CITY OF HENDERSONVILLE
CITY COUNCIL REGULAR MEETING
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, November 04, 2021 – 5:45 PM

AGENDA

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **PUBLIC COMMENT** - *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

4. **CONSIDERATION OF AGENDA**

5. **CONSENT AGENDA** - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*

   A. Adoption of City Council Minutes – *Angela L. Reece, City Clerk*

   B. Acceptance of October 5, 2021 Official Primary Election Results – *Angela L. Reece, City Clerk*

   C. Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

   D. Lead and Copper Rule Compliance Support – Gracie Erwin, *Environmental Compliance Coordinator*

   E. Etowah Water Improvements Engineering Amendment 4 – *Brent Detwiler, City Engineer*

   F. Agreement - NCDOT Administered Bicycle/Pedestrian Plan - *Brent Detwiler, City Engineer*

   G. Special Event: Holiday Carriage and Train Rides - *Lew Holloway, Community Development Director*

   H. Street Closure: Resolution of Intent- Portion of Beech Street (AKA Richlieu Avenue) (P21-57-SCL) – *Tyler Morrow, Planner II*

   I. Utility Extension Agreement for the Blue Ridge Community College, Patton Hall Expansion – *Brendan Shanahan, Engineering*

   J. Utility Extension Agreement for the Pardee Partners ASC – *Brendan Shanahan, Engineering*

   K. Approval of Subrecipient Agreement Between the City of Hendersonville and Housing Assistance Corporation for 2021 CDBG Grant – *John Connet, City Manager*

   L. Approval of Job Descriptions for Public Works Superintendent Positions – *Tom Wooten, Director of Public Works*

M. Geotechnical Engineering and Environmental Services to Support the Mud Creek Interceptor Replacement – *Adam Steurer, Utilities Engineer*

N. Resolution Approving Purchase of Less-Lethal Controlled Electronic Weapon Systems Pursuant To N.C.G.S. § 143-129(e)(3)– *Blair Myhand, Chief of Police*

6. PRESENTATIONS

A. Proclamation: Homeless Youth Awareness Month

B. Proclamation - Native American Heritage Month

C. Recognition of Water and Sewer Crews – *Jeff Miller, City Council Member*

D. Quarterly MVP Recipients – *John Connet, City Manager*

E. Resolution Accepting Donation- Clear Creek Greenway – *Brendan Shanahan, Engineering*

F. Trash Trout Jr. Eagle Scout Project – *Elijah Bandy, Eagle Scout Candidate & Michael Huffman, Stormwater Administrator*

G. NCDEQ MS4 Stormwater Program Audit Results – *Michael Huffman, Stormwater Administrator*

7. PUBLIC HEARINGS

A. Rezoning: Conditional Zoning District – Providence Walk (P21-31-CZD) – *Matthew Manley, AICP – Planning Manager*

B. Rezoning: Conditional Zoning District: World of Clothing Mini Warehouses (P21-52-CZD) – *Tyler Morrow, Planner II*

C. Rezoning: Conditional Zoning District – Half Moon Heights (P21-44-CZD) – *Matthew Manley, AICP – Planning Manager*

8. NEW BUSINESS

A. Lease of Space in Thomas H. Thompson Emergency Services Center to Provide Temporary Housing for Fire Department Personnel and Equipment During Construction of Fire Station 1 – *James Miller, Fire Chief*

B. Creation of a Staff Attorney Position – *John Connet, City Manager*

9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS

A. Henderson County Rail2Trail Advisory Committee Appointment – *John Connet, City Manager*

10. CITY COUNCIL COMMENTS

11. CITY MANAGER REPORT - John F. Connet, City Manager

12. ADJOURN

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 City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Angela Reece, *MPA, CMC, NCCMC, City Clerk* **MEETING DATE:** November 4, 2021

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: Adoption of City Council Minutes – *Angela L. Reece, City Clerk*

SUGGESTED MOTION(S):

I move that City Council adopt the minutes of the October 7, 2021, Meeting as presented [or as amended].

SUMMARY:

The City Clerk has prepared minutes of the following meeting(s) for Council consideration:

i. October 7, 2021, Regular Meeting

BUDGET IMPACT: $0

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

i. October 7, 2021, Regular Meeting (DRAFT)

MINUTES

October 7, 2021

REGULAR MEETING OF THE CITY COUNCIL

CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 5:45 p.m.

Present: Mayor Barbara G. Volk, and Council Members: Mayor Pro Tem Jerry Smith, Jeff Miller, Dr. Jennifer Hensley and Lyndsey Simpson

Staff Present: City Manager John F. Connet, Assistant City Manager Brian Pahle, City Attorney Angela Beeker, City Clerk Angela Reece, Communications Manager Allison Justus, and others

1. CALL TO ORDER

Mayor Volk called the meeting to order at 5:45 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The City Council observed a moment of silence for prayer or reflection followed by the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENT *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

Raphael Morales 538 North Main St. addressed City Council in Spanish regarding Hispanic Heritage Month asked the City to acknowledge the month and showcase the culture.

Jerald See of 1507 Greenville Highway addressed City Council proposing an artist pavilion park similar to the Charleston Art Market.

Dean Sloan of 318 Hillview Blvd. addressed City Council regarding safety on his residential street and expressed concerns of the parking lot near his home.

Lynne Williams of 309 Chadwick Ave. addressed City Council expressing support of Hendersonville FD and Fire Station 1, asking for consideration of preserving Boyd Park and the Laura Corn Mini Golf Course.

Ron Taylor of 22 B. Breezewood St. addressed City Council regarding health of residents and expressing concerns of fluoridation of the municipal water supply.

Crystal Cauley of 627 Fifth Ave. W. Hendersonville addressed City Council via Zoom electronic software expressing thanks to city staff for going above and beyond to serve citizens, residents, and visitors. Ms. Cauley also expressed concerns that the city has not celebrated Hispanic Heritage Month on social media platforms.

Mayor Volk read digital comments submitted by the following:

Brenda Harkinson of 232 Snowy Egret Way submitted digital written comments of disapproval of the Half Moon Heights zoning variance.

Caren Casper of 3503 Wood Duck Way submitted digital written comments of disapproval of the Half Moon Heights zoning variance and expressed concerns of tree removal.

Fred Harkinson of 232 Snowy Egret Way submitted digital written comments of disapproval of the Half Moon Heights zoning variance and expressed concerns of tree removal.

Kenneth and Margaret Collins of 28 Wild Pheasant Run submitted digital written comments of disapproval of the Half Moon Heights zoning variance and expressed concerns of tree removal, flooding issues, and dangerous traffic concerns.

4. CONSIDERATION OF AGENDA

Council Member Jeff Miller moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

A. Adoption of City Council Minutes – *Angela Reece, City Clerk*

DRAFT

I move that City Council adopt the minutes of the August 25, 2021, Special Call Meeting, September 2, 2021, Regular Meeting, and September 22, 2021 Special Call Meeting as presented [or as amended].

B. Budget Amendments – *Adam Murr, Budget Manager*

I move City Council approve budget amendments 10072021-01, 10072021-02, 10072021-03, and 10072021-04 as presented.

C. Utility Assessment Policy Amendment – *Drew Finley, Assistant to the Utilities Director*

I move that City Council amend the Utility Assessment Policy to include a timeframe provision for petitioners to gather signatures under Phase I of the Process and Procedure.

D. Special Event: Fallapalooza Trunk or Treat – *Lew Holloway, Community Development Director*

I move that City Council approve the approve the special event permit for Fallapalooza Trunk or Treat.

E. Resolution Authorizing the City Manager to Prepare and Execute a Contract with Interfaith Assistance Ministries for COVID-19 Related Utility Bill Assistance – *Adam Murr, Budget Manager*

I move City Council adopt a resolution directing the City Manager to prepare and execute a contract with Interfaith Assistance Ministries to provide $25,000 incremental payments for utility customers who are experiencing economic/financial hardship related to the COVID-19 pandemic.

Resolution #R-21-93

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO PREPARE AND EXECUTE A CONTRACT WITH INTERFAITH ASSISTANCE MINISTRIES TO PROVIDE COVID-19 RELATED UTILITY BILL ASSISTANCE

WHEREAS, the City of Hendersonville is authorized by N.C.G.S. 160A-20.1 to contract with outside firms for services for a public purpose, and;

WHEREAS, the City has been provided Federal American Rescue Plan (ARP) funds for the purpose of responding to negative economic impacts stemming from COVID-19, and;

WHEREAS, City Council has adopted a Grant Project Ordinance (G2102) for ARP funds, allocating $400,000 to Interfaith Assistance Ministries to deliver utility bill financial assistance for customers facing negative economic impacts stemming from COVID-19, and

WHEREAS, the City is authorized by N.C.G.S. § 160D-1311 "to accept federal and State grants and loans for, and to appropriate and expend funds for community development programs and activities";

WHEREAS, the City will draft a contract providing $25,000 incremental payments to Interfaith Assistance Ministries to meet the goal of providing COVID-19 related utility bill assistance for persons qualifying under applicable ARP and N.C.G.S. § 160D-1311 requirements, and;

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

1. City Council authorizes the City Manager to prepare and execute a contract with Interfaith Assistance Ministries to provide $25,000 incremental payments for qualifying utility customers who are experiencing economic/financial hardship related to the COVID-19 pandemic, in consultation with the City Attorney.

Adopted by the City Council of the City of Hendersonville, North Carolina this 7th day of October 2021.

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

F. Limited Obligation Bond Approving Resolution – *Adam Murr, Budget Manager*

I move that the City Council adopt the RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, APPROVING A CONTRACT AND A DEED OF TRUST AND THE DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS as presented.

Resolution #R-21-94

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, APPROVING A CONTRACT AND A DEED OF TRUST AND THE DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS

WHEREAS, the City of Hendersonville, North Carolina (the "*City*") is a validly existing municipal corporation, existing as such under and by virtue of the Constitution, statutes, and laws of the State of North Carolina (the "*State*");

WHEREAS, the City has the power, pursuant to the General Statutes of North Carolina, to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the City Council of the City (the "*City Council*") has previously determined that it is in the best interest of the City to enter into an installment financing contract (the "*Contract*") with the Hendersonville Public Facilities Corporation, a North Carolina nonprofit corporation (the "*Corporation*"), in order to (1) finance the (a) construction, equipping and furnishing of a parking facility and (b) construction of various streetscape improvements in downtown Hendersonville (collectively, the "*Projects*"), (2) refinance an Installment Financing Contract dated as of October 11, 2018 between Pinnacle Financial Partners and the City of Hendersonville, North Carolina, the proceeds of which were used to finance (a) the construction and equipping of a public works maintenance facility, (b) the construction of public restroom facilities and (c) improvements to the Whitmire Building, a recreation center, including parking lot expansion/repaving and the replacement of interior flooring (the "*Prior Indebtedness*") and (3) pay the costs related to the execution and delivery of the Contract;

WHEREAS, in order to secure the City's obligations under the Contract, the City will enter into a Deed of Trust, Security Agreement and Fixture Filing (the "*Deed of Trust*") granting a lien on the site of the parking facility (the "*Site*") and the improvements thereon that may be necessary to effectuate the proposed financing;

WHEREAS, to assist the City in financing the Projects and refinancing the Prior Indebtedness, the Corporation will execute and deliver its Limited Obligation Bonds (City of Hendersonville, North Carolina), Series 2021 (the "*2021 Bonds*") in an aggregate principal amount not to exceed $17,000,000, evidencing proportionate undivided interests in rights to receive certain Revenues (as defined in the Contract) pursuant to the Contract;

WHEREAS, in connection with the sale of the 2021 Bonds by the Corporation to Robert W. Baird & Co. Incorporated (the "*Underwriter*"), the City will execute and deliver a Bond Purchase Agreement dated the date of delivery thereof (the *"Bond Purchase Agreement"*) among the City, the Corporation and the Underwriter;

WHEREAS, there have been described to the City Council the forms of the following documents (collectively, the "*Instruments*"), copies of which are available to the City Council, which the City Council proposes to approve, enter into, and deliver, as applicable, to effectuate the proposed installment financing:

(1) the Contract;

(2) the Deed of Trust;

(3) an Indenture of Trust dated as of November 1, 2021 (the "*Indenture*") between the Corporation and The Bank of New York Mellon Trust Company, N.A., as trustee, including the form of the 2021 Bonds; and

(4) the Bond Purchase Agreement;

WHEREAS, to make an offering and sale of the 2021 Bonds, there will be prepared a Preliminary Official Statement with respect to the 2021 Bonds (the "*Preliminary Official Statement*"), a draft thereof having been made available to the City Council, and a final Official Statement relating to the 2021 Bonds (together with the Preliminary Official Statement, the "*Official Statement*"), which Official Statement will contain certain information regarding the City and the 2021 Bonds;

WHEREAS, it appears that each of the Instruments and the Preliminary Official Statement is in an appropriate form and is an appropriate instrument for the purposes intended;

WHEREAS, the City Council conducted a public hearing on September 2, 2021 to receive public comment on the proposed Contract; and

WHEREAS, the City has filed an application to the LGC for approval of the Contract and will receive the approval of the LGC before executing and delivering the Contract;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. **Ratification of Instruments**. All actions of the City, the City Manager, the Assistant City Manager, the Finance Director, the City Attorney and the City Clerk and their respective designees, whether previously or hereinafter taken, in effectuating the proposed financing are hereby approved, ratified, and authorized pursuant to and in accordance with the transactions contemplated by the Instruments.

DRAFT

Section 2. **Authorization of the Official Statement**. The form, terms and content of the Preliminary Official Statement are in all respects authorized, approved, and confirmed, and the use of the Preliminary Official Statement and of the final Official Statement by the Underwriter in connection with the offering and sale of the 2021 Bonds is hereby in all respects authorized, approved and confirmed. The City Manager, the Assistant City Manager, the Finance Officer, the City Attorney, or the City Clerk is hereby authorized and directed, individually and collectively, to deliver on behalf of the City, the Official Statement in substantially such form, with such changes, insertions and omissions as he or she may approve.

Section 3. **Authorization to Execute the Contract**. The City hereby approves the financing in accordance with the terms of the Contract, which will be a valid, legal, and binding obligation of the City in accordance with its terms. The form and content of the Contract are hereby in all respects authorized, approved and confirmed, and the City Manager, the Assistant City Manager, the Finance Director, the City Attorney and the City Clerk and their respective designees (the "*Authorized Officers*") are hereby authorized, empowered and directed to execute and deliver the Contract, including necessary counterparts, in substantially the form and content presented to the City Council, but with such changes, modifications, additions or deletions therein as they deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the City's approval of any and all changes, modifications, additions or deletions therein from the form and content of the Contract presented to the City Council. From and after the execution and delivery of the Contract, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Contract as executed.

Section 4. **Authorization to Execute the Deed of Trust**. The city approves the form and content of the Deed of Trust, and the Deed of Trust is in all respects authorized, approved and confirmed. The Authorized Officers are hereby authorized, empowered and directed to execute and deliver the Deed of Trust, including necessary counterparts, in substantially the form and content presented to the City Council, but with such changes, modifications, additions or deletions therein as they deem necessary, desirable or appropriate. Execution by the Authorized Officers constitutes conclusive evidence of the City's approval of any and all such changes, modifications, additions or deletions therein from the form and content of the Deed of Trust presented to the City Council, and from and after the execution and delivery of the Deed of Trust, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Deed of Trust as executed.

Section 5. **Authorization to Execute the Bond Purchase Agreement**. The city approves the form and content of the Bond Purchase Agreement and the sale of the 2021 Bonds to the Underwriter as contemplated thereby, and the Bond Purchase Agreement is in all respects authorized, approved and confirmed. The Authorized Officers are hereby authorized, empowered and directed to execute and deliver the Bond Purchase Agreement, including necessary counterparts, in substantially the form and content presented to the City Council, but with such changes, modifications, additions or deletions therein as they deem necessary, desirable or appropriate. Execution by the Authorized Officers constitutes conclusive evidence of the City's approval of any and all such changes, modifications, additions or deletions therein from the form and content of the Bond Purchase Agreement presented to the City Council, and from and after the execution and delivery of the Bond Purchase Agreement, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Bond Purchase Agreement as executed.

Section 6. **City Representative**. The Authorized Officers, individually and collectively, are each hereby designated as the City's representative to act on behalf of the City in connection with the transactions contemplated by the Instruments and the Preliminary Official Statement, and the Authorized Officers are authorized to proceed with the financing in accordance with the Instruments and to seek opinions as a matter of law from the City Attorney, which the City Attorney is authorized to furnish on behalf of the City, and opinions of law from such other attorneys for all documents contemplated hereby as required by law. The City's representative and/or designee or designees are in all respects authorized on behalf of the City to supply all information pertaining to the City for use in the Official Statement and the transactions contemplated by the Instruments or the Preliminary Official Statement. The City's representatives or their respective designees are hereby authorized, empowered and directed to do any and all other acts and to execute any and all other documents, which they, in their discretion, deem necessary and appropriate to consummate the transactions contemplated by the Instruments or the Preliminary Official Statement or as they deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution and the on-going administration of the Instruments. Any and all acts of the Authorized Officers permitted by this Resolution may be done individually or collectively.

Section 7. **Severability**. If any section, phrase, or provision of this Resolution is for any reason declared to be invalid, such declaration will not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 8. **Repealer**. All motions, orders, resolutions, and parts thereof, in conflict herewith are hereby repealed.

Section 9. **Effective Date**. This Resolution is effective on the date of its adoption.

DRAFT

Adopted by the City Council of the City of Hendersonville, North Carolina this 7th day of October 2021.

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

G. Contract Award – Garrison Lane Site Improvements – Project Wheel (R6) – *Adam Steurer, Utilities Engineer*

I move that the City Council approve the Resolution authorizing the City Manager to enter into a contract for the construction of the Garrison Lane site improvements with Hyatt Pipeline, LLC– Project Wheel (R6) to Hyatt Pipeline, LLC, the lowest responsive and responsible bidder, in the amount of $522,907.50 and authorize the City Manager to approve change orders up to 10% of the contract amount.

Resolution #R-21-95

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE GARRISON LANE SITE IMPROVEMENTS HYATT PIPELINE, LLC – PROJECT WHEEL (R6)

WHEREAS, on September 14, 2021 at 2:00pm, sealed formal bids were opened for the Garrison Lane Site Improvements – Project Wheel (R6) by City Staff. Bids were received by five bidders; and

WHEREAS, City Staff reviewed each bid for completeness and accuracy. Hyatt Pipeline, LLC. was the lowest responsive, responsible bidder.

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

1. The bid for the construction of the Garrison Lane Site Improvements – Project Wheel (R6) is hereby awarded to Hyatt Pipeline, LLC., who is hereby determined to be the lowest responsive and responsible bidder, in the total amount of $522,907.50.

2. The City Manager is authorized to execute a contract with Hyatt Pipeline, LLC, in accordance with the terms of this Resolution, in consultation with the City Attorney.

3. The City Manager is authorized to approve change orders which, cumulatively, do not exceed 10% of the approved contract amount of $522,907.50, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina this 7th day of October 2021.

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

H. Resolution Authorizing the City Manager to Negotiate and Execute a Contract for CMT and Special Inspections – *Adam Murr, Budget Manager*

I move that City Council adopt a resolution directing the City Manager to negotiate and execute a contract with S&ME, Inc. for construction materials testing, site surveys, environmental engineering, geotechnical engineering, and special inspections for the Fire Station 1 and Park project as presented.

Resolution #R-21-96

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT FOR CONSTRUCTION MATERIALS TESTING, SITE SURVEYS, ENVIRONMENTAL ENGINEERING, GEOTECHNICAL ENGINEERING, AND SPECIAL INSPECTIONS

WHEREAS, City Council has determined a Fire Station 1 and Park Project is needed in downtown Hendersonville to provide improved public safety and recreational facilities/opportunities for residents and guests, and;

WHEREAS, the City must hire an independent engineering firm to test construction materials (CMT), conduct site surveys, environmental engineering, geotechnical engineering, and special inspections for the project, and;

WHEREAS, six competitive firms responded to a publicly posted request for qualifications (RFQ) with completed and timely statements of qualifications (SOQ), and;

DRAFT

WHEREAS, the City made a good faith effort to solicit proposals from historically underutilized businesses, and;

WHEREAS, Staff independently reviewed and scored the firms, with S&ME, Inc. being ranked as the most responsive, responsible, and qualified firm for the project, and;

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

1. City Council finds S&ME, Inc. the most responsible, responsive, qualified firm for the project, and finds Wood Environment & Infrastructure, Solutions, Inc. the next most qualified firm.
2. The City Manager and City Attorney are authorized to negotiate and execute a contract with S&ME, Inc. for construction materials testing, site surveys, environmental engineering, geotechnical engineering, and special inspections for the fire station 1 and park project, within the amount of funds budgeted.

If negotiations with S&ME, Inc. are not agreeable, the City Manager and City Attorney are authorized to negotiate with Wood Environment & Infrastructure, Solutions, Inc., and then the other qualified firms in order of score until an agreeable contract is negotiated, within the amount of funds budgeted.

Adopted by the City Council of the City of Hendersonville, North Carolina this 7th day of October 2021.

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

I. Amendment of the Facility Use Agreement with Hendersonville Bridge Club – *Tom Wooten, Director of Public Works*

I move City Council amends the facility use agreement with the Hendersonville Bridge Club as presented.

J. Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

I move that City Council resolve to direct and authorize the tax releases submitted by Henderson County Tax Collector as presented and relieve the Henderson County Tax Collector and the Deputy Tax Collectors of the charges owed.

Council Member Jeff Miller moved that City Council approve the consent agenda as presented. A unanimous vote of the Council followed. Motion carried.

6. PRESENTATIONS

A. Proclamation - Fire Prevention Month – *Barbara G. Volk, Mayor*

Mayor Barbara G. Volk presented a proclamation designating the month of October 2021 as Fire Prevention Month to Justin Ward, Deputy Fire Chief.

Proclamation
Fire Prevention Month 2021

WHEREAS, the City of Hendersonville, North Carolina is committed to ensuring the safety and security of all living in and visiting Hendersonville; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,770 people in the United States in 2019, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 339,500 home fires; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

DRAFT

WHEREAS, Hendersonville's residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond; and

WHEREAS, Hendersonville's residents who have planned and practiced a home fire escape plan are more prepared and are therefore more likely to survive a fire; residents should practice their home fire escape drill at least twice a year, during the day and at night; and

WHEREAS, Hendersonville's residents will make sure their smoke and CO alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half and should be installed in every sleeping room, outside each separate sleeping area, and on every level of the home; when the smoke alarm sounds, every occupant of the home should respond by going outside immediately to the designated meeting place; and

WHEREAS, Hendersonville's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; our residents are responsive to public education measures and can take action to increase their safety from fire, especially in their homes; and

WHEREAS, the 2021 Fire Prevention Week theme, "Learn the Sounds of Fire Safety," effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms.

NOW, THEREFORE, I, Barbara Volk, Mayor of the City of Hendersonville, do hereby proclaim October 2021, as

"**Fire Prevention Month**"

in the City of Hendersonville and commend its observance to all citizens.

PROCLAIMED this 7th day of October 2021

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk

B. Proclamation – American Pharmacist Month – *Barbara G. Volk, Mayor*

Mayor Barbara G. Volk presented a proclamation designating the month of October 2021 as American Pharmacists Month to Arie Lance, student at Wingate University, Hendersonville campus.

Proclamation

American Pharmacists Month 2021

WHEREAS, pharmacy is one of the oldest of the health professions devoted to maintaining the health and well-being of all people; and

WHEREAS, the Wingate University School of Pharmacy – Hendersonville NC Campus -contributes to over 300,000 licensed pharmacists in the United States who provide services to assure the rational and safe use of all medications; and

WHEREAS, the use of medication, as a cost-effective alternative to more expensive medical procedures, is becoming a major force in moderating overall health care costs; and

WHEREAS, today's powerful medications require greater attention regarding the way they are used by different patient population groups - both clinically and demographically; and

WHEREAS, it is important that all users of prescription and nonprescription medications, and/or their caregivers, be knowledgeable about and share responsibility for their own drug therapy; and

WHEREAS, pharmacists are specifically educated with a focus on and level of expertise in medication therapy that exceeds that of other health care providers, making them ideally suited to work collaboratively with other health care providers and patients to improve medication use and outcomes; and

WHEREAS, pharmacists help to fully optimize patients' access to medications and provide patient care services that ensure the best possible medication therapy management; and

WHEREAS, the State of North Carolina recognizes pharmacists for their many contributions to health care in our state and nation, and commends their ongoing service to our communities;

DRAFT

NOW, THEREFORE, I, Barbara Volk, Mayor of the City of Hendersonville, do hereby proclaim October, 2021, as

"**American Pharmacists Month**"

in the City of Hendersonville and commend its observance to all citizens.

PROCLAIMED this 7th day of October 2021

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk

C. Social Media Recruitment Campaign – *Brain Pahle, Assistant City Manager and Allison Justus, Communications Manager*

Assistant City Manager Brian Pahle and Communications Manager Allison Justus presented the social media recruitment campaign information to City Council. Manager Pahle stated staff have partnered with the marketing and advertising firm, Ring of Fire, to develop materials to assist with City Council's initiatives of attracting qualified candidates to continue to provide high quality services to the citizens. Mrs. Justus outlined the tenants of the campaign such as promoting quality benefits and salary, celebrating employees, sharing strong organizational culture, service excellence, and establishing the City of Hendersonville as a cooperative regional employer. Mrs. Justus stated the advertisements have already indicated increased traffic to the website and job advertisements. Manager Pahle stated there are additional opportunities to offer department specific recruiting and potentially a larger scale branding for the City of Hendersonville in the future. Council Member Jerry Smith praised staff for their efforts.

D. Recognition of Water and Sewer Crews – *Jeff Miller, City Council Member*

City Manager Connet stated this recognition will be postponed until next month due to hazardous weather tonight. Council Member Jeff Miller expressed thanks and appreciation to the crews for all they do.

7. PUBLIC HEARINGS

A. Conditional Zoning District – Providence Walk (P21-31-CZD) – *Matthew Manley, AICP – Planning Manager*

Planning Manager Matt Manley addressed City Council stating the city is in receipt of a conditional rezoning application from High Country Engineering, Michael Goforth on behalf of First Victory Construction, Inc., and Travis Fowler for the development of 93 detached single-family residential homes which sit on a 20.22 Acre tract and encompass 5 parcels. Mr. Manley stated the properties are all located in both the city limits and the ETJ and said the largest parcel of the property is currently vacant and was former agriculture land that has been unmaintained. Mr. Manley stated the three smaller parcels are currently occupied by single-family homes and said the final parcel will remain undeveloped as it is primarily in the floodplain/floodway. Mr. Manley stated the applicants are requesting to rezone the subject property to PRD (Planned Residential Development) Conditional Zoning District with a density of 4.6 Units / Acre. Mr. Manley recalled holding two neighborhood compatibility meetings and discussed participant concerns of tree removal and traffic.

Council Member Jerry Smith stated he supports a greenway in lieu of automotive connection which emergency vehicles can access. He requested clarification regarding the setbacks as depicted on the site plan provided to City Council and Mr. Manley clarified the plan is drawn to indicate proposed setbacks and not the existing zoning setbacks. Council Member Smith stated it is not clear if the Planning Board was aware of this and Mr. Manley stated the developer recommended condition was not specifically in the planning boards motion and the developer was not present at the planning board meeting.

Council Members Lyndsey Simpson and Jeff Miller clarified NCDOT would have to acquire additional right of way if outdoor building were allowed according to current code.

Council Member Dr. Jennifer Hensley clarified the deceleration lane is marked as open space and will require NCDOT approval and additional space.

DRAFT

The property developer, Travis Fowler of First Victory, LLC. clarified there is a 20-foot unopened right-of-way on one side of the proposed project area and another underneath the Duke Energy transmission line portion stating this is the justification of the recommendation for a reduced 20 ft setback.

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General statutes. The public hearing was opened at 6:35p.m.

Ron Taylor of 22 B. Breezewood St. addressed City Council encouraging a site visit to a Flat Rock development by Carey Lyndsey recommending this project to be modeled after the design.

Lynne Williams 309 Chadwick Ave. addressed City Council inquiring regarding a blue line stream and stating she thought it had to have a 15 ft buffer and expressed flooding concerns if the stream were to be piped. Ms. Williams also requested considerations of the addition of a vegetative buffer along the Oklawaha Greenway. Planning Manager Matt Manly clarified that the blue line stream had been piped by the previous owner.

Lynn Clark 343 Yon Hill Rd. addressed City Council expressed concerns of the size of the development and traffic impact in the community. Ms. Clark also expressed concerns of multiple proposed developments and pressure points in the area of Duncan Hill and Signal Hill. Ms. Clark expressed concerns of the development jargon used stating she doesn't understand and is unable to intelligently discuss or expressed concerns of how this development fits in with community character. Ms. Clark clarified she is opposed to a piecemeal approach to development and said there is a need for a coordinated effort and involvement of NCDOT to alleviate safety issues.

Ken Fitch 1046 Patton St. addressed City Council expressing concerns of road construction in the center of the proposed development. Mr. Fitch also expressed concerns of traffic and interactions between neighboring communities stating there are inconsistencies and points of disagreements.

Jeff Doody of 156 Yon Hill Rd. stated he agrees with previous comments posed and expressed concerns of traffic. Stated drainage is a problem and the road is degrading on Yon Hill Rd. Asked them to look at infrastructure and the road. Stated the proposed roads are narrow and driveways are one car. Not opposed to development but questioned growth.

Toni Marie of 101 Frog Creek Place, Etowah addressed City Council inquiring the size of the setbacks between the homes and Mr. Manley Matt clarified it is 6 feet on each side.

The public hearing was closed at 7:02p.m.

Council Member Jerry Smith stated he does not feel the Planning Board was provided with accurate information for this project specific to the drawing depicting the setbacks. Council Member Smith acknowledged Ms. Clark's comments regarding traffic connections through the neighborhood and said preserving the neighborhood and installing a greenway to connect the neighborhoods rather than a road that could be used as a cut through. Council Member Smith stated the correct terminology may need to indicate it is a walkway for walking and emergency vehicles only due to constraints surrounding an official greenway spur. Council Member Smith further clarified that North Main Street is a NCDOT street and the City Attorney clarified the the city can improve it the roadway without taking it over. Council Member Jerry Smith acknowledged North Main Street is a problem and agreed this project will create much more traffic and said if we do not address the traffic aspect of the area it will continue to get worse and said if City Council approves this project as is presented, he believes the Council will assume ownership of traffic issues.

City Attorney Angela Beeker addressed City Council stating the issue of connectivity is one of public policy and further clarified it is a subdivision issue and not a zoning issue. Attorney Beeker advised Council will need to address this in a different context possibly through an amendment to the subdivision ordinance to allow different types of connectivity which would be a separate hearing.

Community Development Director gave a brief history of patterns of development over time and recalled there being an extensive section on connectivity of subdivisions.

Council Member Lyndsey Simpson stated she does not support the project with the road due to traffic concerns.

DRAFT

After much discussion City Attorney Angela Beeker advised Council not to take a vote at this meeting in order to allow staff to study it more.

Council Member Dr. Jennifer Hensley commented she met with Chuck McGrady regarding the NCDOT road project and expressed the speakers for their comments and said the city is trying to address safety concerns.

Council Member Jeff Miller clarified the City Council does not go out and survey roads or do traffic counts and inquired if the Council will continue to accept NCDOT traffic studies and expressed concerns of accurate decision making and timing of the counts. Council Member Miller encouraged everyone to attend the neighborhood compatibility meetings to express their concerns at the onset to aid in decision making.

