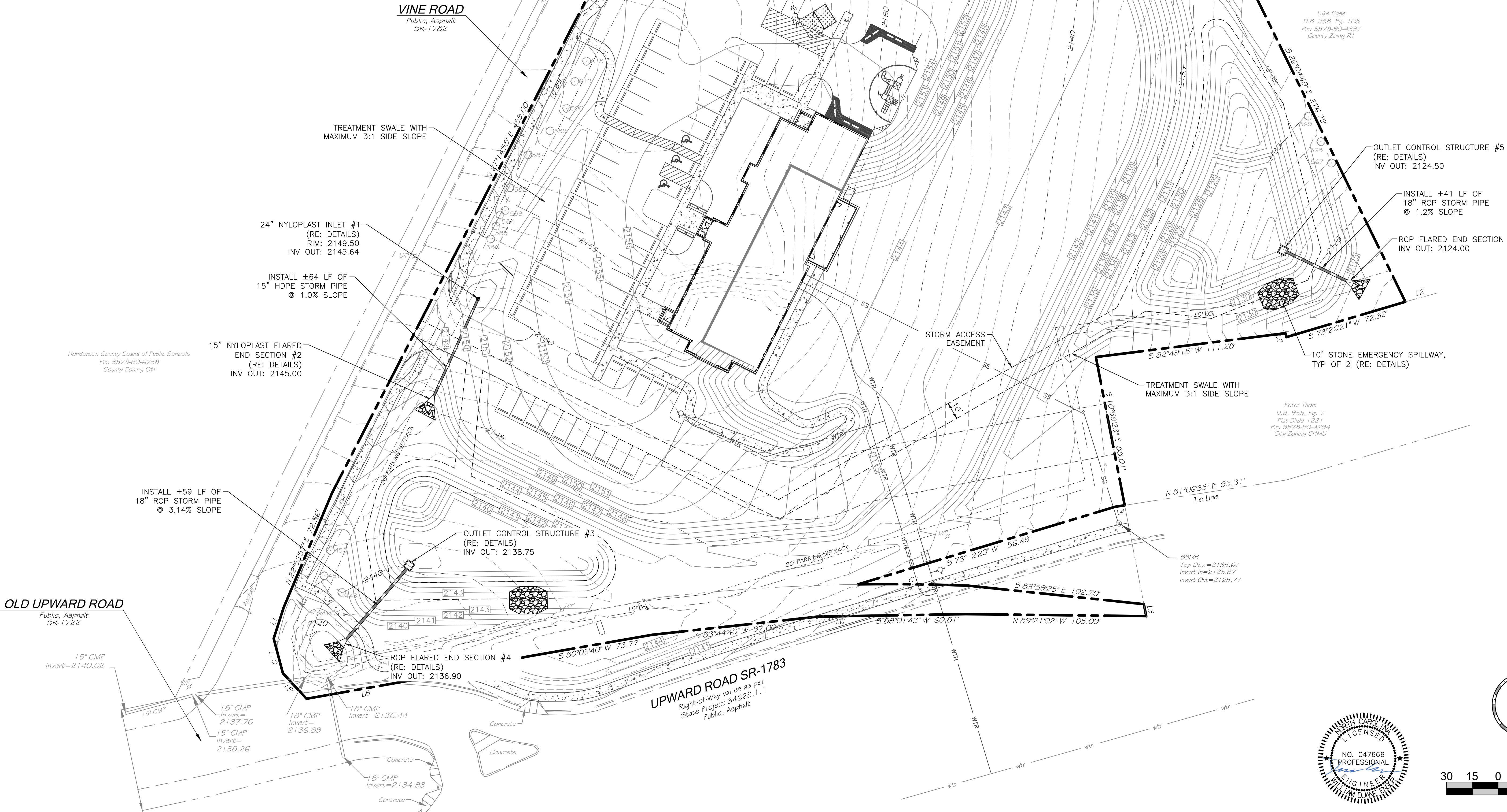


PREPARED FOR:		PREPARED BY:		REVISIONS						LIVING SAVIOR CHURCH GRADING PLAN							
ADEPTUS ARCHITECTURE		PHAROS LAND DESIGN, LLC		NO.	DATE	DESCRIPTION		NO.	DATE							DESCRIPTION	
121 MANLY STREET		Civil Site Engineering										FILE NAME: LIVING SAVIOR CHURCH CIVIL.DWG DESGN. BY: JOB NO: PMW-001 FLD. BK: NC COA: P-2566 DRN BY: WDE SCALE: AS SHOWN DATE: 03.04.2024					
GREENVILLE, SC 29601		PO Box 31182, Greenville, SC 29608															
		c: 843-693-2335															

STORM STRUCTURE TABLE			
STRUCTURE #	TYPE	INV IN	INV OUT
1	24" NYLOPLAST	N/A	2145.640
2	15" NYLOPLAST FLARED END SECTION	2145.000	2145.00
3	OUTLET CONTROL STRUCTURE (SW POND)	N/A	2138.75
4	RCP FLARED END SECTION	2136.900	2136.90
5	OUTLET CONTROL STRUCTURE (SE POND)	N/A	2124.500
5	RCP FLARED END SECTION	2124.000	2124.000

STORM PIPE TABLE		
PIPE	SIZE	SLOPE
1-2	15" HDPE	1.00%
3-4	18" RCP	3.14%
5-6	18" RCP	1.20%

STORM SEWER LEGEND	
ST	STORM PIPE (< 10" NEW)
CD	BACK OF CURB DRAIN
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
	MAJOR CONTOUR (NEW)
	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	STORM GRATE (NEW)



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ADEPTUS ARCHITECTURE

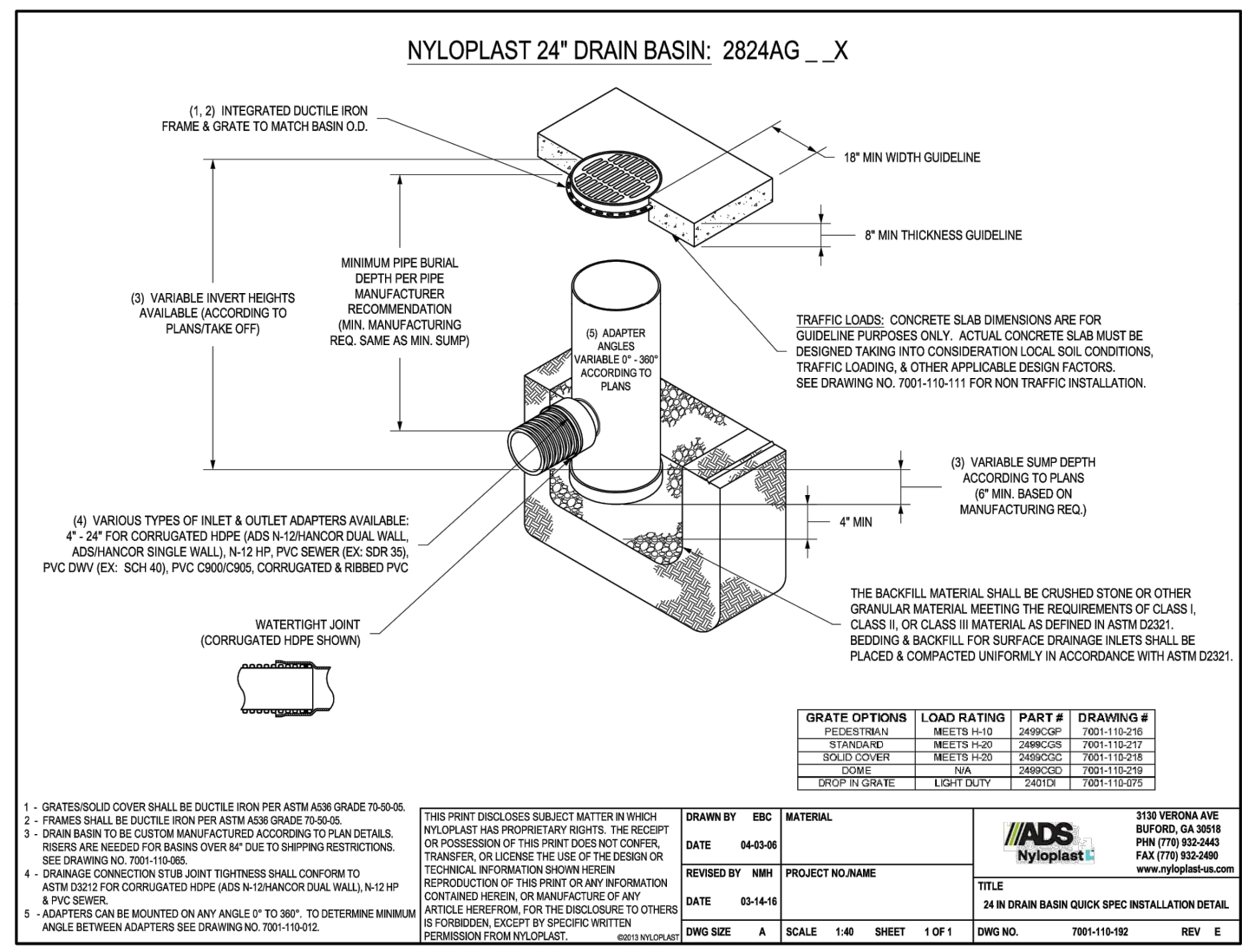
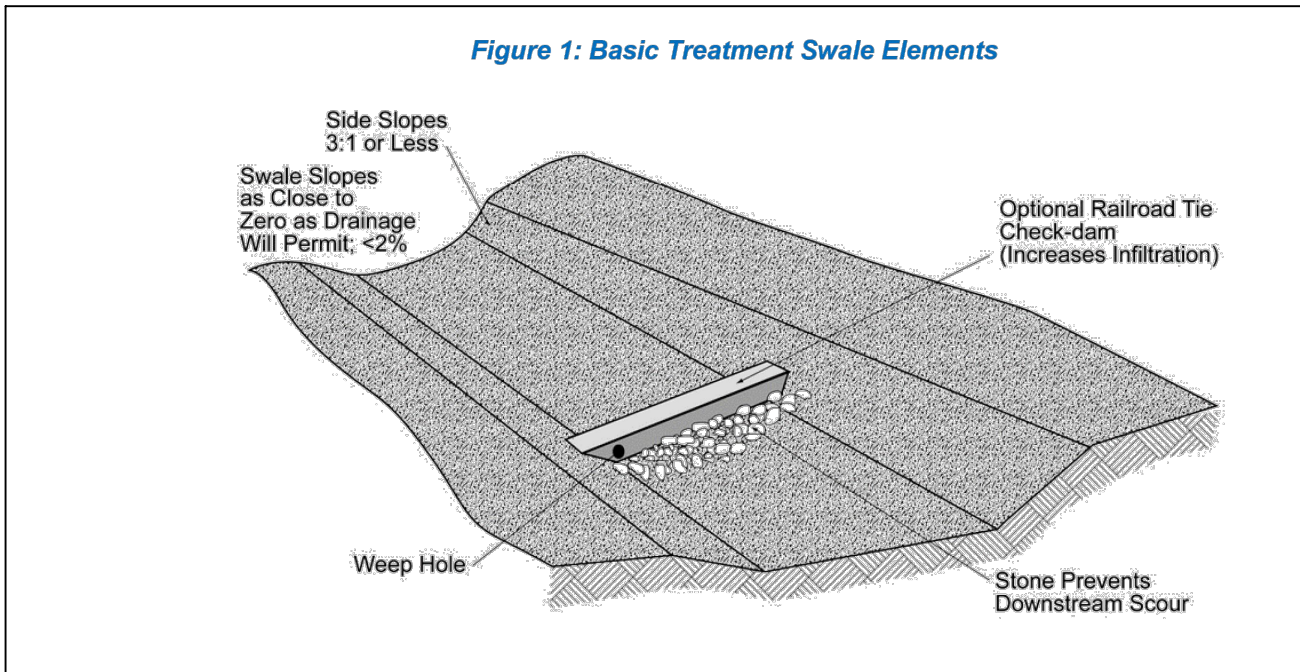
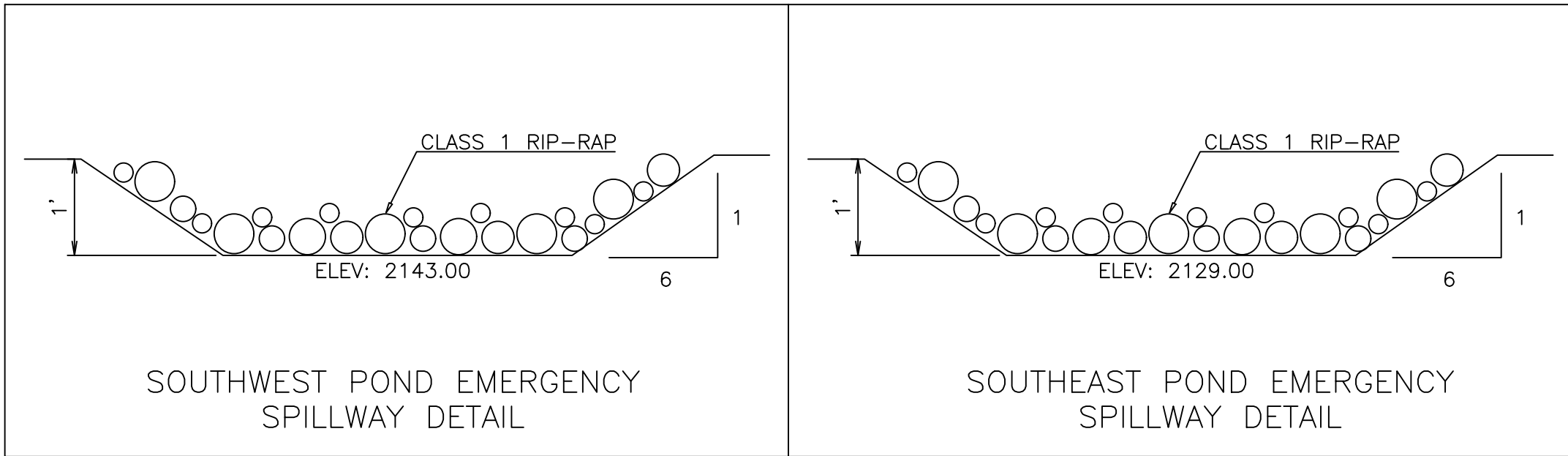
121 MANLY STREET
GREENVILLE, SC 29601

PREPARED BY:
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Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS			
NO.	DATE	DESCRIPTION	

LIVING SAVIOR CHURCH
STORM PLAN

FILE NAME: LIVING SAVIOR CHURCH CIVIL.DGN	BY: [Signature]	JOB NO: PMW-001	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.04.2024	7 OF 18



ADS, Inc. Drainage Handbook Specifications • 1-38

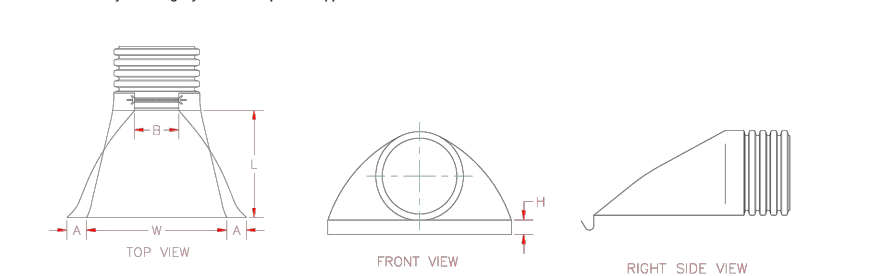
FLARED END SECTION SPECIFICATION

Scope
This specification describes 12- through 36-inch (300 to 900mm) Flared End Sections for use in culvert and drainage outlet applications.