Council Member Jerry Smith clarified workforce housing looks like this project with regards to density.

City Manager John Connet stated the city may need to hire a traffic engineer or consultant to be able to review traffic impact analysis and said he believes the city will transition into the road business in the future due to growth.

Council Member Dr. Jennifer Hensley discussed NCDOT projects and the Balfour highway project and said she hopes people understand the need for road connectivity within the city.

After much discussion the consensus of City Council was to postpone a vote on this project to the November 4, 2021meeting to allow staff additional time to recommend alternate options to allow the connection to Strick Garden Lane.

Mayor Volk briefly recessed the meeting at 8:07p.m.

Mayor Volk reconvened the meeting at 8:18 p.m. with all members in attendance.

B. Conditional Rezoning: Waterleaf at Flat Rock PIN 9588-11-8740 (P21-34-CZD) – *Tyler Morrow, Planner II*

Community Development Planner Tyler Morrow stated the city is in receipt of a conditional rezoning application from Graycliff Capital Development LLC., Peggy C. Cabe, Enno F. Camenzind, Paula Camenzind Carter, Robert O. Camenzind, and Joan C. Fleming for the development of a 263-unit multi-family development consisting of 15 total buildings. Mr. Morrow stated the property is currently vacant and appears to have been used for agricultural uses in the past. Mr. Morrow stated the applicant is requesting to rezone the subject property from Henderson County Office Institutional to City of Hendersonville Planned Residential Development Conditional Zoning District.

Staff presented and discussed with City Council an analysis of the consistency with the relevant portions of the Comprehensive Land Use Plan and the Planning Board's recommendation. Both were considered by the City Council.

There was much discussion regarding the size of trees to be removed and preserved. City Manager John Connet clarified the Tree Board is going above and beyond ordinance requirements and said this will require further conversation with a certified arborist for clarification.

Developer Seth Peterson with Greycliff Capital addressed City Council discussing the need for workforce housing in the area and said that rent would for the proposed development would be in the mid-range and stated most of their tenants are in $900 to $1600 range. Warren Sugg of Civil Design Concepts addressed City Council discussing project aspects and plantings. Mr. Sugg stated the design will include additional trees and shrubs.

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General statutes. The public hearing was opened at 8:49 p.m.

June Miller 17 Eagle Ridge Lane, Flat Rock addressed City Council expressing concerns of the size of the buildings and the amount of traffic it will bring to South Allen Rd. Ms. Miller expressed concern of the traffic impact analysis being conducted in July when the community college and schools were not in session.

DRAFT

Project Engineer Jeff Weller addressed City Council via Zoom electronic software stating traffic counts were conducted in May when school was in session and clarified NCDOT collects data and averages it based on various formulas.

Lynne Williams 309 Chadwick Ave. addressed City Council expressing concerns of density and removal of trees.

Susan Frady of 330 Hart Rd. address City Council expressing support of this project stating she believes the developer has met all city needs. Ms. Frady stated she currently works for workforce housing and recommends approval of the project as it is additional stock in the workforce housing.

The public hearing was closed at 9:08 p.m.

Council Member Dr. Jennifer Hensley stated she supports the project to support workforce housing rentals in the area.

City Council Member moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PIN 9588-11-8740 (previously portion of PIN 9588-11-9994) from Henderson County Office Institutional Zoning District to City of Hendersonville Planned Residential Development Conditional Zoning District based on the site plan submitted by the applicant and subject to the following:

Permitted uses shall include:

1) ***Multi-family residential dwellings***

Conditions that shall be satisfied prior to final site plan approval include:

City-Initiated:

1) ***The developer shall construct the rear access that connects to Upward Crossing Drive to City Street standards and allow it to be used as an ingress and egress for residents.***
2) ***To require the developer to plant trees 1 ½ inch caliper size.***
3) ***To preserve as many trees as possible on the site; and to plant the number of trees as specified by the City's Zoning Ordinance (No tree credits may be utilized).***
4) ***The developer work with city staff to comply with the five Outdoor Lighting Basics from the International Dark Sky Association.***
5) ***Work with NCDOT and city staff for a deceleration lane.***

finding that the amended zoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

1. ***Multi-family is a secondary use stated in the Land Use & Development Chapter (Chapter 8 – LU-9.3)***
2. ***The development is in a priority growth area as described in the Land Use and development Chapter (Chapter 8 Section 8.3).***
3. ***The development provides a type of housing that is underrepresented within the city. Outlined in the graphic in Chapter 8 Section 8.2***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-21-46

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBER 9588-11-8740 BY CHANGING THE ZONING DESIGNATION FROM HENDERSON COUNTY OFFICE INSTITUTIONAL TO CITY OF HENDERSONVILLE PLANNED RESIDENTIAL DEVELOPMENT CONDITIONAL ZONING DISTRICT

IN RE: Parcel Number: 9588-11-8740– Waterleaf at Flat Rock
(File # P21-34-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Graycliff Capital Development LLC (applicant) and Peggy C. Cabe, Enno F. Camenzind, Paula Camenzind Carter, Robert O. Camenzind, Joan C. Fleming (Property Owners) for the development of a 263-unit multi-family development on approximately 15.5 acres., and

WHEREAS, the Planning Board took up this application at its regular meeting on September 13th, 2021; voting unanimously to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on October 7th, 2021, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel number 9588-11-8740 from Henderson County Office Institutional to City of Hendersonville Planned Residential Development Conditional Zoning District

2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be subject to the following:
   Permitted Uses shall include:
   1) Multi-family residential dwellings
   Conditions that shall be satisfied prior to final site plan approval include:
   1) The developer shall construct the rear access that connects to Upward Crossing Drive to City Street standards and allow it to be an ingress and egress for residents.
   2) To require the developer to plant trees 2 ½ inch caliper size trees rather than 1 ½ inch caliper size trees.
   3) To preserve as many trees as possible on the site; and to plant the number of trees as specified by the City's Zoning Ordinance (No tree credits may be utilized).
   4) The developer work with city staff to comply with the five Outdoor Lighting Basics from the International Dark Sky Association and
   5) Work with NCDOT and city staff for a deceleration lane.

3. This ordinance shall not be effective until the stipulated list of conditions 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 by the City Council of the City of Hendersonville, North Carolina this 7th day of October 2021.

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

8. UNFINISHED BUSINESS

A. Proposal to Compensate Rural Fire Departments for Automatic Aid – *John Connet, City Manager*

City Manager John Connet recalled prior discussions regarding compensation for automatic aid and summarized a modification to include a provision to compensate four rural fire departments to compensate for lost revenue due to annexation over a five-year period. There was no additional discussion by City Council.

City Council Member Dr. Jennifer Hensley moved that City Council direct staff to amend Automatic Aid Contracts with Blue Ridge, Mountain Home, Valley Hill, and Dana Fire Departments to compensate them for the loss of annexed property for a period of five years. A unanimous vote of the Council followed. Motion carried.

9. NEW BUSINESS

A. An Ordinance to Amend Chapter 10 – Animals of the Code of Ordinances for the City of Hendersonville to remove Section 10-7 Animals at Special Events – *Lew Holloway, Community Development Director*

Community Development Director Lew Holloway stated the city Code of Ordinances currently prohibits animals at special events, whereas versions of the ordinance prior to early 2020 permitted special event organizers to allow animals. Director Holloway stated there is much confusion over which

events permit animals and which do not and said this has been an issue for residents and visitors alike. Director Holloway added this has presented the Police Department with enforcement challenges and the limited ability to question the validity of service animal designations or to prohibit service animals at events. Director Holloway stated the Animal Advisory Committee discussed this at their September 16th, 2021 meeting and voted unanimously to recommend deletion of Section 10-7.

Council Member Jerry Smith stated enforcement is very difficult at festivals as some visitors come from all over the country and many are not aware of the prohibition.

Council Member Jeff Miller moved that City Council adopt an ordinance to amend Chapter 10 of the Code of Ordinances for the City of Hendersonville to remove Section 10-7, Animals at Special Events. A unanimous vote of the Council followed. Motion carried.

Ordinance #O-21-47

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND CHAPTER 10 OF THE CODE OF ORDINANCES TO REMOVE SECTION 10.7 ANIMALS AT SPECIAL EVENTS

WHEREAS, Code of Ordinances currently prohibits animals at all special events: and

WHEREAS, Previous versions of the Code of Ordinances allowed special event organizers to allow animals, and this is very confusing for residents and visitors; and

WHEREAS, under the American with Disabilities Act (ADA) individuals can bring service animals into special events and most establishments; and

WHEREAS, Law enforcement is limited in their ability to question the validity of service animal designation and prohibit service animals in special events; and

WHEREAS, this causes great confusion and frustration for all parties; and

WHEREAS, the Animal Advisory Committee discussed this matter at their September 16, 2021 meeting and unanimously recommended the deletion of Section 10.7 Animals at special events from the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina that Section 10-7 of the Code of Ordinances for the City of Hendersonville be amended as follows:

~~Sec. 10-7. - Animals at special events.~~
~~(a)It shall be unlawful for any person to allow or permit any animal owned, kept, or harbored by, or under the control of, such person to be present within the boundaries of any special event permitted pursuant to section 46-84, below, during the hours of operation of such special event.~~
~~(b)The following animals are exempted from the prohibition contained in subsection (a):~~
~~(1)Service dogs;~~
~~(2)Animals under the control of on-duty law enforcement personnel;~~
~~(3)Animals explicitly authorized by the terms of a street vendor permit issued pursuant to section 14-284, below.~~
~~(4)Dogs exempted under subsections (b) (1), (2), and (3) must be properly restrained and under the full control of their handler at all times.~~
~~(c)The special events committee, as established in section 46-85, may require the suspension of the exemption for domesticated dogs contained in subsection (b) item (4) above under either of two conditions.~~
~~(1)The health, safety and welfare of the community or the dogs or both will be compromised should dogs be allowed, or~~
~~(2)The event organizer requests that dogs be excluded from the event.~~

Secs. 10-**7**~~8~~—10-40. - Reserved.

Adopted by the City Council of the City of Hendersonville, North Carolina this 7th day of October 2021.

/s/Barbara G. Volk, Mayor
Attest: /s/Angela L. Reece, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

10. BOARD/COMMISSION/COMMITTEE APPOINTMENTS

A. Downtown Advisory Board- Appointment to a vacant seat

City Council Member Lyndsey Simpson moved that City Council appoint Shagwala Wilkes to fill an unexpired term as a Stakeholder of the 7th Avenue MSD on the Downtown Advisory Board ending June 30, 2022.A unanimous vote of the Council followed. Motion carried.

B. Historic Preservation Commission - Appointment to vacant seats

Council Member Dr. Jennifer Hensley moved that City Council appoint Chris Dannals to fill an unexpired term on the Historic Preservation Commission ending December 31, 2023. A unanimous vote of the Council followed. Motion carried.

Council Member Jerry Smith moved that City Council appoint Crystal Cauley to fill an unexpired term on the Historic Preservation Commission ending December 31, 2022. A unanimous vote of the Council followed. Motion carried.

Council Member Jerry Smith moved that City Council appoint James Welter to fill an unexpired term on the Historic Preservation Commission ending December 31, 2021. A unanimous vote of the Council followed. Motion carried.

C. Tree Board - Appointment to a vacant At-Large

City Council Member Jeff Miller moved that City Council appoint Landon Justus to fill an unexpired term on the Tree Board ending December 31, 2021. A unanimous vote of the Council followed. Motion carried.

11. CITY COUNCIL COMMENTS

Council Member Jerry Smith asked staff to provide City Council with information on the economic cost of tree caliper, types, age, and canopy. City Manager John Connet clarified staff could work with a local arborist to assist with reviewing the approved tree list.

Council Member Jerry Smith stated he spoke with the City Manager and inquired if the Planning Board meetings could be recorded and said it would be helpful for City Council to have that technology available. Council Members Hensley and Simpson both supported the idea. Assistant City Manager Brian Pahle stated the meeting can be recorded and reminded everyone that management would need to prioritize staff time and said additional positions would be requested.

Council Member Jeff Miller requested larger signage postings on development projects and clarified City Council has expanded notice to 400 feet for conditional zoning. Community Development Director Lew Holloway stated staff are working to increase the size of signage as well as working to implement a page on the City's website to include project information. City Council Members Simpson and Hensley agreed with having digital information available for the public.

There was general discussion regarding community development project notification to the public and Director Holloway stated due to volume and complexity of work staff may approach Council to request alterations to the review timelines.

City Council Member Jerry Smith advised he has requested workforce housing to be added to the LGCCA agenda and invited Council to comment.

12. CITY MANAGER REPORT – *John F. Connet, City Manager*

City Manager John Connet provided a brief overview of the one-time hiring bonus pay plan and said staff has recommended the bonus to be $4,500 which is spread out in three payments over one year and is dependent upon positive performance evaluations. Manager Connet stated the plan would continue to be revised or rescinded and said it is not permanent.

City Council Member Jeff Miller moved to authorize the City Manager to implement the one-time hiring bonus plan. A unanimous vote of the Council followed. Motion carried.

A. Contingencies Report – *Alex Norwood, Analyst*

The contingencies report was provided to City Council.

DRAFT

B. Cash & Investment Report – *John Buchanan, Finance Director*

The cash and investment report was provided to City Council.

12. CLOSED SESSION

A. Closed Session – *John Connet, City Manager*

At 9:41 p.m. City Council Member Jerry Smith moved that City Council closed session pursuant to NCGS § 143-318.11(a) (1) and (4) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes and to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. A unanimous vote of the Council followed. Motion carried.

Council Member Jeff Miller moved that City Council return to Open Session at 9:55 p.m. A unanimous vote of the Council followed. Motion carried.

13. ADJOURN

There being no further business, the meeting was adjourned at 9:57 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Angela L. Reece, City Clerk

DRAFT

2021 PRIMARY ELECTION
10/05/2021
ABSTRACT OF VOTES
FOR
HENDERSON COUNTY, NORTH CAROLINA

INSTRUCTIONS
The county board shall prepare abstracts of all the ballot items in triplicate originals. The county board shall retain one of the triplicate originals, and shall distribute one each to the city or town clerk for the municipality and the State Board of Elections. The State Board of Elections shall forward the original abstract it receives to the Secretary of State (GS § 163-182.6)

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

The County Board of Elections for said county, having opened, canvassed, and judicially determined the original returns of the election in the precincts in this county, held as above stated, do hereby certify that the attached is a true abstract thereof, and contains the number of legal ballots cast in each precinct for each office or referendum named, the name of each person or choice voted for, their party affiliation (where applicable), and the number of votes cast for each person or choice for the item named.

This is the 12th day of October, 2021.

Board Member

Board Chair

Board Member

Board Secretary

Board Member

This day personally appeared before me, Charles H. Medd, Chairman of the County Board of Elections, who being duly sworn, says the abstract of votes herein contained is true and correct, according to the returns made to said Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this the 12th day of October, 2021.

Karen W. Hebb
Official Signature of Notary Public

Karen W. Hebb
Printed/Typed Name of Notary Public

My Commission Expires: Dec. 13, 2022

Karen W Hebb
NOTARY PUBLIC (Seal)
Henderson County, NC
My Commission Expires December 13, 2022

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOTAL	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		282	164	115	3	0
		Raphael Morales		436	218	207	11	0
		Debbie Roundtree		532	266	251	15	0
		Jerry Smith, Jr.		576	362	202	12	0
		Mike Vesely		237	141	95	1	0
		Chelsea Walsh		447	257	189	1	0
AR	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		2	1	1	0	0
		Raphael Morales		5	2	3	0	0
		Debbie Roundtree		8	2	6	0	0
		Jerry Smith, Jr.		0	0	0	0	0
		Mike Vesely		2	2	0	0	0
		Chelsea Walsh		9	4	5	0	0
CC	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		15	5	10	0	0
		Raphael Morales		36	12	23	1	0
		Debbie Roundtree		46	22	23	1	0
		Jerry Smith, Jr.		31	12	19	0	0
		Mike Vesely		16	8	8	0	0
		Chelsea Walsh		32	19	13	0	0
CV	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		51	48	3	0	0
		Raphael Morales		39	35	4	0	0
		Debbie Roundtree		27	26	1	0	0
		Jerry Smith, Jr.		106	103	3	0	0
		Mike Vesely		23	22	1	0	0
		Chelsea Walsh		75	70	5	0	0
HV-1	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		87	43	41	3	0
		Raphael Morales		122	62	56	4	0
		Debbie Roundtree		157	82	69	6	0
		Jerry Smith, Jr.		196	103	87	6	0
		Mike Vesely		68	40	28	0	0
		Chelsea Walsh		116	54	62	0	0
HV-2	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		34	19	15	0	0
		Raphael Morales		90	43	46	1	0
		Debbie Roundtree		124	55	67	2	0

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs M	
HV-2	CITY OF HENDERSONVILLE CITY COUNCIL -	Jerry Smith, Jr.		80	50	27	3	0
		Mike Vesely		47	21	26	0	0
		Chelsea Walsh		75	35	40	0	0
HV-3	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		88	46	42	0	0
		Raphael Morales		128	59	64	5	0
		Debbie Roundtree		153	73	74	6	0
		Jerry Smith, Jr.		150	89	58	3	0
		Mike Vesely		69	41	27	1	0
		Chelsea Walsh		121	61	59	1	0
LJ	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		2	1	1	0	0
		Raphael Morales		7	1	6	0	0
		Debbie Roundtree		7	1	6	0	0
		Jerry Smith, Jr.		4	2	2	0	0
		Mike Vesely		4	2	2	0	0
		Chelsea Walsh		4	1	3	0	0
MG	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		2	1	1	0	0
		Raphael Morales		4	3	1	0	0
		Debbie Roundtree		4	3	1	0	0
		Jerry Smith, Jr.		2	2	0	0	0
		Mike Vesely		1	1	0	0	0
		Chelsea Walsh		7	5	2	0	0
NE	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		1	0	1	0	0
		Raphael Morales		1	0	1	0	0
		Debbie Roundtree		4	1	3	0	0
		Jerry Smith, Jr.		2	0	2	0	0
		Mike Vesely		3	2	1	0	0
		Chelsea Walsh		6	6	0	0	0
NW	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		0	0	0	0	0
		Raphael Morales		0	0	0	0	0
		Debbie Roundtree		0	0	0	0	0
		Jerry Smith, Jr.		0	0	0	0	0
		Mike Vesely		0	0	0	0	0
		Chelsea Walsh		0	0	0	0	0

October 05, 2021 Primary Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs M	
SE	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		0	0	0	0	0
		Raphael Morales		0	0	0	0	0
		Debbie Roundtree		0	0	0	0	0
		Jerry Smith, Jr.		1	1	0	0	0
		Mike Vesely		0	0	0	0	0
		Chelsea Walsh		0	0	0	0	0
SW	CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		0	0	0	0	0
		Raphael Morales		4	1	3	0	0
		Debbie Roundtree		2	1	1	0	0
		Jerry Smith, Jr.		4	0	4	0	0
		Mike Vesely		4	2	2	0	0
		Chelsea Walsh		2	2	0	0	0

October 05, 2021 Primary Election Results by Contest

Tuesday, Oc

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
CITY OF HENDERSONVILLE CITY COUNCIL -	Mike Baer		282	164	115	3	0
	Raphael Morales		436	218	207	11	0
	Debbie Roundtree		532	266	251	15	0
	Jerry Smith, Jr.		576	362	202	12	0
	Mike Vesely		237	141	95	1	0
	Chelsea Walsh		447	257	189	1	0

0/12/21 12:28 PM NONPARTISAN

	0008_HENDERSONVILLE COUNCIL HENDERSONVILLE					
	Mike Baer	Raphael Morales	Debbie Roundtree	Jerry Smith, Jr.	Mike Vesely	Chelsea Walsh
AR ARMORY	2	5	8	0	2	9
CC CLEAR CREEK	15	36	46	31	16	32
CV CAROLINA VILLAGE	51	39	27	106	23	75
HV-1 HENDERSONVILLE-1	87	122	157	196	68	116
HV-2 HENDERSONVILLE-2	34	90	124	80	47	75
HV-3 HENDERSONVILLE-3	88	128	153	150	69	121
LJ LONG JOHN MOUNTAIN	2	7	7	4	4	4
MG MOORES GROVE	2	4	4	2	1	7
NE NORTHEAST	1	1	4	2	3	6
NW NORTHWEST	0	0	0	0	0	0
SE SOUTHEAST	0	0	0	1	0	0
SW SOUTHWEST	0	4	2	4	4	2
TOTALS	282	436	532	576	237	447

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Angela Reece, *MPA, CMC, NCCMC, City Clerk* **MEETING DATE:** November 4, 2021

AGENDA SECTION: CONSENT **DEPARTMENT:** ADMINISTRATION

TITLE OF ITEM: Acceptance of October 5, 2021 Official Primary Election Results – *Angela L. Reece, City Clerk*

SUGGESTED MOTION(S): I move that City Council accept the abstract of votes as provided by the Henderson County Board of Elections for the October 5, 2021 primary election.

SUMMARY: The Henderson County Board of Elections has provided an abstract of votes for the November 5, 2021 Primary Election.

ATTACHMENTS:

October 5, 2021 Abstract of Votes – Primary Election

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Amanda Lofton **MEETING DATE:** 11/04/2021

AGENDA SECTION: CONSENT **DEPARTMENT:** Finance

TITLE OF ITEM, Presenter Name, Title: Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

SUGGESTED MOTION(S): I move that City Council resolve to direct and authorize the tax releases submitted by Henderson County Tax Collector as presented and relieve the Henderson County Tax Collector and the Deputy Tax Collectors of the charges owed.

SUMMARY:

The Deputy Tax Collector, Amanda Lofton, would like to submit for your approval the tax bill adjustments occurring between October 1, 2021, and October 18, 2021. These adjustments include all Discoveries, Releases, Refunds, and Forgiven Interest. These adjustments were provided by Henderson County Tax Department. Documentation is available in the Tax Office

BUDGET IMPACT: $ 0.00

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Summary Total of Tax Adjustments

NCPTS Pending Release/Refund Report. Monday, October 18, 2021*

TAX DISTRICT	OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	DISTRICT CODE	LEVY TYPE	BILLED	PAID	RELEASE
CITY OF HENDERSONVILLE	GREAT AMERICA FINANCIAL SERVICES CORPORATION	0002890523-2021-2021-0000	BUSINESS PERSONAL PROPERTY DISPOSED OF PRIOR TO 1/1/2021.	($870)	7881	JURSC10	TAX	$4.52	$0.00	$4.52
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$4.52
									ABSTRACT TOTAL:	$4.52
		0003086494-2021-2021-0000	ABSTRACT ADJUSTED TO REFLECT CORRECT BUSINESS PERSONAL PROPERTY VALUES.	($420)	7981	JURSC10	TAX	$106.14	$0.00	$2.18
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$2.18
									ABSTRACT TOTAL:	$2.18
		OWNER TOTAL:		**$0**						**$6.70**
	HERNANDEZ, EVARISTO	0000456292-2021-2021-0000	2021 APPEAL OF MANUFACTURED HOME. AFTER A FIELD VISIT, VALUE REDUCED DUE TO CONDITION.	($2,603)	7958	JURSC10	TAX	$17.18	$0.00	$13.54
							LATE LIST FEE	$1.72	$0.00	$1.35
							TOTAL:			$14.89
									ABSTRACT TOTAL:	$14.89
		OWNER TOTAL:		**$0**						**$14.89**
	PACKARD CABINETRY OF ASHEVILLE LLC	0003037134-2021-2021-0000	BUSINESS CLOSED SEPTEMBER 2020.	($47,357)	7911	JURSC10	TAX	$246.26	$0.00	$246.26
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$246.26
									ABSTRACT TOTAL:	$246.26
		OWNER TOTAL:		**$0**						**$246.26**
	SHIPP, ANTHONY JOSEPH	0003103403-2021-2021-0000	2021 APPEAL OF TRAILER. VALUE REDUCED PER BILL OF SALE PROVIDED BY TAXPAYER.	($2,385)	7912	JURSC10	TAX	$16.30	$0.00	$12.40
							LATE LIST FEE	$1.63	$0.00	$1.24
							TOTAL:			$13.64
									ABSTRACT TOTAL:	$13.64
		OWNER TOTAL:		**$0**						**$13.64**
	STUCKEY, CARSON	0003019888-2021-2021-0000	TRAILER SOLD 8/24/2020.	($686)	7929	JURSC10	TAX	$7.71	$0.00	$3.57
							LATE LIST FEE	$0.77	$0.00	$0.36
							TOTAL:			$3.93
									ABSTRACT TOTAL:	$3.93
		OWNER TOTAL:		**$0**						**$3.93**
	DISTRICT TOTAL:			**($54,321)**						**$285.42**

*Adjustments submitted for approval on or before

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Gracie Erwin, Environmental Compliance Coordinator

MEETING DATE: November 4, 2021

AGENDA SECTION: PRESENTATION

DEPARTMENT: Water and Sewer

TITLE OF ITEM: Lead and Copper Rule Compliance Support – Gracie Erwin, *Environmental Compliance Coordinator*

SUGGESTED MOTION(S):

I move that City Council adopt the *Resolution by the City of Hendersonville City Council to Enter Into a Contract for Engineering Services to Support the Service Line Inventory Compliance Project* as presented.

SUMMARY:

In 1991, The Environmental Protection Agency established the Lead and Copper Rule, known as LCR, in order to minimize exposure to lead in drinking water. This regulation requires compliance from any and all water purveyors nationwide. In general, the most common source of lead in drinking water is sourced from lead pipes, and brass or bronze faucets and fixtures. In 2021, the EPA made its first major revisions to this rule, known as the Lead and Copper Rule Revisions or LCRR. On June 10th, 2021 the EPA signed a final rule to extend the effective date of the LCRR to December 16th, 2021. This rule sets the compliance deadline for LCRR to October 16th, 2024, to ensure all utilities have a full three years as set by Safe Drinking Water Act to take necessary actions for regulatory compliance.

The new LCR provides stricter regulations on lead in drinking water, with an end goal of removing all sources of lead from drinking water systems. The most relevant improvements under this rule include: utilizing science based standards of practice to identify sources of lead in drinking water, stricter trigger levels to initiate early mitigation and in more populations, pushing for more complete lead service line replacements, testing in schools and child care facilities for lead for the first time, and lastly, the requirement of a lead service line inventory which must be publicly available for all utilities that serve more than 50,000 people.

Under the LCRR, all drinking water systems are required to submit an LSL inventory or demonstrate the absence of LSL within the first three years of the rules publication (October 16th, 2024). This inventory will then be utilized to develop a LSL replacement plan for all systems with known or possible LSL's. The LSL inventory must include all connections, regardless of ownership, which means both the public and privately owned segments must be included or include proof of absence of LSL. This poses a challenge as LSL's cannot be easily seen or touched to confirm what is located below ground and finding records of privately owned infrastructure presents its own challenges. The best approach to this LSL inventory is to begin as soon as possible and utilize the support of an engineering firm to create the

inventory. Hendersonville Water and Sewer propose to partner with Hazen and Sawyer, an engineering firm that has partnered with us in the past to support the WS staff in this effort. Hazen and Sawyer has provided a proposal to assist the COH with compliance for the LSL inventory as required by the LCRR. Hazen and Sawyer will develop a customized plan for development of the City's LSL inventory. Hazen will provide recommendations for gathering the data needed to identify service line materials, tracking of service line materials, and presenting the service line inventory to the public. Hazen will submit the following deliverables for this project: meeting materials and minutes, GIS maps outlining an assessment of potential locations for LSLs, and a PowerPoint describing the service line assessment, LSL inventory options and recommendations for future compliance.

BUDGET IMPACT: $40,000

Is this expenditure approved in the current fiscal year budget? No

If no, describe how it will be funded. It will be funded by utilizing $40,000 from the Professional Services Engineering Account in Water Operations, # 060-7050-519104-00000-100-000-00000-00000

ATTACHMENTS:

2021 Engineering Agreement Sawyer and Hazen

Resolution Engineering LCR Proposal

Mini- Brooks Act Exemption

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ENTER INTO A CONTRACT FOR ENGINEERING SERVICES TO SUPPORT THE SERVICE LINE INVENTORY COMPLIANCE PROJECT

WHEREAS, the City is required as a water utility to develop a service line inventory by 2023, as outlined in the new Lead and Copper Rule Revisions (LCRR) from the Environmental Protection Agency; and

WHEREAS, City Staff are required to submit a detailed report of all services lines connected to the public water system, and the LCRR defines this to include privately owned service lines, and lines that lay on the customer side of water meters; and

WHEREAS, City Staff have solicited a proposal to provide Engineering Services to support City Staff in completing this inventory project from Hazen and Sawyer, P.C.;

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

1. The scope of engineering services from Hazen and Sawyer, P.C. of Greensboro, NC is approved in the amount of $40,000.
2. The City Manager is authorized to execute an agreement with Hazen and Sawyer consistent with the terms of this Resolution, as approved by the City Attorney.
3. The agreement is exempt from the requirements of the Mini-Brooks Act.

Adopted by the City Council of the City of Hendersonville, North Carolina on this _____ day of _____, 20____.

_____

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

_____

Angela L. Reece, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

EXEMPTION OF CONTRACT FROM G.S. 143-64.31 ("Mini Brooks")

Name of Project: Service Line Inventory Compliance Support ("Project")

1. G.S. 143-64.31 requires the initial solicitation and evaluation of firms to perform architectural, engineering, surveying, and alternative construction delivery services (collectively "design services") to be based on qualifications and without regard to fee; and

2. The City of Hendersonville proposes to enter into a contract ("Contract") for professional services with Hazen and Sawyer, P.C. to provide the following services: Engineering professional services producing a customized plan for development of a service line inventory by records review, and completing service line assessments and finishing with lead service line recommendations ("Services"); and

3. G.S. 143-64.32 authorizes units of local government to exempt contracts for professional services from the qualifications-based selection requirements of G.S. 143-64.31 if the estimated fee is less than $50,000; and

4. The estimated fee for the Services is less than $50,000.

BASED ON THE FOREGOING, THE UNDERSIGNED HEREBY DECLARES THE FOLLOWING:

The Contract is hereby made exempt from the provisions of G.S. 143-64.31.