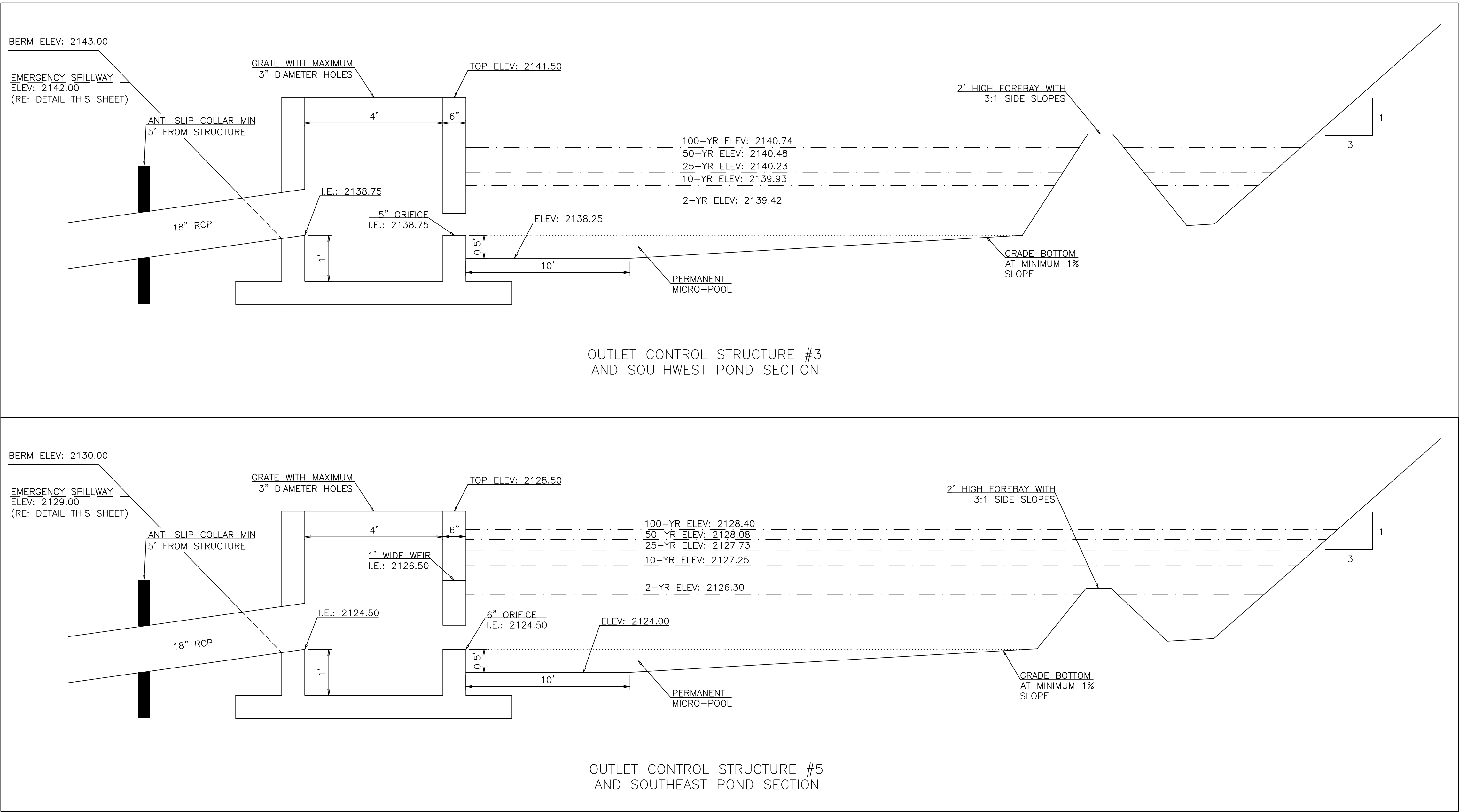
Requirements
The Flared End Section shall be high density polyethylene meeting ASTM D3350 minimum cell classification 21320C; contact manufacturer for additional cell classification information. When provided, the metal threaded fastening rod shall be stainless steel.

Installation
Installation shall be in accordance with ADS installation instructions and with those issued by state or local authorities. Contact your local ADS representative or visit www.adspipe.com for the latest installation instructions.

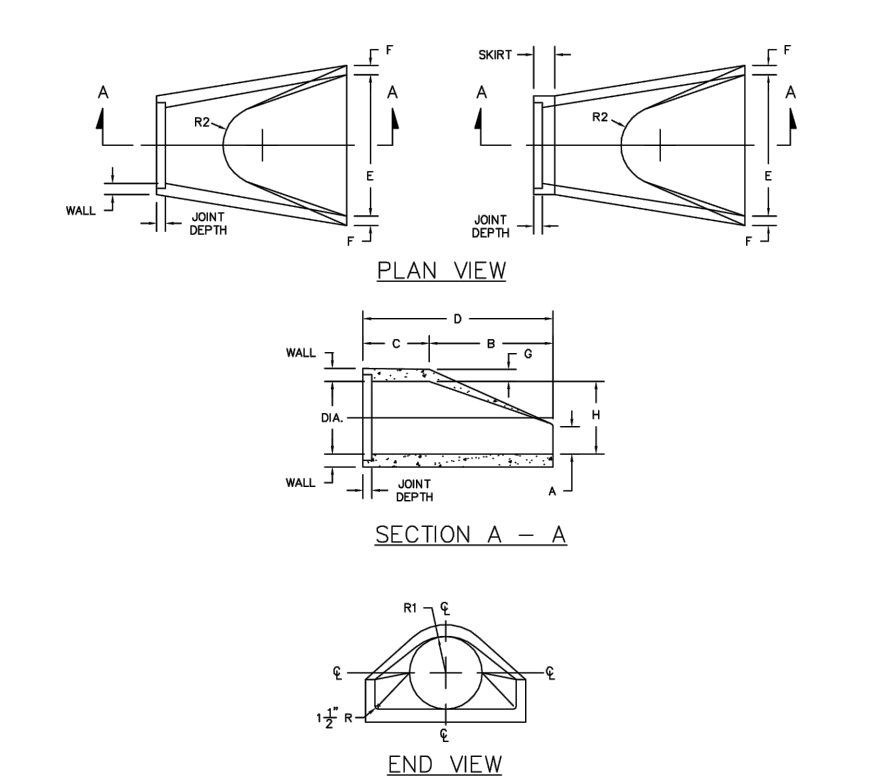
FLARED END SECTION DIMENSIONS				
FLARED END SECTION	12	18	24	36
MINIMUM BORE	12.00	17.75	24.00	35.00
MINIMUM BORE	12.00	17.75	24.00	35.00
MINIMUM BORE	12.00	17.75	24.00	35.00
MINIMUM BORE	12.00	17.75	24.00	35.00
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MINIMUM BORE	12.00	17.75	24.00	35.00



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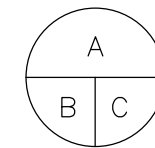


CIRCULAR FLARED END SECTION
CONCRETE PIPE



DIAMETER	WALL THICKNESS	JOINT DEPTH	APPROX. JOINT LENGTH	FLARE LENGTH	BARREL LENGTH	LYNCH LENGTH	FLARE MOUTH	F	G	H	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	R-16	R-17	R-18	R-19	R-20	R-21	R-22	R-23	R-24	R-25	R-26	R-27	R-28	R-29	R-30	R-31	R-32	R-33	R-34	R-35	R-36	R-37	R-38	R-39	R-40	R-41	R-42	R-43	R-44	R-45	R-46	R-47	R-48	R-49	R-50	R-51	R-52	R-53	R-54	R-55	R-56	R-57	R-58	R-59	R-60	R-61	R-62	R-63	R-64	R-65	R-66	R-67	R-68	R-69	R-70	R-71	R-72	R-73	R-74	R-75	R-76	R-77	R-78	R-79	R-80	R-81	R-82	R-83	R-84	R-85	R-86	R-87	R-88	R-89	R-90	R-91	R-92	R-93	R-94	R-95	R-96	R-97	R-98	R-99	R-100	R-101	R-102	R-103	R-104	R-105	R-106	R-107	R-108	R-109	R-110	R-111	R-112	R-113	R-114	R-115	R-116	R-117	R-118	R-119	R-120	R-121	R-122	R-123	R-124	R-125	R-126	R-127	R-128	R-129	R-130	R-131	R-132	R-133	R-134	R-135	R-136	R-137	R-138	R-139	R-140	R-141	R-142	R-143	R-144	R-145	R-146	R-147	R-148	R-149	R-150	R-151	R-152	R-153	R-154	R-155	R-156	R-157	R-158	R-159	R-160	R-161	R-162	R-163	R-164	R-165	R-166	R-167	R-168	R-169	R-170	R-171	R-172	R-173	R-174	R-175	R-176	R-177	R-178	R-179	R-180	R-181	R-182	R-183	R-184	R-185	R-186	R-187	R-188	R-189	R-190	R-191	R-192	R-193	R-194	R-195	R-196	R-197	R-198	R-199	R-200	R-201	R-202	R-203	R-204	R-205	R-206	R-207	R-208	R-209	R-210	R-211	R-212	R-213	R-214	R-215	R-216	R-217	R-218	R-219	R-220	R-221	R-222	R-223	R-224	R-225	R-226	R-227	R-228	R-229	R-230	R-231	R-232	R-233	R-234	R-235	R-236	R-237	R-238	R-239	R-240	R-241	R-242	R-243	R-244	R-245	R-246	R-247	R-248	R-249	R-250	R-251	R-252	R-253	R-254	R-255	R-256	R-257	R-258	R-259	R-260	R-261	R-262	R-263	R-264	R-265	R-266	R-267	R-268	R-269	R-270	R-271	R-272	R-273	R-274	R-275	R-276	R-277	R-278	R-279	R-280	R-281	R-282	R-283	R-284	R-285	R-286	R-287	R-288	R-289	R-290	R-291	R-292	R-293	R-294	R-295	R-296	R-297	R-298	R-299	R-300	R-301	R-302	R-303	R-304	R-305	R-306	R-307	R-308	R-309	R-310	R-311	R-312	R-313	R-314	R-315	R-316	R-317	R-318	R-319	R-320	R-321	R-322	R-323	R-324	R-325	R-326	R-327	R-328	R-329	R-330	R-331	R-332	R-333	R-334	R-335	R-336	R-337	R-338	R-339	R-340	R-341	R-342	R-343	R-344	R-345	R-346	R-347	R-348	R-349	R-350	R-351	R-352	R-353	R-354	R-355	R-356	R-357	R-358	R-359	R-360	R-361	R-362	R-363	R-364	R-365	R-366	R-367	R-368	R-369	R-370	R-371	R-372	R-373	R-374	R-375	R-376	R-377	R-378	R-379	R-380	R-381	R-382	R-383	R-384	R-385	R-386	R-387	R-388	R-389	R-390	R-391	R-392	R-393	R-394	R-395	R-396	R-397	R-398	R-399	R-400	R-401	R-402	R-403	R-404	R-405	R-406	R-407	R-408	R-409	R-410	R-411	R-412	R-413	R-414	R-415	R-416	R-417	R-418	R-419	R-420	R-421	R-422	R-423	R-424	R-425	R-426	R-427	R-428	R-429	R-430	R-431	R-432	R-433	R-434	R-435	R-436	R-437	R-438	R-439	R-440	R-441	R-442	R-443	R-444	R-445	R-446	R-447	R-448	R-449	R-450	R-451	R-452	R-453	R-454	R-455	R-456	R-457	R-458	R-459	R-460	R-461	R-462	R-463	R-464	R-465	R-466	R-467	R-468	R-469	R-470	R-471	R-472	R-473	R-474	R-475	R-476	R-477	R-478	R-479	R-480	R-481	R-482	R-483	R-484	R-485	R-486	R-487	R-488	R-489	R-490	R-491	R-492	R-493	R-494	R-495	R-496	R-497	R-498	R-499	R-500	R-501	R-502	R-503	R-504	R-505	R-506	R-507	R-508	R-509	R-510	R-511	R-512	R-513	R-514	R-515	R-516	R-517	R-518	R-519	R-520	R-521	R-522	R-523	R-524	R-525	R-526	R-527	R-528	R-529	R-530	R-531	R-532	R-533	R-534	R-535	R-536	R-537	R-538	R-539	R-540	R-541	R-542	R-543	R-544	R-545	R-546	R-547	R-548	R-549	R-550	R-551	R-552	R-553	R-554	R-555	R-556	R-557	R-558	R-559	R-560	R-561	R-562	R-563	R-564	R-565	R-566	R-567	R-568	R-569	R-570	R-571	R-572	R-573	R-574	R-575	R-576	R-577	R-578	R-579	R-580	R-581	R-582	R-583	R-584	R-585	R-586	R-587	R-588	R-589	R-590	R-591	R-592	R-593	R-594	R-595	R-596	R-597	R-598	R-599	R-600	R-601	R-602	R-603	R-604	R-605	R-606	R-607	R-608	R-609	R-610	R-611	R-612	R-613	R-614	R-615	R-616	R-617	R-618	R-619	R-620	R-621	R-622	R-623	R-624	R-625	R-626	R-627	R-628	R-629	R-630	R-631	R-632	R-633	R-634	R-635	R-636	R-637	R-638	R-639	R-640	R-641	R-642	R-643	R-644	R-645	R-646	R-647	R-648	R-649	R-650	R-651	R-652	R-653	R-654	R-655	R-656	R-657	R-658	R-659	R-660	R-661	R-662	R-663	R-664	R-665	R-666	R-667	R-668	R-669	R-670	R-671	R-672	R-673	R-674	R-675	R-676	R-677	R-678	R-679	R-680	R-681	R-682	R-683	R-684	R-685	R-686	R-687	R-688	R-689	R-690	R-691	R-692	R-693	R-694	R-695	R-696	R-697	R-698	R-699	R-700	R-701	R-702	R-703	R-704	R-705	R-706	R-707	R-708	R-709	R-710	R-711	R-712	R-713	R-714	R-715	R-716	R-717	R-718	R-719	R-720	R-721	R-722	R-723	R-724	R-725	R-726	R-727	R-728	R-729	R-730	R-731	R-732	R-733	R-734	R-735	R-736	R-737	R-738	R-739	R-740	R-741	R-742	R-743	R-744	R-745	R-746	R-747	R-748	R-749	R-750	R-751	R-752	R-753	R-754	R-755	R-756	R-757	R-758	R-759	R-760	R-761	R-762	R-763	R-764	R-765	R-766	R-767	R-768	R-769	R-770	R-771	R-772	R-773	R-774	R-775	R-776	R-777	R-778	R-779	R-780	R-781	R-782	R-783	R-784	R-785	R-786	R-787	R-788	R-789	R-790	R-791	R-792	R-793	R-794	R-795	R-796	R-797	R-798	R-799	R-800	R-801	R-802	R-803	R-804	R-805	R-806	R-807	R-808	R-809	R-810	R-811	R-812	R-813	R-814	R-815	R-816	R-817	R-818	R-819	R-820	R-821	R-822	R-823	R-824	R-825	R-826	R-827	R-828	R-829	R-830	R-831	R-832	R-833	R-834	R-835	R-836	R-837	R-838	R-839	R-840	R-841	R-842	R-843	R-844	R-845	R-846	R-847	R-848	R-849	R-850	R-851	R-852	R-853	R-854	R-855	R-856	R-857	R-858	R-859	R-860	R-861	R-862	R-863	R-864	R-865	R-866	R-867	R-868	R-869	R-870	R-871	R-872	R-873	R-874	R-875	R-876	R-877	R-878	R-879	R-880	R-881	R-882	R-883	R-884	R-885	R-886	R-887	R-888	R-889	R-890	R-891	R-892	R-893	R-894	R-895	R-896	R-897	R-898	R-899	R-900	R-901	R-902	R-903	R-904	R-905	R-906	R-907	R-908	R-909	R-910	R-911	R-912	R-913	R-914	R-915	R-916	R-917	R-918	R-919	R-920	R-921	R-922	R-923	R-924	R-925	R-926	R-927	R-928	R-929	R-930	R-931	R-932	R-933	R-934	R-935	R-936	R-937	R-938	R-939	R-940	R-941	R-942	R-943	R-944	R-945	R-946	R-947	R-948	R-949	R-950	R-951	R-952	R-953	R-954	R-955	R-956	R-957	R-958	R-959	R-960	R-961	R-962	R-963	R-964	R-965	R-966	R-967	R-968	R-969	R-970	R-971	R-972	R-973	R-974	R-975	R-976	R-977	R-978	R-979	R-980	R-981	R-982	R-983	R-984	R-985	R-986	R-987	R-988	R-989	R-990	R-991	R-992	R-993	R-994	R-995	R-996	R-997	R-998	R-999	R-1000	R-1001	R-1002	R-1003	R-1004	R-1005	R-1006	R-1007	R-1008	R-1009	R-1010	R-1011	R-1012	R-1013	R-1014	R-1015	R-1016	R-1017	R-1018	R-1019	R-1020	R-1021	R-1022	R-1023	R-1024	R-1025	R-1026	R-1027	R-1028	R-1029	R-1030	R-1031	R-1032	R-1033	R-1034	R-1035	R-1036	R-1037	R-1038	R-1039	R-1040	R-1041	R-1042	R-1043	R-1044	R-1045	R-1046	R-1047	R-1048	R-1049	R-1050	R-1051	R-1052	R-1053	R-1054	R-1055	R-1056	R-1057	R-1058	R-1059	R-1060	R-1061	R-1062	R-1063	R-1064	R-1065	R-1066	R-1067	R-1068	R-1069	R-1070	R-1071	R-1072	R-1073	R-1074	R-1075	R-1076	R-1077	R-1078	R-1079	R-1080	R-1081	R-1082	R-1083	R-1084	R-1085	R-1086	R-1087	R-1088	R-1089	R-1090	R-1091	R-1092	R-1093	R-1094	R-1095	R-1096	R-1097	R-1098	R-1099	R-1100	R-1101	R-1102	R-1103	R-1104	R-1105	R-1106	R-1107	R-1108	R-1109	R-1110	R-1111	R-1112	R-1113	R-1114	R-1115	R-1116	R-1117	R-1118	R-1119	R-1120	R-1121	R-1122	R-1123	R-1124	R-1125	R-1126	R-1127	R-1128	R-1129	R-1130	R-1131	R-1132	R-1133	R-1134	R-1135	R-1136	R-1137	R-1138	R-1139	R-1140	R-1141	R-1142	R-1143	R-1144	R-1145	R-1146	R-1147	R-1148	R-1149	R-1150	R-1151	R-1152	R-1153	R-1154	R-1155	R-1156	R-1157	R-1158	R-1159	R-1160	R-1161	R-1162	R-1163	R-1164	R-1165	R-1166	R-1167	R-1168	R-1169	R-1170	R-1171	R-1172	R-1173	R-1174	R-1175	R-1176	R-1177	R-1178	R-1179	R-1180	R-1181	R-1182	R-1183	R-1184	R-1185	R-1186	R-1187	R-1188	R-1189	R-1190	R-1191	R-1192	R-1193	R-1194	R-1195	R-1196	R-1197	R-1198	R-1199	R-1200	R-1201	R-1202	R-1203	R-1204	R-1205	R-1206	R-1207	R-1208	R-1209	R-1210	R-1211	R-1212	R-1213	R-1214	R-1215	R-1216	R-1217	R-1218	R-1219	R-1220	R-1221	R-1222	R-1223	R-1224	R-1225	R-1226	R-1227	R-1228	R-1229	R-1230	R-1231	R-1232	R-1233	R-1234	R-1235	R-1236	R-1237	R-1238	R-1239	R-1240	R-1241	R-1242	R-1243	R-1244	R-1245	R-1246	R-1247	R-1248	R-1249	R-1250	R-1251	R-1252	R-1253	R-1254	R-1255	R-1256	R-1257	R-1258	R-1259	R-1260	R-1261	R-1262	R-1263	R-1264	R-1265	R-1266	R-1267	R-1268	R-1269	R-1270	R-1271	R-1272	R-1273	R-1274	R-1275	R-1276	R-1277	R-1278	R-1279	R-1280	R-1281	R-1282	R-1283	R-1284	R-1285	R-1286	R-1287	R-1288	R-1289	R-1290	R-1291	R-1292	R-1293	R-1294	R-1295	R-1296	R-1297	R-1298	R-1299	R-1300	R-1301	R-1302	R-1303	R-1304	R-1305	R-1306	R-1307	R-1308	R-1309	R-1310	R-1311	R-1312	R-1313	R-1314	R-1315	R-1316	R-1317	R-1318	R-1319	R-1320	R-1321	R-1322	R-1323	R-1324	R-1325	R-1326	R-1327	R-1328	R-1329	R-1330	R-1331	R-1332	R-1333	R-1334	R-1335	R-1336	R-1337	R-1338	R-1339	R-1340
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LEGEND