Authorized Signer

Elizabeth Grace Erwin
Environmental Compliance Coordinator
Print Name and Title

THE CITY OF HENDERSONVILLE
160 6TH Avenue East
Hendersonville, NC 28792
(828) 697-3000

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

FIRM:	**Hazen and Sawyer, P.C.** **2626 Glenwood Avenue, Suite 500** **Raleigh, NC 27608** **(336) 292-7490**	**PROJECT:**	**Service Line Inventory Compliance Support**
		PROJECT DESCRIPTION:	**The Lead and Copper Rule Revisions (LCR) set forth by the Environmental Protection Agency (E.P.A.), require all water utilities to submit a complete inventory on all service lines for the City's public water system. The LCR revisions define this inventory to include privately owned service lines.**
		PROJECT NUMBER:	**XXXXXXXX**

This Contract for Professional Engineering Services, and all exhibits, (collectively this "Contract") is entered into this _____day of _____, 20_____ by and between, the City of Hendersonville, a municipal corporation of the State of North Carolina, (the "City") and, Hazen and Sawyer, P.C., a North Carolina Engineering Services Firm having an address of 2626 Glenwood Avenue, Suite 500, Raleigh, NC 27608 (the "Firm")

WITNESSETH

That for and in consideration of the mutual promises set forth in this Contract below, the sufficiency of which is acknowledged by the parties hereto, the parties do mutually agree as follows:

1. Scope of Services. The Firm agrees to perform for the City the following services according to the following requirements:

The Firm agrees to provide professional engineering services needed to complete the Project. Such professional engineering services shall constitute the "Work." The Scope of Services and Firm's Fee Schedule are attached as Exhibits B and C, which are incorporated herein by reference. Additional (extra) services are defined as any work not included in the Scope of Services in Exhibit B that are requested by the City or any review agencies ("Additional Services"). Additional Services will be billed at the Firm's billing rates as shown on the attached Exhibit D, which is incorporated herein by reference. The Firm represents to the City that the hourly billing rates are the Firms standard billing rates. The Firm's hourly rates shown on the attached Exhibit D shall apply throughout the duration of the Work. Any services not included in the Scope of Services in Exhibit B will be considered Additional Services. Additional Services will be identified either in writing or by verbal communication but must be approved in writing by the City before proceeding to perform such Additional Services. Unless otherwise specifically stated herein, all services will be provided on a time and materials basis, within the not-to-exceed sum as specified on Exhibit C. If the not-to-exceed sum is reached, the Firm shall complete the Work notwithstanding, with the exception that reimbursables will still be paid to the extent not included in the not-to-exceed limit.

The Firm will be responsible for providing properly licensed professionals to complete the Work in accordance with the standard of care ordinarily used by members of the Firm's engineering profession practicing under similar circumstances and at the same time in Henderson County. In addition to the indemnification obligations contained in the STANDARD TERMS AND CONDITIONS attached to this Contract, the Firm further agrees to indemnify and save harmless the City from claims and liabilities to the extent caused by the negligent errors or omissions of the Firm, including its engineers, technicians or subcontractors.

The Firm agrees to coordinate its Work with the work of any other separate professional services, contractors or with

the work of the City's own forces to avoid delaying or interfering with their work.

The Firm must be properly registered with the North Carolina Board of Examiners for Engineers and Surveyors and must be properly authorized to conduct business in the state of North Carolina. The engineers performing the Work, and in responsible charge of the Work, must be a licensed Engineer in the State of North Carolina and must have a good ethical and professional standing.

The City reserves the right to terminate the professional service contract of the Firm based on the Firm's breach of this Contract (ex: schedule, responsiveness, quality of design, accuracy of documents etc.) or for convenience. The City reserves the right to modify the Scope of Work described in Exhibit B Scope of Services, and in such event the City and Firm shall negotiate in good faith to make corresponding modifications to the Fee Schedule in Exhibit C.

2. Required Insurance. Firm shall be required to purchase and maintain during its performance under this Contract insurance coverage as shown on the Insurance Requirements as stated in Exhibit A, which is incorporated herein by reference. With the exception of Worker's Compensation and Professional Liability policies, all insurance purchased shall have a specific endorsement, copy of which shall be provided to the City, naming the City as an additional insured and for all insurance purchased, an endorsement providing that such insurance will not be cancelled without providing thirty (30) days advance written notice to the City.

3. Standard Terms and Conditions. The attached Standard Terms and Conditions shall be a part of this Contract. Such Standard Terms and Conditions are hereby incorporated by reference, and all parties agree to be bound thereby.

4. Marketing Use. The use of this project for marketing and reference purposes is subject to the City's consent.

5. Time for Performance of the Work. The Work will begin within ten (10) days of receipt of the Notice to Proceed from the City and shall conclude June 30, 2022 , unless sooner terminated as allowed by the Contract Documents.

6. Payment for Services. In consideration of the above services, the City will pay the Firm on a time and materials basis, in accordance with the submitted fee schedule in Exhibit C, attached hereto and incorporated by reference, up to, but not exceeding, the not-to-exceed-sum stated in the Fee Schedule in Exhibit C. Unless otherwise specifically stated in Exhibit C, reimbursables shall be billed at the Firm's actual cost, and shall count against the not-to-exceed sum stated. Firm will submit monthly invoices for Work performed during the month based upon the Work completed during the billing period which shall be paid thirty (30) days after receipt of undisputed invoices delivered. Invoices must be detailed as to time worked and tasks performed, materials used, and reimbursables billed. Additional Services will be billed as provided in Paragraph 1 above in accordance with the hourly fee schedule shown on Exhibit D, attached hereto and incorporated by reference. If any invoice is disputed by the City, in whole or in part, it shall provide a written explanation for such dispute to Firm within five days of receipt of the invoice and shall pay all undisputed amounts therein.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Hendersonville, North Carolina, this _____ day of _____, 20_____.

Hazen and Sawyer

BY:_____(SEAL)
Signature

_____
Printed Name and Title

THE CITY OF HENDERSONVILLE

BY:_____(SEAL)
John Connet, City Manager

This instrument has been preaudited in that manner required by the North Carolina Local Government Budget and Fiscal Control Act.

_____
John Buchanan, Finance Director, City of Hendersonville

STANDARD TERMS & CONDITIONS

1. **Acceptance**. Firm's acknowledgment of the terms of this Contract constitutes an agreement to (i) all terms and conditions set forth or referenced herein, (ii) Exhibits A, B, C & D hereto, and (iii) any other terms and conditions of a written agreement signed by Firm and the City that deals with the same subject matter as this Contract (collectively, the "Contract Documents"). The terms and provisions set forth in the Contract Documents shall constitute the entire agreement between Firm and the City with respect to the performance of the Work as described in the Contract Documents. The agreements set forth in the Contract Documents are sometimes referred to herein as the "Contract." Except as provided herein, no additional or supplemental provision or provisions in variance herewith that may appear in Firm's quotation, acknowledgment, invoice or in any other communication from Firm to the City shall be deemed accepted by or binding on the City. The City hereby expressly rejects all such provisions which supplement, modify or otherwise vary from the terms of the Contract Documents, and such provisions are superseded by the terms and conditions stated in the Contract Documents, unless and until the City's authorized representatives expressly assent, in writing, to such provisions. Stenographic and clerical errors and omissions by the City are subject to correction.
2. **Entire Agreement**. The Contract Documents constitute and represent the complete and entire agreement between the City and Firm and supersede all previous communications, either written or verbal with respect to the subject matter of this Contract.
3. **Changes, Additions, Deletions**. No changes, additions, deletions or substitutions of scope of work, specifications, terms and conditions, quantity, unit of issue, delivery date, delivery charges or price will be permitted without the prior written approval from the City. However, the Firm will not be liable for delays caused by circumstances beyond its control including without limitation, delays caused by acts of God, the City or its other consultants/contractors, federal, state, and local government authorities, strikes, riots, civil unrest, war, or unknown or concealed conditions, and if such delays occur, the Firm will be entitled to an equitable adjustment in the time for the performance of the Work and compensation.
4. **Relationship of the Parties**. The Firm is an independent Professional Engineering Company and not an affiliate of the City. The conduct and control of the work will lie solely with the Firm. The Contract shall not be construed as establishing a joint venture, partnership or any principal-agent relationship for any purpose between the Firm and the City. Employees of the Firm shall remain subject to the exclusive control and supervision of the Firm, which is solely responsible for their compensation.
5. **(RESERVED).**
6. **Taxes**. Any applicable taxes paid shall be itemized on invoices.
7. **Substitutions**. No substitutions or cancellations shall be permitted without prior written approval from the City.
8. **Indemnification**. To the greatest extent allowed by the law the Firm shall indemnify and hold harmless the City, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses, attorneys' fees ("Claims"), but only to the extent the fault of the Consultant or its derivative parties (as defined in N.C.G.S §22B-1) is a proximate cause of the Claim. In the event that any portion of the Work performed under the Contract shall be defective in any respect whatsoever, the Firm shall indemnify and save harmless the City, its officers, agents, employees and assigns from all loss or the payment of all sums of money, but only to the extent the fault of the Consultant or its derivative parties (as defined in N.C.G.S §22B-1) is a proximate cause of the Claim.
9. **Invoices and Payment Terms.** Invoice and Payment Terms are set forth in Section 5 in the Contract for Professional Engineering Services. All invoices and statements shall reference the City's Purchase Order Number, Contract number (if applicable) and Project Number, and shall be submitted to: City of Hendersonville, Accounts Payable, 160 6th Avenue East, Hendersonville, North Carolina 28792.
10. **Anti-Discrimination**. During the performance of the Contract, the Firm shall not discriminate against or deny the Contract's benefits to any person on the basis of sexual orientation, national origin, race, ethnic background, color, religion, gender, age or disability.
11. **Insurance**. The Firm shall provide the insurance coverages shown on Exhibit A, attached hereto and incorporated herein by reference. The Firm shall provide the City with a North Carolina Certificate of Insurance and such endorsements as may be required by the Contract Documents PRIOR to the commencement of any work under the Contract and agrees to maintain such insurance until the completion of the Contract. Such certificates of insurance shall be considered part of the Contract.
12. **Ethics in Public Contracting**. By submitting their prices and acceptance of this Contract, the Firm certifies that their proposal was made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other supplier, manufacturer or subcontractor in connection with their proposal, and that they have not

conferred on any public employee having official responsibility for this procurement transaction any payment, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

13. **Applicable Laws and Courts**. This Contract shall be governed in all respects by the laws of the State of North Carolina. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation and enforcement of the Contract, shall be governed in all respects by the laws of the State of North Carolina and exclusive venue shall be in a court of competent jurisdiction for Henderson County, North Carolina. The Firm represents and warrants that it shall comply with all applicable federal, state and local laws, regulations and orders.
14. **Strict Compliance**. The City may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
15. **Assignment**. The Firm shall not assign, subcontract or otherwise transfer any interest in the Contract without the prior written approval of the City.
16. **General Provisions**. The City's remedies as set forth herein are not exclusive. Any delay or omission by the City in exercising any right hereunder, or any waiver by the City of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default.
17. **Obligations of the Firm.** The Firm shall adhere to all applicable laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Henderson, and the City of Hendersonville in the performance of the Work outlined in this Contract and any design documents, drawings and specifications applicable to the Work. The Work shall also adhere to all applicable federal, state and local laws, codes, ordinances, and regulations.
18. **Quality and Workmanship**. The Firm shall perform all Work in accordance with this Contract and the standard of care ordinarily used by members of the engineering profession practicing under similar circumstances and at the same time in Henderson County.
19. **Default**. Either Party may terminate the Contract, in whole or in part, upon thirty (30) days written notice upon a material breach by the other Party unless the alleged default is cured within the thirty (30) day notice period. The nonbreaching party shall have all remedies available at law or in equity in addition to any remedies provided in this Contract for material breach. In the event of a material breach by the Firm the City may procure upon such terms as the City shall deem appropriate, professional engineering services substantially similar to those so terminated, in which case the Firm shall be liable to the City for any excess costs for such similar services and any expenses incurred in connection therewith.
20. **Termination for Convenience**. The City shall have the right, without assigning any reason therefore, to terminate any Work under the Contract, in whole or in part, at any time at its complete discretion by providing ten (10) consecutive calendar days notice in writing from the City to the Firm. If the Contract is terminated by the City in accordance with this paragraph, the Firm will be paid for all Work performed and reimbursable expenses incurred at actual cost to the Firm up to the effective date of the termination. The City will not be liable to the Firm for any costs for materials acquired or contracted for, if such costs were incurred prior to the date of this Contract.
21. **Instruments of Service and Work for Hire.** All Work performed by the Firm, and all data compiled, shall be considered Instruments of Service and Work for Hire, and shall be the Property of the Owner. The Firm shall retain a license in the Work performed and data compiled to use for the Firm's own purposes, and not for the benefit of any third party without the City's consent. The terms of this Paragraph shall survive the termination of this Contract for any reason, including but limited to for a material breach of either Party, or for the convenience of the Owner. In the event this Contract is terminated for any reason, the City shall be entitled to keep and use all design work provided by the Engineer and all data compiled by the Engineer. All representations and obligations with respect to the Work by the Firm under this Contract shall survive termination of this Agreement unless this Contract is terminated by the Firm for the City's material breach, in which case use by the City of the Firm's design work and data compiled shall be at the City's own risk, and without any representation by the Engineer as to its accuracy or fitness for any purpose.
22. **Assignment**. Firm may not assign, pledge, or in any manner encumber the Firm's rights under this Contract, or delegate the performance of any of its obligations hereunder, without the City's prior, express written consent.
23. **No Third Party Beneficiaries**. There shall be no intended nor incidental third party beneficiaries of this Contract. The Firm shall include in all contracts, subcontracts or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third party beneficiaries.
24. **Valid Contract**. In order for this Contract for Professional Engineering Services to be valid, it must be executed by the City Manager or his or her authorized designee, and must be pre-audited in that manner required by the Local Government Budget and Fiscal Control Act, as the same may be amended.

25. **Verification of Work Authorization.** The Firm shall comply with, and require all contractors and subcontractors with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify for all contractors and subcontractors.
26. **Iran Divestment List.** With the execution hereof, Firm, certifies that they are not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List in performance of the work hereunder.
27. **Severability**. If any provision of this Contract is found to be invalid or unlawful, then remainder of this Agreement shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.
28. **Companies that Boycott Israel List.** With the execution hereof, Firm, certifies that they are not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.

EXHIBIT A
MINIMUM INSURANCE REQUIREMENTS

The Work under this Contract shall not commence until the Firm has obtained all required insurance and verifying certificates of insurance have been approved in writing by the City. The City shall be named as additional insured on all policies, except Worker's Compensation and Professional Liability policies. These certificates shall document that coverages afforded under the policies will not be cancelled until at least thirty (30) days after mailing written notice, by certified mail, return receipt requested, to the insured and the City of such cancellation. If endorsements are needed to comply with the notification or other requirements of this article copies of the endorsements shall be submitted with the certificates.

a. **Worker's Compensation and Employer's Liability**

The Firm shall provide and maintain, until final acceptance, workmen's compensation insurance, as required by law, as well as employer's liability coverage with minimum limits of $100,000.

b. Comprehensive General Liability Insurance

The Firm shall provide and maintain, until final acceptance, comprehensive general liability insurance, including coverage for premises operations, independent contractors, completed operations, products and contractual exposures, as shall protect such contractors from claims arising out of any bodily injury, including accidental death, as well as from claims for property damages which may arise from operations under this contract, whether such operations be by the Firm or by any subcontractor, or by anyone directly or indirectly employed by either of them and the minimum limits of such insurance shall be as follows:

Bodily Injury: $1,000,000 per occurrence / $2,000,000 aggregate
Property Damage: $100,000 per occurrence / $300,000 aggregate
Or,
Bodily Injury and Property Damage, combined single limit (CSL): $1,000,000 per occurrence / $2,000,000 aggregate

Such coverage for completed operations must be maintained for at least two (2) years following final acceptance of the Work performed under the contract.

c. **Deductible**

Any deductible, if applicable to loss covered by insurance provided, is to be borne by the Firm.

d. **Other Insurance**

The Firm shall obtain such additional insurance as may be required by the City or by the General Statutes of North Carolina including motor vehicle insurance, in amounts not less than the statutory limits.

e. **Proof of Carriage**

The Firm shall furnish the City with satisfactory proof of carriage of the insurance required before written approval is granted by the City

EXHIBIT B

FIRM'S SCOPE OF SERVICES

Hazen and Sawyer will provide the following engineering services in coordination with City staff and other contractors:

[The Scope of Services is attached hereto and incorporated by reference herein.]

EXHIBIT C
Hourly Fee Schedule for the Work

Services	Fee Type	Fee
A. Interns	Hourly	$60.00/hour
B. Technical Editors	Hourly	$75.00/hour
C. Assistant Engineers	Hourly	$110.00/hour
D. Principal Engineers	Hourly	$135.00/hour
E. Senior Field Coordinators	Hourly	$145.00/hour
F. Senior Principal Engineers	Hourly	$155.00/hour
G. Associates	Hourly	$175.00/hour
H. Senior Associates	Hourly	$215.00/hour
I. Vice Presidents	Hourly	$250.00/hour
	SUB-TOTAL	
	NOT TO EXCEED TOTAL =	**$40,000.00**

The total fee for the completion of all Work contained in the Scope of Services shall not exceed $40,000, including all reimbursable expenses, which shall be billed at the Firm's actual costs.

EXHIBIT D

FIRM'S HOURLY RATES FOR ADDITIONAL SERVICES

Additional Services to be performed in accordance with the Firm's Fee Schedule attached hereto and incorporated herein by reference. Allowable reimbursable expenses will be paid at the Firm's actual costs. Allowable reimbursable expenses associated with the provision of additional services will be determined by the Firm and the City at the time the additional services are requested by the City.

Hazen and Sawyer
629 Green Valley Road, Suite 200
Greensboro, NC 27408 • 336.292.7490

July 9, 2021

Ms. Gracie Erwin
City of Hendersonville
305 Williams Street
Hendersonville, NC 28792

Re: Proposal for Service Line Inventory Compliance Support

Dear Ms. Erwin:

Hazen and Sawyer (Hazen) is pleased to provide this proposal to assist the City of Hendersonville with compliance for the service line inventory as required by the Lead and Copper Rule (LCR) Revisions. This task order will provide a customized plan for development of a service line inventory for the City's public water system (NC0145010).

Background Information

The LCR Revisions were recently promulgated by the United States Environmental Protection Agency (USEPA) on January 15th, 2021. The Revisions include a 3-year compliance timeframe, requiring utilities to meet new regulatory requirements by October 2024. The new regulations require the development of a Lead Service Line (LSL) Inventory which will need to be submitted to the State. The LSL Inventory must include the public and privately owned portions of each service line and indicate whether the service line material is lead, galvanized requiring replacement, non-lead, or lead status unknown. The LSL Inventory must include a location identifier for each service line and must be made publicly-available using an online electronic format. After 2024, the LSL Inventory must be routinely updated and submitted to the State on an annual basis. Water systems will be required to review historical records including plumbing codes, service connection records, meter installation records, and drawings to develop the inventory.

This task order will develop a customized plan for development of the City's LSL Inventory. To inform the planning of next steps, an initial assessment of potential LSL occurrence will be performed. Recommendations for next steps will also be provided including service line identification methods, records tabulation, data management system, and publicly-available inventory presentation format.

A phased approach for compliance assistance with the LCR Revisions is anticipated (**Figure 1**). This scope of work includes tasks needed to complete Phase 1 of this approach. The outcome of Phase 1 will prepare the City to efficiently and confidently perform additional tasks needed for compliance. Additional actions, not included within this scope, that will need to be completed for compliance with the LCR Revisions may include the following:

- LSL Inventory development, including records tabulation, service line identification, and inventory population
- Development of an LSL Replacement Plan, required for all systems with lead or unknown service line materials in the inventory
- Lead and copper tap sampling plan update
- Sampling plan for schools and childcare facilities
- Customer notification and public education material updates

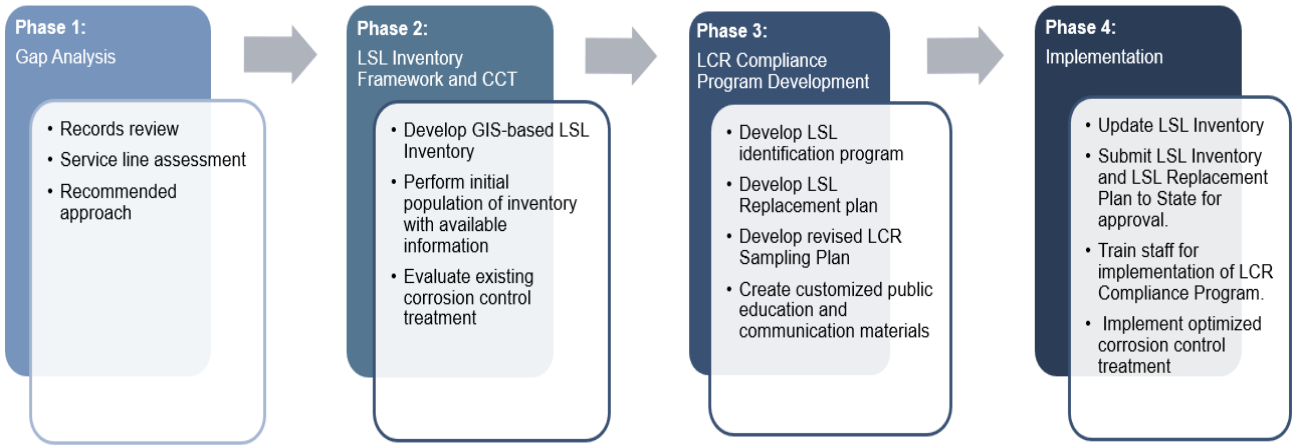


Figure 1. LCR Compliance Program Phased Approach

Scope of Work

This task order consists of the following tasks to complete Phase 1:

- Task 1 – Project Initiation and Management
- Task 2 – Records Review
- Task 3 – Service Line Assessment
- Task 4 – LSL Inventory Recommendations

The detailed scope of work is presented in the following sections.

Task 1 – Project Initiation and Management

This task includes a kickoff meeting, coordination of data and information needs to support the LSL Inventory gap analysis, and project management services.

Hazen will develop a data request summarizing information needed for the task order. Hazen has copies of the City's water distribution system GIS information from prior hydraulic modeling projects, and this information will support the LSL Inventory process. The data request will be submitted to the City prior to the kickoff meeting, providing an opportunity to review data needs and sources with City staff during the kickoff meeting.

A virtual kickoff meeting will be held to establish lines of communication, review the scope of services, discuss project schedule, and review applicable compliance requirements of the LCR Revisions. This meeting will also provide an opportunity for Hazen to coordinate directly with the City's treatment plant, distribution system, and GIS staff relevant to this project. Hazen will discuss historical knowledge of service line materials with staff and provide guidance in complying with the LCR Revisions. Hazen will provide a summary of the meeting to highlight major discussion items, decisions, and action items.

During the course of the project, Hazen will proactively coordinate with and schedule elements of the work with the City and the design team. Regular invoices and progress reports will be prepared in accordance with City requirements and regular communication will occur between the Hazen and the City.

Task 2 – Records Review

The LCR Revisions require review of available historical records which may indicate service line materials and related information to support inventory development. The purpose of the records review task is to evaluate examples of historical records and identify gaps in available data that will need to be filled to complete the LSL Inventory.

This task includes the following services:

- Hazen will review the City's LCR tap sampling plan and original LCR materials evaluation, if available, which may provide information on historical service line materials.
- Hazen will coordinate with the City to determine if historical plumbing codes may be available for review. Historical local plumbing codes may indicate LSL and galvanized iron pipe installation timeframes.
- Hazen will conduct calls to local building departments, state agencies, and coordinate with local libraries to research historical codes. One site visit to the local library is included to identify and scan potential historical records on the water system and service line or plumbing materials.

Hazen will hold a small group virtual meeting with City distribution system staff to discuss service line materials. Hazen will develop and submit meeting minutes summarizing discussions at the meeting. The conference call will cover the following topics:

- Discussion of historical observations of service line materials by the City
- Review of the City's current practices for tracking service lines and meters
- Coordination with City staff to identify available record types that may assist in identifying service line materials
- Discussion of potential future strategies for creating and maintaining service line material records

Based on the outcome of this meeting, Hazen will review a representative set of relevant documents or electronic record types to identify useful information for the service line inventory, including the following items. One site visit is included to visit the City's office and review these sample records.

- Hazen will review up to 100 individual example records. These 100 records may include up to 4 different types and will be used to assess usefulness for the LSL inventory and identify relevant data fields.
- Relevant record types may consist of the following sources: tap cards, service tickets, meter cards, or plumbing permits.

- Based on this review, Hazen will recommend record types for future tabulation to populate service line materials in the inventory. Hazen will develop a planning-level schedule and cost estimate for any further records tabulation efforts.

In accordance with the LCR Revisions, the findings from this task will be documented and compiled to support future regulatory coordination for the LSL Inventory requirements of the LCR Revisions.

Task 3 – Service Line Assessment

Hazen will perform a geospatial assessment of service line materials using the City's GIS data and Real Estate Assessor's database to characterize locations where lead and galvanized iron service lines may be present. This assessment includes the following tasks:

- Hazen will analyze water main materials and installation dates, as available from the City's GIS data.
- Hazen will analyze the local real estate database to characterize building construction dates and types.
- Hazen will review customer account records (i.e. list of customer accounts) to determine if the date of first water service or date of meter installation is available. Hazen will analyze the City's water meter locations in GIS to determine which parcels are served by the water system.

Based on the results of these analyses and information gathered during Task 2, Hazen will characterize the range of potential quantities of LSLs in the City's system. This information will guide the development of a service line identification strategy for the City.

- Hazen will characterize geographic portions of the City that may be more likely to contain LSLs to assist in planning of future activities for service line identification.
- Hazen will develop GIS maps indicating prioritized areas for service line investigation and identification.
- Hazen will develop a preliminary estimate of the service line replacement amount that could be required by the LCR Revisions if the 90th percentile lead concentration exceeds the Action or Trigger Level.

Task 4 – LSL Inventory Recommendations

Results of the prior tasks will inform the development of a strategy to prepare the LSL inventory and identify service line materials. To assist the City with LSL Inventory development, Hazen will provide recommendations for:

- Gathering the data needed to identify service line materials,
- Tracking of service line materials and on-going annual updates, and
- Presenting the service line inventory to the public.

Hazen will review the potential approaches and alternatives for the following aspects of the LSL Inventory and develop recommendations for the City:

- Service line identification strategy and timeline – Hazen will provide recommendations for any additional field identification or customer coordination needed to support LSL Inventory development.
- Service line data management system – Hazen will coordinate with the City to review options for the service line data management system, including and electronic database, GIS-based map system, or a proprietary LSL Inventory system (such as 120Water).
- Predictive analysis of service line materials – Hazen will review options and provide recommendations for possible future implementation of a machine learning model (such as the approach offered by BlueConduit) to provide predictive analysis of service line materials and LSL locations (once field data on any LSLs is available). Hazen will provide recommendations on data management strategies to support future machine leaning applications.
- Publicly-available inventory format – Hazen will coordinate with the City to plan how the service line inventory information will be displayed to the public to meet regulatory requirements.
- Procedures for data entry and routine annual inventory updates – Hazen will evaluate options for data management including mobile electronic field data collection tools for updating the inventory in the future.
- Compliance schedule – Hazen will develop a programmatic schedule and planning-level budget for LSL Inventory development, including costs for recommended service line identification methods and/or tabulation of records, for compliance with the LCR Revisions by October 2024.

Hazen will facilitate a workshop with the City to review the findings, obtain input on recommended strategies, and discuss the plan for inventory development. Hazen will develop and submit workshop presentation materials and meeting minutes.

Hazen will develop a presentation and conduct a meeting to discuss findings. The presentation and detailed meeting minutes describing the LSL Inventory recommendations will be provided to the City for review. Hazen will update as needed and submit a final version to the City. QAQC reviews by key technical staff within Hazen will performed prior to each deliverable.

At the City's request, Hazen is available to facilitate a coordination meeting with the North Carolina Department of Environmental Quality to present the compliance approach for the City's LSL inventory and obtain feedback from regulatory staff about next steps.

Meetings

This task order has been developed based in part on the following anticipated meetings, as described in the scope:

- Kickoff Meeting – virtual
- Service Line Material Records Meeting – virtual
- Records Review – site visit to City office and local library

- LSL Inventory Recommendations Workshop – virtual

Deliverables

Hazen will submit the following deliverables:

- Meeting materials and meeting minutes for three meetings
- GIS maps presenting an assessment of potential locations for LSLs
- PowerPoint and detailed meeting minutes describing the service line assessment, LSL Inventory options, and recommendations

Proposed Fee

The project will be invoiced an hourly time and materials basis. We propose billing at the following hourly rates, which will remain in effect through June 30, 2022:

- $60.00 per hour for Interns
- $75.00 per hour for Technical Editors
- $110.00 per hour for Assistant Engineers
- $135.00 per hour for Principal Engineers
- $145.00 per hour for Senior Field Coordinators
- $155.00 per hour for Senior Principal Engineers
- $175.00 per hour for Associates
- $215.00 per hour for Senior Associates
- $250.00 per hour for Vice Presidents

Expenses will be billed at cost, including travel expenses at the current federal rate.

The following table summarizes the project budget for each task, and a more detailed breakdown of anticipated labor hours is enclosed. The total fee will not exceed FORTY THOUSAND DOLLARS ($40,000.00) without further authorization.

Task	Budget
Task 1 – Project Initiation and Management	
Task 2 – Records Review	
Task 3 – Service Line Assessment	
Task 4 – LSL Inventory Recommendations	

Schedule

The task order schedule is approximately 5 months from notice to proceed until submittal of the draft technical memorandum. The anticipated schedule for each task is summarized in the following table.

Task	Schedule
Task 1 – Project Initiation and Management	1 month
Task 2 – Records Review	1 months
Task 3 – Service Line Assessment	1 months
Task 4 – LSL Inventory Recommendations	2 months

This proposed schedule for Phase 1 will provide time for additional service line identification, data/records compilation, and inventory development prior to the compliance date for the LCR Revisions.

Assumptions

This scope has been developed in part based on the following assumptions:

- The City will provide an electronic Real Estate Assessor's database for the entire water service area in GIS format indicating building construction dates and building types.
- It is assumed the City will provide updated GIS records of water mains and meter locations.
- The City will provide requested document types in electronic format as scanned records (e.g., PDF) or original electronic format (e.g., Excel, Word, other).
- Development of a service line data management system or template is not included. This task order will provide recommendations for the data management system to be developed separately.
- Tabulation of available records or field identification of service lines is not included. Only a sample of approximately 100 available records will be reviewed for purposes of developing a full compilation strategy.
- Individual service line material designations for the LSL Inventory are not included.
- Development of an LSL Replacement Plan is not included and will likely be required prior to 2024.
- Other compliance requirements, including tap sampling updates, sampling in schools and childcare facilities, corrosion control treatment, and customer communications, are not included in this task order and can be provided separately upon request by the City.

Please feel free call if you have any questions about this proposal.

Sincerely yours,

HAZEN AND SAWYER

Hazen

July 9, 2021



Crystal M. Broadbent, PE

Senior Associate

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER:	Brent Detwiler	**MEETING DATE:**	November 4, 2021
AGENDA SECTION:	CONSENT	**DEPARTMENT:**	Engineering

TITLE OF ITEM, Presenter Name, Title: Etowah Water Improvements Engineering Amendment 4 – *Brent Detwiler, City Engineer*

SUGGESTED MOTION(S): I move that City adopt the *Resolution by the City of Hendersonville City Council to Authorize the City Manager to Enter Into An Amendment to An Agreement With Black & Veatch International Company As Part Of the Etowah Water Improvements Project*; as presented and recommended by staff.

SUMMARY:

An engineering agreement with Black and Veatch was executed in November 2016 to complete the design, permitting, bidding and award work associated with the Etowah Area Water System. Black & Veatch is currently providing construction phase services under Amendment 3 executed on May 14, 2021, which extended these services for an additional 3 months beyond the 12-month construction period, to July 13, 2021. The schedule delay and the excessive resubmission of shop drawings and startup and commissioning plan has consumed the fee amount budgeted for the additional 3 months of Construction Phase Services under Amendment 3. The tasks associated with this Amendment 4 extension of an additional 4 months include: Contractor O&M Manual Review, Contractor Startup and Commissioning Plan Review, Request for Information and Change Order Support, Booster Pump Station Record Drawing Production, and Site Visits/Inspections including Substantial and Final Completion punchlists.

The proposed amendment is attached for your reference. We welcome any questions that you may have.

BUDGET IMPACT: $33,700

Is this expenditure approved in the current fiscal year budget? YES

If no, describe how it will be funded.

N/A

PROJECT NUMBER: 16003 **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Etowah Water Engineering Amendment 4 – Black & Veatch

Resolution

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AMENDMENT TO AN AGREEMENT WITH BLACK & VEATCH INTERNATIONAL COMPANY AS PART OF THE ETOWAH WATER IMPROVEMENTS PROJECT

WHEREAS, the Etowah Water Improvements Project (Project No. 16003) is under construction; and

WHEREAS, an engineering agreement with Black and Veatch International Company was executed in November 2016 to complete the design, permitting, bidding and award work associated with the project; and

WHEREAS, construction of the project has been further delayed to due COVID-19 and other issues; and

WHEREAS, the schedule delay has resulted in the need to amend the agreement with Black & Veatch to cover Contractor O&M Manual Review, Contractor Startup and Commissioning Plan Review, Request for Information and Change Order Support, Booster Pump Station Record Drawing Production, and Site Visits/Inspections including Substantial and Final Completion punchlists.

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

1. The City Manager is authorized to enter into an Amendment to an Agreement with Black & Veatch International Company for the Etowah Water Improvements Project, in an amount not to exceed $33,700.00, as presented.
2. The City Manager is authorized to approve change orders which, cumulatively, do not exceed 10% of the approved contract amount of $33,700.00, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November 2021.

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

Angela L. Reece, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

BLACK & VEATCH
Building a world of difference.

BLACK & VEATCH INTERNATIONAL COM
10925 DAVID TAYLOR DRIVE, SUITE 280
CHARLOTTE, NC 28262 USA
+1 704-510-8451 | OSBORNEJM@BV.COM

September 22, 2021

City of Hendersonville
305 Williams Street
Hendersonville, NC 28792

Attention: Mr. Brent Detwiler, PE,
City Engineer

Subject: Etowah Area Water System Improvement Project
Amendment 4 Construction Phase Services

Dear Mr. Detwiler:

The original contract completion date for the Etowah Area Water System Improvement Project is April 13, 2021 for Final Completion. Based upon Cooper Construction's progress to date a time extension will be required to complete the work. The current date proposed by Cooper Construction for Final Completion is November 2021. Black & Veatch is currently providing construction phase services under Amendment 3 executed on May 14, 2021, which extended these services for an additional 3 months beyond the 12-month construction period, to July 13, 2021. The schedule delay and the excessive resubmission of shop drawings and startup and commissioning plan has consumed the fee amount budgeted for the additional 3 months of Construction Phase Services under Amendment 3. We propose to provide construction phase services for an additional 4-month duration for a fee not to exceed $33,700.00 (See attached budget worksheet). The tasks associated with this extension of time include:

- Contractor O&M Manual Review
- Contractor Startup and Commissioning Plan Review
- Request for Information and Change Order Support
- Booster Pump Station Record Drawing Production (Contractor to provide red-lined markups)
- Site Visits/Inspections including Substantial and Final Completion punchlists

Therefore, the Agreement for Engineering Services dated November 16, 2016 for the Etowah Area Water System Improvements Project is hereby amended to modify the Scope of Services to be provided to the Owner.

Please indicate your acceptance of this proposal by signing below.

Very truly yours,

BLACK & VEATCH INTERNATIONAL COMPANY



Mike Osborne, PE
Project Manager

IN WITNESS WHEREOF, Owner and Engineer have executed this Amendment 4, effective as of _____, 2021 (Effective Date).

_____	_____
OWNER:	ENGINEER:
Printed Name: John F. Connet	Printed Name: _____
Title: City Manager	Title:_____
Date Signed: _____	Date Signed: _____

I hereby certify that this contract has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director _____

Date_____

Owner: City of Hendersonville, NC

Project: Amend 4 CPS Etowah Area Water System Improvement Project - Budget Estimate

PHASE/Task	PHASE	Project Manager Osborne	Project Admin	Project Controls	Engineering Manager Shy	Engineer Collins	Cadd Technician	Architect	Mechanical Bldg Engineer	Electrical Engineer Bathich	SUBTOTAL, hours	SUBTOTAL, Billings $	Major Reproduction expenses	Auto / Travel	SUBTOTAL, EXPENSES	TOTAL COST
(Billing Rate, $$,Hr.)		$245.00	$100.00	$130.00	$215.00	$140.00	$125.00	$155.00	$160.00	$225.00						
Catch up											-					
Phase 600 - Construction Phase Services																
Administration		12	12	6	8	40	12	-	-	12	102	$ 16,440			$ -	$ 16,440
Site Visits/Inspection		8			12	28				28	76	$ 14,760		$ 2,500	$ 2,500	$ 17,260
Subtotal, Hours		**20**	**12**	**6**	**20**	**68**	**12**	**-**	**-**	**40**	**178**					
Subtotal, Billings		**$ 4,900**	**$ 1,200**	**$ 780**	**$ 4,300**	**$ 9,520**	**$ 1,500**	**$ -**	**$ -**	**$ 9,000**		**$ 31,200**	**$ -**	**$ 2,500**	$ 2,500	**$ 33,700**

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brent Detwiler **MEETING DATE:** 11/4/2021

AGENDA SECTION: CONSENT **DEPARTMENT:** Engineering

TITLE OF ITEM: Agreement - NCDOT Administered Bicycle/Pedestrian Plan - *Brent Detwiler, City Engineer*

SUGGESTED MOTION(S): I move City Council adopt the *Resolution by the City of Hendersonville City Council to Authorize the City Manager to Enter Into an Agreement with the North Carolina Department of Transportation for Bicycle and Pedestrian Planning Grant (Tip#M-0551, Wbs#49600.8.16)* as presented.

SUMMARY:

The North Carolina Department of Transportation has established a grant that provides funding to municipalities for the development of Comprehensive Municipal Bicycle and Pedestrian Plans. The City of Hendersonville has since been designated as a recipient to receive grant funds to complete the Pedestrian Plan Update (TIP#M-0551, WBS#49600.8.16), not to exceed the maximum award amount of $36,000 with City matching funds of $9,000 for a project total of $45,000. Please let us know if you have any questions.

BUDGET IMPACT: $45,000 ($36,000 grant/$9,000 match)

Is this expenditure approved in the current fiscal year budget? YES / **NO**

If no, describe how it will be funded.

A capital project ordinance and associated budget amendment are part of the agenda.

PROJECT NUMBER: 21021 **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Resolution

Agreement

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTAION FOR BICYCLE AND PEDESTRIAN PLANNING GRANT (TIP#M-0551, WBS#49600.8.16)

WHEREAS, the North Carolina Department of Transportation has established a grant that provides funding to municipalities for the development of Comprehensive Municipal Bicycle and Pedestrian Plans; and

WHEREAS, the City of Hendersonville requested funding for a Pedestrian Plan Update to obtain the following objectives:

1. Provide for multimodal forms of transportation.
2. Provide guidance for modifying infrastructure to safely accommodate walking in appropriate locations.
3. Ensure that the North Carolina Department of Transportation (NCDOT) funded projects incorporate the City of Hendersonville's objectives.
4. Move towards an effective network for active transportation, recreation, and exercise.
5. Have an approved plan that will support funding from NCDOT for pedestrian improvements.
6. Ensure land use decisions effectively incorporate multimodal objectives.

WHEREAS, the City of Hendersonville has since been designated as a recipient to receive grant funds to complete the Pedestrian Plan Update (TIP#M-0551, WBS#49600.8.16), not to exceed the maximum award amount of $36,000 with City matching funds of $9,000 for a project total of $45,000; and

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

1. The City agrees to participate in certain costs and to assume certain responsibilities in the manner and to the extent as hereinafter set out in the Agreement; and
2. The City Manager is authorized to enter into an Agreement with the North Carolina Department of Transportation for the Pedestrian Plan Update (TIP#M-0551, WBS#49600.8.16), as presented.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

NCDOT ADMINISTERED – BICYCLE/PEDESTRIAN
(FEDERAL/STATE FUNDS RECEIVABLE)
1000012125

AGREEMENT OVERVIEW

NORTH CAROLINA
SYLVA COUNTY

DATE: 10/4/2021

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("DEPARTMENT")

TIP: M-0551

AND

WBS Element: 49600.8.16

FEDERAL-AID NUMBER:

CITY OF HENDERSONVILLE ("MUNICIPALITY")

CFDA:

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party tothis Agreement, as further defined in this Agreement.

SCOPE OF PROJECT:

The Project consists of the planning and production of a Pedestrian Plan update (Plan) in accordance with the Department's policies and procedures. The Department's funding participation in the Project shall be restricted to development of this Plan, as further set forth in this Agreement.

COSTS TO THE OTHER PARTY: $9,000.00

ESTIMATED COST OF THE PROJECT: 45,000.00

PAYMENT TERMS: Municipality will provide funding upon execution of agreement.

MAINTENANCE: Municipality

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: Agreement remains in effect for two years, and thereafter, unless terminated

This **AGREEMENT** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **DEPARTMENT** and the City of Hendersonville, hereinafter referred to as the **MUNICIPALITY**, and collectively as the **PARTIES.**

The parties to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the partieswith respect to its subject matter and supersedes any previous communication or agreements that may exist.

WHEREAS STATEMENTS

WHEREAS, 23 USC 505 allows State Planning and Research (SPR) federal funds to funds to be available for certain specified transportation activities; and

WHEREAS, in accordance with G.S. 136-66.2, the NC General Assembly requires each **MUNICIPALITY** to develop a comprehensive transportation plan that will serve present and anticipated travel demand; and

WHEREAS, the **DEPARTMENT's** Integrated Mobility Division (IMD) and the Transportation Planning Division have created a matching grant program to encourage the development of comprehensive municipal bicycle plans and pedestrian plans, which may serve as a component of the comprehensive transportation plan; and

WHEREAS, the **DEPARTMENT** has allocated state matching funds to augment the federal funds available for these activities; and

WHEREAS, the **MUNICIPALITY** has requested funding for the development of a Bicycle and/or Pedestrian Plan, as more fully described in this Agreement and hereinafter referred to as the Project; and

WHEREAS, the **MUNICIPALITY** has requested that the **DEPARTMENT** administer the Project in coordination with the **MUNICIPALITY**; and

WHEREAS, the **MUNICIPALITY** has agreed to participate in the cost of the project as hereinafter set out; and

WHEREAS, this Agreement is made under the authority granted to the **DEPARTMENT** by the North Carolina General Assembly including, but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS) Section 136-66.2 and Section 136-71.6, to participate in the planning, construction and/or implementation of the Project approved by the Board of Transportation.

NOW THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the **PARTIES** do herby covenant and agree, each with the other, as follows:

DEVELOPMENT OF PLAN

1. The **DEPARTMENT**, and or its agent, shall prepare a Pedestrian Plan Update (Plan) in accordance with the Department's policies and procedures. The Department's funding participation in the Project shall be restricted to development of this Plan, as further set forth in this Agreement for the **MUNICIPALITY**, following the IMD's Content Standards for NCDOT Bicycle and Pedestrian Plans. The **MUNICIPALITY** shall participate in providing data and logistical support for public meetings and other required public notices.

2. The **MUNICIPALITY** shall participate in providing data and logistical support for public meetings and other required public notices.

3. The **DEPARTMENT** will provide a preliminary draft of the Plan to the **MUNICIPALITY** for review and comment. The **MUNICIPALITY** shall provide comments to the Department within three (3) months. Upon receipt of comments from the Municipality, the Department will provide a final draft.

COMPLETION AND ADOPTION OF PLAN

4. The governing body of the **MUNICIPALITY** shall consider the adoption of the Plan as provided in the Final Draft by the **DEPARTMENT**. If the Council requests significant changes prior to adoption, the Plan will be modified and resubmitted to the **MUNICIPALITY** for final approval within three (3) months.

5. The **MUNICIPALITY** shall receive digital files and hard copies of the approved Plan. The **MUNICIPALTY** shall be responsible for the distribution of the final documents to the appropriate local agencies and interested parties.

TIME FRAMES

6. The **DEPARTMENT** has a required time frame of two years to complete the Project. It is important that the **MUNICIPALITY** provide necessary support and responses to the **DEPARTMENT** in a timely manner. Any delays on the part of the **MUNICIPALITY** may affect the ability of the **DEPARTMENT** to provide financial support for the Project.

FUNDING

7. The total estimated cost of the Project is $45,000. The **DEPARTMENT** shall provide a maximum amount of $45,000. The Municipality shall provide $9,000 and all costs that exceed the estimated cost of $45,000.

8. Upon full execution of the Agreement, the **MUNICIPALITY** shall submit payment for $9,000 to the **DEPARTMENT**, in accordance with the cover memo attached to this Agreement.

9. Upon completion of the project, if actual costs exceed the total estimated cost of $45,000, the **MUNICIPALITY** shall reimburse the **DEPARTMENT** the underpayment within sixty (60) days of invoicing by the **DEPARTMENT**. The **DEPARTMENT** shall charge a late payment penalty and interest on any unpaid balance due in accordance with G.S. 147-86.23.

10. Upon completion of the project, if actual costs are less than the total available funding of $45,000, the **DEPARTMENT** shall reimburse the **MUNICIPALITY** any overpayment at the above matching share.

REPORTING REQUIREMENTS

11. The **DEPARTMENT** is subject to NC Article 2, Chapter 36 (136-41.5), which mandates an annual report on use of bicycle and pedestrian planning grant funds. By entering into this agreement with the
12. **DEPARTMENT**, the **MUNICIPALITY** acknowledges their participation in annual reviews of the status of implementation of projects identified in the completed plan.

STANDARD PROVISIONS

AGREEMENT MODIFICATIONS

13. Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **PARTIES** by means of a written Supplemental Agreement.

ASSIGNMENT OF RESPONSIBILITIES

14. The **DEPARTMENT** must approve any assignment or transfer of the responsibilities of the Local Public Agency set forth in this Agreement to other parties or entities.

AGREEMENT FOR IDENTIFIED PARTIES ONLY

15. This Agreement is solely for the benefit of the identified parties to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

OTHER AGREEMENTS

16. The **MUNICIPALITY** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **MUNICIPALITY** to meet the terms of this Agreement. The **DEPARTMENT** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **DEPARTMENT** under the terms of this Agreement.

TITLE VI

17. The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

FACSIMILE

18. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

AUTHORIZATION TO EXECUTE

19. The **PARTIES** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective parties to the terms contained herein.

DEBARMENT POLICY

20. It is the policy of the **DEPARTMENT** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **MUNICIPALITY** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or **DEPARTMENT** and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

INDEMNIFICATION

21. To the extent authorized by state and federal claims statutes, the **MUNICIPALITY** shall be responsible for its actions under the terms of this agreement and save harmless the FHWA (if applicable), the **DEPARTMENT**, and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns to the extent allowed by law, from and against any and all claim for payment, damages and/or liabilities of any nature, asserted against the Department in connection with this Agreement. The **DEPARTMENT** shall not be liable and shall be held harmless from any and all third-party claims that might arise on account of the **DEPARTMENT's** negligence and/or responsibilities under the terms of this agreement.

AVAILABILITY OF FUNDS

22. All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

GIFT BAN

23. By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).

NCDOT ADMINISTERED – BICYCLE/PEDESTRIAN
(FEDERAL/STATE FUNDS RECEIVABLE)
1000012125

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the DEPARTMENT and the MUNICIPALITY by authority duly given.

CITY OF HENDERSONVILLE

FED TAX ID: _____

REMITTANCE ADDRESS:

_____

_____

AUTHORIZED SIGNER

_____

DATE SIGNED: _____

PRINT NAME: _____

TITLE: _____

IF APPLICABLE, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

FINANCE OFFICER:

_____

DATE SIGNED: _____

PRINT NAME: _____

TITLE: _____

DEPARTMENT OF TRANSPORTATION

BY: _____

(DEPUTY SECRETARY FOR MULTIMODAL TRANSPORTATION)

DATE: _____

PRESENTED TO THE BOARD OF TRANSPORTATION: 10/7/2021 **(DATE)**

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway, Community Development Director

MEETING DATE: November 4, 2021

AGENDA SECTION: CONSENT AGENDA

DEPARTMENT: Community Development

TITLE OF ITEM: Special Event: Holiday Carriage and Train Rides *Lew Holloway, Community Development Director*

SUGGESTED MOTION(S):

I move that City Council approve the special event permit for Holiday Carriage and Train Rides.

SUMMARY:

The 2021 Holiday Carriage and Train Rides are organized by The Henderson County Tourism Development Authority and are proposed to take place on the evenings of December 3 and December 18. This year the event application includes a new request to close the parking spaces in front of the Historic Courthouse. The purpose of these events is to provide a family-friendly activity during the holidays that attracts people to the downtown area for shopping and dining. About 150 participants are expected during both event occurrences. The Special Events Committee unanimously voted to recommend approval of this event as presented.

BUDGET IMPACT: NA

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded.

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

PLANNING BOARD
AGENDA ITEM SUMMARY

SUBMITTER: Tyler Morrow

MEETING DATE: 11-4-21

AGENDA SECTION: CONSENT

DEPARTMENT: Community Development Department

TITLE OF ITEM: Street Closure: Resolution of Intent- Portion of Beech Street (AKA Richlieu Avenue) (P21-57-SCL) – *Tyler Morrow, Planner II*

SUGGESTED MOTION(S):

I move that City Council accept the Resolution of Intent to close an unopened and unimproved portion of Beech Street (AKA Richlieu Avenue) between PINs 9578-09-0813 and 9568-99-9737 petitioned by Marie H. Flowers and Willie Lee Brown Jr and set the public hearing for December 2nd, 2021.

SUMMARY:

The City has received an application from Marie H. Flowers and Willie Lee Brown Jr to close an unopened and unimproved portion of Beech Street (AKA Richlieu Avenue) between PINs 9578-09-0813 and 9568-99-9737. A street closure plat is included in your packet.

General Statue 160A-299 outline procedures and provides the City with authority for permanently closing streets and alleys. Whenever there is a proposal to permanently close any street or public alley, the City Council shall first adopt a resolution declaring its intent to close the street or alley and shall set a date for a public hearing. At this public hearing, any person may be heard on the question of whether the closing would be detrimental to the public interest or the property rights of any individual.

The public hearing shall be set for December 2nd, 2021.

PROJECT/PETITIONER NUMBER: P21-57-SCL

PETITIONER NAME:

Marie H. Flowers, Willie Lee Brown Jr. and
The City of Hendersonville

ATTACHMENTS:

Resolution of Intent, Street Closure Plat, Legal Description, Deeds

Resolution #__-___

RESOLUTION OF INTENT TO CLOSE AN UNOPENED, UNIMPROVED PORTION OF BEECH STREET (AKA RICHLIEU AVENUE)

WHEREAS, NC General Statute (G.S.) 160A-299 authorizes the City Council to close public streets and alleys; and

WHEREAS, Marie H. Flowers and Willie Lee Brown Jr. have petitioned the City of Hendersonville City Council to close an unopened and unimproved portion of the street known as Beech Street (AKA Richlieu Avenue), located between PIN 9578-09-0813 and PIN 9568-99-9737; and

WHEREAS, NC General Statute 160A-299 requires that City Council conduct a public hearing for the purpose of giving consideration to the petition; and

WHEREAS, At the public hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual; and

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

1. City Council herewith calls a public hearing to be held at 5:45 p.m. (or as soon thereafter as it may be heard) on the 2nd day of December 2021, in the Assembly Room of the City Operations Center to consider closing an unopened and unimproved portion of the street known as Beech Street (AKA Richlieu Avenue), located between PIN 9578-09-0813 and PIN 9568-99-9737. Persons shall be allowed to attend and comment in person or via Zoom at the following address:

   https://zoom.us/join

   Dial-in by phone: (646) 558-8656
   Meeting ID: 957 4684 6396
   Passcode: 28792

   Digital public hearing comments may be submitted prior to the public hearing on the City's webpage at www.hendersonvillenc.gov/public-comment or directly to the City Clerk, Angela Reece, areece@hvlnc.gov, 160 6th Avenue East, Hendersonville, NC 28792.

2. The legal description for the portion of Beech Street (AKA Richlieu Avenue) proposed for closing is as follows:

   Beginning at a 1 inch diameter open top iron pipe found recessed 0.6 feet below grade at the intersection of the Eastern margin of the right-of-way of Jonas Street with the Northern margin of an unopened section of Beech Street, said pipe being the most Westerly corner of the property of Willie Lee Brown Jr. (see Estate File 2020/1082), as described in Deed Book 481, page 85 of the Henderson County Register of Deeds, said pipe also being located at North Carolina State Plane Grid

coordinates of Northing: 589907.42 US Survey feet and Easting: 970023.36 US Survey feet, said pipe being further located South 45°42'55" West a distance of 93.77 feet from a ½ inch diameter open top iron pipe found recessed 0.2 feet below grade in the Eastern margin of Jonas Street; thence from the Beginning thus established South 46°53'25" West a distance of 40.34 feet to a #4 rebar found recessed 0.8 feet below grade at the intersection of said margin of Jonas Street and the Southern margin of the unopened section of Beech Street, said rebar being the most Northerly corner of the property of Marie H. Flowers as described in Deed Book 1215, pages 129 & 131 of said Register; thence with Flowers' line and the margin of the unopened section of Beech Street South 44°17'05" East a distance of 86.30 feet to a point, the intersection of said street margin with the controlled access right-of-way of Martin Luther King Jr. Boulevard (US-64), said point lying North 53°56'06" East a distance of 4.74 feet from a concrete right-of-way monument found projecting 0.5 feet above grade; Thence, 3 calls with the controlled access right-of-way of US-64: (1) North 53°56'06" East a distance of 20.37 feet to a point at the intersection of the centerline of the unopened section of Beech Street ; (2) North 53°56'06" East a distance of 15.02 feet to a concrete right-of-way monument found projecting 0.5 feet above grade; (3) North 52°36'49" East a distance of 5.34 feet to a point in the Northern margin of the unopened section of Beech Street and the Southernmost corner of the aforementioned property of Willie Lee Brown Jr., said point also lying South 52°36'49" West a distance of 95.71 feet from another concrete right-of-way monument found in the margin of US-64; thence with the Northern margin of the unopened section of Beech Street and the line of Willie Lee Brown Jr. North 44°17'05" West a distance of 91.18 feet to the Beginning, containing 3582 square feet.

Subject to an easement, twenty feet in width for drainage and other utilities, reserved by the City of Hendersonville within the closed street as provided for in NCGS 160A-299, further described as follows: Beginning at a point, the intersection of the centerline of the unopened portion of Beech Street with the Eastern margin of Jonas Street, said point lying South 46°53'25" West a distance of 20.17 feet from the Point of Beginning of the previously described street closure area; thence with the Eastern margin of Jonas street, South 46°53'25" West a distance of 20.17 feet to a #4 rebar found recessed 0.8 feet below grade, a corner of said closure area; thence with the margin of said closure area, South 44°17'05" East a distance of 2.82 feet to a point; thence through said closure area 2 calls: (1) South 61°07'27" East a distance of 17.83 feet; (2) South 44°16'49" East a distance of 67.16 feet to a point in the margin of said closure area in the controlled access right-of-way of US-64; thence, with the line of the closure area and the with the margin of US-64, North 53°56'06" East a distance of 20.21 feet to a point, said point lying South 53°56'06" West a distance of 9.97 feet from a concrete right-of-way monument found; thence through said closure area 2 calls: (1) North 44°16'49" West a distance of 73.01 feet; (2) North 61°07'27" West a distance of 17.26 feet to the Beginning, containing 1781 square feet.

The above-described portion of Beech Street (AKA Richlieu Avenue) to be closed will also be shown on a plat to be recorded in the Henderson County Registry if approved by City Council.

3. The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks.

4. The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street a copy of the Resolution of Intent.

5. The City Clerk is further directed to cause adequate notices of the Resolution of Intent and the scheduled public hearing to be prominently posted in at least two along the portion of Beech Street (AKA Richlieu Avenue) proposed for closure as required by G.S. 160A-299.
6. The City Council herewith declares its intent to close the street as described above.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November 2021.

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

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

NOTES:

1. ALL DISTANCES DEPICTED HEREON ARE HORIZONTAL GROUND DISTANCES IN U.S SURVEY FEET UNLESS OTHERWISE NOTED. PROJECT IS LOCALIZED FROM A LOCALIZATION BASE POINT HAVING NAD83(2011) NORTH CAROLINA STATE PLANE COORDINATE GRID COORDINATES OF: NORTHING: 589373.71' US SURVEY FEET, EASTING:968503.95 US SURVEY FEET. TO CONVERT TO GRID, UTILIZE A COMBINED SCALE FACTOR OF 0.999775465.

2. THIS SURVEY ORIENTED TO NORTH CAROLINA GRID NAD83(2011). STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED BY LEAST SQUARES ADJUSTMENT OF TRADITIONAL LOOP TRAVERSE ORIENTED TO STATIC GNSS POINTS ESTABLISHED RELATIVE TO "CINEMA" PID DG4660. SEE GNSS CERTIFICATION. ALL COORDINATES SHOWN ARE N.C. GRID COORDINATES OF THE 2010 EPOCH.

3. PROPERTIES SHOWN ARE SUBJECT TO RIGHTS OF WAY AND EASEMENTS BOTH RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN IN ADDITION TO ANY SHOWN HEREON..

4. NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN IN FLOOD INSURANCE RATE MAPS NUMBERS 3700956800J & 3700957800J WITH EFFECTIVE DATES OF OCTOBER 2, 2008.

5. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. ANY QUESTIONS REGARDING MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY.

6. UNDERGROUND UTILITIES SHOWN ARE AS MARKED AT DATE OF SURVEY. ADDITIONAL UTILITIES MAY EXIST WHICH WERE NOT MARKED AND ARE NOT SHOWN. THE LOCATIONS OF STORM DRAINAGE PIPES AND BURIED JUNCTIONS ARE BASED FROM APPROXIMATE PIPE DIRECTIONS OBSERVED AND SHOULD BE CONSIDERED APPROXIMATE AND FURTHER VERIFIED. WATER LINES SHOWN ARE A COMPOSITE OF LOCATIONS FROM OBSERVED STRUCTURES, PAINT MARKS, AND INFORMATION OBTAINED FROM THE CITY OF HENDERSONVILLE GEOGRAPHIC UTILITY INFORMATION SYSTEM. WATER LINES MARKED AS SHOWN ON CITY UTILITY GIS/ STRIP MAPS UNLESS NOTED AS BEING SHOWN PER OTHER PLANS. UTILITIES SHOULD BE RE-MARKED AND FIELD VERIFIED PRIOR TO ANY EXCAVATION. CONTACT NC ONE-CALL CENTER AT 811.

7. SURVEY PERFORMED OCTOBER 31, 2019 TO MARCH 26, 2020, WITH FURTHER WORK FOR THE CLOSURE OF A PORTION OF BEECH STREET PERFORMED ON JANUARY 29, 2021.

8. NOTE THAT NO PLAT OF RECORD WAS FOUND SHOWING BEECH STREET (AKA RICHLIEU AVENUE), THOUGH THE 40' WIDTH IS MENTIONED IN THE DEEDS OF ADJACENT LOTS, WHICH ALSO ARE BOUNDED BY THE MARGIN OF THE STREET. THE STREET IS SHOWN IN RIGHT-OF-WAY BOOK 1, PAGE 7.

9. THE 20' EASEMENT RESERVED FOR THE CITY OF HENDERSONVILLE IS INTENDED FOR THE MAINENANCE OF ANY EXISTING UTILITIES, BUT ALSO FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AS ALLOWED BY THE CITY OF HENDERSONVILLE, INCLUDING, BUT NOT LIMITED TO, STORM DRAINAGE, MUNICIPAL WATER, & SEWER.