A - DRAINAGE AREA
B - AREA (AC)
C - CURVE NUMBER

OLD UPWARD ROAD

Public, Asphalt
SR-1722

15" CMP
Invert=2140.02

18" CMP
Invert=2137.70
15" CMP
Invert=2135.26

18" CMP
Invert=2136.89
18" CMP
Invert=2136.44

18" CMP
Invert=2134.93

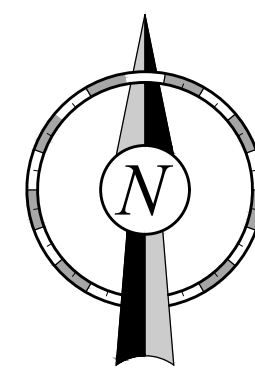
VINE ROAD

Public, Asphalt
SR-1782

AP #1
1.33 61

AP #2
3.33 61

UPWARD ROAD SR-1783
Right-of-Way varies as per
State Project 34623.1.1
Public, Asphalt



30 15 0 30 60

PREPARED FOR:
ADEPTUS ARCHITECTURE
121 MANLY STREET
GREENVILLE, SC 29601

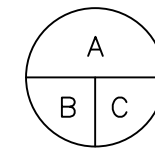
PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS				REVISIONS			
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	

LIVING SAVIOR CHURCH
PRE-DEVELOPMENT DRAINAGE MAP

FILE NAME: LIVING SAVIOR CHURCH CIVILSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	9 OF 18
		DATE: 03.04.2024	

LEGEND



A - DRAINAGE AREA
B - AREA (AC)
C - CURVE NUMBER

IMPERVIOUS COVERAGE

POST-DEV	0.98 ACRES
FUTURE	0.50 ACRES
TOTAL	1.48 ACRES

OLD UPWARD ROAD

Public, Asphalt
SR-1722

15" CMP
Invert=2140.02

18" CMP
Invert=2137.70

15" CMP
Invert=2138.26

18" CMP
Invert=2136.89

18" CMP
Invert=2136.44

18" CMP
Invert=2134.93

VINE ROAD

Public, Asphalt
SR-1782

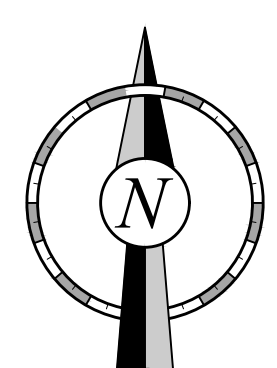
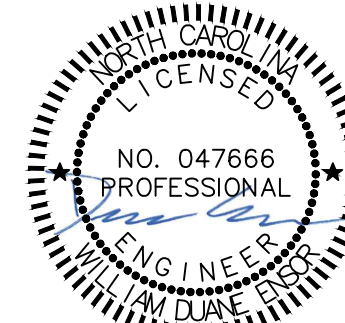
SW BYPASS
0.34 - 67

SW POND
0.96 - 74

SE POND
2.90 - 75

SE BYPASS
0.46 - 64

UPWARD ROAD SR-1783
Right-of-Way varies as per
State Project 34623.1.1
Public, Asphalt



30 15 0 30 60

PREPARED FOR:
ADEPTUS ARCHITECTURE

121 MANLY STREET
GREENVILLE, SC 29601

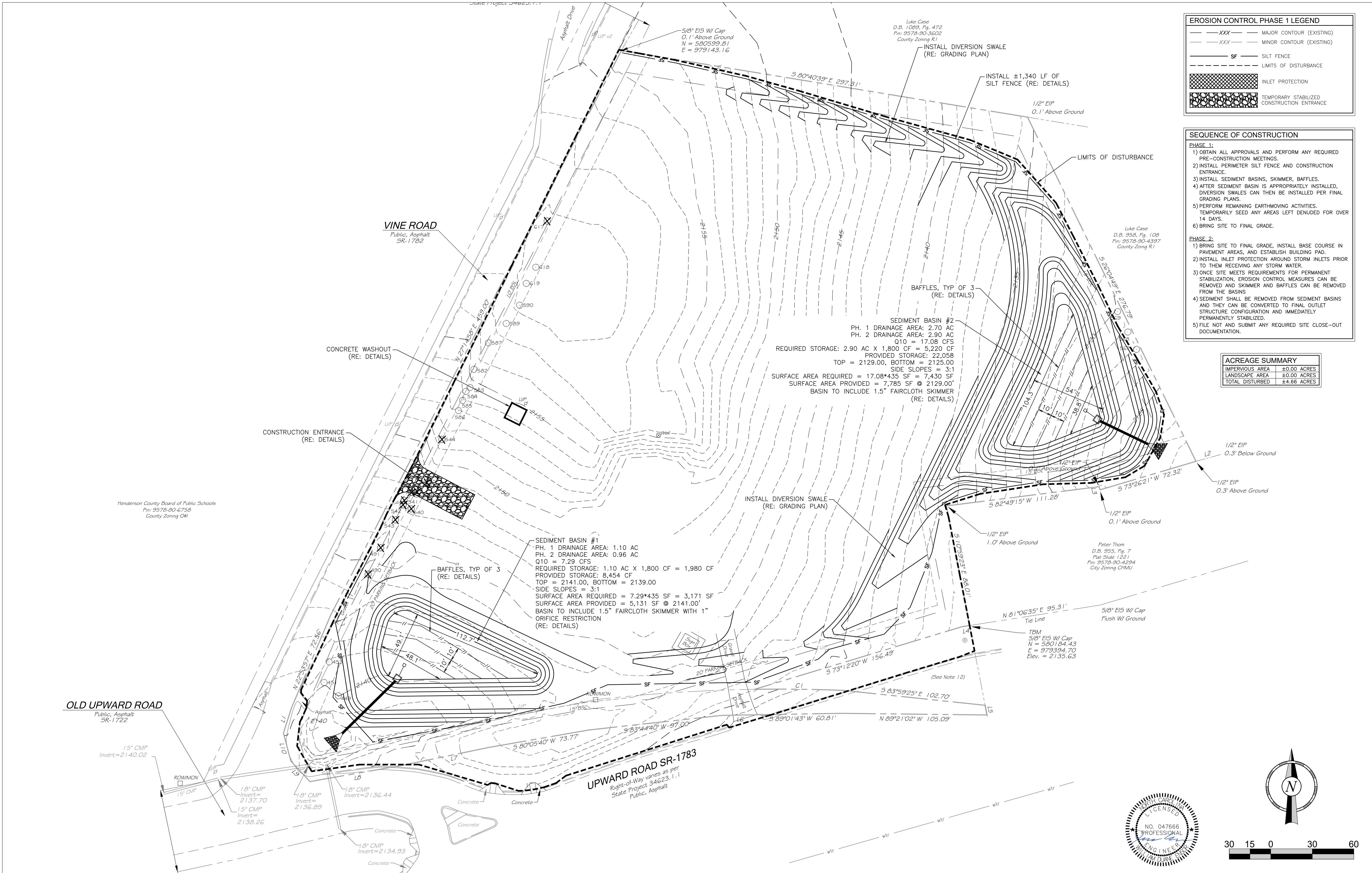
PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS				REVISIONS			
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	

LIVING SAVIOR CHURCH
POST-DEVELOPMENT DRAINAGE MAP

FILE NAME: LIVING SAVIOR CHURCH CIVILSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	10 OF 18
		DATE: 03.04.2024	

FILE LOCATION: \\Users\luane\Dropbox\Living Savior Church\Living Savior Church Civil.dwg TAB NAME: Erosion PH 1 USER: luane SAVED: 3/4/2024 7:50 PM PLOTTED: 3/4/2024 7:50 PM



PREPARED FOR:
ADEPTUS ARCHITECTURE

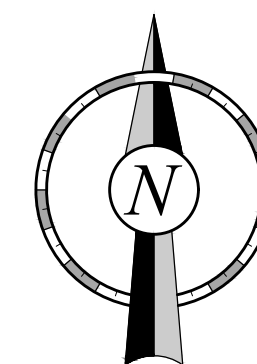
121 MANLY STREET
GREENVILLE, SC 29601

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

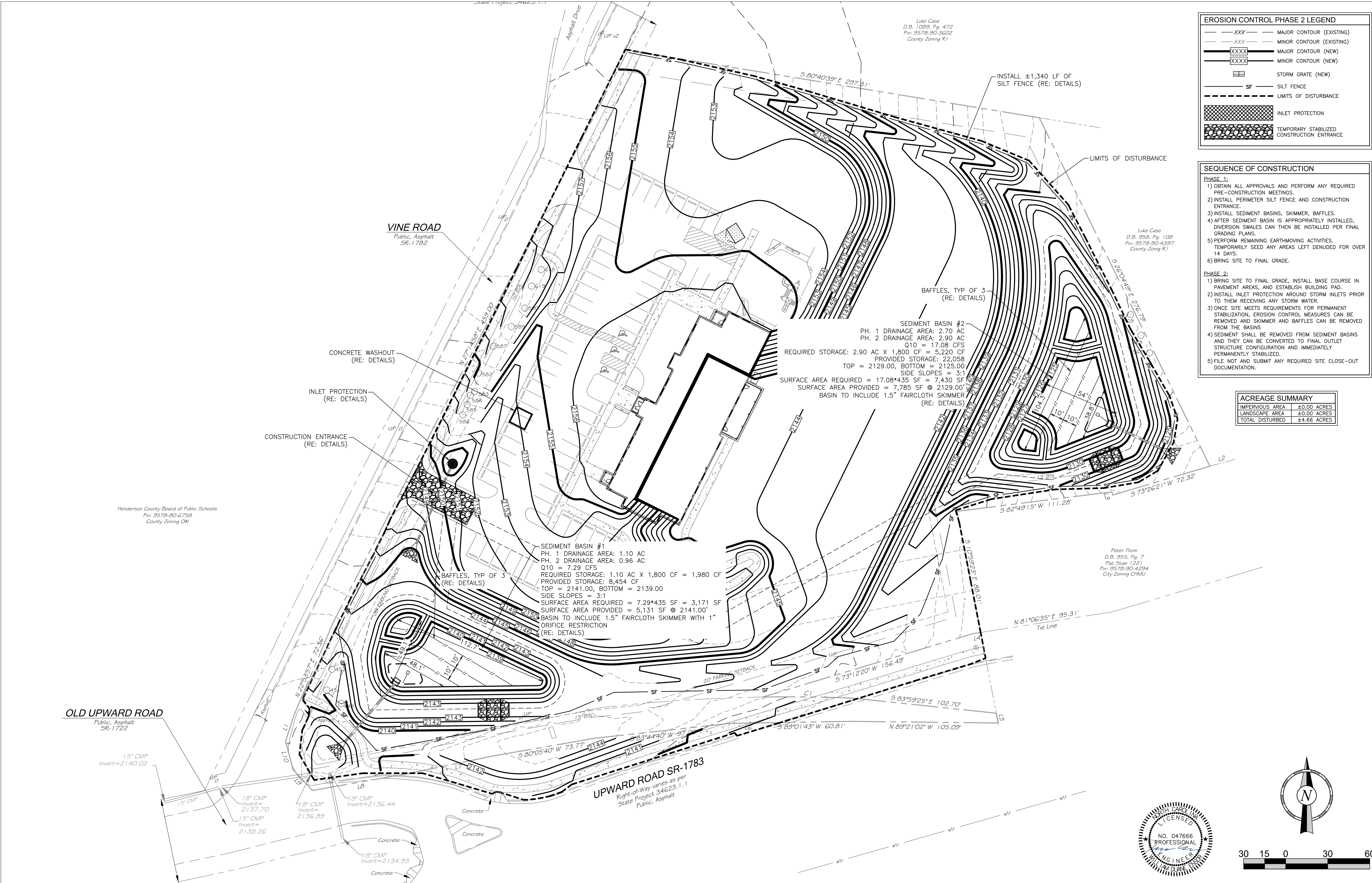
REVISIONS			
NO.	DATE	DESCRIPTION	

LIVING SAVIOR CHURCH
EROSION CONTROL PLAN PHASE I

FILE NAME: LIVING SAVIOR CHURCH CIVIL.DWG	DESIGN. BY: WDE	JOB NO: PMW-001	FLD. BK:	SHEET NO. 11 OF 18
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.04.2024	



FILE LOCATION: \\Users\luone\Dropbox\Living Savior Church\Living Savior Church Civil.dwg TAB NAME: Erosion PH 2 USER: luone SAVED: 3/4/2024 7:50 PM PLOTTED: 3/4/2024 7:50 PM



EROSION CONTROL PHASE 2 LEGEND

- XXX--- MAJOR CONTOUR (EXISTING)
- XXX--- MINOR CONTOUR (EXISTING)
- XXXX--- MAJOR CONTOUR (NEW)
- XXXX--- MINOR CONTOUR (NEW)
- [Symbol] STORM GRATE (NEW)
- SF--- SILT FENCE
- LIMITS OF DISTURBANCE
- [Symbol] INLET PROTECTION
- [Symbol] TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

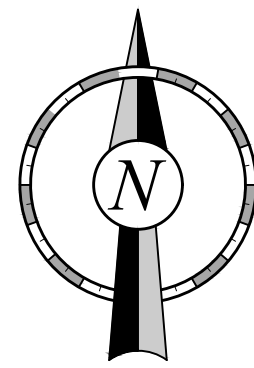
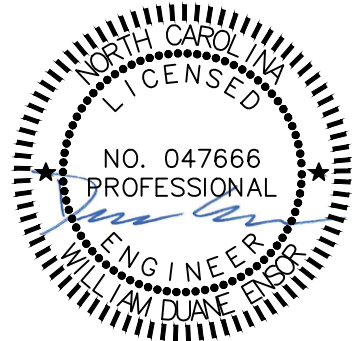
PHASE 1:

- 1) OBTAIN ALL APPROVALS AND PERFORM ANY REQUIRED PRE-CONSTRUCTION MEETINGS.
- 2) INSTALL PERIMETER SILT FENCE AND CONSTRUCTION ENTRANCE.
- 3) INSTALL SEDIMENT BASINS, SKIMMER, BAFFLES.
- 4) AFTER SEDIMENT BASIN IS APPROPRIATELY INSTALLED, DIVERSION SWALES CAN THEN BE INSTALLED PER FINAL GRADING PLANS.
- 5) PERFORM REMAINING EARTHMOVING ACTIVITIES. TEMPORARILY SEED ANY AREAS LEFT DENUDE FOR OVER 14 DAYS.
- 6) BRING SITE TO FINAL GRADE.