SYMBOLS

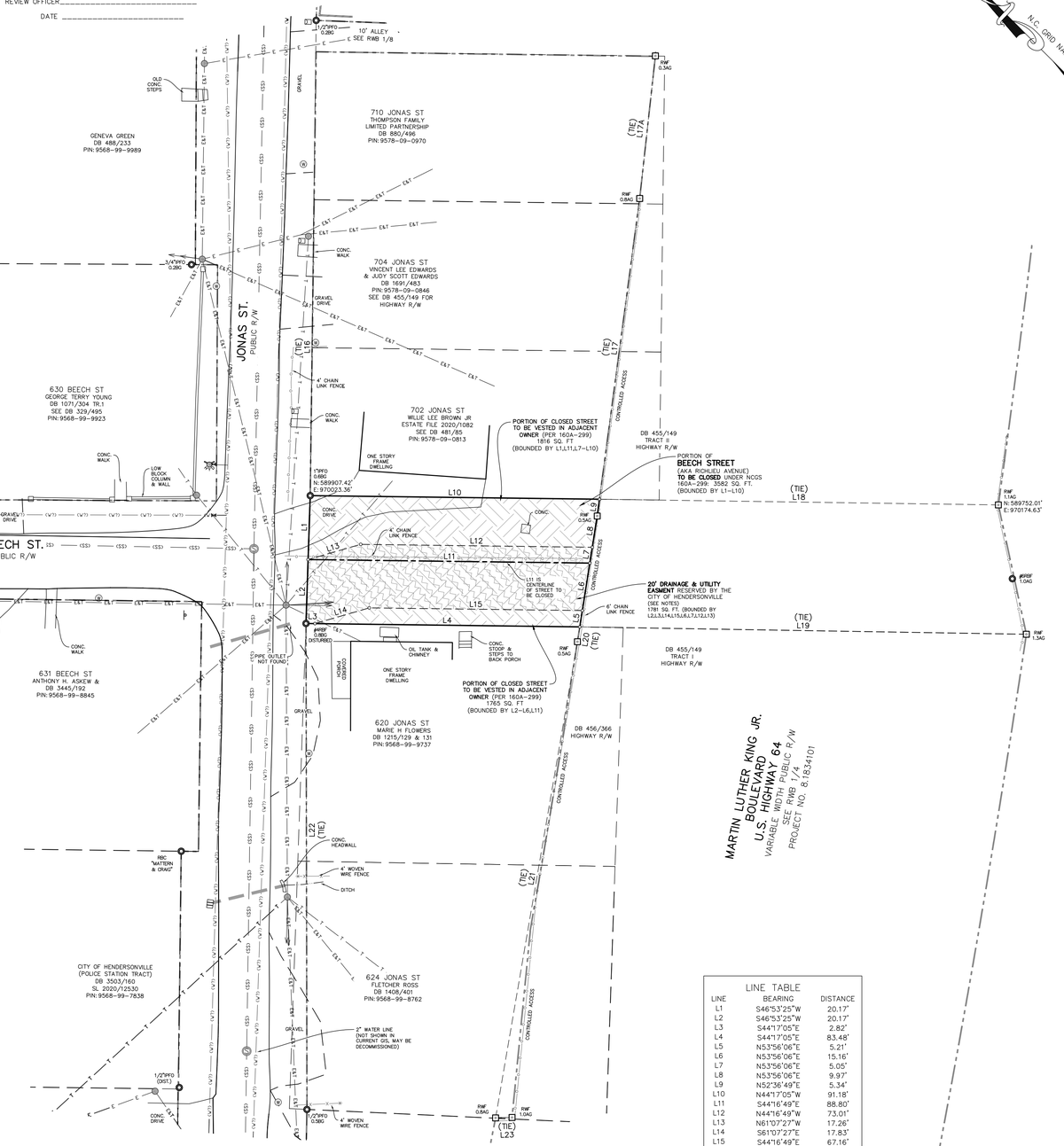
- FIRE HYDRANT
- SIGN
- WATER METER (W)
- UTILITY POLE W/ GUY WIRE
- CALCULATED POINT
- PROPERTY CORNER MONUMENT FOUND (AS DESCRIBED)
- MONUMENT FOUND (AS DESCRIBED)
- SEWER MANHOLE (S)
- STORM DRAIN INLET
- MAILBOX

NORTH CAROLINA
COUNTY OF HENDERSON

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

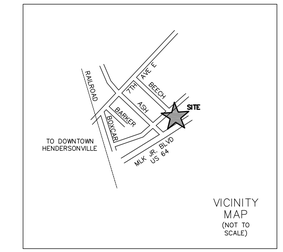
REVIEW OFFICER_____

DATE _____





MARTIN LUTHER KING JR. BOULEVARD
U.S. HIGHWAY 64
VARIABLE WIDTH PUBLIC R/W
SEE RWB 1/14
PROJECT NO. 8.163401



VICINITY MAP
(NOT TO SCALE)

LINE TYPES

- WATER LINE (MARKED) — (W) — (W) — (W) —
- WATER LINE (FROM PLANS OR GIS) — (W) — (W) — (W) —
- OVERHEAD ELECTRIC & TELECOM — E&T — E&T — E&T —
- OVERHEAD ELECTRIC — E — E — E — E —
- OVERHEAD TELECOM — T — T — T — T —
- FENCE (AS DESCRIBED) — x — x — x — x —
- STORM PIPE
- RIGHT-OF-WAY (AS NOTED)
- DEED/PLAT LINE (NOT SURVEYED) — — — —

ABBREVIATIONS

AG –	ABOVE GRADE
BG –	BELOW GRADE
CMP –	CORRUGATED METAL PIPE
CONC. –	CONCRETE
DB –	DEED BOOK
DIST. –	DISTURBED
E: –	EASTING
ELEC. –	ELECTRIC
GIS –	GEOGRAPHIC INFORMATION SYSTEM
GNSS –	GLOBAL NAVIGATION SATELLITE SYSTEM
IPFO –	OPEN TOP IRON PIPE FOUND
NAD –	NORTH AMERICAN DATUM
NC –	NORTH CAROLINA
NCGS –	NORTH CAROLINA GEODETIC SURVEY
NCGS –	NC GENERAL STATUTES
NCDOT –	NC DEPARTMENT OF TRANSPORTATION
N: –	NORTHING
NGS –	NATIONAL GEODETIC SURVEY
PB –	PLAT BOOK
PC –	PLAT CABINET
PID –	POINT IDENTIFICATION NUMBER (NGS)
PIN –	PARCEL IDENTIFICATION NUMBER
P.L.S. –	PROFESSIONAL LAND SURVEYOR
RBC –	REBAR FOUND WITH CAP
RBF–	REBAR FOUND
RWB –	RIGHT-OF-WAY PLAN BOOK
RWF –	RIGHT-OF-WAY MONUMENT FOUND
SL –	PLAT SLIDE
SQ. –	SQUARE
TCOM –	TELECOMMUNICATIONS
W/ –	WITH
(TYP.) –	TYPICAL

SURVEYOR'S CERTIFICATE: BOUNDARY & GNSS

I, J. DANIEL HENRY CERTIFY:

- THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:31300; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
- NCGS 47-30(F)(11) D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- STATE PLANE COORDINATES FOR THIS PROJECT WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

** GNSS FIELD PROCEDURE: STATIC WITH POST PROCESSING;
** HORIZONTAL POSITIONS ARE REFERENCED TO NAD83\NSRS(2011)(EPOCH 2010) HOLDING THE PUBLISHED COORDINATES AND CALCULATED ORTHOMETRIC HEIGHT OF NCGS MONUMENT "CINEMA" NGS PID DG4660: N: 592581.99', E: 971691.81'.'
** POSITIONAL ACCURAY: 0.015M
** COMBINED FACTOR UTILIZED: 0.999775465

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY, April 14, 2021

NORTH CAROLINA PROFESSIONAL SEAL L-4881 LAND SURVEYOR J. DANIEL HENRY

J. Daniel Henry

J. DANIEL HENRY, PLS L-4881

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°53'25"W	20.17'
L2	S46°53'25"W	20.17'
L3	S44°17'05"E	2.82'
L4	S44°17'05"E	83.48'
L5	N53°56'06"E	5.21'
L6	N53°56'06"E	15.16'
L7	N53°56'06"E	5.05'
L8	N53°56'06"E	9.97'
L9	N52°36'49"E	5.34'
L10	N44°17'05"W	91.18'
L11	S44°16'49"E	88.80'
L12	N44°16'49"W	73.01'
L13	N61°07'27"W	17.26'
L14	S61°07'27"E	17.83'
L15	S44°16'49"E	67.16'
L16	S45°42'55"W	93.77'
L17	S52°36'49"W	95.71'
L17A	S51°16'52"W	45.24'
L18	N44°11'04"W	125.75'
L19	N44°03'18"W	140.79'
L20	N53°56'06"E	4.74'
L21	N54°44'52"E	152.39'
L22	N44°53'12"E	153.29'
L23	N46°27'09"W	5.19'

REVISIONS:

STREET CLOSURE SURVEY
FOR THE
CITY OF HENDERSONVILLE
OFA PORTION OF
BEECH STREET
BETWEEN JONAS STREET
AND MARTIN LUTHER KING JR. BOULEVARD
CITY OF HENDERSONVILLE
(HENDERSONVILLE TOWNSHIP)
HENDERSON COUNTY, NORTH CAROLINA
SCALE: 1" = 20' 1/29/2021
J. DANIEL HENRY, P.L.S. #4881

ED HOLMES & ASSOCIATES
LAND SURVEYORS, PA
300 RIDGEFIELD COURT, SUITE 301, ASHEVILLE, NC 28806
PHONE: (828) 225-6562 COMPANY LICENSE C-2806

0' 10' 20' 40' 60' 80' 100' 120'

D21-039

N:\JOBS\19269 Ashe St Neighborhood 4th Ave Water and Sewer Project City of Hendersonville\Ashe St Neighborhood Scope Area\CAD\Closure-Storm Plat Beech\19269 Beech Closure-Utility Easement.dwg 4/14/2021 5:10:42 PM EDT

F7598193-1957-4604-8748-6F977C7372FA — 2021/04/14 17:13:10 -5:00
DocVerify ID: F7598193-1957-4604-8748-6F977C7372FA
www.docverify.com
Page 1 of 1 16F977C7372FA

Description of a portion of Beech Street

between Jonas Street and Martin Luther King Jr. Boulevard

to be closed under NCGS 160A-299

Beginning at a 1 inch diameter open top iron pipe found recessed 0.6 feet below grade at the intersection of the Eastern margin of the right-of-way of Jonas Street with the Northern margin of an unopened section of Beech Street, said pipe being the most Westerly corner of the property of Willie Lee Brown Jr. (see Estate File 2020/1082), as described in Deed Book 481, page 85 of the Henderson County Register of Deeds, said pipe also being located at North Carolina State Plane Grid coordinates of Northing: 589907.42 US Survey feet and Easting: 970023.36 US Survey feet, said pipe being further located South 45°42'55" West a distance of 93.77 feet from a ½ inch diameter open top iron pipe found recessed 0.2 feet below grade in the Eastern margin of Jonas Street; thence from the Beginning thus established South 46°53'25" West a distance of 40.34 feet to a #4 rebar found recessed 0.8 feet below grade at the intersection of said margin of Jonas Street and the Southern margin of the unopened section of Beech Street, said rebar being the most Northerly corner of the property of Marie H. Flowers as described in Deed Book 1215, pages 129 & 131 of said Register; thence with Flowers' line and the margin of the unopened section of Beech Street South 44°17'05" East a distance of 86.30 feet to a point, the intersection of said street margin with the controlled access right-of-way of Martin Luther King Jr. Boulevard (US-64), said point lying North 53°56'06" East a distance of 4.74 feet from a concrete right-of-way monument found projecting 0.5 feet above grade; Thence, 3 calls with the controlled access right-of-way of US-64: (1) North 53°56'06" East a distance of 20.37 feet to a point at the intersection of the centerline of the unopened section of Beech Street ; (2) North 53°56'06" East a distance of 15.02 feet to a concrete right-of-way monument found projecting 0.5 feet above grade; (3) North 52°36'49" East a distance of 5.34 feet to a point in the Northern margin of the unopened section of Beech Street and the Southernmost corner of the aforementioned property of Willie Lee Brown Jr., said point also lying South 52°36'49" West a distance of 95.71 feet from another concrete right-of-way monument found in the margin of US-64; thence with the Northern margin of the unopened section of Beech Street and the line of Willie Lee Brown Jr. North 44°17'05" West a distance of 91.18 feet to the Beginning, containing 3582 square feet.

Subject to an easement, twenty feet in width for drainage and other utilities, reserved by the City of Hendersonville within the closed street as provided for in NCGS 160A-299, further described as follows: Beginning at a point, the intersection of the centerline of the unopened portion of Beech Street with the Eastern margin of Jonas Street, said point lying South 46°53'25" West a distance of 20.17 feet from the Point of Beginning of the previously described street closure area; thence with the Eastern margin of Jonas street, South 46°53'25" West a

distance of 20.17 feet to a #4 rebar found recessed 0.8 feet below grade, a corner of said closure area; thence with the margin of said closure area, South 44°17'05" East a distance of 2.82 feet to a point; thence through said closure area 2 calls: (1) South 61°07'27" East a distance of 17.83 feet; (2) South 44°16'49" East a distance of 67.16 feet to a point in the margin of said closure area in the controlled access right-of-way of US-64; thence, with the line of the closure area and the with the margin of US-64, North 53°56'06" East a distance of 20.21 feet to a point, said point lying South 53°56'06" West a distance of 9.97 feet from a concrete right-of-way monument found; thence through said closure area 2 calls: (1) North 44°16'49" West a distance of 73.01 feet; (2) North 61°07'27" West a distance of 17.26 feet to the Beginning, containing 1781 square feet.

CITY OF HENDERSONVILLE
DEVELOPMENT ASSISTANCE DEPARTMENT
100 N. King Street ~ Hendersonville, NC ~ 28792
Phone (828) 697-3010 ~ Fax (828) 697-6185
www.cityofhendersonville.org

PETITION TO PERMANENTLY CLOSE A STREET / ALLEY

The following are required to constitute a complete application for closing a street or alley:
- **~This form including the signature(s) of property owner(s) adjoining the street or alley.**
- **~ Appropriate fee.**
- **~A copy of the deed indicating ownership of the property.**
- **~A survey plat (81/2 " by 11") of the property prepared by a registered surveyor licensed to practice in the state of North Carolina.**
- **~ A typed boundary description of the area to be closed, in digital format if possible.**

Date	04/29/21
Name of street/alley	Beech Street (Unopened portion)
List 10 digit PIN or 7 digit PID number	N/A

Are you proposing to close a street or alley? [X] STREET [ ] ALLEY

Are you closing all or a portion of the street/ alley? [X] ALL [ ] PORTION

Applicant Name	City of Hendersonville, NC
Address	305 Williams St. Hendersonville, NC
Phone	697-3013
Fax	
Email	mhuffman@hvlnc.gov
Property Owner: Name	Marie H. Flowers
Address	620 Jonas St. Hendersonville, NC 28792

Signature Marie H. Flowers Printed Name Marie H. Flowers

Property Owner: Name	Willie Lee Brown Jr.
Address	702 Jonas St. Hendersonville, NC 28792

Signature Willie L Brown Jr Printed Name Willie Lee Brown Jr

Official Use:
DATE RECEIVED: _____ **BY** _____ **FEE RECEIVED $** _____

1215 P131

North Carolina, Henderson County The foregoing certificate(s) of
Lucky D Bass
Notary Public (~~Notaries Public~~) is/~~are~~ certified to be correct, this instrument presented for registration and recorded in this office this 4 day of February, 2005 at 1:15 Pm in book 1215, page 131

Debra W Moles
Register of Deeds

Linda Jorgensen
(~~Assistant~~ Deputy)

NORTH CAROLINA

HENDERSON COUNTY

QUITCLAIM DEED

Water

THIS DEED is made and entered into this 3 day of FEBRUARY 2005, by THOMAS FLETCHER, Grantor; to MARIE H. FLOWERS, Grantee; whose address is: 620 Jonas St.

WITNESSETH:

That the Grantor for and in consideration of ONE DOLLAR to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release and forever quitclaim unto the Grantee and her heirs and assigns all right, title, claim and interest of the Grantor in and to a certain tract or parcel of land lying and being in Hendersonville Township, County of Henderson, State of North Carolina, and more particularly described as follows:

BEGINNING at a stake standing at the point of intersection of southern margin of Jones Street (also known as Jonas Street) with the western margin of Richlieu Avenue (which is known as an extension of Beech Street) and runs with the western margin of Richlieu Avenue South 45° 45′ East 100 feet to a stake; thence South 45° 30′ West 75 feet to a stake; thence North 45° 30′ West 100 feet to a stake in the southern margin of Jones Street (also known as Jonas Street); thence with the said margin of Jones Street North 45° 30′ East 75 feet to the point of BEGINNING.

The Grantor was the only child of John Henry Hayden who died in 1974 and one of three heirs of Gladys Hayden.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges thereunto belonging to her, the Grantee, and her heirs and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Thomas Fletcher (SEAL)
Thomas Fletcher

STATE OF NORTH CAROLINA, COUNTY OF Henderson

I, Ricky D Bess, a Notary Public of said County and State do hereby certify that THOMAS FLETCHER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this the 3 day of Feb., 2005.

Ricky D Bess
Notary Public

My Commission Expires: Sept 12008

[NOTARY SEAL: RICKY D. BESS — NOTARY PUBLIC — HENDERSON COUNTY, NC]

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

85

O.K. - R. W.

This Deed, Made this 31st day of December, in the year of our Lord, one thousand nine hundred and 70, between

G. E. CROUCH and wife, Addie M. CROUCH

of the County of Buncombe and State of North Carolina, of the first part, and

LEE GRANT MOORE and wife, LOLA WASHINGTON MOORE

of the County of Henderson, and State of North carolina, of the second part,

WITNESSETH:

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $5.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $1.00

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ($--------10.00----------)

--------TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---------- XXXXXXX,

in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have Bargained and Sold, Conveyed and Confirmed, and by these presents do Bargain and Sell and Convey and Confirm, unto the said parties of the second part, their heirs and assigns forever, all the following described pieces or parcels of land lying and being in the Township of Hendersonville, County of Henderson, and State of North Carolina, and known and designated as follows, viz:

BEGINNING at a stake at the intersection of two cross streets being the northwest corner of a lot conveyed to H. G. Hyder by D. S. Pace, said lot being No. 9 on a plat of division of Major T. G. Barker land situated in northeast Hendersonville and running thence with a margin of a cross street, North 44° East 46 2/3 feet to a stake, corner of lot conveyed to George Kincaid; thence South 46° East 110 feet to a stake; thence South 44° West 46 2/3 feet to a stake in the margin of a street; thence with said street, North 46° West 110 feet to the BEGINNING.

Being a portion of the property conveyed by William W. Osborne et ux to G. E. Crouch by deed dated February 23, 1968 recorded in Deed Book 456 at page 67, Henderson County Registry.

Excepting and reserving that part of the above land here to fore conveyed to the North Carolina State Highway Commission for highway purposes (~~10 feet wide~~)

(See plat recorded)

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brendan Shanahan, Civil Engineer IV

MEETING DATE: November 4, 2021

AGENDA SECTION: CONSENT

DEPARTMENT: Engineering

TITLE OF ITEM: Utility Extension Agreement for the Blue Ridge Community College, Patton Hall Expansion – *Brendan Shanahan, Engineering*

SUGGESTED MOTION(S): I move that City Council adopt the *Resolution by the City of Hendersonville City Council to Authorize the City Manager to Enter Into a Utility Extension Agreement with Henderson County and the Trustees of Blue Ridge Community College for the Blue Ridge Community College Patton Hall Expansion* as presented and recommended by staff.

SUMMARY:

The Blue Ridge Community College, Patton Hall Expansion located off W. Campus Dr. in Henderson County proposes to extend the City's water distribution and sewer collection systems to serve said expansion. The attached Utility Extension Agreement (UEA) outlines the utility extension process and assigns responsibilities to the Developer and City. We welcome any questions that you may have.

BUDGET IMPACT: $0

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

PROJECT NUMBER: 20140

PETITION NUMBER: N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Utility Extension Agreement – Blue Ridge Community College, Patton Hall Expansion

Map showing Blue Ridge Community College, Patton Hall Expansion parcel

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH HENDERSON COUNTY AND THE TRUSTEES OF BLUE RIDGE COMMUNITY COLLEGE FOR THE BLUE RIDGE COMMUNITY COLLEGE PATTON HALL EXPANSION

WHEREAS, the City of Hendersonville owns, operates and maintains water distribution and sewer collection systems to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water and sewer service as a part of their development projects; and

WHEREAS, the Developer extends public water and sewer lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water and sewer line extension process; and

WHEREAS, Henderson County, a body politic and corporate herein after referred to as the "County" and the Trustees of Blue Ridge Community College, herein after referred to as "Trustees," the County and the Trustees sometimes collectively herein referred to as "Developer" will enter into a Utility Extension Agreement with the City to provide water service to the Blue Ridge Community College Patton Expansion.

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

1. The City Manager is authorized to execute the Utility Extension Agreement with the "County" and the "Trustees", the "Developer" to provide water and sewer service to the Blue Ridge Community College Patton Expansion (the "Agreement") on behalf of the City of Hendersonville with such changes as he deems advisable, in consultation with the City Attorney, provided such changes do not impose any new financial obligations on the party of the City.
2. After execution of the Agreement, the City Manager is authorized to approve and execute any amendments to the Agreement as may be requested by the Developer or the City Attorney, provided such changes do not impose any new financial obligations on the party of the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
Prepared by and return to: Angela S. Beeker, City Attorney, City of Hendersonville, in the City Box

UTILITY EXTENSION AGREEMENT

THIS AGREEMENT, Made and entered into this _____ day of _____, 20____, by and between the **CITY OF HENDERSONVILLE**, a North Carolina municipal corporation, situate in Henderson County, herein referred to as the "City", and Henderson County, a body politic and corporate, hereinafter referred as the "County," and the Trustees of Blue Ridge Community College, hereinafter referred to as "Trustees," the County and the Trustees sometimes collectively herein referred to as "Developer,"

WITNESSETH:

THAT WHEREAS, County is the owner of, and is desirous of developing and improving, a tract of land situated in Henderson County, State of North Carolina, described as follows:

> Consisting of +/-6.81 acres, and being all of that real property described in that deed recorded in Deed Book 3421 at page 574 , Henderson County Registry, and shown on that plat recorded in Book 2019 at Page 12145 of the Henderson County Registry, having a REID of10005105, hereinafter referred to as the "Property"; and

WHEREAS, in the process of such development and improvement, Developer is desirous of constructing water infrastructure and/or sanitary sewer infrastructure to and on said tract(s) of land, for which the City requires that the Developer enter into a utility extension agreement with the City, said water and/or sewer infrastructure to consist of the following:

> Being and consisting of: 1) Water main relocation consisting of +/- 475 lineal feet of 6" ductile iron pipe and appurtenances running between the pond and Patton buildings from the existing 8" water main in College Dr; and 2) and a Sanitary main extension consisting of +/- 454 lineal feet of 8" PVC and +/- 92 lineal feet of 8" ductile iron gravity pipe running between the pond and Patton buildings to the existing 8" sewer main near College Dr, 1) and 2) above being more particularly shown and described on those construction plans and specifications, dated January 15, 2021, prepared by WGLA Engineering, PLLC, a Civil Engineering firm, hereinafter "Plans," said Plans being incorporated herein by reference. 1) and 2) collectively are collectively hereinafter referred to as the "New Infrastructure." As used herein, New Infrastructure shall be deemed to include changes to the New Infrastructure made pursuant to amendments to the Plans which have been approved by the City; and

WHEREAS, the Property is not located within the City's municipal boundaries but is located within unincorporated Henderson County, North Carolina; and

WHEREAS, the City is not obligated to offer water or sanitary sewer service to property outside its corporate limits; and

WHEREAS, Developer desires to have the completed New Infrastructure connected to the City's municipal water system and/or sanitary sewer system and made an integral portion thereof; and

WHEREAS, the City will permit said system(s) to be connected to the municipal system(s) under the terms and conditions heretofore established and agreed upon between the parties and specifically in conformance with the requirements of the most recent extension policy, most recent water and sewer standard construction specifications and details, and the City's Code of Ordinances currently in force.

NOW, THEREFORE, in consideration of the mutual benefits which will result to the parties in carrying out the terms of this Agreement, it is agreed as follows:

1. Developer shall, Developer's own expense, employ or cause to be employed a North Carolina registered and licensed professional engineer ("Engineer") to complete design and permitting of the proposed New Infrastructure in conformance with NCAC Title 15A Subchapter 18C (water) and NCAC Title 15A Subchapter 02T(sanitary sewer), the City's water and sewer standard construction specifications and details, and the City water and/or sewer Master Plan(s).

2. Developer shall require the Engineer to submit plans, reports, technical specifications, fees, permit applications, and any other items as required and approvable by the City ("Required Documents"). The Engineer shall disclose all proposed changes in the approved construction plans to the City in writing. If proposed changes are deemed by the City to be "significant" in nature, the City may require the Engineer to resubmit plans for re-permitting. The determination of whether a change is deemed to be significant shall be in the sole and absolute discretion of the City, and the Developer agrees to be bound thereby. This will require written approval by the City prior to re-submitting to the permitting agency or before proceeding with changes, even if permitting agency re-submittal is not required. City approval of a utility extension is subject to expiration should construction not be completed after a period of two years from the date of approval. Once the Required Documents have been approved by the City, they shall be deemed to be incorporated herein by reference as an amendment to this Agreement to indicate the Developers construction obligations under this Agreement.

3. The City will perform construction inspection during installation of the New Infrastructure and upon project completion submit written certification that the project was completed in accordance with the approved plans and specifications as required by NCAC Title 15A Subchapter 18C (water) and NCAC Title 15A Subchapter 02T (sanitary sewer). Water and Sewer inspection fees shall be in accordance with the adopted City Fee Schedule as of the date of this agreement. Fees will be paid by the Developer upon certification and acceptance of the New Infrastructure, with amounts due being based on length of lines inspected, certified and accepted.

4. The Developer shall, at his or her own expense, furnish and transfer to the City all on-site and off-site easements, rights-of-way, and real property required for access to and perpetual maintenance and operation of the New Infrastructure and its appurtenances in accordance with the terms of this Agreement as provided herein below.

   Developer will be required to enter into the City's standard Deed of Dedication and Conveyance With Associated Easements for conveyance of the New Infrastructure and on-site easements, as amended. Further Developer will be required to use the City's standard Utility Infrastructure Easement Agreement when securing the necessary off-site right of way for the operation and maintenance of the New Infrastructure. For the avoidance of doubt, both standard forms permit use of the easements for the future installation of water, sewer and stormwater lines, and their associated appurtenances and accessories, in addition to the New Infrastructure, by or on behalf of the City. The City shall provide a copy of these standard forms upon request by the Developer.

5. Developer shall, at his or her own cost and expense, furnish all materials and all equipment and perform all the work necessary to complete the construction of the New Infrastructure described in the plans and specifications as approved by the City's authorized representative and permitting agency.

6. The installation and construction of the New Infrastructure shall be performed by a reputable and responsible Contractor possessing a valid North Carolina Public Utility Contractor's License directly related to the installation of the New Infrastructure issued by the North Carolina Licensing Board for General Contractors. As used herein, a "responsible Contractor" shall mean one possessing the requisite knowledge, experience, and financial resources to complete the construction of the New Infrastructure in accordance with the plans and specifications within the time allotted.

7. If construction is anticipated to be greater than sixty (60) days, a monthly progress meeting shall be scheduled once every thirty (30) days. The date and time of the monthly progress meeting shall be established during the preconstruction conference.

8. Developer shall submit the name, address and the Public Utility Contractor's License Identification Number of the proposed Contractor to the City. The City may investigate the validity of the Contractor's license and the

Contractor's status as a responsible Contractor by methods including but not limited to contacting the owners of past projects for which the Contractor furnished work in order to obtain reference information

9. City staff will be assigned for the express purpose of periodic construction observation and inspection. The City's construction inspector(s) shall have the authority to report all discrepancies identified in all phases of construction to the Engineer regarding conformance with the approved construction drawings and specifications. This report shall in no way relieve the Developer of his or her obligation to engage a professional engineer to perform construction inspection and coordinate construction.

10. During construction, no deviations from the approved plans and specifications shall be allowed without the prior express written approval of the City and permitting agency if deemed necessary by the City.

11. The City Engineer, or authorized representative, shall be authorized to resolve disagreements between Developer's Contractor(s), and the City's construction inspector(s) regarding conformance with approved plans and/or specifications.

12. Upon completion of construction, the Developer shall cause the Engineer shall arrange for a final inspection to be performed jointly by the Engineer, the contractor, and the City's construction inspector to determine if the project is acceptable to the City. At this time, a draft as-built shall be submitted to the City. If the project is not immediately acceptable, any deficiencies shall be noted in a written report (punch list) prepared by the City. This report shall be transmitted to the responsible parties. It shall be the responsibility of the Developer to correct any such deficiencies and arrange for a re-inspection of the system.

13. As part of the final inspection process for sewer collection systems, Developer shall satisfactorily complete the following as described in the most recent water and sewer standard construction specifications and details: air test, manhole vacuum tests, and mandrel deflection test. Video of the new sanitary sewer collection system by means of closed-circuit television (CCTV) will be performed by the City. All testing shall be certified and all certifications, along with the related data and any video of the sewer system, shall be submitted to the City before final acceptance of the project is granted by the City.

14. As part of the final inspection process for water distribution systems, Developer shall satisfactorily complete the following: pressure test lines, bacteriological sampling performed by a certified laboratory. The City's certified laboratory may be utilized. All testing shall be certified and all certifications, along with related data, shall be submitted to the City before final acceptance of the project is granted by the City.

15. Once all deficiencies are corrected and the project is deemed acceptable to the City, the Developer's Engineer shall submit as-builts in formats acceptable to the City. The Engineer shall also submit any easements required for the New Infrastructure and any deeds necessary to convey ownership to the City. The Developer shall be responsible for acquiring easements from any third parties owning property over which any portion of the New Infrastructure is constructed, said easements to be titled in the name of the City, using forms to be provided by the City.

16. Prior to the activation of services on the newly constructed New Infrastructure, Developer shall convey unencumbered title and ownership to the City, of the New Infrastructure and its appurtenances, and shall assign and transfer all associated permits, licenses and permissions to the City. If a water extension was permitted for the same or similar project, the City shall receive final approval from the permitting agency. In certain circumstances as approved by the City, activation of services on portion(s) of the New Infrastructure may be permitted after partial certification(s) completion and approval(s).

17. The conveyance, assignment or transfer of (1) all permits, licenses or other permissions, and (2) all property and assets to the City, including but not limited to real or personal property, the New Infrastructure and its appurtenances, easements, rights of way or encroachments, (1) and (2) collectively hereinafter referred to as "Required Conveyances," shall be in form as approved by the City's legal counsel, and unless specifically excepted by the City Attorney, shall be in form proper for recording in the appropriate public registry. The conveyance of real property shall be in the form of a fee simple deed and without encumbrance as approved by the City's legal counsel. The Developer shall cause all affiliates or other third parties or entities having an ownership interest in the New Infrastructure or the Property to join the Required Conveyances, as reasonably determined by the City to be necessary to convey full title to the New Infrastructure and Required Conveyances to the City. With the execution hereof, Developer and City specifically agree that the New

Infrastructure shall remain personal property, and shall not become a part of the real property, regardless of whether or not the New Infrastructure is permanently affixed to the real property comprising the Property.

18. The Developer shall provide a written release of the City's interest in the Required Conveyances (in form approved by the City Attorney) from any and all liens or other legal interests held by lenders, vendors or other third parties. The release(s) must be delivered in form for recording in the appropriate public registry, and must be received by the City in conjunction with the City's receipt of the Required Conveyances.

19. To the fullest extent allowed by law, and regardless of the approval(s) of any document(s) by the City's legal counsel, the Developer shall indemnify and hold the City harmless from all actions, causes and claims whatsoever against the City by any persons, firms, and corporations whatsoever relating in any manner to this Agreement (including but not limited to damages to persons or property related to construction and/or installation of the New Infrastructure) or the Required Conveyances. Without limiting the Developer's obligations under this paragraph in any manner, the Developer shall defend any and all claims, causes or actions whatsoever regarding the City's title or ownership in any of the Required Conveyances.

20. Developer shall guarantee the accepted and dedicated New Infrastructure to be free of defects in materials and workmanship and to be properly functioning in all respects for a period of one calendar year from the date of acceptance by the City. During this year of guarantee, Developer shall correct, or have corrected, any defects that may develop in material, equipment, or workmanship. Should Developer fail to correct defects within a reasonable period of time after being notified, as determined in good faith by the City Engineer or designee, the City may proceed to correct defects and Developer shall be liable for the City's expense in doing so. It shall be the Developer's responsibility to attend, or to provide an authorized representative to attend, a warranty inspection with the City prior to the expiration of said warranty period.

21. Before the issuance of final acceptance, the Developer or Engineer shall schedule a project closeout meeting with the City. The Developer or Developer's Engineer shall submit to the City, not later than the start of the project closeout meeting, all required closeout documents, including but not limited to recorded easement plats, warranty deeds, affidavits of lien waiver, as-built drawings with georeferenced infrastructure data, final walk-through inspection punch list and evidence of completion of said punch list, utility extension agreements, fixed asset evaluation form and infrastructure testing results. The City shall be under no obligation to [and in the absence of extraordinary circumstances will not] activate any services before receipt of all required documentation. Partial receipt shall be treated as an incomplete project closeout and no services shall be activated. A project closeout form shall be completed and executed by the Developer or by an authorized representative of the Developer and the City for each project. If the project described in this utility extension agreement is divided into phases, a project closeout form shall be executed for each phase prior to issuance of final acceptance. For purposes of this paragraph, and notwithstanding any other provision of this agreement, every required document shall be considered material, and "substantial compliance" shall not apply.

22. Once all items are complete, City staff shall submit the project to City Council for formal acceptance during a regularly scheduled meeting. The City shall issue a formal "Letter of Acceptance" upon acceptance by City Council to the Developer for the project. The City shall incorporate the accepted system as an integral part of its utility system and shall furnish service therefrom in accordance with the rules, regulations, rates, and policies established for its customers.

23. There shall be no intended nor incidental third-party beneficiaries of this Agreement.

24. This Agreement may not be assigned by the Developer without the express written consent of the City. Any assignment without the express written consent of the City shall be void. Any assignment approved by the City shall be in form approved by the City's legal counsel. Such consent by the City and approval by the City's legal counsel shall be for the sole and exclusive benefit and reliance of the City, and shall not be relied upon by the Developer nor any third party as to the validity or legal effect of an assignment.

25. All inspections of the New Infrastructure performed by the City shall be for the sole and exclusive benefit and reliance of the City. The inspection, approval and acceptance of the New Infrastructure shall not be deemed a warranty or guarantee upon which any person or entity can rely that the construction of the extension was done in a workmanlike manner, or was completed in accordance with the construction contract documents,

with standards of the profession in and around Hendersonville, North Carolina, or in accordance with the applicable federal, State, or local laws, rules or regulations.