PHASE 2:

- 1) BRING SITE TO FINAL GRADE, INSTALL BASE COURSE IN PAVEMENT AREAS, AND ESTABLISH BUILDING PAD.
- 2) INSTALL INLET PROTECTION AROUND STORM INLETS PRIOR TO THEM RECEIVING ANY STORM WATER.
- 3) ONCE SITE MEETS REQUIREMENTS FOR PERMANENT STABILIZATION, EROSION CONTROL MEASURES CAN BE REMOVED AND SKIMMER AND BAFFLES CAN BE REMOVED FROM THE BASINS.
- 4) SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS AND THEY CAN BE CONVERTED TO FINAL OUTLET STRUCTURE CONFIGURATION AND IMMEDIATELY PERMANENTLY STABILIZED.
- 5) FILE NOT AND SUBMIT ANY REQUIRED SITE CLOSE-OUT DOCUMENTATION.

ACREAGE SUMMARY	
IMPERVIOUS AREA	±0.00 ACRES
LANDSCAPE AREA	±0.00 ACRES
TOTAL DISTURBED	±4.66 ACRES



PREPARED FOR:
ADEPTUS ARCHITECTURE

121 MANLY STREET
GREENVILLE, SC 29601

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION

LIVING SAVIOR CHURCH
EROSION CONTROL PLAN PHASE II

FILE NAME: LIVING SAVIOR CHURCH CIVIL.DWG	DESIGN BY: WDE	JOB NO: PMW-001	FLD. BK:	SHEET NO. 12 OF 18
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.04.2024	

Practice Standards and Specifications

6.06 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Definition A gravelled area or pad located at points where vehicles enter and leave a construction site.

Purpose To provide a buffer area where vehicles can drop their mud and sediment to avoid transporting it onto public roads, to contain storm drain surface runoff, and to help control dust.

Conditions Where Practice Applies Whenever traffic will be having a construction site and moving directly onto a public road or other paved off-site area. Construction plans should install traffic properly constructed gravel.

Design Criteria Aggregate Size - Use 3/4" washed stone.

Dimensions of gravel pad
Thickness - 12 inches minimum
Width - 12-foot minimum or full width at all points of the vehicle entrance and exit area, whichever is greater
Length - 50-foot minimum

Location - Locate construction entrances and exits to limit sediment from leaving the site and to provide for maximum entry by all construction vehicles (Figure 6.06a). Avoid steep grades, and entrance or curves in public roads.

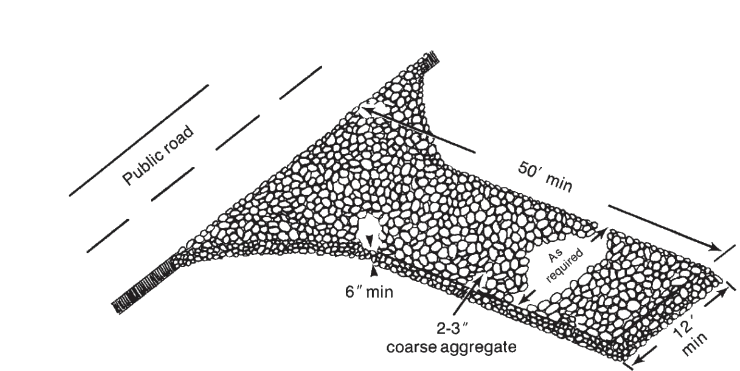


Figure 6.06a Gravel entrance/exits layout showing the construction site (modified from NCDOT).

Practice Standards and Specifications

6.62 SEDIMENT FENCE

Definition A temporary sediment control measure consisting of fabric bermed at the bottom, stretched, and supported by posts.

Purpose To retain sediment from mud splashed areas by reducing the velocity of sheet flows to allow sediment deposition.

Conditions Where Practice Applies Below small disturbed areas that are less than 5 acres per 100 feet of flow. When runoff can be directed behind the sediment fence without damaging the fence or the submerged area behind the fence.

Do not install sediment fences across streams, ditches, or waterways, or other areas of sensitive flow.

Sediment fences should be placed along temporary erosion control areas, where it can intercept sediment runoff that is in direct sheet flow. Sediment fences should not be used below gravel slopes greater than 10:1 in height.

Sediment fence is a system to retain sediment on the construction site. The fence retains sediment primarily by reducing flow and preventing deposition. In operation, generally the fence becomes clogged with the particles, which reduces the flow rate. This causes a post to develop behind the fence. The designer should anticipate ponding and provide sufficient storage area and outflow outlets to prevent flow from overflowing the fence. Since sediment fences are not designed to withstand high water levels, house them in dry only shallow water can form. The use of a sediment fence into higher ground by prevent flow around the end of the fence before the pool reaches design level. Clogging such as of the fence with a "V" pattern may be appropriate to prevent flow and flow. Provide stabilized outlets to prevent the fence system and release storm flows that exceed the design capacity.

Deposition occurs on the surface of the fence behind the fence. The design on direct flows to specified deposition locations through appropriate positioning of the fence by providing an occurrence area behind the fence. Place deposition area at accessible points to prevent erosion and maintenance. Show deposition area in the erosion and sedimentation control plan. A sediment fence can be a diversion of sheet flow off the center. A minimum slope of 2 percent is recommended. This technique may be used to control sediment runoff from disturbed areas and to deliver sediment to water to deposition areas. The anchoring of the fence should be reinforced with 2 inches of OC DIRT or 2" of washed stone. When flow will run parallel to the use of the fence.

Sediment fences are not a function along slopes or over drainage ditches where there is little movement of water. Creating or diverting runoff unnecessarily with a sediment fence may cause erosion and sedimentation problems that would not otherwise occur.

Planning Considerations

Ben. 513

6.62.1

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Practice Standards and Specifications

Working - If conditions at the site are such that most of the mud and sediment are not removed by vehicle traveling over the gravel, the tires should be washed. Washing should be done on an area stabilized with crushed stone that drains into a sediment trap or other suitable disposal area. A wash rack may also be used to make washing more convenient and effective.

Construction Specifications

1. Clear the entrance and exit area of all vegetation, roots, and other obstructions to material and proper gravel.

2. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.

3. Provide drainage to carry water to a sediment trap or other suitable outlet.

4. The gravel surface should be smooth and stable.

5. Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic regrading with 2-inch stone. After each rainfall, inspect any structure used to trap sediment and clean it out as necessary. Immediately remove all disposable materials, spilled, washed, or tracked onto public roadways.

Maintenance

1. Ensure that drainage areas do not exceed 1 acre per foot.

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Practice Standards and Specifications

6.51 HARDWARE CLOTH & GRAVEL INLET PROTECTION

Definition A temporary measure of wire-mesh hardware cloth around steel posts supporting washed stone placed around the opening of a drop inlet.

Purpose To prevent sediment from entering drop inlets, graded storm drains or drop inlets during construction. This practice allows early use of the storm drain system.

Conditions Where Practice Applies

1. To be placed around a catch basin or a drop inlet and where the flow is light to moderate.

2. To be placed around a catch basin or a drop inlet and where the flow is light to moderate.

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Practice Standards and Specifications

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UTILITY GENERAL NOTES

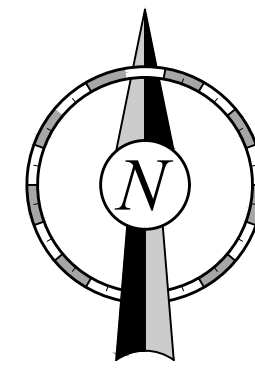
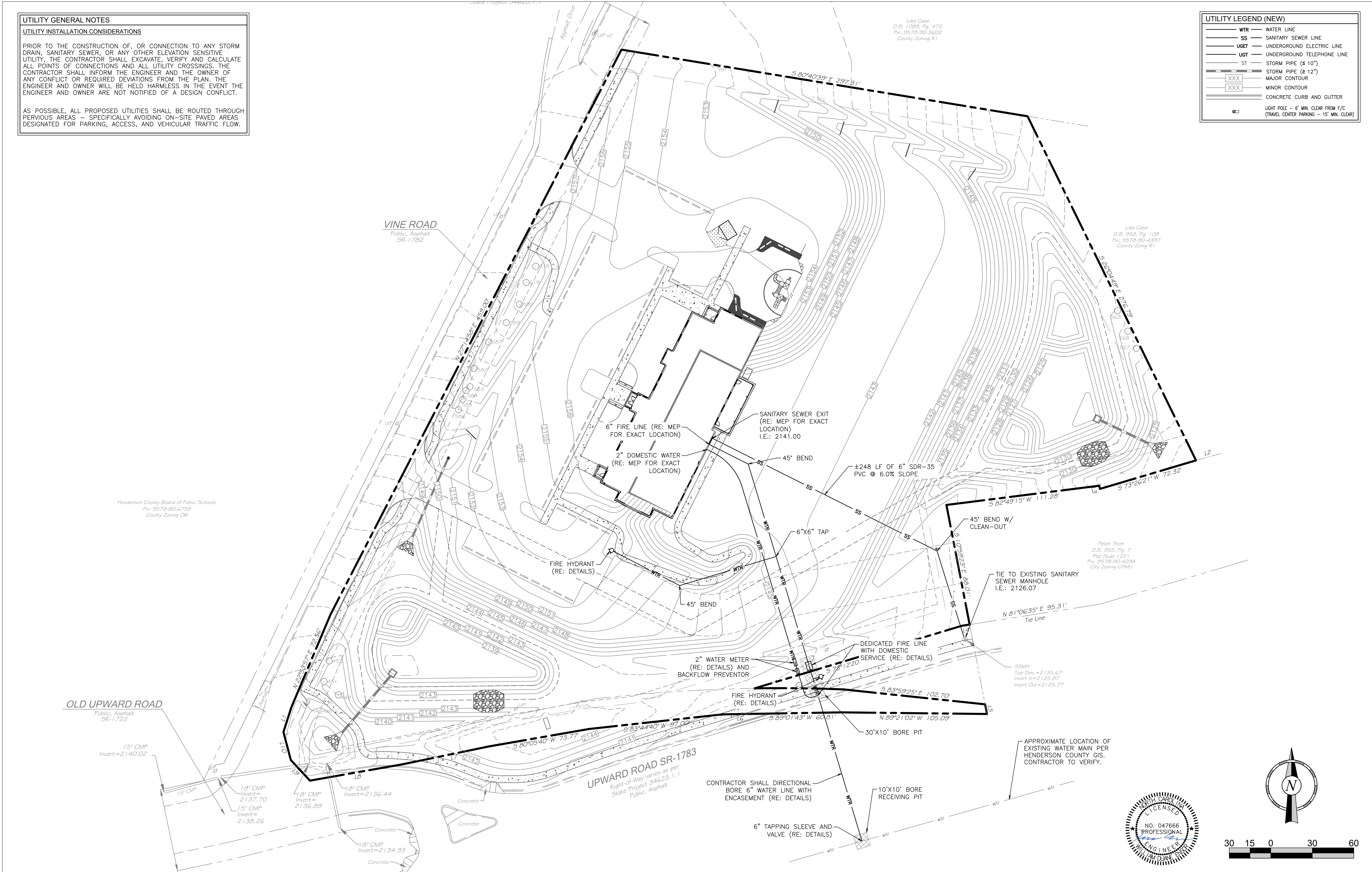
UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PVIOUS AREAS — SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

UTILITY LEGEND (NEW)

- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≥ 10")
- XXX — STORM PIPE (≥ 12")
- XXX — MAJOR CONTOUR
- XXX — MINOR CONTOUR
- — CONCRETE CURB AND GUTTER
- — LIGHT POLE — 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING — 15' MIN. CLEAR)



PREPARED FOR:
ADEPTUS ARCHITECTURE

121 MANLY STREET
GREENVILLE, SC 29601

PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
PO Box 31182, Greenville, SC 29608
c: 843-693-2335

REVISIONS				REVISIONS			
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	

LIVING SAVIOR CHURCH
UTILITY PLAN

FILE NAME: LIVING SAVIOR CHURCH CIVIL.SGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.04.2024
			15 OF 18

4. CARRY END SEAL SHALL BE STYLE CDS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO. OF TOLKOVILLE, IL OR ENGINEER APPROVED EQUIVALENT.

**CARRYING PIPE IN STEEL ENCASUREMENT
DIAGRAM**

DATE: 01/12/2019 WD DWG. NO. 16	CARRYING PIPE IN STEEL ENCASUREMENT DETAIL	
City of Hendersonville Engineering Department 305 Williams Street Hendersonville, NC 28762 (828) 697-3000 (office) www.cityofhendersonville.org		

4/30/2019 11:43:07 AM, ngmanning

(8" MIN)

JOINT RESTRAINT
(SEE RESTRAINT DETAIL)

NOTES:

1. FIRE HYDRANTS SHALL BE RATED TO A MINIMUM 250 PSI WORKING PRESSURE IN ACCORDANCE WITH ANWIA C-202 VALVES SPECIFIED AS 300 PSI BY THE CITY. HYDRANTS SHALL HAVE A 5/8"-NCH BARREL AND STORZ CONNECTION.
2. ALL VALVES AND HYDRANTS SHALL HAVE M. J. CONNECTIONS WITH IRON RETAINING GLAND N/A RESTRAINT.
3. FIRE HYDRANT SHALL BE FACTORY PAINTED YELLOW, WITH FIELD PAINTED TOUCH-UP, BEFORE PRODUCT IS ACCEPTED.
4. HYDRANT VALVE SHALL BE PLACED AS CLOSE AS POSSIBLE TO THE MAIN, BUT DO NOT PLACE VALVE IN PROPOSED OR EXISTING CURB AND OUTLET. IF THE STREET IS SEAL, AND NO PAVING IS TO BE DONE AT THIS TIME, THE LOCATION OF THE VALVE IS TO BE DETERMINED BY THE ENGINEER.
5. FIRE HYDRANTS SHALL BE PLACED AS DIRECTED BY THE ENGINEER.
6. HYDRANT BRANCH SHALL NOT BE BACK FILLED UNTIL INSPECTED AND APPROVED BY THE ENGINEER.
7. GATE VALVE AND BOX SHALL BE IN ACCORDANCE WITH STANDARD DETAIL.
8. HYDRANT EXTENSIONS AND/OR OFFSETS SHALL BE APPROVED BY THE ENGINEER.
9. FIRE HYDRANTS WHICH HAVE BEEN INSTALLED MUST BE TAGGED "OUT OF SERVICE" AND IMAGED, UTILIZING A RED CANVAS BAG WITH WHITE LETTERING, UNTIL SUCH TIME AS THE WATER MAIN TO WHICH CONNECTED IS DISCONNECTED AND CONNECTED TO THE ACTIVE WATER SYSTEM.

DATE: 04/24/2019 **WD DWG. NO. 12**

SCALE: NOT TO SCALE

FIRE HYDRANT

**STANDARD INSTALLATION
DETAIL**

DATE: 06/20/2019 **W**

SCALE: NOT TO SCALE

City of Hendersonville Engineering
305 Williams Street
Hendersonville, NC 28922
(828) 697-3000 (office)
www.cityofhendersonville.org

6/21/2019 9:53:47 AM

4/16/2019 11:16:34 AM, rmpmanning

ED BY:

2" HARD TEMPERED, STRAIGHT TYPE "Y" COPPER OR BRASS

15" SPOOL PIPE (ACTUAL METER TO BE INSTALLED BY CUSTOMER)

STONE BEDDING

ELEVATION
NOT TO SCALE

2" METER BOX AND INSTALLATION

INSTALLATION DETAIL

2" PEX

NOTE:
12" X 12" AND 18"

NOTE:
1. CONCRETE SHALL BE 3000 PSI
2. CONCRETE SHALL BE MECHANICALLY PLACED AND CURED
3. SEE TABLE A FOR SIZE 8-INCH

DATE: 01/12/2019	WD
SCALE: NOT TO SCALE	

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28932
(828) 697-3000 (office)
www.cityofhendersonville.org

4/20/2019 11:02:39 AM, reparaming

DIVISIONS	
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ELEVATION

SE STEEL TAPPING SLEEVE

EXISTING MAIN

16" TAPPING SLEEVES ARE NOT ALLOWED.

TABLE A-1

TBD

DO NOT CONTACT BOLTS OR ENDS OF FITTINGS BY THE INSTALLATION OF TAPPING SLEEVES. TAPPING SLEEVES MUST BE PLACED BETWEEN THE FITTINGS AND NOT IN THE MIDDLE OF THE FITTING OR AREA OF CONCRETE REQUIRED FOR MAIN COUPLER. 18-INCH.

S. NO. 6	
STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY	

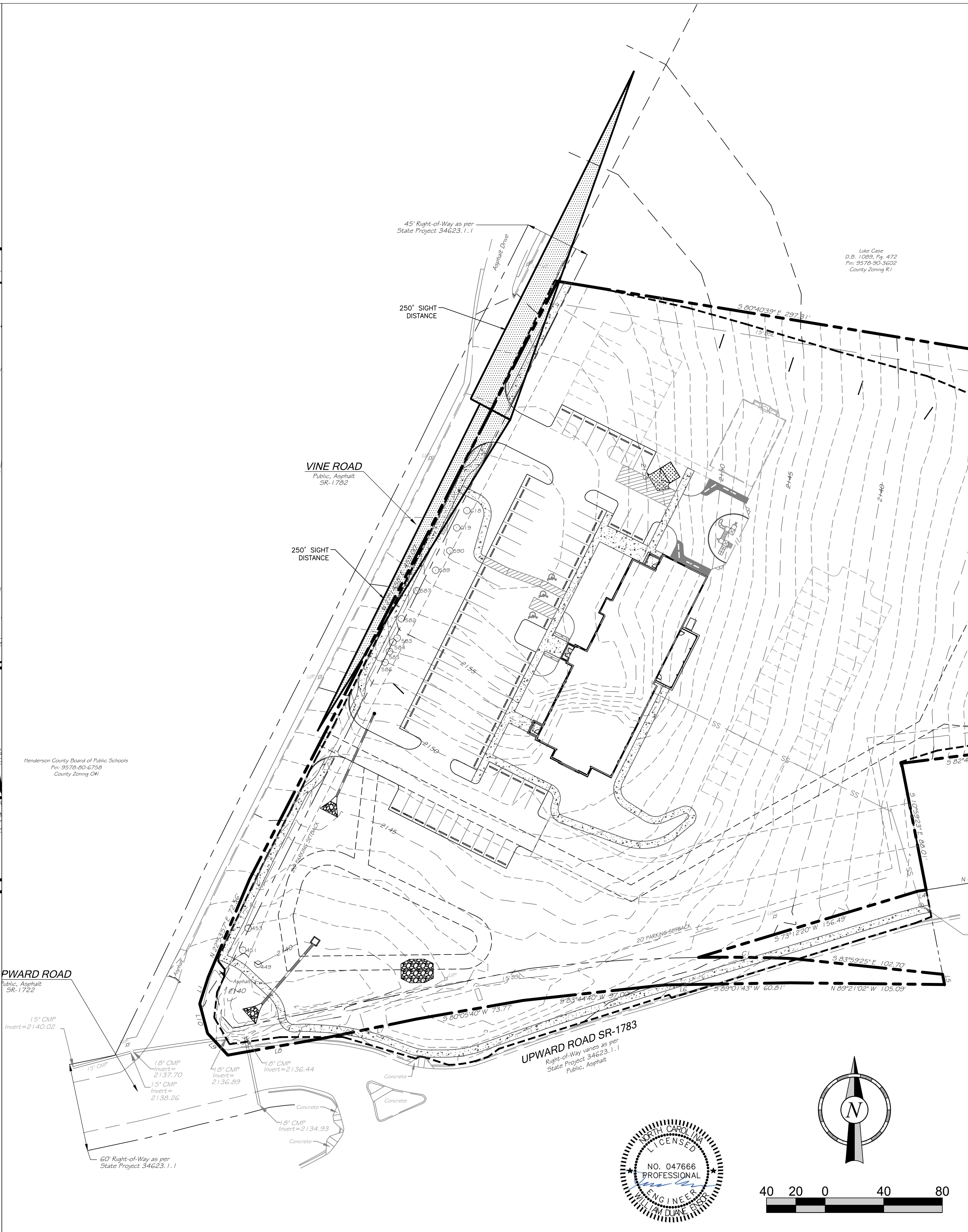
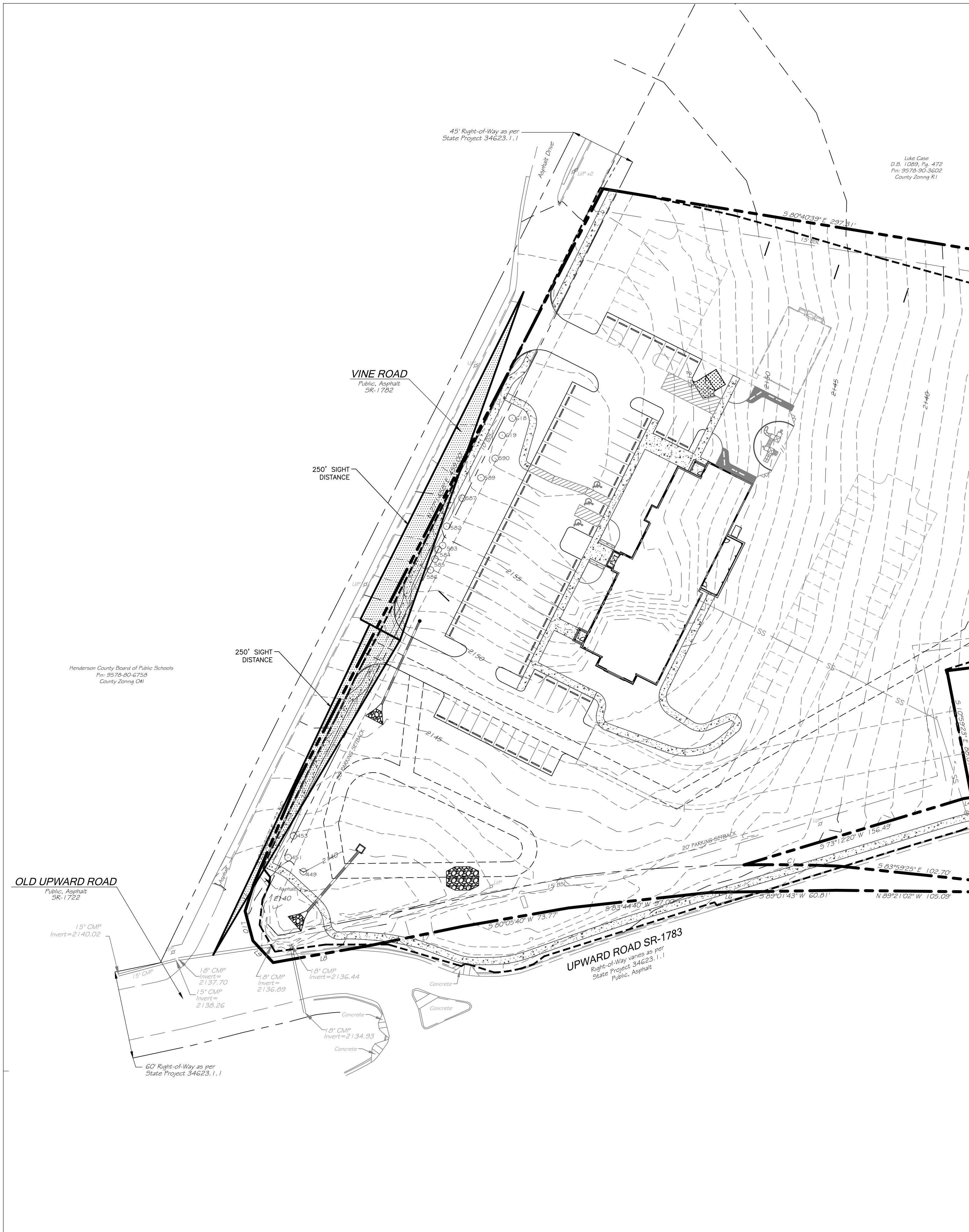
PREPARED FOR: ADEPTUS ARCHITECTURE 121 MANLY STREET GREENVILLE, SC 29601	PREPARED BY: PHAROS LAND DESIGN, LLC Civil Site Engineering PO Box 31182, Greenville, SC 29608 c: 843-693-2335
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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

UTILITY DETAILS

FILE NAME: LIVING SAVIOR CHURCH	VLGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
NC COA: P-2566	DRN BY: WDE	SCALE: AS SHOWN	DATE: 03.04.2024	16 OF 18

FILE LOCATION: C:\Users\duane\Dropbox\Living Savior Church\Living Savior Church Civil.dwg USER: duane SAVED: 3/4/2024 7:47 PM PLOTTED: 3/4/2024 7:51 PM



PREPARED FOR:		PREPARED BY:		REVISIONS						LIVING SAVIOR CHURCH SIGHT DISTANCE									
ADEPTUS ARCHITECTURE		PHAROS LAND DESIGN, LLC		NO.	DATE	DESCRIPTION		NO.	DATE							DESCRIPTION			
121 MANLY STREET		Civil Site Engineering										FILE NAME: LIVING SAVIOR CHURCH CIVIL.DWG DESGN. BY: JOB NO: PMW-001 FLD. BK: SHEET NO. 17 OF 18							
GREENVILLE, SC 29601		PO Box 31182, Greenville, SC 29608 c: 843-693-2335																	
												NC COA: P-2566		DRN BY: WDE		SCALE: AS SHOWN		DATE: 03.04.2024	

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LANDSCAPE REQUIREMENTS:

VEHICLE USE AREA= 23,240 SF 1 TREE AND 2 SHRUBS PER 4,000 SF

REQUIRED: 6 TREES AND 12 SHRUBS PER 4,000 SF
PROVIDED: 7 TREE AND 26 SHRUBS PER 4,000 SF

"When a development contains 20 or more parking spaces, 50 percent of the trees and shrubs required by paragraph a), above, must be planted in islands or medians located within the parking lot. Tree islands shall be evenly distributed throughout the parking lot in order to provide an even tree canopy throughout the lot. At a minimum, such tree islands shall consist of an area at least equal in size to two parking places side-by-side (360 square feet). Parking bays shall be broken up with landscaped islands or medians to avoid long monotonous rows of parking. Planting trees in groups is encouraged to increase the total amount of planting area for roots to grow."

REQUIRED IN AN ISLAND OR MEDIAN: 3 TREES AND 6 SHRUBS PER 4,000 SF
PROVIDED: 3 TREE AND 14 SHRUBS PER 4,000 SF

STREET BUFFER= 252 LF 1 EVERGREEN OR SHRUB PER 5 LF

REQUIRED: 50 EVERGREENS OR SHRUBS
PROVIDED: 52 EVERGREENS OR SHRUBS

BUFFER AT PROPERTY LINE= TYPE B BUFFER 1, 286'

REQUIRED: PER 100 LF, 4 CANOPY TREES, 25 EVERGREEN SHRUBS, 33 FLOWERING SHRUBS
11 CANOPY TREES, 11 EVERGREEN SHRUBS, 94 FLOWERING SHRUBS
PROVIDED: 11 CANOPY TREES, 11 EVERGREEN SHRUBS, 94 FLOWERING SHRUBS

BUFFER AT PROPERTY LINE= TYPE B BUFFER 2, 211'

REQUIRED: PER 100 LF, 4 CANOPY TREES, 25 EVERGREEN SHRUBS, 33 FLOWERING SHRUBS
11 CANOPY TREES, 69 EVERGREEN SHRUBS, 91 FLOWERING SHRUBS
PROVIDED: 11 CANOPY TREES, 69 EVERGREEN SHRUBS, 91 FLOWERING SHRUBS

COMMON SPACE TREES

Common Space trees are required for CHMU based on

"Trees. One tree shall be planted for each 1,000 square feet of common space. Trees shall have a minimum caliper of three to three and one-half inches measured six inches above ground at the time of planting"

AREA OF SITE: 4.72 ACRES
COMMON SPACE REQUIRED: 4.72 ACRES/10=0.472 ACRES
9,104 SF

COMMON SPACE TREES REQUIRED: 10 TREES
COMMON SPACE TREES PROVIDED: 10 TREES
COMMON SPACE TREE=CST

OPEN SPACE TREES

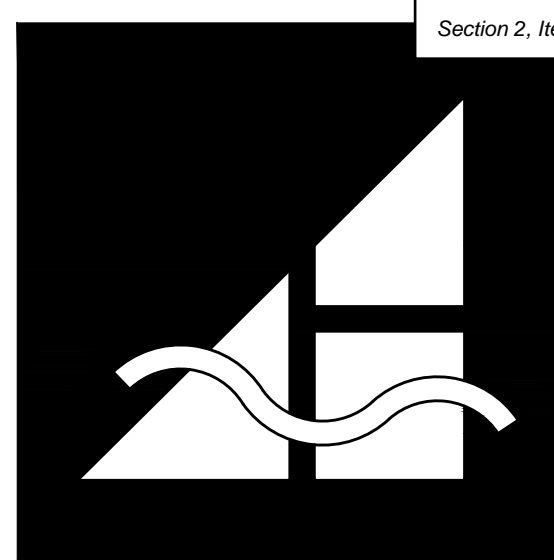
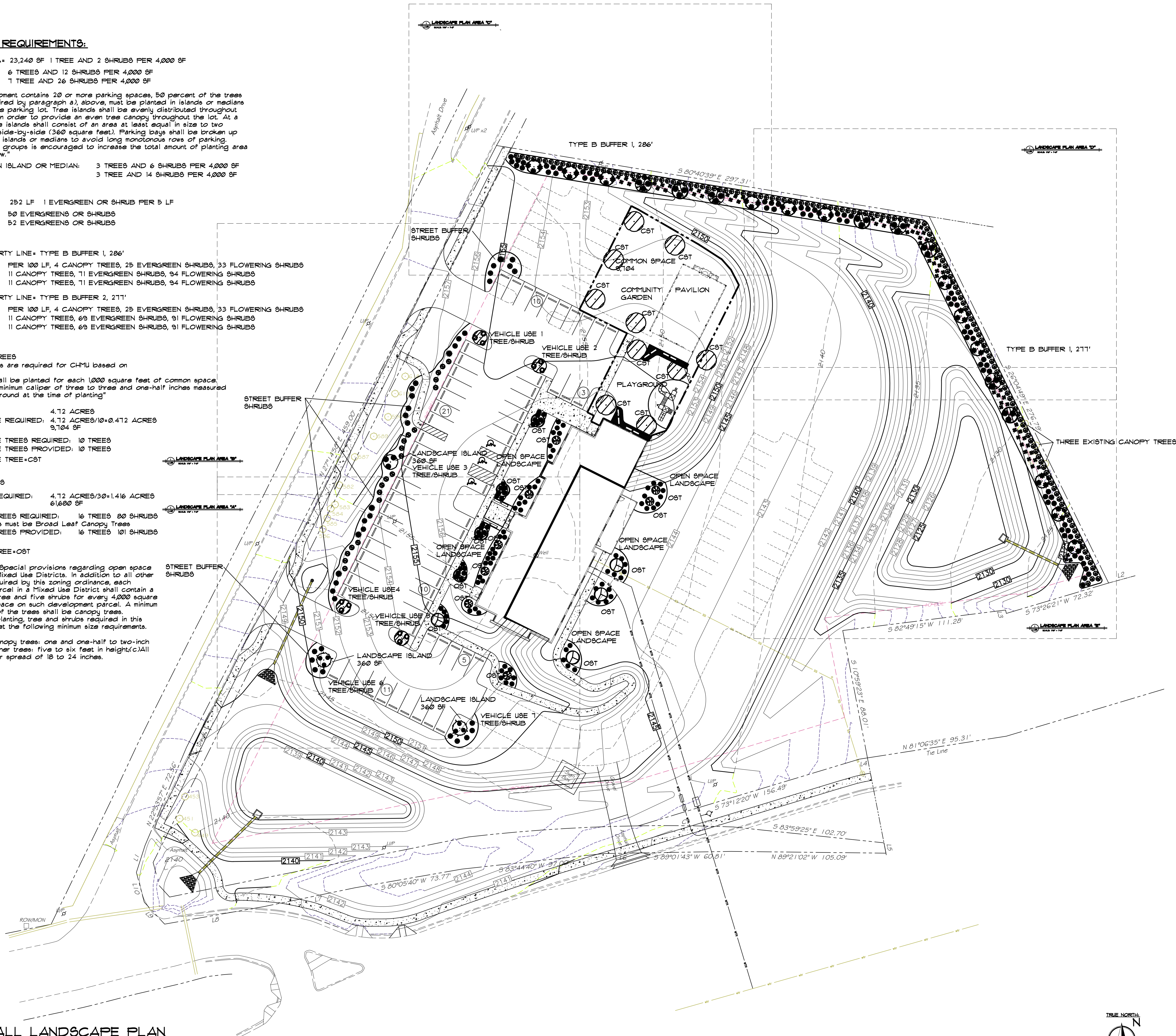
OPEN SPACE REQUIRED: 4.72 ACRES/30=1.416 ACRES
61,680 SF

OPEN SPACE TREES REQUIRED: 16 TREES 80 SHRUBS
8 of these trees must be Broad Leaf Canopy Trees
OPEN SPACE TREES PROVIDED: 16 TREES 101 SHRUBS

OPEN SPACE TREE=OST

Section 15-13 - Special provisions regarding open space landscaping in Mixed Use Districts. In addition to all other landscaping required by this zoning ordinance, each development parcel in a Mixed Use District shall contain a minimum of one tree and five shrubs for every 4,000 square feet of open space on such development parcel. A minimum of 50 percent of the trees shall be canopy trees. At the time of planting, tree and shrubs required in this section shall meet the following minimum size requirements.