26. This agreement is executed in the State of North Carolina, and shall be construed in accordance with the laws of the State of North Carolina. Both parties submit their persons to the jurisdiction of the Courts for North Carolina. Exclusive venue for any action brought in connection with this agreement, its interpretation and breach shall be in the courts for Henderson County, North Carolina.

27. This Agreement may be recorded in the Henderson County Register of Deeds Office at the option of the City.

The remainder of this page is left blank intentionally.

PLEASE BE ADVISED: The City shall not allow the activation of any water or sewer services until the City receives partial certification approval or final approval from the permitting agency and shall not allow the issuance of any certificates of occupancy until the City deems the project complete.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the day and year first above written.

HENDERSON COUNTY

BY: John Mitchell **(SEAL)**
(signature)

Printed name: JOHN MITCHELL

Title: COUNTY MANAGER

THE CITY OF HENDERSONVILLE

BY: _____ **(SEAL)**
John Connet, City Manager

BLUE RIDGE COMMUNITY COLLEGE BOARD OF TRUSTEES

BY: _____ **(SEAL)**
(signature)

Printed name: _____

Title: _____

STATE OF North Carolina COUNTY OF Henderson

I, JoAnne Martin Hinson, (printed name of notary) a Notary Public of said County and State, do hereby certify that John Mitchell, personally appeared before me this day, and being duly sworn, stated that they are the County Manager (title) for Henderson County, a body politic and corporate, and that they executed and acknowledged the foregoing instrument on behalf of Henderson County.

WITNESS my hand and official seal, this 28th day of September, 2021

My commission expires May 23, 2023

JoAnne Martin Hinson
Notary Public Signature

JOANNE MARTIN HINSON
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires May 23, 2023
(OFFICIAL SEAL)

STATE OF _____ COUNTY OF _____

I, _____, (printed name of notary) a Notary Public of said County and State, do hereby certify that _____, personally appeared before me this day, and being duly sworn, stated that they are the _____ (title) for the Blue Ridge Community College Board of Trustees, and that they executed and acknowledged the foregoing instrument on behalf of the Blue Ridge Community College Board of Trustees.

WITNESS my hand and official seal, this _____ day of _____, 20____

My commission expires _____

_____
Notary Public Signature (OFFICIAL SEAL)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, _____, (printed name of notary) a Notary Public in and for the State and County aforesaid, do hereby certify that John Connet, personally appeared before me and, being duly sworn, stated that he is City

Manager of the City of Hendersonville, North Carolina, and that he executed and acknowledged the foregoing instrument on behalf of the City of Hendersonville.

WITNESS my hand and official seal, this _____ day of _____, 20____

My commission expires _____

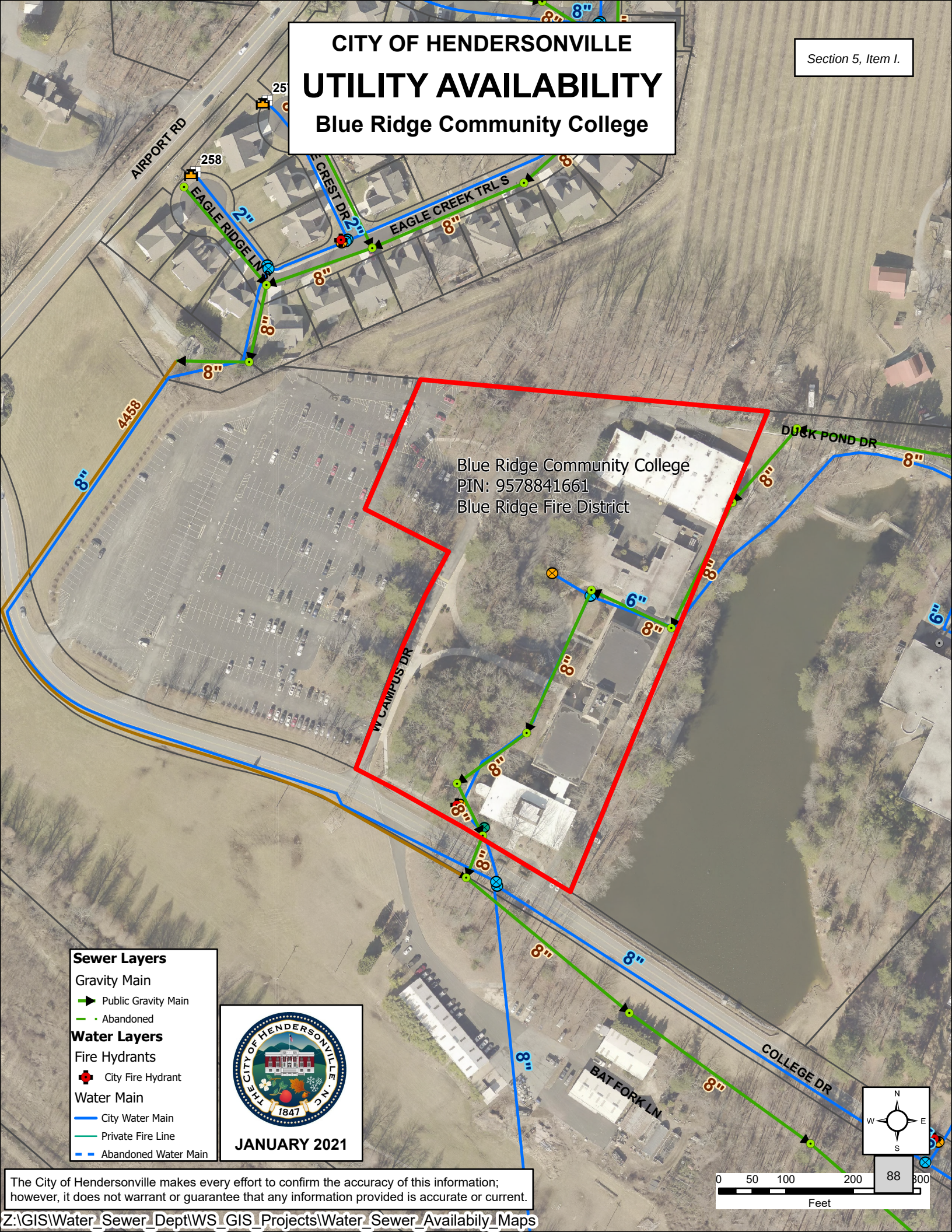
_____

Notary Public Signature (OFFICIAL SEAL)

CITY OF HENDERSONVILLE

UTILITY AVAILABILITY

Blue Ridge Community College



Sewer Layers

Gravity Main

- Public Gravity Main
- Abandoned

Water Layers

Fire Hydrants

- City Fire Hydrant

Water Main

- City Water Main
- Private Fire Line
- Abandoned Water Main

JANUARY 2021

N W E S

0 50 100 200 300

Feet

88

The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.

Z:\GIS\Water_Sewer_Dept\WS_GIS_Projects\Water_Sewer_Availabily_Maps

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brendan Shanahan, Civil Engineer IV

MEETING DATE: November 4, 2021

AGENDA SECTION: CONSENT

DEPARTMENT: Engineering

TITLE OF ITEM: Utility Extension Agreement for the Pardee Partners ASC – *Brendan Shanahan, Engineering*

SUGGESTED MOTION(S): I move that City Council adopt the *Resolution by the City of Hendersonville City Council to Authorize the City Manager to Enter Into a Utility Extension Agreement with Henderson County and the Henderson County Hospital Corporation for the Pardee Partners ASC Commercial Subdivision* as presented and recommended by staff.

SUMMARY:

The Pardee Partners ASC, a commercial subdivision located on Boylston Hwy, near Jeffress Rd in Mills River, proposes to extend the City's water distribution and sewer collection systems to serve said development. The attached Utility Extension Agreement (UEA) outlines the utility extension process and assigns responsibilities to the Developer and City. We welcome any questions that you may have.

BUDGET IMPACT: $0

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

PROJECT NUMBER: 21112

PETITION NUMBER: N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Utility Extension Agreement – Pardee Partners ASC

Map showing Pardee Partners ASC parcel

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH HENDERSON COUNTY AND THE HENDERSON COUNTY HOSPITAL CORPORATION FOR THE PARDEE PARTNERS ASC COMMERCIAL SUBDIVISION

WHEREAS, the City of Hendersonville owns, operates and maintains water distribution and sewer collection systems to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water and sewer service as a part of their development projects; and

WHEREAS, the Developer extends public water and sewer lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, Henderson County, a body politic and corporate herein after referred to as the "County" and the Henderson County Hospital Corporation, a North Carolina nonprofit corporation, Henderson County and the Henderson County Hospital Corporation being herein after collectively referred to as "Developer" will enter into a Utility Extension Agreement with the City to provide water service to the Pardee Partners ASC Commercial Subdivision.

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

1. The City Manager is authorized to execute the Utility Extension Agreement with Henderson County and the Henderson County Hospital Corporation, the "Developer" to provide water service to the Pardee Partners ASC Commercial Subdivision (the "Agreement") on behalf of the City of Hendersonville with such changes as he deems advisable, in consultation with the City Attorney, provided such changes do not impose any new financial obligations on the party of the City.
2. After execution of the Agreement, the City Manager is authorized to approve and execute any amendments to the Agreement as may be requested by the Developer or Owner or the City Attorney, provided such changes do not impose any new financial obligations on the party of the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
Prepared by and return to: Angela S. Beeker, City Attorney, City of Hendersonville, in the City Box

UTILITY EXTENSION AGREEMENT

THIS AGREEMENT, Made and entered into this _____ day of _____, 20____, by and between the **CITY OF HENDERSONVILLE**, a North Carolina municipal corporation, situate in Henderson County, herein referred to as the "City", and **HENDERSON COUNTY,** a body politic and corporate, and the **HENDERSON COUNTY HOSPITAL CORPORATION**, a North Carolina nonprofit corporation, Henderson County and the Henderson County Hospital Corporation being hereinafter collectively referred to as "Developer,"

WITNESSETH:

THAT WHEREAS, Developer is the owner of or developer of, and is desirous of developing and improving, a tract of land situated in Henderson County, State of North Carolina, described as follows:

> Consisting of +/- 20 acres, and being all of that real property described in that deed recorded in Deed Book 1644 at page 608 , Henderson County registry, having a REID of 9933427, hereinafter referred to as the "Property"; and

WHEREAS, in the process of such development and improvement, Developer is desirous of constructing water infrastructure and/or sanitary sewer infrastructure to and on said tract(s) of land, for which the City requires that the Developer enter into a utility extension agreement with the City, said water and/or sewer infrastructure to consist of the following:

> Being and consisting of a Water Service Extension consisting of +/- 920 lineal feet of 8" ductile iron pipe connecting to an existing 12" ductile iron pipe along Boylston Hwy (NC 191), including two fire hydrants and associated appurtenances as shown on those design plans, dated April 21, 2021, prepared by WGLA Engineering, PLLC a Civil Engineering firm, hereinafter "Design Plans"; all proposed new infrastructure collectively hereinafter referred to as the "New Infrastructure." It is understood and agreed that "New Infrastructure" shall include such modifications to the Design Plans as may be approved by the City from and after the date of this Agreement; and

WHEREAS, the Property is not located within the City's municipal boundaries but is located within the Town of Mills River, North Carolina; and

WHEREAS, the Developer has received zoning approval from the designated governing body for such development and improvement on the Property; and

WHEREAS, the City is not obligated to offer water or sanitary sewer service to property outside its corporate limits; and

WHEREAS, Developer desires to have the completed New Infrastructure connected to the City's municipal water system and/or sanitary sewer system and made an integral portion thereof; and

WHEREAS, the City will permit said system(s) to be connected to the municipal system(s) under the terms and conditions heretofore established and agreed upon between the parties and specifically in conformance with the requirements of the most recent extension policy, most recent water and sewer standard construction specifications and details, and the City's Code of Ordinances currently in force.

NOW, THEREFORE, in consideration of the mutual benefits which will result to the parties in carrying out the terms of this Agreement, it is agreed as follows:

1. Developer shall, at his or her own expense, employ a North Carolina registered and licensed professional engineer ("Engineer") to complete design and permitting of the proposed New Infrastructure in conformance with NCAC Title 15A Subchapter 18C (water) and NCAC Title 15A Subchapter 02T(sanitary sewer), the City's water and sewer standard construction specifications and details, and the City water and/or sewer Master Plan(s). It is understood and agreed by the parties hereto that the Engineer is not a party to this Agreement, but that, nevertheless, responsibilities for the Engineer are outlined herein. Therefore, it is understood and agreed that where responsibilities are delegated to the Engineer in this Agreement, that such responsibilities are actually the responsibility of the Developer, and Developer shall require or cause the Engineer to undertake and carry out such responsibilities.

2. Developer shall require the Engineer to submit plans, reports, technical specifications, fees, permit applications, and any other items as required and approvable by the City ("Required Documents"). The Engineer shall disclose all proposed changes in the approved construction plans to the City in writing. If proposed changes are deemed by the City to be "significant" in nature, the City may require the Engineer to resubmit plans for re-permitting. The determination of whether a change is deemed to be significant shall be in the sole and absolute discretion of the City, and the Developer agrees to be bound thereby. This will require written approval by the City prior to re-submitting to the permitting agency or before proceeding with changes, even if permitting agency re-submittal is not required. City approval of a utility extension is subject to expiration should construction not be completed after a period of two years from the date of approval. Once the Required Documents have been approved by the City, they shall be deemed to be incorporated herein by reference as an amendment to this Agreement to indicate the Developers construction obligations under this Agreement.

3. The City will perform construction inspection during installation of the New Infrastructure and upon project completion submit written certification that the project was completed in accordance with the approved plans and specifications as required by NCAC Title 15A Subchapter 18C (water) and NCAC Title 15A Subchapter 02T (sanitary sewer). Water and Sewer inspection fees shall be in accordance with the adopted City Fee Schedule

as of the date of this agreement. Fees will be paid by the Developer upon certification and acceptance of the New Infrastructure, with amounts due being based on length of lines inspected, certified and accepted.

4. The Developer shall, at his or her own expense, furnish and transfer to the City all on-site and off-site easements, rights-of-way, and real property required for access to and perpetual maintenance and operation of the New Infrastructure and its appurtenances in accordance with the terms of this Agreement as provided herein below.

   Developer will be required to enter into the City's standard Deed of Dedication and Conveyance With Associated Easements for conveyance of the New Infrastructure and on-site easements, as amended. Further Developer will be required to use the City's standard Utility Infrastructure Easement Agreement when securing the necessary off-site right of way for the operation and maintenance of the New Infrastructure. For the avoidance of doubt, both standard forms permit use of the easements for the future installation of water, sewer and stormwater lines, and their associated appurtenances and accessories, in addition to the New Infrastructure, by or on behalf of the City. The City shall provide a copy of these standard forms upon request by the Developer.

5. Developer shall, at his or her own cost and expense, furnish all materials and all equipment and perform all the work necessary to complete the construction of the New Infrastructure described in the plans and specifications as approved by the City's authorized representative and permitting agency.

6. The installation and construction of the New Infrastructure shall be performed by a reputable and responsible Contractor possessing a valid North Carolina Public Utility Contractor's License directly related to the installation of the New Infrastructure issued by the North Carolina Licensing Board for General Contractors. As used herein, a "responsible Contractor" shall mean one possessing the requisite knowledge, experience, and financial resources to complete the construction of the New Infrastructure in accordance with the plans and specifications within the time allotted.

7. The Engineer shall contact the City prior to the start of construction in order to schedule a preconstruction conference between the Developer, Contractor, Engineer, and City staff. This request should be made at least seven (7) days in advance of the anticipated starting date. Developer or Engineer shall receive a written notice to proceed (NTP) from the City before commencing with construction. If construction is anticipated to be greater than sixty (60) days, a monthly progress meeting shall be scheduled once every thirty (30) days. The date and time of the monthly progress meeting shall be established during the preconstruction conference.

8. Developer shall submit the name, address and the Public Utility Contractor's License Identification Number of the proposed Contractor to the City prior to the preconstruction meeting. The City may investigate the validity of the Contractor's license and the Contractor's status as a responsible Contractor by methods including but not limited to contacting the owners of past projects for which the Contractor furnished work in order to obtain reference information

9. City staff will be assigned for the express purpose of periodic construction observation and inspection. The City's construction inspector(s) shall have the authority to report all discrepancies identified in all phases of construction to the Engineer regarding conformance with the approved construction drawings and

specifications. This report shall in no way relieve the Developer of his or her obligation to engage a professional engineer to perform construction inspection and coordinate construction.

10. During construction, no deviations from the approved plans and specifications shall be allowed without the prior express written approval of the City and permitting agency if deemed necessary by the City.

11. The City Engineer, or authorized representative, shall be authorized to resolve disagreements between Developer's Contractor(s), and the City's construction inspector(s) regarding conformance with approved plans and/or specifications.

12. Upon completion of construction, the Engineer shall arrange for a final inspection to be performed jointly by the Engineer, the contractor, and the City's construction inspector to determine if the project is acceptable to the City. At this time, a draft as-built shall be submitted to the City. If the project is not immediately acceptable, any deficiencies shall be noted in a written report (punch list) prepared by the City. This report shall be transmitted to the responsible parties. It shall be the responsibility of the Developer to correct any such deficiencies and arrange for a re-inspection of the system.

13. As part of the final inspection process for sewer collection systems, Developer shall satisfactorily complete the following as described in the most recent water and sewer standard construction specifications and details: air test, manhole vacuum tests, and mandrel deflection test. Video of the new sanitary sewer collection system by means of closed-circuit television (CCTV) will be performed by the City. All testing shall be certified and all certifications, along with the related data and any video of the sewer system, shall be submitted to the City before final acceptance of the project is granted by the City.

14. As part of the final inspection process for water distribution systems, Developer shall satisfactorily complete the following: pressure test lines, bacteriological sampling performed by a certified laboratory. The City's certified laboratory may be utilized. All testing shall be certified and all certifications, along with related data, shall be submitted to the City before final acceptance of the project is granted by the City.

15. Once all deficiencies are corrected and the project is deemed acceptable to the City, the Engineer shall submit as-builts in formats acceptable to the City. The Engineer shall also submit any recorded easements required for the New Infrastructure and any recorded deeds necessary to convey ownership to the City.

16. Prior to the activation of services on the newly constructed New Infrastructure, Developer shall convey unencumbered title and ownership to the City, of the New Infrastructure and its appurtenances, and shall assign and transfer all associated permits, licenses and permissions to the City. If a water extension was permitted for the same or similar project, the City shall receive final approval from the permitting agency. In certain circumstances as approved by the City, activation of services on portion(s) of the New Infrastructure may be permitted after partial certification(s) completion and approval(s).

17. The conveyance, assignment or transfer of (1) all permits, licenses or other permissions, and (2) all property and assets to the City, including but not limited to real or personal property, the New Infrastructure and its appurtenances, easements, rights of way or encroachments, (1) and (2) collectively hereinafter referred to as "Required Conveyances," shall be in form as approved by the City's legal counsel, and unless specifically

excepted by the City Attorney, shall be in form proper for recording in the appropriate public registry. The conveyance of real property shall be in the form of a fee simple deed and without encumbrance as approved by the City's legal counsel. The Developer shall cause all affiliates or other third parties or entities having an ownership interest in the New Infrastructure or the Property to join the Required Conveyances, as reasonably determined by the City to be necessary to convey full title to the New Infrastructure and Required Conveyances to the City.

18. The Developer shall provide a written release of the City's interest in the Required Conveyances (in form approved by the City Attorney) from any and all liens or other legal interests held by lenders, vendors or other third parties. The release(s) must be delivered in form for recording in the appropriate public registry, and must be received by the City in conjunction with the City's receipt of the Required Conveyances.

19. To the fullest extent allowed by law, and regardless of the approval(s) of any document(s) by the City's legal counsel, the Developer shall indemnify and hold the City harmless from all actions, causes and claims whatsoever against the City by any persons, firms, and corporations whatsoever relating in any manner to this Agreement (including but not limited to damages to persons or property related to construction and/or installation of the New Infrastructure) or the Required Conveyances. Without limiting the Developer's obligations under this paragraph in any manner, the Developer shall defend any and all claims, causes or actions whatsoever regarding the City's title or ownership in any of the Required Conveyances.

20. Developer shall guarantee the accepted and dedicated New Infrastructure to be free of defects in materials and workmanship and to be properly functioning in all respects for a period of one calendar year from the date of acceptance by the City. During this year of guarantee, Developer shall correct, or have corrected, any defects that may develop in material, equipment, or workmanship. Should Developer fail to correct defects within a reasonable period of time after being notified, as determined in good faith by the City Engineer or designee, the City may proceed to correct defects and Developer shall be liable for the City's expense in doing so. It shall be the Developer's responsibility to attend, or to provide an authorized representative to attend, a warranty inspection with the City prior to the expiration of said warranty period.

21. Before the issuance of final acceptance, the Developer or Engineer shall schedule a project closeout meeting with the City. The Developer or Engineer shall submit to the City, not later than the start of the project closeout meeting, all required closeout documents, including but not limited to recorded easement plats, warranty deeds, affidavits of lien waiver, as-built drawings with georeferenced infrastructure data, final walk-through inspection punch list and evidence of completion of said punch list, utility extension agreements, fixed asset evaluation form and infrastructure testing results. The City shall be under no obligation to [and in the absence of extraordinary circumstances will not] activate any services before receipt of all required documentation. Partial receipt shall be treated as an incomplete project closeout and no services shall be activated. A project closeout form shall be completed and executed by the Developer or by an authorized representative of the Developer and the City for each project. If the project described in this utility extension agreement is divided into phases, a project closeout form shall be executed for each phase prior to issuance of final acceptance. For purposes of this paragraph, and notwithstanding any other provision of this agreement, every required document shall be considered material, and "substantial compliance" shall not apply.

22. Once all items are complete, City staff shall submit the project to City Council for formal acceptance during a regularly scheduled meeting. The City shall issue a formal "Letter of Acceptance" upon acceptance by City Council to the Developer for the project. The City shall incorporate the accepted system as an integral part of its utility system and shall furnish service therefrom in accordance with the rules, regulations, rates, and policies established for its customers.

23. There shall be no intended nor incidental third-party beneficiaries of this Agreement.

24. This Agreement may not be assigned by the Developer without the express written consent of the City. Any assignment without the express written consent of the City shall be void. Any assignment approved by the City shall be in form approved by the City's legal counsel. Such consent by the City and approval by the City's legal counsel shall be for the sole and exclusive benefit and reliance of the City, and shall not be relied upon by the Developer nor any third party as to the validity or legal effect of an assignment.

25. All inspections of the New Infrastructure performed by the City shall be for the sole and exclusive benefit and reliance of the City. The inspection, approval and acceptance of the New Infrastructure shall not be deemed a warranty or guarantee upon which any person or entity can rely that the construction of the extension was done in a workmanlike manner, or was completed in accordance with the construction contract documents, with standards of the profession in and around Hendersonville, North Carolina, or in accordance with the applicable federal, State, or local laws, rules or regulations.

26. This agreement is executed in the State of North Carolina, and shall be construed in accordance with the laws of the State of North Carolina. Both parties submit their persons to the jurisdiction of the Courts for North Carolina. Exclusive venue for any action brought in connection with this agreement, its interpretation and breach shall be in the courts for Henderson County, North Carolina.

27. This Agreement may be recorded in the Henderson County Register of Deeds Office at the option of the City.

The remainder of this page is left blank intentionally.

PLEASE BE ADVISED: The City shall not allow the activation of any water or sewer services until the City receives partial certification approval or final approval from the permitting agency and shall not allow the issuance of any certificates of occupancy until the City deems the project complete.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the day and year first above written.

DEVELOPER: HENDERSON COUNTY
a body politic and corporate

BY: _____ (SEAL)
County Manager (signature)

Printed name: Amy R. Brantley

THE CITY OF HENDERSONVILLE

BY: _____ (SEAL)
John Connet, City Manager

DEVELOPER: HENDERSON COUNTY HOSPITAL CORPORATION, a NC nonprofit corporation

BY: _____ (SEAL)
President/CEO (signature)

Printed name: James M. Kirby, II

STATE OF North Carolina COUNTY OF Henderson

I, JoAnne Martin Hinson, (printed name of notary) a Notary Public of said County and State, do hereby certify that Amy Brantley, County Manager for Henderson County, North Carolilna, a body politic and corporate, personally appeared before me and acknowledged the due execution of the foregoing instrument on behalf of Henderson County.

WITNESS my hand and official seal, this 21st day of September, 2021

My commission expires May 23, 2023

JoAnne Martin Hinson
Notary Public Signature (OFFICIAL SEAL)

JOANNE MARTIN HINSON
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires May 23, 2023

STATE OF NC COUNTY OF Henderson

I, Barbara S. Alexander, (printed name of notary) a Notary Public of said County and State, do hereby certify that James M. Kirby, II, personally appeared before me this day, and being duly sworn, stated that they are the CEO (title) for the Henderson County Hospital Corporation, a North Carolina nonprofit corporation, and that they executed and acknowledged the foregoing instrument on behalf of the Henderson County Hospital Corporation, pursuant the due authorization by the Henderson County Hospital Corporation, and that the instrument is the act and deed of the Henderson County Hospital Corporation,.

WITNESS my hand and official seal, this 22 day of September, 2021

BARBARA S ALEXANDER
Notary Public, North Carolina
Henderson County
My Commission Expires
August 04, 2026

My commission expires 8/4/2026

BARBARA S ALEXANDER
Notary Public, North Carolina
Henderson County
My Commission Expires
August 04, 2026

Barbara S Alexander

Notary Public Signature (OFFICIAL SEAL)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

STATE OF _____ COUNTY OF _____

I, _____, (printed name of notary) a Notary Public of said County and State, do hereby certify that John F. Connet, City Manager for the City of Hendersonville, North Carolina, a municipal corporation, personally appeared before me and acknowledged the due execution of the foregoing instrument on behalf of the City of Hendersonville.

WITNESS my hand and official seal, this _____ day of _____, 20____

My commission expires _____

_____

Notary Public Signature (OFFICIAL SEAL)

CITY OF HENDERSONVILLE

UTILITY AVAILABILITY

Pardee Partners ASC



Sewer Layers

Gravity Main

- Public Gravity Main
- Abandoned

Water Layers

Fire Hydrants

- City Fire Hydrant

Water Main

- City Water Main
- Private Fire Line
- Abandoned Water Main

Road Layers

- State Maintained Road
- Non-State Maintained Road

MARCH 2021

N W E S

0 100 200 400 600

100

Feet

The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.

Z:\GIS\Water_Sewer_Dept\WS_GIS_Projects\Water_Sewer_Availabily_Maps

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 11/4/2021

AGENDA SECTION: CONSENT AGENDA **DEPARTMENT:** Administration

TITLE OF ITEM: Approval of Subrecipient Agreement Between the City of Hendersonville and Housing Assistance Corporation for 2021 CDBG Grant – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move that City Council adopt the *Resolution by the City of Hendersonville City Council Authorizing the City Manager and City Attorney to Negotiate and Execute a CDBG Subrecipient Agreement Between the City of Hendersonville and Housing Assistance Corporation* as presented.

SUMMARY:

The City of Hendersonville has received a CDBG Neighborhood Revitalization Grant for the Ashe Street Neighborhood. A portion of the grant funds will be utilized to rehabilitate four owner occupied homes. The City has partnered with Housing Assistance Corporation (Subrecipient) to assist with the home rehabilitation portion of the grant. Therefore, we have drafted the attached agreement for your consideration.

BUDGET IMPACT: $175,000 subaward + $22,000 admin fees, from CDBG grant funds.

Is this expenditure approved in the current fiscal year budget? Yes (Grant Funds)

If no, describe how it will be funded. EnterTextHere

ATTACHMENTS:

Approving Resolution

Draft Agreement

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND EXECUTE A CDBG SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF HENDERSONVILLE AND HOUSING ASSISTANCE CORPORATION

WHEREAS, City Council has determined that the revitalization of the Ashe Street Neighborhood is critical to protecting the residents of this area; and

WHEREAS, the City applied for and was awarded a $750,000 CDBG Neighborhood Revitalization grant to install public infrastructure and rehabilitate four homes in this neighborhood; and

WHEREAS, the City is partnering with Housing Assistance Corporation (Subrecipient) to oversee the rehabilitation of the four homeowner occupied dwellings; and

WHEREAS, CDBG regulations require a formal agreement between the grant recipient and subrecipient prior to the expending of any grant funds; and

WHEREAS, the City has received a draft subrecipient agreement from Housing Assistance Corporation proposing terms under which they would propose to act as a subrecipient for these funds;

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

1. A subaward in the amount of $175,000.00 to The Housing Assistance Corporation is approved to be used for the rehabilitation of homes in the Ashe Street Neighborhood as presented.
2. An administrative fee of $22,000.00 to be paid to the Housing Assistance Corporation from the CDBG funds is approved. The City Manager is authorized to approve increases in the administrative fee within budgeted funds to compensate Housing Assistance Corporation for unanticipated increases in their costs to act as subrecipient.
3. The Hendersonville City Manager and City Attorney are authorized to negotiate and execute the final subrecipient agreement between the City of Hendersonville and Housing Assistance Corporation for the rehabilitation of four homes, consistent with the terms of this Resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th of November, 2021.

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

Angela L. Reece, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

AGREEMENT BETWEEN THE CITY OF HENDERSONVILLE
AND
THE HOUSING ASSISTANCE CORPORATION
FOR
CDBG NC NEIGHBORHOOD REVILTIZATION GRANT 2021

THIS AGREEMENT, entered this _____ day of _____, 20____ by and between the City of Hendersonville (herein called the "Grantee") and Housing Assistance Corporation (herein called the "Subrecipient").

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, the Grantee wishes to engage the Subrecipient to assist the Grantee in utilizing such funds;

NOW, THEREFORE, it is agreed between the parties hereto that;

I. SCOPE OF SERVICE

A. Activities

The Subrecipient will be responsible for administering a CDBG Year 2021 Ashe Street Neighborhood Revitalization in a manner satisfactory to the Grantee and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the Community Development Block Grant program:

The major goal of the Subrecipient's efforts under this Agreement will be the completion of rehabilitation of four (4) eligible housing units. Changes to the program goals, scope of services, schedule or budget, unless otherwise noted, may only be made through a written amendment to this Agreement, executed by the Subrecipient and Grantee. Toward the goal of the completion of rehabilitation for 4 eligible units, the major tasks that the Subrecipient will perform include, but are not necessarily limited to, the following:

Program Delivery

1) Refinement of housing rehabilitation program plans, procedures and forms: subject to review and approval by the Grantee, the Subrecipient will establish, or make any necessary revisions to, the housing rehabilitation program design and procedures (including but not limited to the priorities among applicants and among rehabilitation measures, the limits and structure of financial assistance, and the recapture and affordability policies), as well as any other necessary forms, documents or sample contracts.

2) Outreach: the Subrecipient will conduct sufficient advertisement of the housing rehabilitation program and other forms of outreach to ensure that enough eligible applicants from the designated target neighborhood(s) of 7th Avenue District participate in the program to meet the CDBG Year 2021 housing rehabilitation goal of 4 completed units.

3) Intake/assessment of eligibility: the Subrecipient will assist property owners and residents in the designated neighborhoods in the completion of applications to permit eligibility determinations for rehabilitation assistance. The Subrecipient will make provision for translation services to meet the needs of non-English-speaking applicants. In the event of applicants who have impaired mobility or other disabilities, the Subrecipient will make provisions for completing the application at the applicant's residence or other acceptable procedures for ensuring equal access to services.

Initial eligibility determination of households/structures will be made by the Subrecipient on the basis of satisfaction of income requirements according to the most current income limits established by HUD), the apparent need for rehabilitation measures to correct relevant housing code or Housing Quality Standard (HQS) deficiencies, and any other pertinent criteria set forth in the approved program design.

4) Work write-ups: for each eligible unit to be assisted, the Subrecipient will complete a detailed work write-up of the rehabilitation to be performed, including estimated costs of each activity, materials to be used, and industry or regulatory standards to be met.

5) Solicitation and selection of contractors: the Subrecipient will assist approved applicants in the identification, proper solicitation, and selection of contractors qualified to perform the authorized rehabilitation of eligible housing units. The Subrecipient will assist the applicant in ensuring that the description of the work contained in any contracts with contractors is accurate and complete.

6) Periodic and final inspections: the Subrecipient will perform periodic site visits to ascertain that approved and contracted rehabilitation work is proceeding properly and satisfactorily.

7) Approval of contractor payments: as rehabilitation progresses and as invoices are submitted by contractors, the Subrecipient will verify that the expenses are reasonable and the work has been completed properly, and will authorize drawdown of funds from the Grantee, and disbursement to the contractors.

8) Maintenance of case files and other records: for each applicant, the Subrecipient will maintain case files, including application and documentation of eligibility, work write-ups, the assistance agreement between the property owner and Subrecipient (along with repayment/ recapture provisions), documentation of liens and any other forms of security, contractor selection criteria, copy of contract between owner and contractors), documentation on all necessary licenses and permits, site visit/inspection reports (including final inspection), change orders, and approved contractor invoices for payment. The Subrecipient will also maintain appropriate information on persons residing in the property as well as information on those displaced or temporarily relocated (per 24 CFR 570.606 and 24 CFR part 24). The Subrecipient will maintain these and other program and financial records in accordance with the general requirements for record keeping.

General Administration

[Add description of general administrative services to be performed in support of activities noted above]

B. National Objectives

All activities funded with CDGB funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208.* The Subrecipient certifies that the activity (ies) carried out under this Agreement will meet CBDG National Objectives.

C. Levels of Accomplishment – Goals and Performance Measures

The levels of accomplishment may include such measures as units rehabbed, persons or households assisted, or meals served, and should also include time frames for performance.

Tasks/Program Goals	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
1. Refinement of Forms and Procedures	____											
2. Outreach/Intake	_____						(as needed)					
3. Number of Applicants Determined Eligible (cumulative)	4											
4. Number of Work Write-ups Completed (cumulative)	2	2										
5. Number of Eligible Units Out-to-Bid (cumulative)	0	2	2									
6. Number of Eligible Units Where Rehab Started (cumulative)	0	2	2									
7. Number of Eligible Units Where Rehab 50% Complete (cumulative)	0	0	2	2								
8. Number of Eligible Units Where Rehab/Final Inspection Completed (cumulative)	0	0	0	2	2							
9. Submission of Quarterly Reports	X			X			X					

D. Staffing

The Subrecipient shall assign the following staff as Key Personnel to the CDBG Year 2021 housing rehabilitation program:

*Sample Form Only. Not to be Used as a Legal Contract.

Staff Member Title	General Program Duties	Time Allocation
Ashlynn McCoy, HAC Executive Director	General program oversight and administration; revision of forms and procedures, supervision of HAC Home Repair and Rehabilitation Director, Home Repair Coordinator, and Finance Director.	1 hours/week
Samantha Goodrum, HAC Finance Director	HAC Financial Records	1 hours/week
Stefanie Kompathoum, Home Repair Coordinator	Assist with revision of forms and procedures; outreach; intake and eligibility determinations; maintenance of program records	5 hours/week
David Stoneman, HAC Home Repair and Rehabilitation Director	Approval of contractor selection; Submission of approved contractor invoices, Work write-ups; Inspections	25 hours/week

E. Performance Monitoring

The Grantee will monitor the performance of the Subrecipient against goals and performance standards as stated above. Substandard performance as determined by the Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on the ____ day of _____, 20__ and end on the _____ day of _____of 20__. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

III. BUDGET

Line Item	Amount:
Salaries	$14,820.77
Fringe	$5,594.24
Mileage	$39.42
Communications	$173.05
Indirect Costs (Office Supplies)	$381.42
TOTAL	$**21,008.90**

Any indirect costs charged must be consistent with the conditions of Paragraph VIII (C)(2) of this Agreement. In addition, the Grantee may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee. Any amendments to the budget must be approved in writing by both the Grantee and the Subrecipient.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed $22,000. Drawdowns for the payment of eligible expenses shall be made against the line-item budgets specified in Paragraph III herein and in accordance with performance. Expenses for general administration shall also be paid against the line-item budgets specified in Paragraph III and in accordance with performance.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 24 CFR 84.21.

V. NOTICES

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this contract shall be directed to the following contract representatives:

Grantee	Subrecipient
John Connet , City Manager	Ashlynn Landreth McCoy, Exec. Director
Grantee City of Hendersonville	Subrecipient The Housing Assistance Corporation
[Address] 160 6th Avenue E.	[Address] 214 N. King Street
[City, State, ZIP] Hendersonville, NC 28792	[City, State, ZIP] Hendersonville, NC 29792
[Telephone] (828) 233-3201	[Telephone] 828-692-4744
[Fax Number]	[Fax Number] 828-692-3009

VI. SPECIAL CONDITIONS

[This section of the Agreement can be used by Grantee to include special conditions specific to the particular activity or individual Subrecipient.]

VII. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent contractor.

C. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee.

The Subrecipient shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

F. Grantee Recognition

The Subrecipient shall insure recognition of the role of the Grantee in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

H. Suspension or Termination

In accordance with 24 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;

2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;

3. Ineffective or improper use of funds provided under this Agreement; or

4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

VIII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR 84.21–28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with OMB Circulars A-122, "Cost Principles for Non-Profit Organizations," or A-21, "Cost Principles for Educational Institutions," as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

a. Records providing a full description of each activity undertaken;
b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
c. Records required to determine the eligibility of activities;

d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
f. Financial records as required by 24 CFR 570.502, and 24 CFR 84.21−28; and
g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of four (4) years. The retention period begins on the date of the submission of the Grantee's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited by the [insert applicable State of Federal law] unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Close-outs

The Subrecipient's obligation to the Grantee shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), and determining the custodianship of records. Not withstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

6. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and OMB Circular A-133.

C. Reporting and Payment Procedures

1. Program Income

The Subrecipient shall report monthly all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the Grantee.

2. Indirect Costs

If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee.

3. Payment Procedures

The Grantee will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget and Grantee policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Grantee in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient.

4. Progress Reports

The Subrecipient shall submit quarterly Progress Reports to the Grantee in the form and content as required by the Grantee.

D. Procurement

1. Compliance

The Subrecipient shall comply with current Grantee policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

2. OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40–48.

3. Travel

The Subrecipient shall obtain written approval from the Grantee for any travel outside the metropolitan area with funds provided under this Agreement.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Grantee any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.

2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of $25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement [or such longer period of time as the Grantee deems appropriate]. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Grantee an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the Grantee. The Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five-year period [or such longer period of time as the Grantee deems appropriate].

3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the Grantee for the CDBG program or (b) retained after compensating the Grantee [an amount equal to the current fair market

value of the equipment less the percentage of non-CDBG funds used to acquire the equipment].

IX. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The Grantee may preempt the optional policies.] The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

X. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with [fill in local and state civil rights ordinances here] and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Nondiscrimination

The Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

1. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. The Grantee shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program. The Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. Women- and Minority-Owned Businesses (W/MBE)

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

6. Subcontract Provisions

The Subrecipient will include the provisions of Paragraphs X.A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of $2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

3. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

> "The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantee thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Approvals

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the Grantee prior to the execution of such agreement.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the

awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:

d. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

7. Religious Activities

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

XI. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C. , 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other

requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;
- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

XII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XIII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XIV. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XV. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

[NOTE: For the above sections, if the Subrecipient is a governmental or quasi-governmental agency, the applicable sections of 24 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," and OMB Circular A-87 would apply.]

Date _____

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

[Grantee] [Subrecipient]

By_____ By_____

Chief Elected Official or Executive Officer

Title _____

Attest_____

CITY CLERK

Pre-Audit : _____ By_____

FINANCE OFFICER

Title _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Fed. I. D. #_____

_____

CITY ATTORNEY

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Tom Wooten, Director of Public Works

MEETING DATE: November 4, 2021

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: Public Works

TITLE OF ITEM: Approval of Job Descriptions for Public Works Superintendent Positions – *Tom Wooten, Director of Public Works*

SUGGESTED MOTION(S):

I move that City Council approve the job descriptions for the Public Works Superintendent positions as presented.

SUMMARY:

The duties and responsibilities that Public Works manages continues to increase as the city grows. To better handle the additional responsibilities and volume of work, we are requesting to split the Assistant Director position into two positions. The new positions will be called Public Works Superintendents. One position will manage Grounds Maintenance, Building Maintenance, and the Cemetery. The other position will manage Street Maintenance, Traffic Engineering, and Environmental Services. One additional change will be, the Fleet Maintenance Department will report directly to the Public Works Director rather than to one of the Superintendents.

BUDGET IMPACT: $62,990 – 95,855 (Grade 22 pay range)

Is this expenditure approved in the current fiscal year budget? No.

If no, describe how it will be funded. One position is currently funded as the Assistant Director, the other position is not currently funded.

ATTACHMENTS:

Job Descriptions

Public Works Superintendent
(Environmental Services, Streets, and Traffic)

General Statement of Duties

Performs the supervisory, technical and skilled work in planning, organizing, and directing a variety of public works activities including environmental services, street maintenance and repair, and traffic engineering.

Distinguishing Features of the Class

An employee in this class supervises the operations of the work of employees engaged in a variety of municipal services. The employee assigns employees and crews to work tasks and inspects work to ensure that established standards and work procedures are maintained. The employee advises the Public Works Director on ongoing streets maintenance, environmental services, traffic engineering activities and handles citizen inquires and complaints. Employee provides training, performance coaching and evaluation to employees in assessing work needs and resolving internal personnel or work problems. The employee exercises independent judgment in determining the proper methods to be used in carrying out prescribed assignments. Work is performed under the general supervision of the Public Works Director and is evaluated by conference and periodic inspection. Co-Supervision is exercised over all department in the absence of the Public Works Director.

Duties and Responsibilities

Essential Duties and Tasks

Plans and supervises the maintenance, repair, and construction of streets, sidewalks, stormwater, traffic engineering activities; plans and supervises environmental services, assigns workers to crews and crews to projects; performs field inspection and directs field work on more difficult projects; organizes staff and equipment for most effective and efficient production.

Supervises the construction to proper grade and slope sidewalks, curb and gutter and storm water drainage and catch basins, maintains, cleans, and repairs same.

Confers with the Public Works Director in planning, directing, and implementing municipal streets maintenance and repair activities. Oversees specific work such as seal coating, resurfacing, patching, grading, and similar operations performed on streets system; estimates cost of materials, equipment, and staff time. Supervises and coordinates snow and ice removal activities on city streets, oversees flood response activities, and emergency tree removal.

Supervises and coordinates the repair of potholes, eroded pavement, and utility cuts in pavement; supervises the raising of manhole covers and valves in preparation for pavement resurfacing.

Supervises the collection of solid waste, recycling, brush, white goods, and special loads. Promotes educational outreach.

Participates with the Director in the hiring, and conducts the training, performance coaching and evaluation, communication and motivation of division personnel.

Provides direction to staff in initiating work assignments, assessing work progress and resolving internal work problems; performs inspection on maintenance and repair activities to ensure adherence to standardized work methods. Instruct employees in the proper work procedures and safety precautions.

Communicates with public concerning needs related to division programs. Responds to, investigate, and resolves complaints from public.

Confers with the Engineering Department on construction and repair projects for technical assistance and obtain cost projections, grades, etc.

Assists in the preparation of the Public Works budget request and administers approved department budget; requisitions supplies and equipment; prepares and submits periodic written or oral reports to the Public Works Director.

Assists in the preparation of request for proposals (RFP)/request for qualifications (RFQ), bids, contracts, complies with purchasing policy, and manages contracts.

Ensures proper maintenance of equipment and vehicles.

Special event support. Performs other duties as assigned.

Recruitment and Selection Guidelines

Thorough knowledge of the principles of construction, repair and maintenance of streets, traffic and the maintenance of equipment, supplies, and materials.

Thorough knowledge of the operation, maintenance, capabilities and limitations of equipment used in the area of assignment.

Thorough knowledge of the traffic laws and regulations governing equipment operation.

Thorough knowledge of environmental services practices, regulations, safety procedures, collection equipment.

Considerable knowledge of the work hazards and proper safety precautions involved with public work activities.

General knowledge of the tools, materials and equipment used in public works functions such as streets, traffic and environmental services.

General knowledge of related municipal engineering specifications and practices and related state and local laws and regulations.

General knowledge of the principles of effective supervisory practices and City personnel policies.

Ability to prepare plans and detailed reports.

Ability to supervise the work of multiple crews and train, communicate, motivate, and provided performance coaching and evaluation effectively.

Ability to establish and maintain effective work relationships with employees, other departments, management, and the general public.

Physical Requirements

Must be able to perform the very basic life operation functions of climbing, balancing, stopping, kneeling, crouching, crawling, reaching, standing, walking, pushing, pulling, fingering, grasping, feeling, talking, hearing, and performing repetitive motions.

Must be able to perform heavy work exerting in excess of 50 pounds of force occasionally; and / or 20 pounds of force frequently to move objects.

Must processes the visual acuity to preparing and analyzing written or computer data, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities.

Working Conditions

Employee is subject to hazards of maintenance work including working in both inside and outside environments, in extreme hot and cold weather, and exposure to various hazards such as noise, vibrations, moving mechanical parts, chemicals, dust, mists, and oils.

Desirable Education and Experience

Graduation from an accredited college or university with a bachelor's degree in public or business administration, civil engineering, environmental engineering or related field, and considerable experience in a responsible management position in the public works or utilities field; or an equivalent combination of education and experience. Experience with CityWorks is desired.

Special Requirement

Possession of a valid driver's license.

FLSA Status: Exempt

Disclaimer

This classification specification has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities, and qualifications required of employees to perform the job. The City of Hendersonville reserves the right to assign or otherwise modify the duties assigned to this classification.

October 2021

PUBLIC WORKS SUPERINDENTENT
(Building, Property, and Cemetery)

General Statement of Duties

Performs the supervisory, technical and skilled work in planning, organizing, and directing a variety of public works activities including building and property maintenance functions, and cemetery functions.

Distinguishing Features of the Class

An employee in this class supervises the operations of the work of employees engaged in a variety of municipal services. The employee assigns employees and crews to work tasks and inspects work to ensure that established standards and work procedures are maintained. The employee advises the Public Works Director on ongoing building and property maintenance activities, cemetery functions, and handles citizen inquires and complaints. Employee provides training, performance coaching and evaluation to employees in assessing work needs and resolving internal personnel or work problems. The employee exercises independent judgment in determining the proper methods to be used in carrying out prescribed assignments. Work is performed under the general supervision of the Public Works Director and is evaluated by conference and periodic inspection. Co-Supervision is exercised over all department in the absence of the Public Works Director.

Duties and Responsibilities

Essential Duties and Tasks

Plans and supervises the maintenance, repair, and construction of buildings, property, parks, trails and cemetery activities; assigns worker to crews and crews to projects; performs field inspection and directs field work on more difficult projects; organizes staff and equipment for most effective and efficient production.

Confers with the Public Works Director in planning, directing, and implementing buildings and grounds construction, maintenance, and repair activities; park and trail construction, maintenance, and repair activities; cemetery maintenance and repair activities; right of way maintenance activities; parking deck maintenance and repair activities; cleaning of city buildings and park restrooms. Assists with the management of Patton Pool and management of the mini golf.

Confers with Downtown Staff on planter maintenance and repairs, hanging baskets, Christmas lights and decorations, sprinkler system maintenance and repairs. Oversees specific work such as grading, building construction, maintenance and repairs, planting, chemical application, fertilization and overseeding, mowing, cleaning, and similar operations performed on municipal buildings, property, cemetery, downtown, parks, and trails; estimates cost of materials, equipment, and staff time.

Participates with the Director in the hiring, and conducts the training, performance coaching and evaluation, communication, and motivation of division personnel.

Provides direction to staff in initiating work assignments, assessing work progress and resolving internal work problems; performs inspection on maintenance and repair activities to ensure adherence to standardized work methods. Instruct employees in the proper work procedures and safety precautions.

Communicates with public concerning needs related to division programs. Responds to, investigate, and resolves complaints from public.

Confers with the Engineering Department on construction and repair projects for technical assistance and obtain cost projections, grades, etc.

Assists in the preparation of the Public Works budget request and administers approved department budget; requisitions supplies and equipment; prepares and submits periodic written or oral reports to the Public Works Director.

Assists in the preparation of request for proposals (RFP)/request for qualifications (RFQ), bids, contracts, complies with purchasing policy, and manages contracts.

Supervises and participates in a broad variety of construction and maintenance projects such as small building construction, demolition of old buildings, and clearing vacant lots, horticultural design and plantings for new building and other related projects.

Assist with snow and ice removal downtown, city property, city parking lots, and trails.

Assist the public with reviewing and purchasing cemetery plots, marking for burials, and monument placement.

Supervises installation of Christmas decorations.

Special event support. Performs other duties as assigned.

Recruitment and Selection Guidelines

Thorough knowledge of the principles of construction, repair and maintenance of buildings, parks, property, municipal cemetery and the maintenance of equipment, supplies, and materials.

Thorough knowledge of the operation, maintenance, capabilities, and limitations of equipment used in the area of assignment.

Thorough knowledge of the laws and regulations governing equipment operation.

Considerable knowledge of the work hazards and proper safety precautions involved with public work activities.

General knowledge of pesticide application, horticultural practices, and turf management.

General knowledge of the tools, materials and equipment used in public works functions such as construction, building, parks, municipal cemetery operation and special event support.

General knowledge of related municipal engineering specifications and practices and related state and local laws and regulations.

General knowledge of the principles of effective supervisory practices and City personnel policies.

Ability to prepare plans and detailed reports.

Ability to supervise the work of multiple crews and train, communicate, motivate, and provided performance coaching and evaluation effectively.

Ability to establish and maintain effective work relationships with employees, other departments, management, and the general public.

Physical Requirements

Must be able to perform the very basic life operation functions of climbing, balancing, stopping, kneeling, crouching, crawling, reaching, standing, walking, pushing, pulling, fingering, grasping, feeling, talking, hearing, and performing repetitive motions.

Must be able to perform heavy work exerting in excess of 50 pounds of force occasionally; and / or 20 pounds of force frequently to move objects.

Must processes the visual acuity to preparing and analyzing written or computer data, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities.

Working Conditions

Employee is subject to hazards of maintenance work including working in both inside and outside environments, in extreme hot and cold weather, and exposure to various hazards such as noise, vibrations, moving mechanical parts, chemicals, dust, mists, and oils.

Desirable Education and Experience

Graduation from an accredited college or university with a bachelor's degree in public or business administration, civil engineering, environmental engineering or related field, and considerable experience in a responsible management position in the public works or utilities field; or an equivalent combination of education and experience. Experience with CityWorks is preferred.

Special Requirement

Possession of a valid driver's license. Ability to obtain a North Carolina Pesticide Applicator’s license within one year.

FLSA Status: Exempt

Disclaimer

This classification specification has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities, and qualifications required of employees to perform the job. The City of Hendersonville reserves the right to assign or otherwise modify the duties assigned to this classification.

October 2021

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Steurer **MEETING DATE:** November 4, 2021

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Utilities

TITLE OF ITEM: Geotechnical Engineering and Environmental Services to Support the Mud Creek Interceptor Replacement – *Adam Steurer, Utilities Engineer*

SUGGESTED MOTION(S):

I move to adopt the *Resolution by the City of Hendersonville City Council to Enter Into a Contract for Geotechnical Engineering And Environmental Services to Support The Mud Creek Interceptor Replacement Project* as presented.

SUMMARY:

City Staff are currently designing the Mud Creek Interceptor Replacement Project and require geotechnical and environmental professional services to aid in the design. The attached proposal is submitted for your review and approval to complete geotechnical engineering and environmental services necessary for further design and ultimate construction of the project.

City Staff completed a qualifications-based selection process for the professional services and have selected firm S&ME, Inc. as most qualified.

BUDGET IMPACT: $64,800

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. Funds are allocated through a CPO.

ATTACHMENTS:

1. Qualification Statement Evaluation
2. Proposal for Geotechnical Exploration and Environmental Services – Mud Creek Interceptor Replacement Project
3. Resolution By the City Council to Authorize the City Manager To Enter Into an Contract for Geotechnical Engineering and Environmental Services for the Mud Creek Interceptor Replacement Project

Resolution # -____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ENTER INTO A CONTRACT FOR GEOTECHNICAL ENGINEERING AND ENVIRONMENTAL SERVICES TO SUPPORT THE MUD CREEK INTERCEPTOR REPLACEMENT PROJECT

WHEREAS, the Mud Creek Interceptor Replacement project was identified in the City's Sanitary Sewer Asset Inventory and Assessment Master Plan Report; and

WHEREAS, City Council adopted a Resolution to Reduce Sanitary Sewer Overflows (SSOs) on April 2, 2020, in which construction of the Mud Creek Interceptor Replacement was listed as a SSO reduction activity; and

WHEREAS, geotechnical engineering and environmental services are necessary to support the design and permitting of the Mud Creek Interceptor Replacement project; and

WHEREAS, City Staff completed a qualifications-based selection process and is recommending based upon this process that S&ME, Inc. of Asheville, NC, be designated as the best qualified firm to provide the services.

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

1. S&ME, Inc. is best qualified to provide professional engineering services for the project, as recommended by Staff.
2. The scope of engineering services from S&ME, Inc. is approved in the amount of $64,800.
3. The City Manager is authorized to execute an agreement with S&ME, Inc. consistent with the terms of this Resolution, as approved by the City Attorney.

Adopted by the City Council of the City of Hendersonville, North Carolina on this_____day of _____, 20____.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Mud Creek Interceptor Replacement - Geotechnical and Environmental Assessment Services								
Firm Name	Location	Reviewer	Firm Rep Proj Exp. (30)	Staff Exp (40)	QC (15)	Prox to City (15)	**TOTAL (100)**	**FINAL SCORE (100)**
BLE	Asheville, NC	Reviewer 1	25	30	10	15	80	81.75
		Reviewer 2	26	32	11	15	84	
		Reviewer 3	25	31	10	15	81	
		Reviewer 4	26	31	10	15	82	
ECS	Asheville, NC	Reviewer 1	28	33	14	15	90	87.75
		Reviewer 2	26	33	14	15	88	
		Reviewer 3	25	32	14	15	86	
		Reviewer 4	27	31	14	15	87	
NOVA	Charlotte, NC	Reviewer 1	28	35	15	10	88	86.75
		Reviewer 2	27	34	15	10	86	
		Reviewer 3	26	34	14	10	84	
		Reviewer 4	28	37	14	10	89	
S&ME	Asheville, NC	Reviewer 1	29	39	15	15	98	98.5
		Reviewer 2	30	40	15	15	100	
		Reviewer 3	30	39	15	15	99	
		Reviewer 4	29	39	14	15	97	
SynTerra	Greenville, NC	Reviewer 1	28	35	13	12	88	87
		Reviewer 2	28	33	14	12	87	
		Reviewer 3	28	32	14	13	87	
		Reviewer 4	28	32	14	12	86	

October 26, 2021

City of Hendersonville
305 Williams Street
Hendersonville, North Carolina 28792

Attention: Mr. Adam Steurer, P.E.
Utilities Engineer

Reference: **Proposal for Geotechnical Exploration and Environmental Services**
Mud Creek Interceptor Replacement Project
Hendersonville, North Carolina
S&ME Proposal No. 217169

Dear Mr. Steurer:

S&ME, Inc. (S&ME) is pleased to have the opportunity to submit this proposal for the above referenced project. This proposal describes our understanding of the project, discusses the intended scope of services, outlines the project schedule and presents the associated compensation for our services. We understand the City of Hendersonville's standard contract will be used for authorization.

♦ Project Description

Our understanding of the project is based on the following:

- Email correspondence between Mr. Adam Steurer and Mr. Matt McCurdy with S&ME on September 8 and 24, 2021;
- A virtual meeting between the City of Hendersonville and S&ME on September 30, 2021;
- Our review of the *Request for Statements of Qualifications* prepared by the City of Hendersonville and provided on July 16, 2021;
- Review of the AutoCAD file 18032MCI-layoutMMPNEW-SURFACE_AASalignshifts20201230.dwg provided by the City of Hendersonville; and
- Our review of aerial images of the site from Google Earth™.

We understand the City of Hendersonville plans to replace a portion of the existing sanitary sewer line that runs along Mud Creek extending from east of the intersection of Kanuga Road and Temon Street to east of the intersection of Four Seasons Boulevard (HW 64) and Harris Street. The project will consist of replacing the approximately 10,600 linear feet of existing 24- and 12-inch diameter gravity sewer line with 36- and 24-inch sewer line. A portion of the proposed new sewer line extends through a pre-regulatory landfill site. The proposed sewer line ranges in depth from about 5 to 25 feet below grade. The new line will cross several roadways (South Grove Street, South Main Street, White Street), several parking lots, a railroad, and Mud Creek. We do not anticipate clearing or traffic control will be required for access to the boring locations.

♦ Scope of Work

Task 1 – Geotechnical Exploration

Based on our understanding of the proposed construction and the discussed boring locations and depths, S&ME proposes to perform the following Basic Services as part of this proposal:

1. Contact the public utility locating service (NC 811) to field mark member underground utilities in the vicinity of the borings.
2. Subcontract a private utility locator to assist with locating utilities for borings in existing business areas.
3. Perform a site reconnaissance and locate the borings by our personnel using provided site plans, aerial photographs, and/or our handheld commercial GPS unit.
4. Mobilize a track- or ATV-mounted drill rig to the site.
5. Drill 26 soil test borings to the depths indicated in the table below or auger refusal, whichever occurs first. The depths were selected based on Mr. Steurer's request that the borings be terminated 5 feet below the anticipated invert elevation for open cut sewer installation and 10 feet below anticipated invert for areas where a jack and bore will be necessary (creek crossings and railroad). Proposed boring locations are indicated on the *Proposed Geotechnical Borings* drawing attached to this proposal. The total assigned drilling footage is 585 feet.

Boring No.	Proposed Depth (ft)	Boring No.	Proposed Depth (ft)
B-1	25[1]	B-14	25[1]
B-2	25[1]	B-15	25[1]
B-3	15	B-16	25[1]
B-4	20	B-17	15
B-5	20	B-18	20
B-6	20	B-19	30[1]
B-7	30	B-20	20
B-8	30	B-21	20
B-9	30	B-22	15
B-10	25	B-23	15
B-11	30[1]	B-24	15
B-12	30[1]	B-25	15
B-13	25[1]	B-26	20
		Total Footage	585

[1]Possible Jack and Bore location

6. Advance the borings with a conventional rotary drilling process using hollow stem augers. Standard penetration resistance tests (SPT) and split-spoon sampling will be performed generally at 2.5-foot intervals to a depth of 10 feet and at 5-foot intervals thereafter.
7. If auger refusal is encountered above the planned pipe invert, we have budgeted for up to 4 borings to be extended deeper by utilizing rock coring techniques. We have assumed up to 10 feet of rock coring in up to 4 borings (40 feet of rock coring).
8. Obtain 3 bulk samples of borehole cuttings for use in laboratory testing.
9. Attempt water level measurements at the termination of boring (TOB) and after 24 hours in some of the borings if they can be left open safely overnight. A slotted standpipe will be placed in about 5 boreholes to allow for 24 hour water level measurements in case the boreholes cave in. After completion of the water level measurements, we will backfill the borings with soil cuttings. Mechanical hole plugs will be installed within the upper foot of the borings to help reduce borehole settlement.
10. A Geotechnical Professional will stratify the boring soil samples and prepare boring logs.
11. Perform laboratory testing consisting of several moisture content determinations, grain size analyses, Atterberg limits, and about 2 standard Proctor compaction tests.
12. Review previous geotechnical data provided by the City and incorporate into report where beneficial; and
13. Prepare an engineering report summarizing our understanding of the proposed construction, exploration, subsurface conditions, and geotechnical conclusions and recommendations, which shall address the following:

    - Presence, character, and consistency of existing fill and alluvial soils (if encountered) and residual soils;
    - Presence and depth of weathered rock, mass rock, and/or subsurface water in the borings (if encountered);
    - Suitability of existing subgrade soils for supporting the proposed sewer line;
    - Suitability of on-site soils for use as trench backfill;
    - Recommendations for site preparation;
    - General trench stabilization recommendations for the sewer line; and
    - Other pertinent geotechnical requirements indicated by the exploration program.

Task 2 – Environmental Services

Based on the information provided and experience with similar sites, we recommend the following scope of services:

1. Prepare a site-specific health and safety plan;
2. Install up to seven soil borings as indicated on the attached site map (**Figure 1**);
3. Install one temporary groundwater monitoring well, if groundwater is encountered;
4. Collect up to seven soil samples;
5. Collect one groundwater sample, if groundwater is encountered;
6. Excavate five test pits as indicated on the attached site map (**Figure 1**); and,
7. Prepare a written report documenting the on-site activities.

Item 1 – Development of Site-Specific Health and Safety Plan, Project Management, Coordination and Preparation

S&ME will conduct field activities under a site-specific health and safety plan (HASP) in accordance with 29 CFR 1910.120 hazardous waste operations and emergency response (HAZWOPER) rule for the protection of workers at uncontrolled hazardous sites. Prior to mobilization to the site, S&ME will notify the public utility locating service (NC One Call) and subcontract with a private utility locator to clear the locations of underground utilities at the properties where subsurface assessment activities will take place. S&ME will not be responsible for damage to subsurface utilities that are not clearly marked on the ground surface. S&ME will contact the client when the field work has been scheduled.

Item 2 – Limited Soil and Groundwater Assessment

S&ME will conduct a limited soil and groundwater assessment along a portion of the proposed force sewer main that is expected to extend through a portion of the Hendersonville Dump (NCDEQ ID# NONCD0000359). S&ME will attempt to advance seven borings at the locations indicated on the attached site map (**Figure 1**) using a Geoprobe® drill rig. S&ME will attempt to drill through the waste at each location to approximate the type and thickness of waste. For budget estimation purposes, S&ME proposes to extend the borings to a maximum depth of 30 feet below ground surface (ft. bgs.), or to native soil or to bedrock refusal, which occurs first (as shown on the attached site map). The proposed sewer line is estimated to extend to an approximate depth of 25 ft. bgs in the vicinity of the landfill. Soil and waste from each boring will be visually classified by S&ME personnel and field-screened with a photo-ionization detector (PID) for the presence of volatile organic compounds (VOCs). Soil samples will be screened in five-foot increments. The section of soil exhibiting the highest PID reading of VOCs will be collected for laboratory analysis. If the PID does not reveal the presence of VOCs, the soil sample collected at the depth closest to the observed groundwater table (i.e., above the saturation zone) will be selected for laboratory analysis. Soil samples selected for analysis will be placed into laboratory-supplied containers, labeled, stored on ice, and shipped under standard Chain-of-Custody procedures to a North Carolina certified laboratory.