(a) Broadleaf canopy trees: one and one-half to two-inch caliper.(b) All other trees: five to six feet in height.(c) All shrubs: height or spread of 18 to 24 inches.



3/4/24

ADEPTUS ARCHITECTURE, INC. 121 MAINLY STREET GREENVILLE, SC 29601 864-242-2514

NEW CHURCH FOR
LIVING SAVIOR LUTHERAN CHURCH

UPWARD ROAD AND VINE ROAD HENDERSONVILLE, NORTH CAROLINA

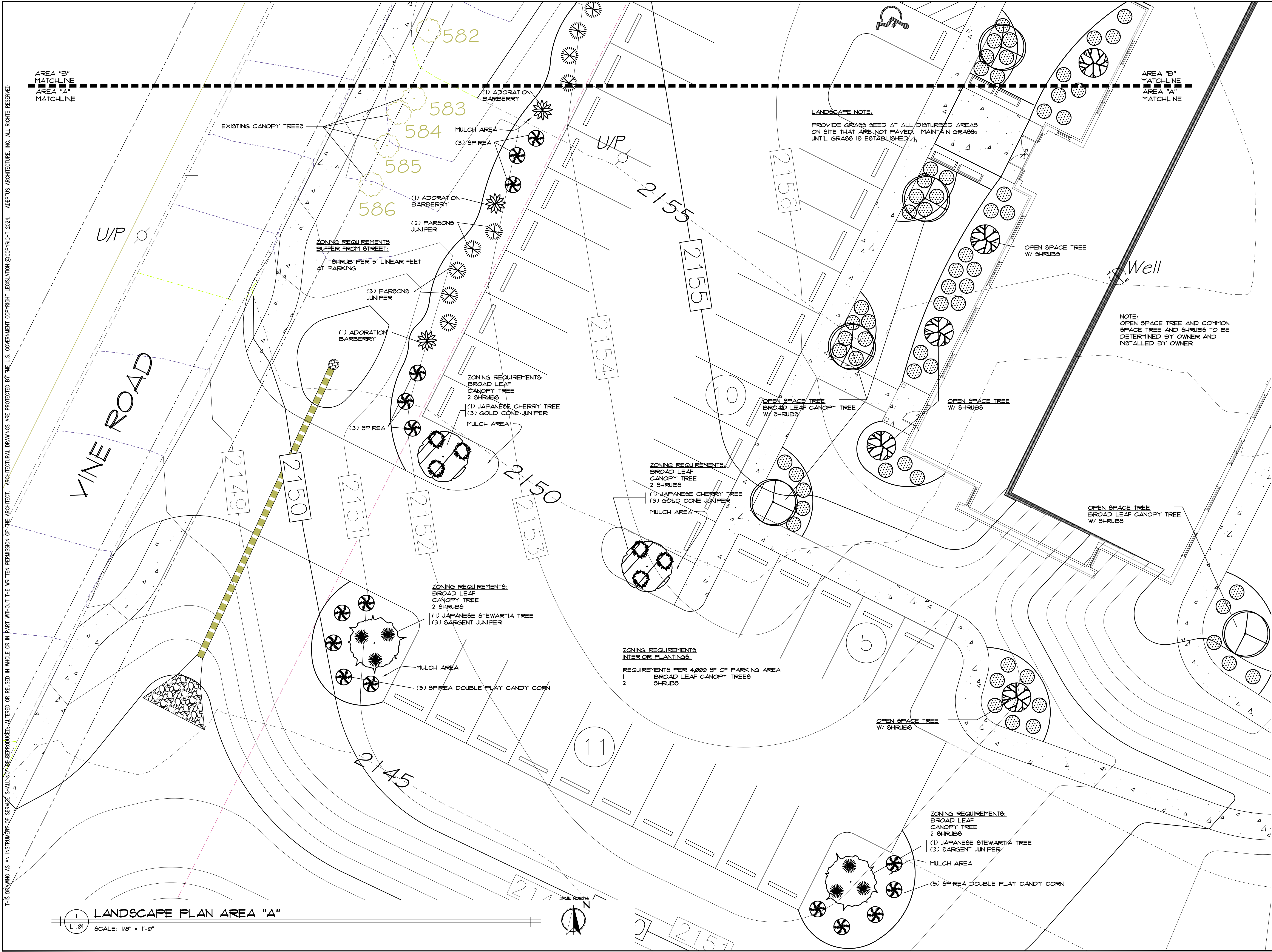
DRAWN BY: MJD
CHECKED: WBA
DATE: 3/4/24
SCALE: AS NOTED
JOB NUMBER: 2117
REVISIONS:

DESCRIPTION
OVERALL LANDSCAPE
PLAN

SHEET

L1.00

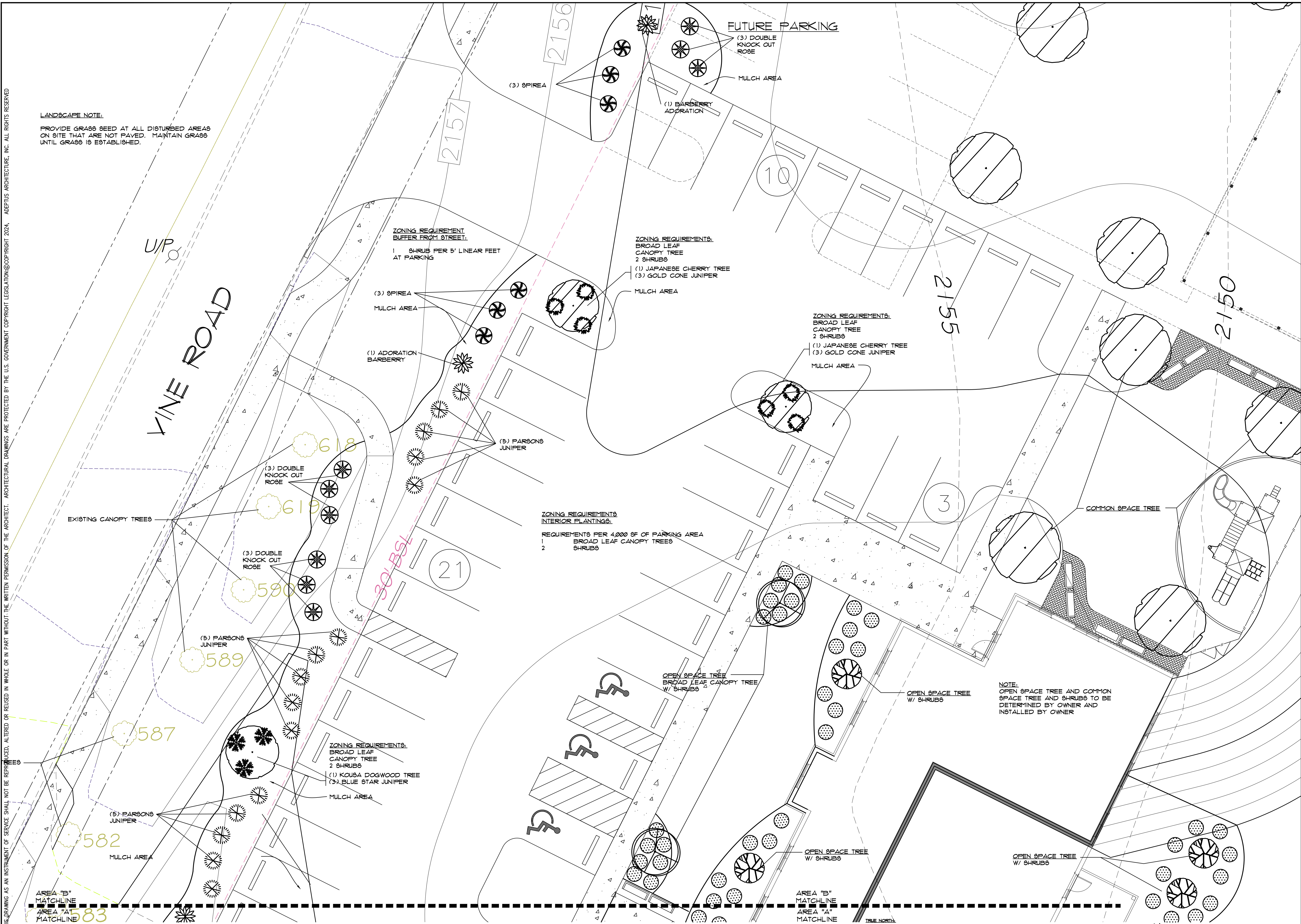
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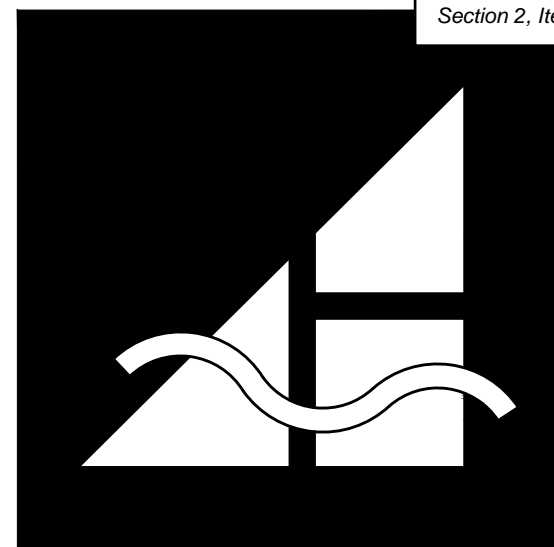
LANDSCAPE NOTE:

PROVIDE GRASS SEED AT ALL DISTURBED AREAS ON SITE THAT ARE NOT PAVED. MAINTAIN GRASS UNTIL GRASS IS ESTABLISHED.



LANDSCAPE PLAN AREA "B"

SCALE: 1/8" = 1'-0"



ADEPTUS ARCHITECTURE, INC. 121 MAINLY STREET GREENVILLE, SC 29601 864-242-2514

NEW CHURCH FOR
LIVING SAVIOR LUTHERAN CHURCH
UPWARD ROAD AND VINE ROAD
HENDERSONVILLE, NORTH CAROLINA

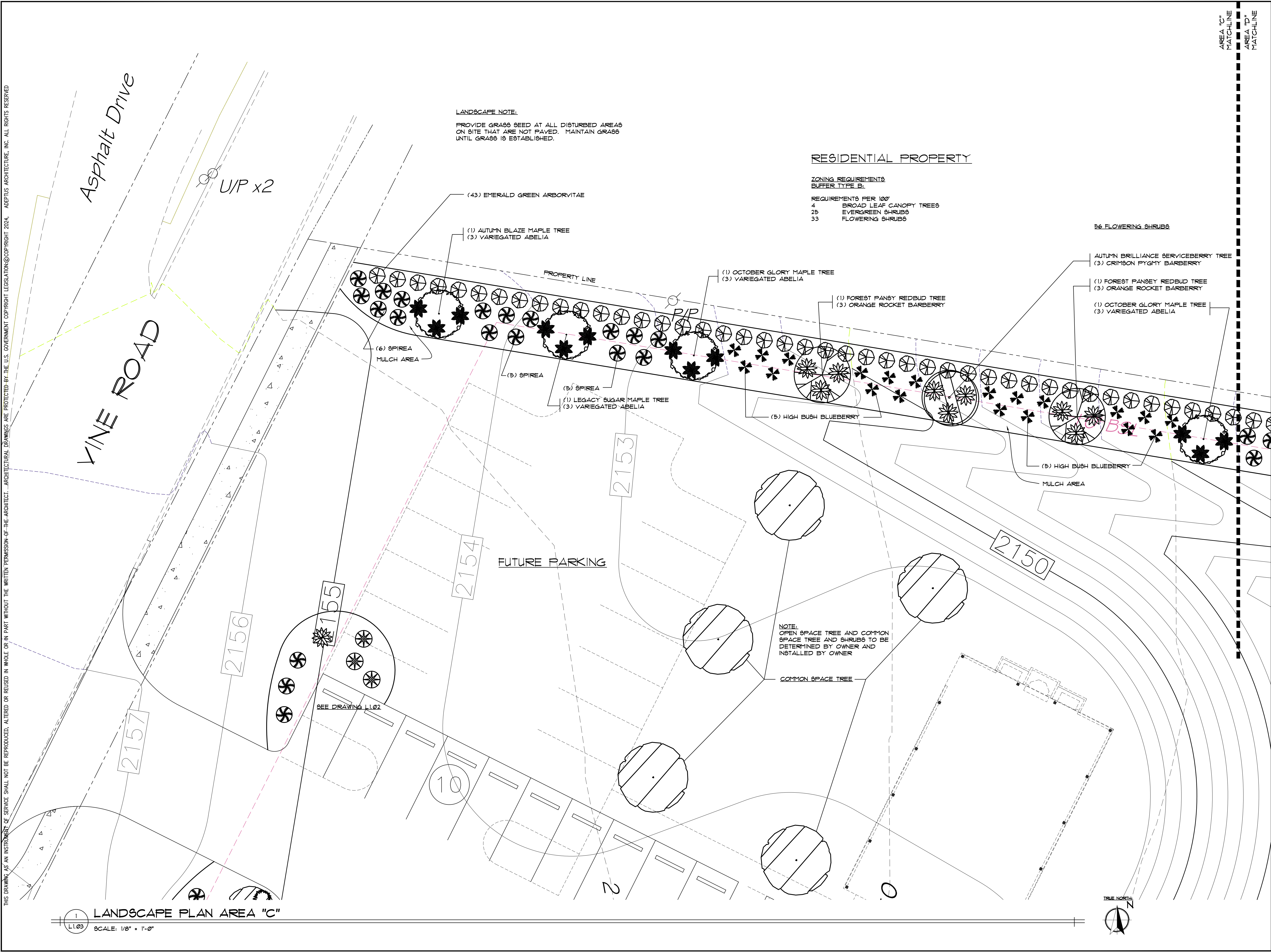
DRAWN BY: MJD
CHECKED: WBA
DATE: 3/4/24
SCALE: AS NOTED
JOB NUMBER: 2117
REVISIONS:

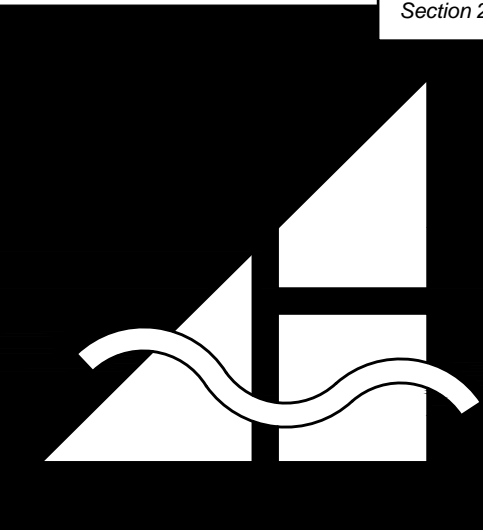
DESCRIPTION
LANDSCAPE PLAN
AREA "B"

SHEET


L1.02

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Section 2, Item C.



William Barry Adams
Registered Architect
No. 52767
North Carolina
Greenville, South Carolina

3/4/24

ADEPTUS ARCHITECTURE, INC. 121 MAINLY STREET GREENVILLE, SC 29601 864-242-2514

**NEW CHURCH FOR
LIVING SAVIOR LUTHERAN CHURCH**

UPWARD ROAD AND VINE ROAD HENDERSONVILLE, NORTH CAROLINA

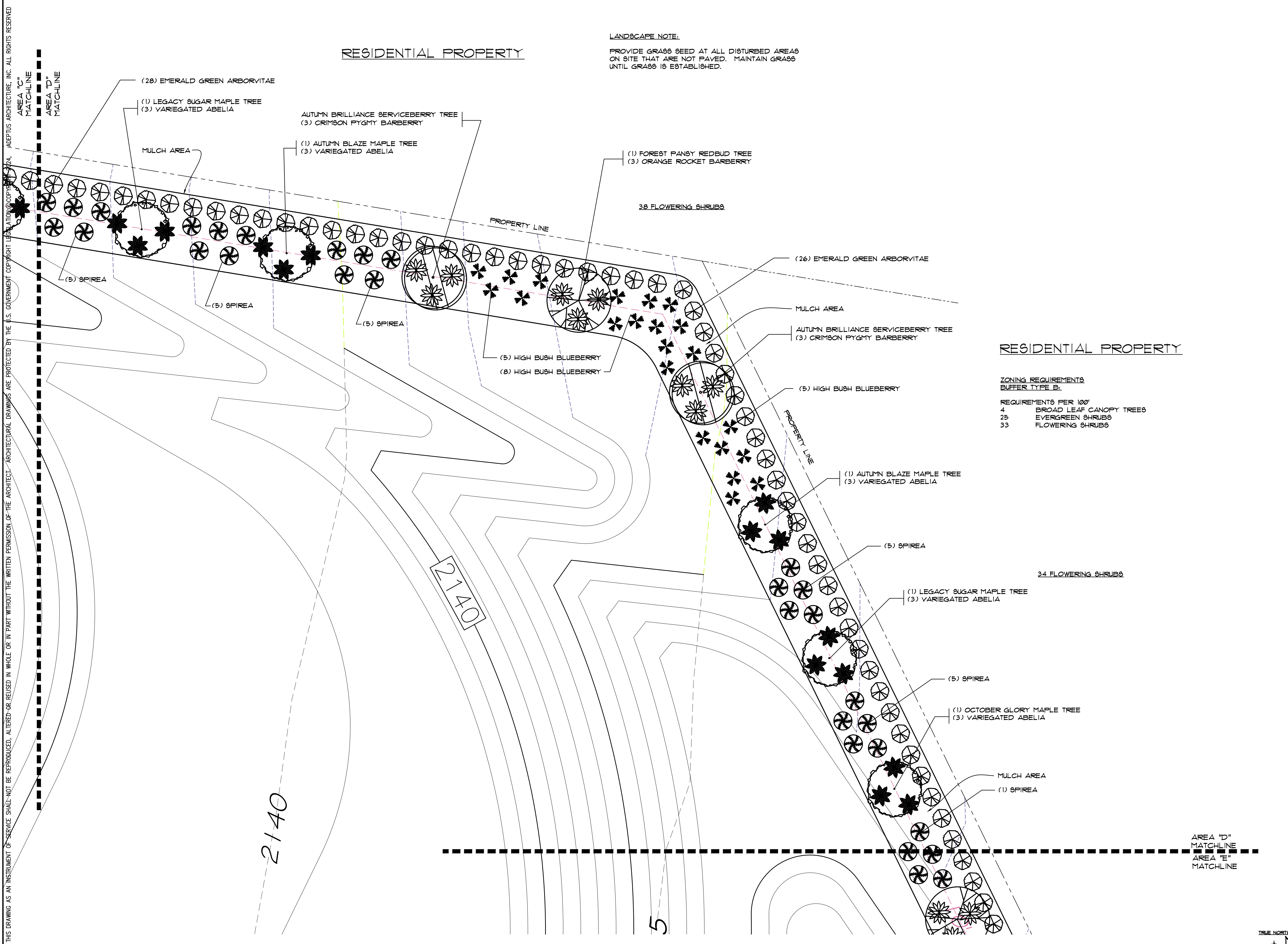
DRAWN BY:	MJD
CHECKED:	WBA
DATE:	3/4/24
SCALE:	AS NOTED
JOB NUMBER:	2117
REVISIONS:	

DESCRIPTION
LANDSCAPE PLAN AREA "C"

SHEET
L1.03

125

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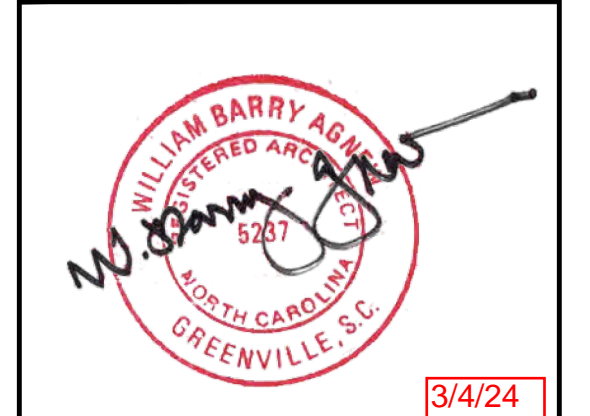
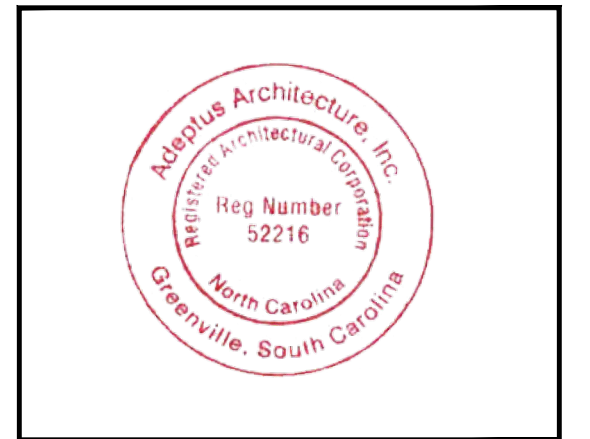
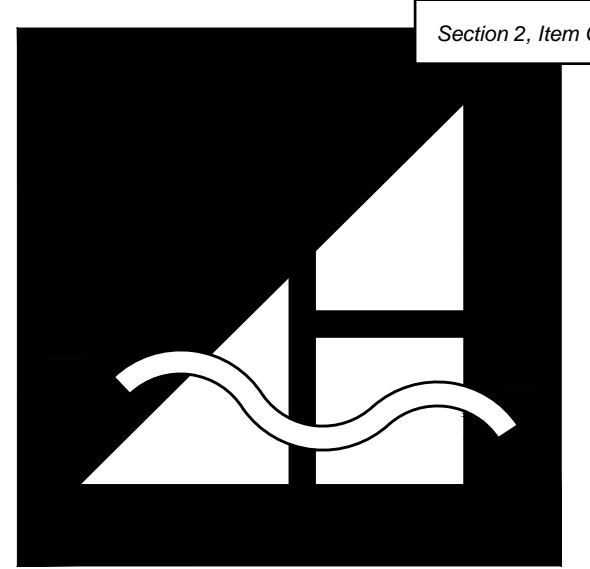


LANDSCAPE NOTE:

PROVIDE GRASS SEED AT ALL DISTURBED AREAS ON SITE THAT ARE NOT PAVED. MAINTAIN GRASS UNTIL GRASS IS ESTABLISHED.

ZONING REQUIREMENTS
BUFFER TYPE B:

REQUIREMENTS PER 100'
4 BROAD LEAF CANOPY TREES
25 EVERGREEN SHRUBS
33 FLOWERING SHRUBS



ADEPTUS ARCHITECTURE, INC. 121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

NEW CHURCH FOR
LIVING SAVIOR LUTHERAN CHURCH

UPWARD ROAD AND VINE ROAD HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:	MJD
CHECKED:	WBA
DATE:	3/4/24
SCALE:	AS NOTED
JOB NUMBER:	2117
REVISIONS:	

DESCRIPTION

LANDSCAPE PLAN
AREA "D"

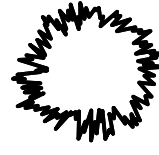
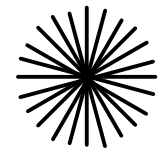

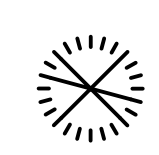
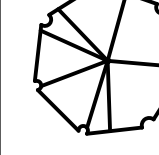
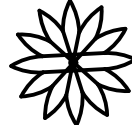




SHEET

L1.04

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NEW LANDSCAPE PLANTS

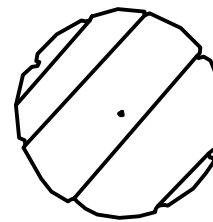
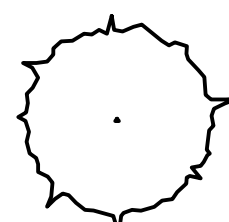
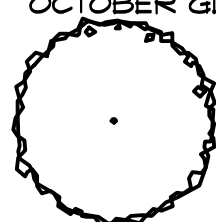
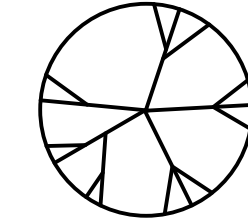
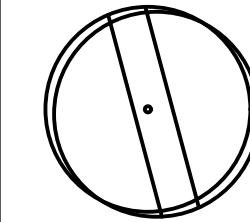
All landscaping species are required to come from the City's approved landscaping list.
https://www.hendersonvillic.gov/sites/default/files/uploads/recommended_landscape_species_list_revised.pdf
PLANT SIZE: THE MINIMUM PLANT SIZE FOR ALL NEW PLANTS SHALL BE FROM 18" TO 24" IN HEIGHT

GOLD CONE JUNIPER	SARGENT JUNIPER	BLUE STAR JUNIPER	PARSONS JUNIPER	EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS EMERALD GREEN
				
ADORATION BARBERRY CRIMSON PYGMY BARBERRY ORANGE ROCKET BARBERRY	SPIREA	HIGH BUSH BLUEBERRY	DOUBLE KNOCK OUT ROSE	VARIEGATED ABELIA
				

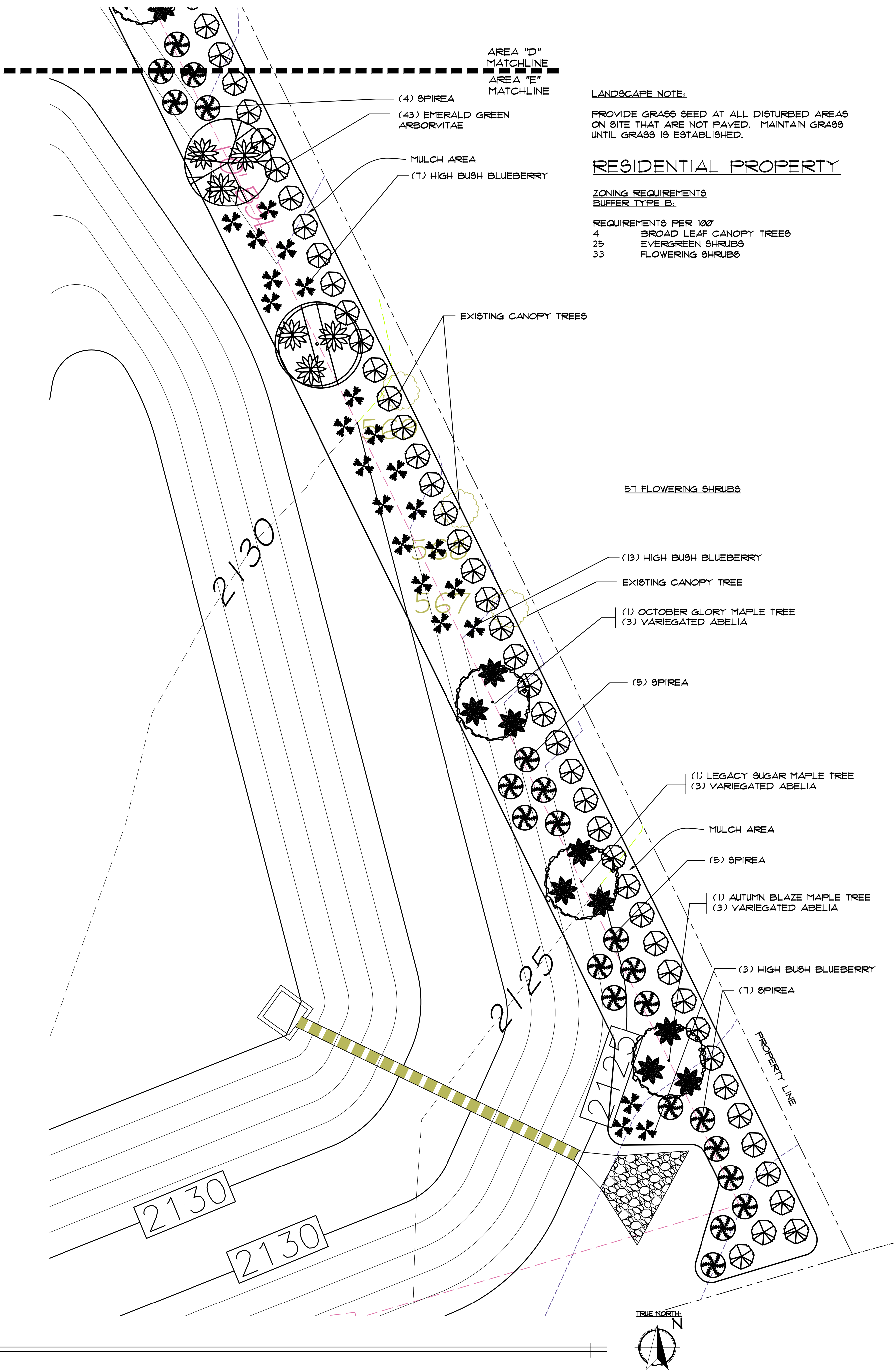
NOTE:
OPEN SPACE TREE AND COMMON SPACE TREE AND SHRUBS TO BE DETERMINED BY OWNER AND INSTALLED BY OWNER

NEW LANDSCAPE TREES

TREE SIZE: THE MINIMUM TREE SIZE FOR ALL NEW TREES SHALL BE FROM 1 3/8" TO 1 1/2" CALIFER

JAPANESE CHERRY	JAPANESE STEWARTIA	AUTUMN BLAZE MAPLE LEGACY SUGAR MAPLE OCTOBER GLORY MAPLE	FOREST PANSY REDBUD	AUTUMN BRILLIANCE SERVICEBERRY
				

NOTE:
OPEN SPACE TREE AND COMMON SPACE TREE AND SHRUBS TO BE DETERMINED BY OWNER AND INSTALLED BY OWNER

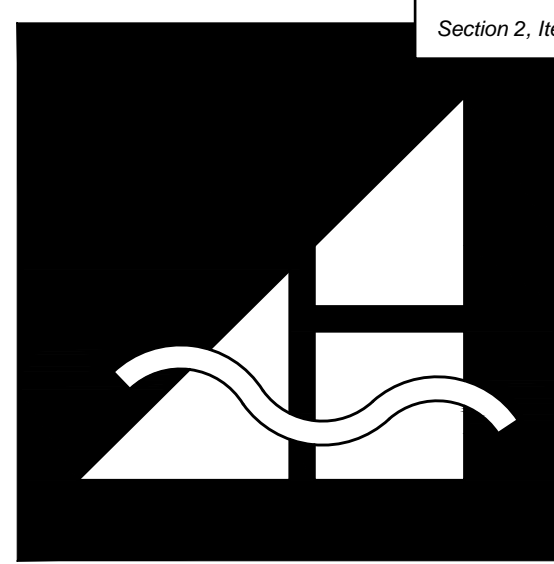


LANDSCAPE NOTE:
PROVIDE GRASS SEED AT ALL DISTURBED AREAS ON SITE THAT ARE NOT PAVED. MAINTAIN GRASS UNTIL GRASS IS ESTABLISHED.

RESIDENTIAL PROPERTY

ZONING REQUIREMENTS
BUFFER TYPE B:

REQUIREMENTS PER 100'
4 BROAD LEAF CANOPY TREES
25 EVERGREEN SHRUBS
33 FLOWERING SHRUBS



ADEPTUS ARCHITECTURE, INC. 121 MANLY STREET GREENVILLE, SC 29601 864-242-2514

NEW CHURCH FOR
LIVING SAVIOR LUTHERAN CHURCH

UPWARD ROAD AND VINE ROAD HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:	MJD
CHECKED:	WBA
DATE:	3/4/24
SCALE:	AS NOTED
JOB NUMBER:	2117
REVISIONS:	

DESCRIPTION
LANDSCAPE PLAN AREA "E"

SHEET
L1.05

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SMART BOARD PANEL W/
1X2 WOOD TRIM BATTENS
AT 1"-4" O.C.
SMART BOARD SHAKE SIDING,
PAINTED
5/4X4 SMART BOARD TRIM,
PAINTED
5/4X8 SMART BOARD TRIM,
PAINTED
PREFINISHED METAL FLASHING
1X12 SMART BOARD FASCIA
BOARD W/ 1X3 SMART
BOARD, PAINTED
PREFINISHED METAL FLASHING
1X12 SMART BOARD FASCIA
BOARD W/ 1X3 SMART
BOARD, PAINTED
8X8 CEDAR WOOD COLUMN
AND BRACKET, STAINED
5/4X6 SMART BOARD TRIM,
PAINTED
5/4X4 SMART BOARD TRIM,
PAINTED
BRICK ROWLOCK COURSE,
COLOR B-1
BRICK SOLDIER COURSE,
COLOR B-1
BRICK VENEER, RUNNING
BOND, COLOR B-1

NOTE:
ALL HORIZONTAL TRIM TO HAVE
PREFINISHED METAL FLASHING

2" STONE VENEER
2" STONE CAP STONE
4X8 CEDAR WOOD TRIM,
STAINED

5/4X3 SMART BOARD TRIM,
PAINTED W/ PREFINISHED METAL
FLASHING TO ROOF
5/4X4 SMART BOARD TRIM,
PAINTED
5/4X12 SMART BOARD TRIM,
PAINTED
4X8 CEDAR WOOD TRIM,
STAINED
SMART BOARD PANEL W/
1X2 WOOD TRIM BATTENS
AT 1"-4" O.C.
SMART BOARD SHAKE SIDING,
PAINTED
5/4X4 SMART BOARD TRIM,
PAINTED
5/4X8 SMART BOARD TRIM,
PAINTED
PREFINISHED METAL FLASHING
1X12 SMART BOARD FASCIA
BOARD W/ 1X3 SMART
BOARD, PAINTED
8X8 CEDAR WOOD COLUMN
AND BRACKET, STAINED
5/4X6 SMART BOARD TRIM,
PAINTED
5/4X4 SMART BOARD TRIM,
PAINTED
BRICK SOLDIER COURSE,
COLOR B-1
BRICK VENEER, RUNNING
BOND, COLOR B-1
BRICK ROWLOCK COURSE,
COLOR B-1
2" STONE VENEER
NOTE:
ALL HORIZONTAL TRIM TO HAVE
PREFINISHED METAL FLASHING

CROSS AS SELECTED BY
OWNER, BEYOND

STEEPLE, BEYOND

NOTE:
PER THE ZONING ORDINANCE AT LEAST 15%
OF THE BUILDING FACADE NEEDS TO BE
STONE, BRICK, DECORATIVE CONCRETE OR
DECORATIVE BLOCK, THIS IS EXCLUSIVE OF
WINDOWS AND DOORS
THE SOUTH ELEVATION IS 24%

DISTANCE TO AVERAGE
ROOF HEIGHT

TOP PLATE
29'-11"
12'-0"
14'-0"
FIRST FLOOR
AVERAGE
GRADE
HEIGHT
12'-0"
BASEMENT

1 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

3 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
PER THE ZONING ORDINANCE AT LEAST 15%
OF THE BUILDING FACADE NEEDS TO BE
STONE, BRICK, DECORATIVE CONCRETE OR
DECORATIVE BLOCK, THIS IS EXCLUSIVE OF
WINDOWS AND DOORS
THE WEST ELEVATION IS 39%

RIDGE VENT
30 YEAR ARCHITECTURAL
SHINGLES AS SELECTED
BY OWNER
RIDGE VENT

STANDING BEAM METAL
ROOF
PREFINISHED METAL FLASHING
1X12 SMART BOARD FASCIA
BOARD W/ 1X3 SMART
BOARD, PAINTED

8X8 CEDAR WOOD COLUMN
AND BRACKET, STAINED
5/4X6 SMART BOARD TRIM,
PAINTED
5/4X4 SMART BOARD TRIM,
PAINTED

5/4X6 SMART BOARD TRIM,
PAINTED
STOREFRONT ENTRANCE SYSTEM
W/ 5/4 X 4 WOOD TRIM AND 5/4 X
8 WOOD HEADER

NOTE:
ALL HORIZONTAL TRIM TO HAVE
PREFINISHED METAL FLASHING

BRICK SOLDIER COURSE,
COLOR B-1
BRICK VENEER, RUNNING
BOND, COLOR B-1
BRICK ROWLOCK COURSE,
COLOR B-1

CLAD WINDOW W/ 5/4
WOOD TRIM AND 5/4 X 8
WOOD TRIM HEADER
OUTLINE OF FUTURE
ELEVATOR

DISTANCE TO AVERAGE
ROOF HEIGHT

CLAD WINDOW W/ 5/4
WOOD TRIM AND 5/4 X 8
WOOD TRIM HEADER
STANDING BEAM METAL
ROOF
TOP PLATE

FIRST FLOOR

8X8 CEDAR WOOD COLUMN
AND BRACKET, STAINED
STOREFRONT ENTRANCE SYSTEM
W/ 5/4 X 4 WOOD TRIM AND 5/4 X
8 WOOD HEADER

BASEMENT

2 WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



ADEPTUS ARCHITECTURE, INC. 121 MAINLY STREET GREENVILLE, SC 29601 864-242-2514

NEW CHURCH FOR LIVING SAVIOR LUTHERAN CHURCH

UPWARD ROAD AND VINE ROAD HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: MJD
CHECKED: WBA
DATE: 3/1/24
SCALE: AS NOTED
JOB NUMBER: 2117
REVISIONS:

DESCRIPTION
EXTERIOR ELEVATIONS

SHEET

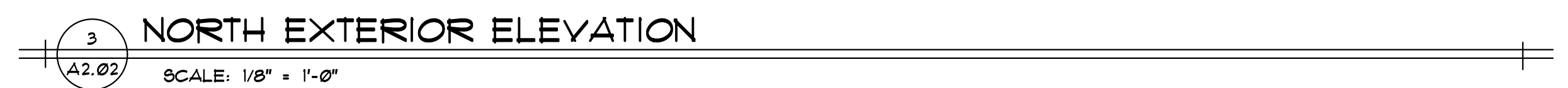
A2.01



THE EAST ELEVATION IS 22%



THE NORTH ELEVATION IS 20%



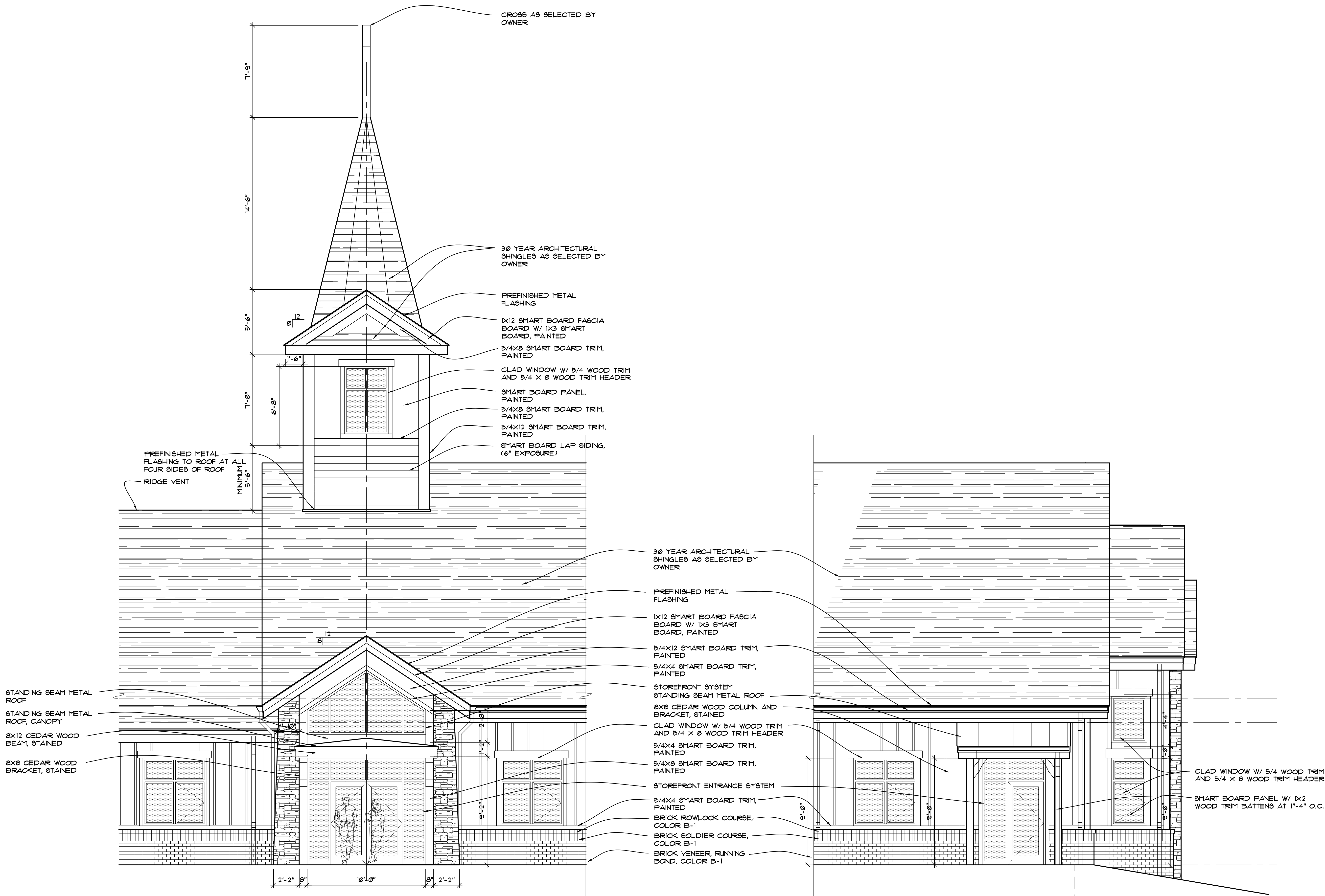
STEP FOOTINGS TO
BASEMENT LEVEL

3/4/24

UPWARD ROAD AND VINE ROAD HENDERSONVILLE, NORTH CAROLINA

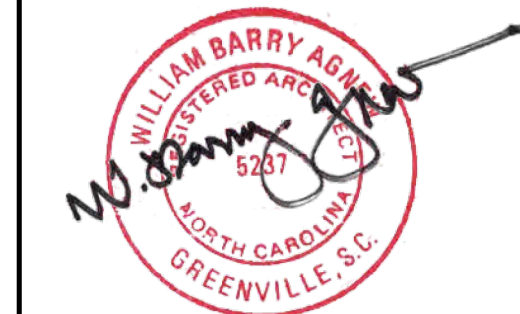
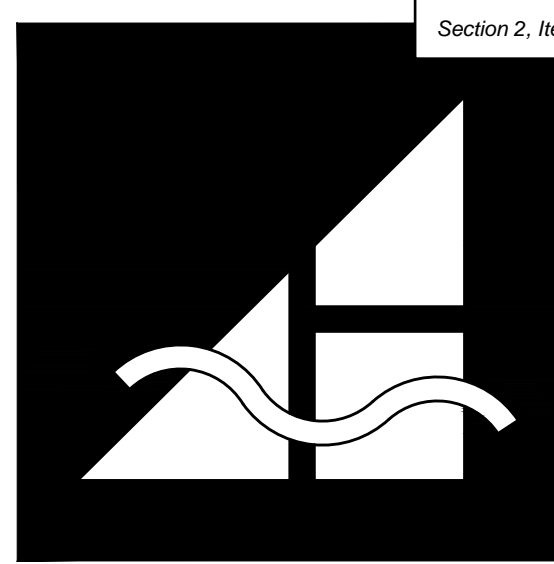
A 2. ~~O~~ 2

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EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



3/4/24

ADEPTUS ARCHITECTURE, INC. 121 MAINLY STREET GREENVILLE, SC 29601 864-242-2514

**NEW CHURCH FOR
LIVING SAVIOR LUTHERAN CHURCH**

UPWARD ROAD AND VINE ROAD
HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: MJD
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SCALE: AS NOTED
JOB NUMBER: 2117
REVISIONS:

DESCRIPTION
EXTERIOR ELEVATIONS

SHEET

A2.03

HENDERSONVILLE, NORTH CAROLINA

UPWARD ROAD AND VINE ROAD

DESCRIPTION
FACADE DIAGRAM

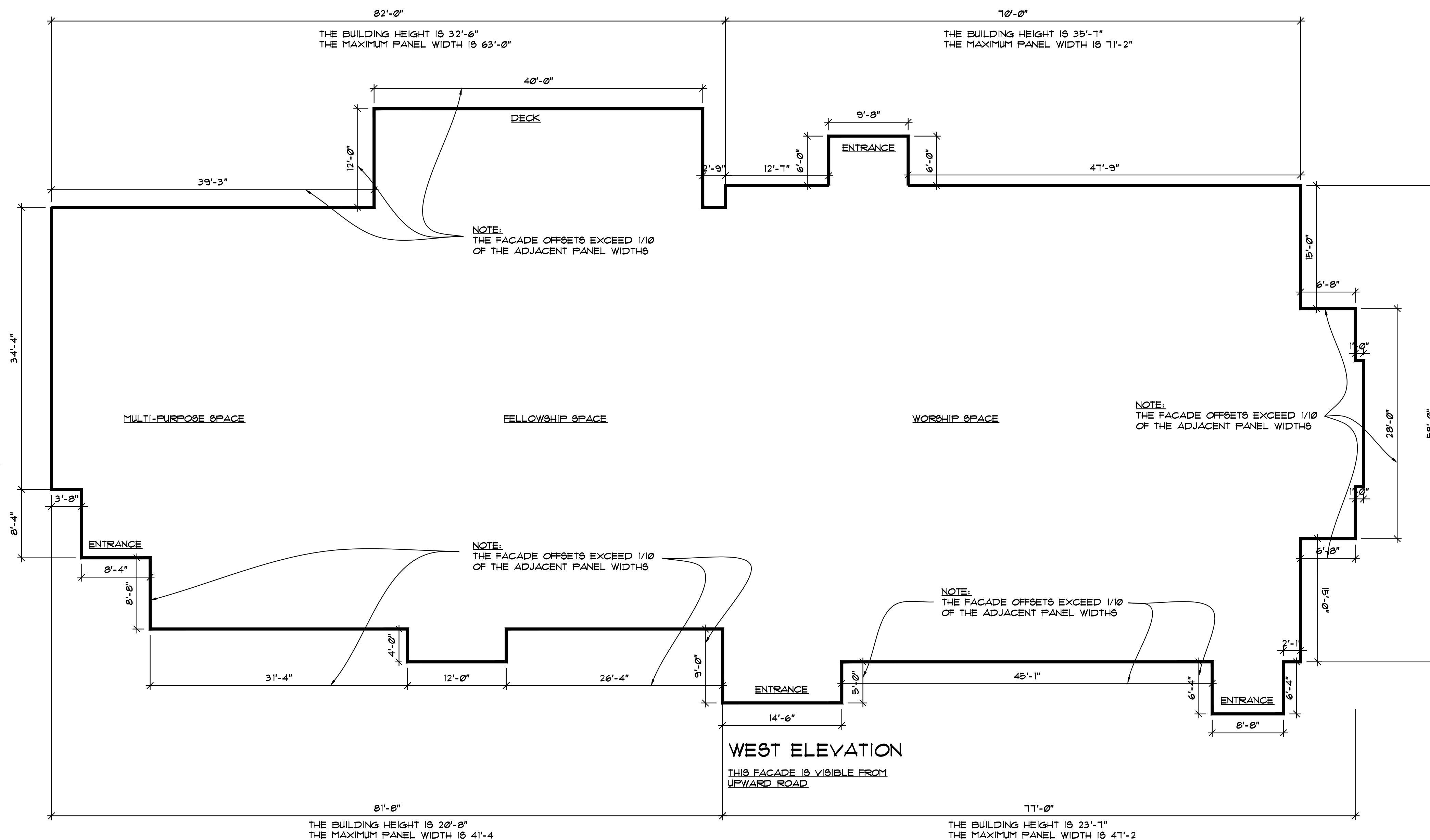
SHEET

NORTH ELEVATION
THIS FACADE IS VISIBLE FROM A
COMMON SPACE

THE BUILDING HEIGHT IS 26'-8"
THE MAXIMUM PANEL WIDTH IS 53'-

THE BUILDING HEIGHT IS 26'-8"
THE MAXIMUM PANEL WIDTH IS 53'-.

THIS FACADE IS VISIBLE FROM A
COMMON SPACE



THIS FACADE IS VISIBLE FROM
UPWARD ROAD

THE BUILDING HEIGHT IS 29'-7"
THE MAXIMUM PANEL WIDTH IS 59'-2"

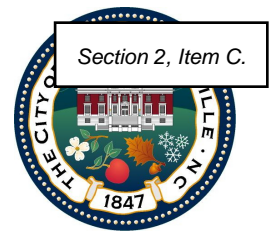
FACADE DIAGRAM

SCALE: 1/8" = 1'-0"



CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

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



APPLICATION FOR SITE PLAN REVIEW

Section 7-3 City Zoning Ordinance

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

- ~ This form including the property owner(s) signature(s).
 - ~ Appropriate fee.
 - ~ 2 copies and a digital file of the site plan containing items in Section 7.3-3.2 of the City Zoning Ordinance.
- Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.
- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
 - Addition of more than 30 parking spaces.
 - Any minor planned residential development consisting of nine or more dwelling units.

The following are required for final site plan review:

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

Date 2023-12-11

Type of Plan Review



Preliminary



Final

Name of Project Living Savior Evangelical Lutheran Church

Location/Address of Property 200 Upward Road, Hendersonville, NC 28726

List 10 digit PIN or 7 digit PID number for each property 9578901278

Contact Information William Duane Ensor

Address PO Box 31182, Greenville, SC 29608

Phone 843-693-2335

Fax

Email duaneensor@gmail.com

CHECK TYPE OF DEVELOPMENT



Residential



Commercial



Other

Current Zoning CHMU

Total Acreage 4.38

Proposed Building Sq.ft. 12,125

of Dwelling Units 0

Official Use:

DATE RECEIVED: _____ BY _____ FEE RECEIVED \$ _____

Applicant(s): (Developer)

Printed Name Living Savior Evangelical Lutheran Church

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature Daniel E. Meyer

Title President Email danmeyer@charter.net

Address of Applicant 301 Overlook Road, Asheville, NC 28803

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Applicant _____

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Applicant _____

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Applicant _____

Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Applicant _____

Property Owners(s):* ^ Printed Name Living Savior Evangelical Lutheran Church☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____Signature *Daniel E Meyer*Title President Email danmeyer@charter.netAddress of Property Owner 301 Overlook Road, Asheville, NC 28803

* ^ Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

* ^ Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

* ^ Printed Name _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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