S&ME will separate the laboratory analysis into two categories for future site considerations (Waste Disposal and Pre-Regulatory Landfill Guidance). Four of the collected samples will be analyzed for typical landfill disposal parameters and the remaining four soil samples will be analyzed for the parameters as outlined in the NCDEQ Guidelines for Addressing Pre-Regulatory Landfills and Dumps (May 2020). The individual parameters are indicated below.

Pre-Regulatory Landfill Samples:

- Volatile organic compounds by Method 8260;
- 1,4-Dioxane by Method 8260SIM;
- Semi-volatile organic compounds by Method 8270;
- 14 Metals by totals analysis (antimony, arsenic, beryllium, cadmium, chromium, copper, iron, lead, manganese, nickel, selenium, silver, thallium, and zinc) by Method 6020;
- Hexavalent Chromium by Method SM 3500-CR B/7196;
- Mercury by Method 7471;
- Ammonia by Method SM 4500 or 350.1;
- Sulfate by Method 300; and,
- Nitrate by Method 300.

Disposal Parameters:

- Total Petroleum Hydrocarbons – Gasoline range organics (TPH-GRO) by Method 8015
- Total Petroleum Hydrocarbons – Diesel range organics (TPH-DRO) by Method 8015
- Volatile organic compounds by Method 8260;
- Semi-volatile organic compounds by Method 8270;
- Resource Conservation and Recovery Act (RCRA) total metals (As, Ba, Cd, Cr, Pb, Hg, Se, and Ag) by EPA Methods 6010/7470;
- Hexavalent Chromium by Method SM 3500-CR B/7196;
- Organochlorine Pesticides by EPA Method 8081A; and,
- Polychlorinated Biphenyls (PCBs) by EPA Method 8082.

In addition to the list above, one soil sample indicating the highest totals concentrations will be analyzed by the Toxicity Characteristic Leaching Procedure for all parameters noted above.

Groundwater Sampling

After collecting the soil samples, S&ME will continue advancing one of the soil borings until groundwater is encountered or to a maximum depth of 30 ft-bgs. S&ME will direct the drill crew to advance the soil boring approximately five feet into the groundwater table and construct a temporary monitor well to collect one groundwater sample for laboratory analysis. The temporary monitor wells will be constructed by installing a five to ten-foot section of two-inch diameter Schedule 40 PVC riser fitted to a five to 10 foot section of 0.010-inch slotted well screen. A clean silica sand pack will be placed to approximately two feet above the top of the screen, and one- to two-foot bentonite clay pack will be placed on top of the sand pack. S&ME will record the sample locations with a GPS unit capable of sub-meter accuracy. If groundwater is not encountered at the well installation depth, a groundwater sample will not be collected.

S&ME will allow the groundwater elevation in the temporary well to stabilize prior to collecting the groundwater sample. The groundwater sample will be collected from the temporary monitor well either by a peristaltic pump or with a new disposable polyethylene bailer. The sample will be pumped or poured directly into laboratory-supplied containers, placed into an ice-filled cooler, and shipped under chain-of-custody procedures to a North

Carolina-certified laboratory. The groundwater sample will be analyzed the constituents noted above under the Pre-Regulatory Landfill guidance list.

Following the collection of the soil/water samples, the boreholes will be filled with the exhumed waste and or residual soil cuttings. If necessary, bentonite clay will be used to backfill voids following the collection of samples. Investigative-derived waste (IDW) consisting of soil cuttings generated during soil boring installations will be spread on the ground surface unless obvious contamination is noted. IDW characterization, containment and disposal fees are not included in this proposal. If the waste cannot be placed back into the open borehole, it will be properly disposed.

Item 3 – Test Pits – Waste Identification/Classification

In an attempt to further identify and classify buried waste in the vicinity of the proposed sewer line installation, if it appears beneficial to the project and is requested by the City, S&ME proposes to excavate up to five test pits at the approximate locations indicated on the attached site map **(Figure 1)**. S&ME will subcontract a tracked excavator and operator to dig test pits in the noted areas to classify the waste located along the proposed utility corridor. At each location S&ME will excavate up to a maximum termination depth of 15 feet below ground surface (ft. bgs.). Typically, the soil cover for most pre-regulatory landfill/dump sites are between 0-4 feet thick. S&ME will direct the contractor to continue to excavate until native soil is identified below the waste disposal unit. Once native soil is encountered, the test pit will be terminated. In the test pits, the soil and waste profile of the subsurface will be observed and documented to assess the depth of the native soils and note indication of waste materials. If waste is encountered, S&ME direct the contractor to replace and bury the waste in the open excavation. S&ME will direct the contractor to attempt to place the excavated material back into the open excavation and flatten the area around the excavation. The locations of the test pits will be recorded using a GPS unit capable of sub meter accuracy. The GPS points will be used to generate a site map indicating the locations of the test pits and noting non-native material encountered.

Site Restoration

The borings and test pits will be backfilled after completion with waste, soil and bentonite pellets, if needed. The temporary well materials will be removed, and the borings backfilled (plugged and abandoned) upon completion of sample collection. Soil borings in paved areas will be patched with cold-mix asphalt patch material. The test pits will be backfilled in lifts tamped as much as practical with the backhoe bucket. Some minor settlement at the surface could occur over time. Restoration of landscaping plants including grasses is not included in this scope of services.

Item 4 – Limited Soil and Groundwater Assessment Report

After completing the sampling services described and receiving the analytical data, S&ME will prepare a letter report for the Limited Soil and Groundwater Assessment, which will describe site conditions encountered at the time of our field activities, the methods used in the field for soil and water sample collection, and will include a presentation of field data and analytical results presented in a summarized format. The report will also include a site map, soil boring logs with lithologic descriptions and PID readings of the soil encountered in the borings, and the laboratory analytical reports. S&ME will discuss our opinion of the results compared to findings of the previous landfill assessments and the applicable NCDEQ regulatory action levels. We can assist the City with

evaluation of alternatives for crossing through the landfill with either open cut or directional drilling and provide our opinions in our report. If beneficial to the project, cross section profiles can be generated and included in our report. S&ME will provide the City of Hendersonville with a portable document file (.pdf) electronic file of the report.

♦ Excluded Services

The following services are specifically excluded from this proposal:

- Surveying of as-drilled test locations.
- Wetlands and natural resources evaluation.
- Traffic control.
- Seasonal High Water Levels - Our borings will reflect the depth to water at time of boring and shortly after completion of drilling operations. Recording of seasonal high water levels would require periodic observations of a temporary piezometer over typical seasonal activities or evaluation by a licensed soil scientist.
- Construction-phase services (i.e., monitoring of construction or testing of construction materials).
- Borrow source sampling. It is assumed that an environmental professional will be required to collect representative soil samples from the proposed soil to be imported to the site for laboratory analysis.
- Land clearing - The boring and test pit locations will be placed in areas that are already cleared of trees, brush, or other obstructions, and readily accessible with an excavator.
- Surveying services are not included in the Scope of Services. However, S&ME will measure sample locations in the field using GPS equipment.
- Additional borings/test pits or sample collection and analysis other than those proposed herein.
- Assessing other site features.
- Disposing of excavated material or other items discovered on-site.

S&ME has the capability of providing these services. If the services previously mentioned or other services are required on this project, we can provide you with an addendum to this proposal, describing the additional services and the associated costs.

♦ Client Responsibilities

The Scope of Services, fee, and project schedule presented herein are contingent upon the client fulfilling the following responsibilities:

- Provide emailed authorization to proceed, a contract Amendment, or Purchase Order;
- Provide access/right-of-entry to the site and permission to drill the borings.
- Provided the latest site plans.

♦ Schedule and Fee

Task 1 – Geotechnical Exploration

Based on our present schedule, we expect we can mobilize a drill rig to the site within 2 to 4 weeks of receiving written notice to proceed, depending on weather. The field work should require about 5 days to complete, weather permitting. The laboratory testing will require about 2 weeks to complete after drilling. We expect to submit the engineering report within 1 to 2 weeks of completion of the laboratory testing. However, we can discuss the results with you during and after drilling, and provide verbal (or emailed) recommendations after the samples have been reviewed, if requested.

We will perform our services on the basis of time charged and materials used (T&M) for the project. For the Geotechnical Scope of Services presented above, we suggest the following budget:

• Drilling Services:	**$18,800**
• Field Engineering Services:	**$2,500**
• Private Utility Locating:	**$1,000**
• Laboratory Testing:	**$2,500**
• Professional Services:	**$8,700**
Total:	**$33,500**

We will only invoice the City of Hendersonville for the services actually provided based on the attached fee schedule.

Task 2 – Environmental Services

Items 1, 2 and 3 will be completed within three weeks of the written authorization to proceed. S&ME will attempt to expedite these tasks sooner but may be restricted by subcontract drilling availability. Item 3 will require a minimum of 48 hours notification to schedule.

For the Environmental Scope of Services presented above, we suggest the following budget:

• *Item 1 – Site Specific Health and Safety Plan, Planning, Project Management*	***$1,500***
• *Item 2 – Limited Soil and Groundwater Sampling (Assume two field days - 7 soil borings)*	
o *Field Work (Field Effort, Project Mgmt., Sampling Equipment and Supplies)*	***$5,200***
o *Lab Fees (eight soil samples and one groundwater sample)*	***$6,600***
o *Subcontract Driller (includes mobilization and well materials) and Utility Locator*	***$9,000***
• *Item 3 – Test Pits (Assume one field day and five test pits)*	
o *Field Work (Field Effort, Project Mgmt. and Field Equipment)*	***$2,900***
o *Subcontract Tracked Excavator and Utility Locator*	***$3,200***
• *Item 4 – Limited Soil and Groundwater Assessment Report*	***$2,900***
Total:	***$31,300***

Summary of Fee Estimate

In summary, S&ME suggests a total budget of **$64,800** to perform the scope of geotechnical and environmental services described herein. S&ME's services will be completed on a time and material basis according to rates contained in the attached Fee Schedule. We propose that the total budget will not be exceeded unless site conditions change, or if information is made available, that requires altering the scope of work outlined herein. If this becomes necessary for the benefit of the project, then Mr. Steurer will be notified before the scope of work is modified and the total budget is exceeded to determine how the City of Hendersonville would like to proceed.

♦ Authorization

We understand the City of Hendersonville's contract will be used for authorization. If this proposal is acceptable, please notify us and send us the City contract for review.

This proposal is solely intended for the basic services as described in the Scope of Services. The Scope of Services may not be modified or amended, unless the changes are first agreed to in writing by the Client and S&ME. Use of this proposal and resulting documents is limited to above-referenced project and client. No other use is authorized by S&ME, Inc.

♦ Closure

S&ME appreciates the opportunity to be of continued service to City of Hendersonville. If you have any questions regarding the outlined scope of work, or if we may be of any further assistance, please call.

Sincerely,

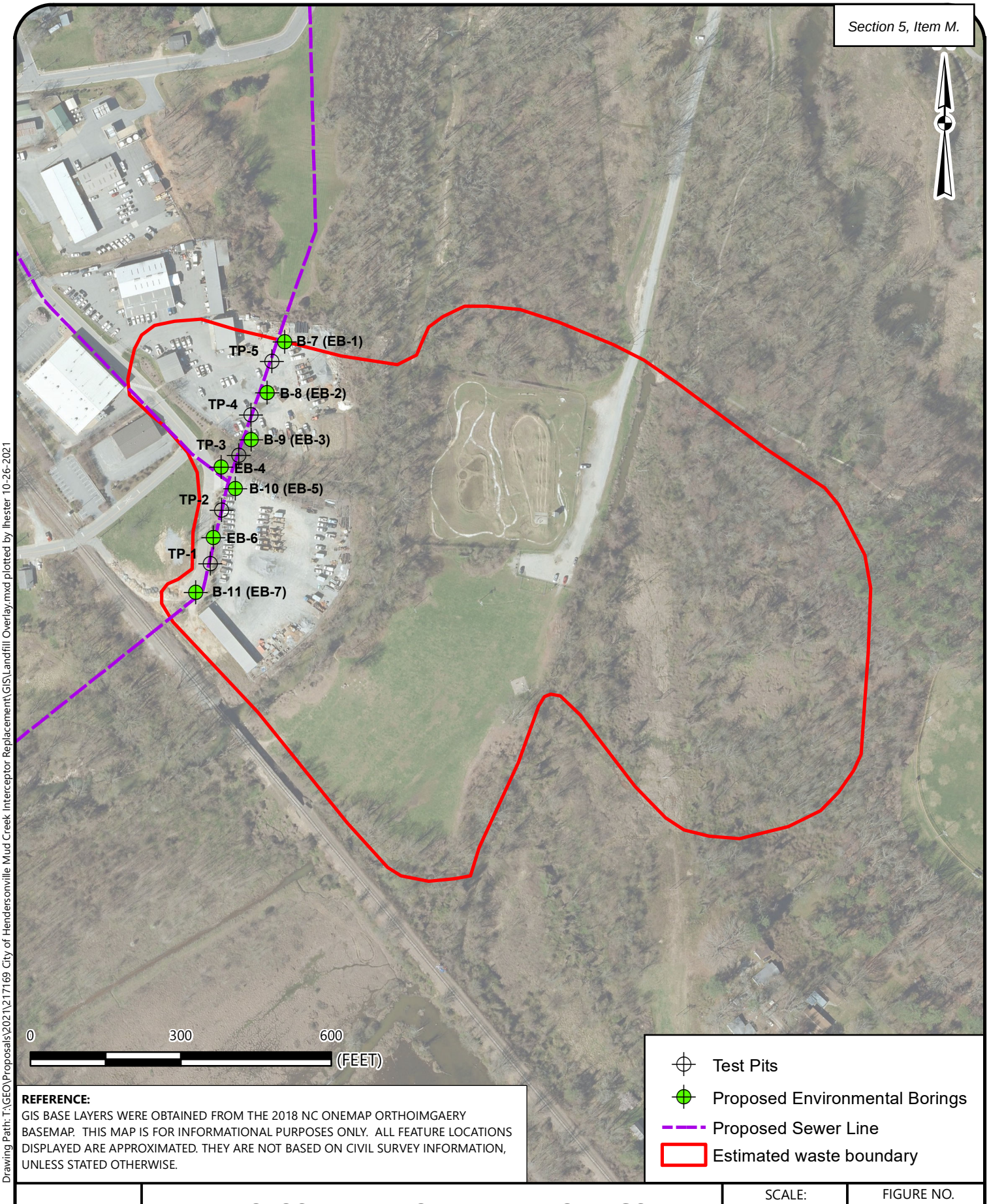
S&ME, Inc.

Christopher Mentch, P.E.
Project Engineer

Matthew H. McCurdy, P.E.
Principal Engineer

Gerald Paul
Senior Project Manager

Attachment: Proposed Geotechnical Borings
Proposed Environmental Borings and Test Pit Locations
Unit Rate Fee Schedule



REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM THE 2018 NC ONEMAP ORTHOIMGAERY BASEMAP. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

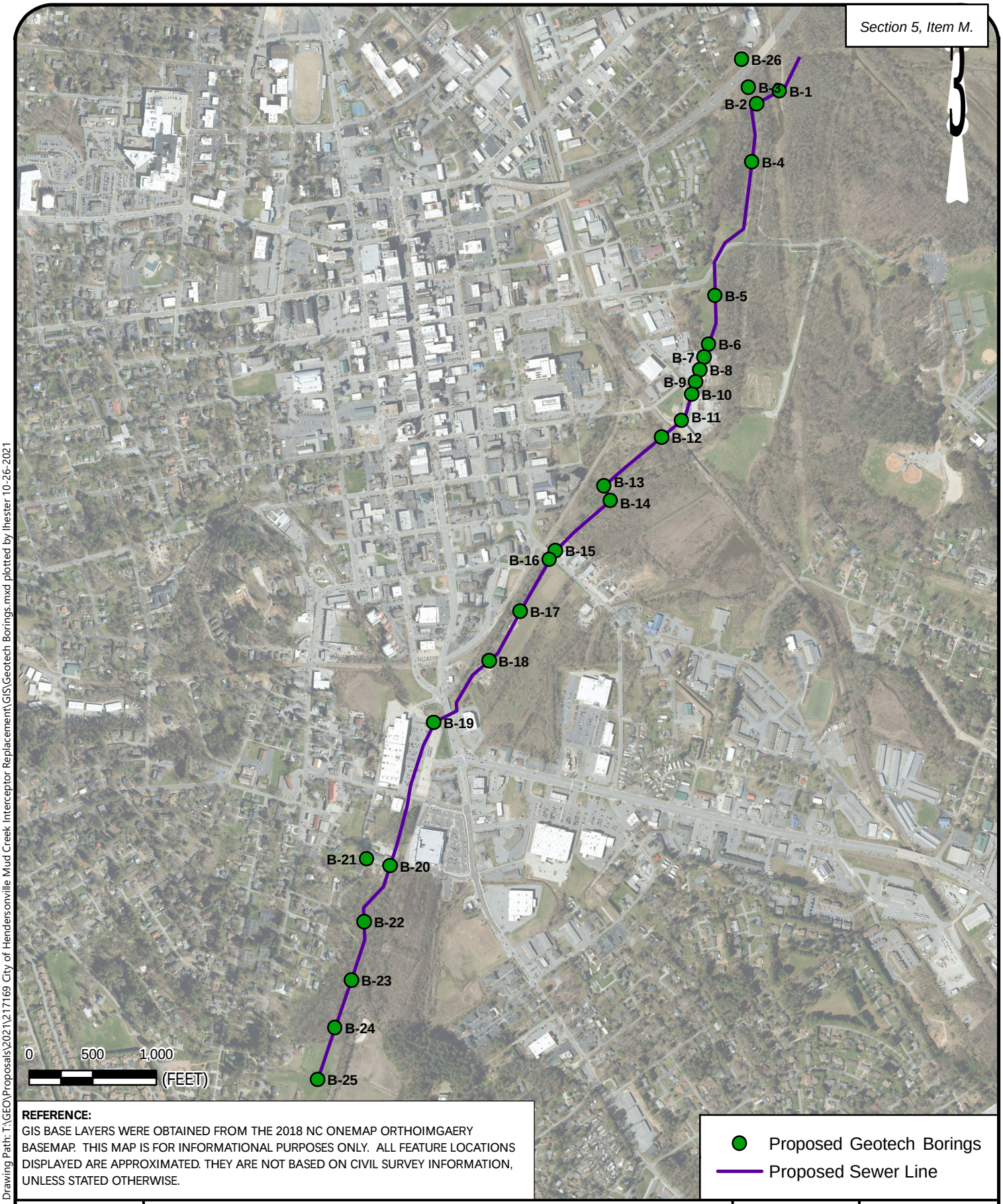
Drawing Path: T:\GEO\Proposals\2021\217169 City of Hendersonville Mud Creek Interceptor Replacement\GIS\Landfill Overlay.mxd plotted by lhester 10-26-2021

PROPOSED ENVIRONMENTAL BORINGS

HENDERSONVILLE PRE-REG LANDFILL
HENDERSONVILLE, HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1 " = 250 '
DATE: 10-26-21
PROJECT NUMBER 217169

FIGURE NO. 1



Drawing Path: T:\GEO\Proposals\2021\217169 City of Hendersonville Mud Creek Interceptor Replacement\GIS\Geotech Borings.mxd plotted by lhester 10-26-2021

REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM THE 2018 NC ONEMAP ORTHOIMGAERY BASEMAP. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

Proposed Geotech Borings
Proposed Sewer Line

PROPOSED GEOTECHNICAL BORINGS

MUD CREEK INTERCEPTOR
HENDERSONVILLE, HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1 " = 1,000 '
DATE: 10-26-21
PROJECT NUMBER 217169

FIGURE NO. 1

Geotechnical Services Fee Schedule

S&ME, Inc.

Professional Services

1.	Staff Professional, per hour	$ 105.00
2.	Project Professional, per hour	$ 135.00
3.	Senior Professional – P5, per hour	$ 175.00
4.	Principal Professional – P6, per hour	$ 205.00
5.	CAD Operator – C1, per hour	$ 90.00
6.	Administrative Support – S1, per hour	$ 70.00
7.	Mileage, per mile	$ 0.60
8.	Subcontract, travel, or other project direct expenses	Cost + 15%

Technician Services

1.	Technician – T1, per hour	$ 50.00
2.	Technician – T2, per hour	$ 55.00
3.	Senior Technician – T3, per hour	$ 58.00
4.	Senior Technician – T4, per hour	$ 60.00
5.	Metals Inspector, per hour	$ 80.00
6.	Environmental Technician, per hour	$ 85.00

A. Overtime rates will be 1.5 times the regular rate indicated for labor for technician services

B. Overtime includes all time in excess of 8 hours per day, Saturdays, Sundays & Holidays

Laboratory Testing Services

1.	Soil-Water (Moisture) Content, each	$ 15.00
2.	Soil-Liquid Limit, Plastic Limit and Plasticity Index, each	$ 90.00
3.	Soil-Particle Size Analysis	
	a. wash 200 Only, each	$ 60.00
	b. with Hydrometer, each	$ 175.00
	c. without Hydrometer, each	$ 88.00
4.	Soil-Unit Weight and Moisture Content, each	$ 70.00
5.	Soil-Laboratory Compaction Characteristics (Proctor) Standard Effort, each	$ 185.00
6.	Soil-California Bearing Ratio (CBR) (1 point, soaked), each	$ 205.00
7.	Soil-Triaxial Compression Tests	
	a. undisturbed-unconsolidated, undrained	$ 525.00
	b. undisturbed-consolidated, undrained	$ 1000.00
8.	Soil Hydraulic Conductivity (Permeability) Test-Remolded Sample	$ 370.00
9	Soil-Consolidation Test:	
	a. undisturbed (includes specific gravity), each	$ 600.00
	b. remolded (includes specific gravity), each	$ 750.00
10.	Soil-Unconfined Compressive Strength-Undisturbed, each	$ 120.00
11.	Rock Core Compressive Strength Test, each	$ 250.00

Drilling Services

1.	Local mobilization/demobilization of SPT/CPT Rig (< / = to 50 miles one-way), each	$ 650.00
2.	Soil Test Boring (ASTM D-1586), with split spoon samples, per foot	$ 15.00
3.	Auger Borings, per foot	$ 11.00
4.	Additional Split Spoon samples, per each	$ 32.00
5.	Rock Coring:	
	a. Set-up, each location	$ 325.00
	b. Coring, per foot	$ 56.00
6.	Piezometer-Temporary PVC Standpipe Installation, per foot	$ 7.00
7.	Undisturbed Sample, each	$ 245.00
8.	Bulk Samples, each	$ 50.00
9.	Crew Time (clearing, difficult moving, hauling water), per hour	$ 260.00
10.	Crew Subsistence, per day	$ 300.00
11.	Clearing with Dozer or Hydroax, per day	$2200.00

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Blair Myhand **MEETING DATE:** November 4, 2021

AGENDA SECTION: CONSENT **DEPARTMENT:** Police Department

TITLE OF ITEM: Resolution Approving Purchase of Less-Lethal Controlled Electronic Weapon Systems Pursuant To N.C.G.S. § 143-129(e)(3)– *Blair Myhand, Chief of Police*

SUGGESTED MOTION(S): I move that City Council adopt the *Resolution by the City of Hendersonville City Council Approving Purchase of Less-Lethal Controlled Electronic Weapon Systems Pursuant To N.C.G.S. § 143-129(e)(3)* as presented.

SUMMARY:

The Hendersonville Police Department is requesting approval to update its less-lethal electronic weapon systems to current models. The department will replace 45 Tasers X26 and X26P models for Taser 7 models.

BUDGET IMPACT: $149,825.76

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS: Resolution

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL APPROVING PURCHASE OF LESS-LETHAL CONTROLLED ELECTRONIC WEAPON SYSTEMS PURSUANT TO N.C.G.S. § 143-129(e)(3)

WHEREAS the Hendersonville Police Department needs to purchase Tasers as a less-lethal controlled electronic weapon (CEW) system, and Axon Enterprises Inc. is the sole distributor of Tasers; and

WHEREAS, the Hendersonville Police Department currently uses Tasers as a less-lethal controlled electronic weapon system; and

WHEREAS, the League of Oregon Cities LOC has a cooperative group purchasing agreement which the City of Hendersonville has subscribed to which, after a competitive bidding process, offers their pricing to other units of local government; and

WHEREAS, N.C.G.S. § 143-129(e)(3) authorizes direct purchases from a competitive bidding group purchasing program; and

WHEREAS, the league of Oregon Cities LOC procured a contract through its competitive bidding process offering discount pricing to two or more public agencies for Tasers, and the City wishes to purchase the Tasers through this program; and

WHEREAS, Axon Enterprises Inc., has submitted a quote for the purchase of 45 Taser 7 CEWs, cartridges, holsters, training support and equipment, docking station, warranty and maintenance, and licensing at $149,825.76, including tax; and

WHEREAS it is the recommendation of the City Manager, the Chief of Police, and the Procurement Manager that the City purchase the 45 Taser 7 CEWs, cartridges, holsters, training support and equipment, docking station, warranty and maintenance, and licensing at $149,825.76, from Axon Enterprises, Inc.; and

WHEREAS the City of Hendersonville Finance Director has determined that sufficient funds are available to cover the cost of this purchase.

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

1. That the that the purchase of the 45 Taser 7 CEWs, cartridges, holsters, training support and equipment, docking station, warranty and maintenance, and licensing at $149,825.76, from Axon Enterprises, Inc is approved pursuant to the authority granted by N.C.G.S. § 143-129(e)(3).
2. The City Manager is authorized to negotiate and execute a contract with Axon Enterprises, Inc., in consultation with the City Attorney, containing such terms as he, in his discretion deems appropriate provided such contract is consistent with the terms of this Resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-334309-44498.567TM

Issued: 10/29/2021
Quote Expiration: 11/26/2021
EST Contract Start Date: 11/15/2021
Account Number: 106915
Payment Terms: N30
Delivery Method: Fedex - Ground

SHIP TO	BILL TO
Delivery;Invoice-145 5TH AVE 145 5TH AVE HENDERSONVLLE, NC 28792 USA	Hendersonville Police Dept. - NC 145 5TH AVE HENDERSONVLLE, NC 28792 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Ted Megremis Phone: Email: tmegremis@axon.com Fax:	Phone: (828) 697-3025 Email: ggardin@hvlnc.gov Fax:

Program Length	60 Months
TOTAL COST	$149,825.76
ESTIMATED TOTAL W/ TAX	$149,825.76

Bundle Savings	$33,239.22
Additional Savings	$7,943.80
TOTAL SAVINGS	$41,183.02

PAYMENT PLAN

PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	Aug, 2021	$29,973.72
Year 2	Aug, 2022	$29,973.74
Year 3	Aug, 2023	$29,973.74
Year 4	Aug, 2024	$29,973.74
Year 5	Aug, 2025	$29,973.74

BILLED ON FULFILLMENT		
PLAN NAME	**INVOICE DATE**	**AMOUNT DUE**
None	As Fulfilled	$0.00

Quote Details

Bundle Summary		
Item	**Description**	**QTY**
T7Cert	2021 Taser 7 Certification Bundle	45
DynamicBundle	Dynamic Bundle	1

Bundle: 2021 Taser 7 Certification Bundle	Quantity: 45	Start: 11/15/2021	End: 9/14/2026	Total: 149868.71 USD
Category	**Item**	**Description**		**QTY**
Holsters	20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER		40
Holsters	20161	TASER 7 HOLSTER - SAFARILAND, LH+CART CARRIER		5
HALT Suit	20050	HOOK-AND-LOOP TRAINING (HALT) SUIT		1
Handle License	20248	TASER 7 EVIDENCE.COM LICENSE		45
Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		135
Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		135
Handles	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R		45
Inert Cartridges	22179	TASER 7 INERT CARTRIDGE, STANDOFF (3.5-DEGREE) NS		45
Inert Cartridges	22181	TASER 7 INERT CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		45
Admin License	20248	TASER 7 EVIDENCE.COM LICENSE		1
Taser 7 Target	80087	TASER 7 TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)		1
Spare Handles	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R		1
Taser 7 Target Frame	80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7		1
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		90
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		90
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		90
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		90
Training Live Cartridges	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		90
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		90
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		90

Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	90
Training Live Cartridges	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS	90
Batteries	20018	TASER 7 BATTERY PACK, TACTICAL	54
Training Halt Cartridges	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS	90
Training Halt Cartridges	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS	90
Training Halt Cartridges	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS	90
Training Halt Cartridges	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS	90
Duty Cartridge Replenishment Program	20246	TASER 7 DUTY CARTRIDGE REPLACEMENT LICENSE	45
Docks	74200	TASER 7 6-BAY DOCK AND CORE	1
Dock Mount	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	1
Dock Power Cord	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	1
Other	80395	EXT WARRANTY, TASER 7 HANDLE	45
Other	80395	EXT WARRANTY, TASER 7 HANDLE	1
Other	80374	EXT WARRANTY, TASER 7 BATTERY PACK	54
Other	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1

Bundle: Dynamic Bundle Quantity: 1 Start: 11/15/2021 End: 9/14/2026 Total: 0 USD

Category	Item	Description	QTY
Other	20050	HOOK-AND-LOOP TRAINING (HALT) SUIT	1
Other	74200	TASER 7 6-BAY DOCK AND CORE	1
Other	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract League of Oregon Cities (fka NPP) Contract No. PS20270 is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

10/29/2021

Proclamation

Homeless Youth Awareness Month

WHEREAS, the month of November is designated as National Homeless Youth Awareness Month as declared by the U. S. House and Senate in 2007 and serves as an outlet to increase public awareness of an ongoing issue occurring in every city across the United States; and

WHEREAS, the nation's public schools report between 1.3 and 1.7 million homeless students grades pre-k through 12th grade; and

WHEREAS, we realize that when adolescents become homeless, being separated from their caregivers and homes for various reasons, which often places them in precarious situations; that school is often the most safe and stable environment for these youth; and

WHEREAS, we recognize in Henderson County that roughly 2.5 percent of our youth are identified as homeless; and

WHEREAS, Only Home WNC, Inc. is a local non-profit whose mission is to promote the value of education, honor individuality and diversity, nurture respect for self and others, and provide hope for young people in need in the community; and

WHEREAS, an effort is being made by the board members of Only Hope WNC, Inc. by hosting its 10th Annual Sleep Out on November 5 - November 6 at the Historic Courthouse on Main Street in Downtown Hendersonville in an effort to draw attention and support for youth homelessness in Henderson County.

NOW, THEREFORE, the City Council of the City of Hendersonville does hereby proclaim the month of November 2021 as

"**Homeless Youth Awareness Month**"

in the City of Hendersonville and applaud the efforts of those who serve and help fight youth homelessness in Henderson County.

PROCLAIMED this 4th day of November 2021

Seal

_____
Barbara G. Volk, Mayor
City of Hendersonville

Attest:

_____
Angela Reece, City Clerk

Proclamation

Native American Heritage Month
2021

WHEREAS, Native Americans, who have inhabited this continent since long before their first contact with English settlers, shared their knowledge of the land and its resources, and have continued to play a vital role in the development of our local communities, the state of North Carolina, and the nation; and

WHEREAS, North Carolina is home to more than 122,000 Native Americans, and has eight historic tribes: Coharie, Eastern Band of Cherokee, Haliwa Saponi, Lum bee, Meherrin, Occaneechi Band of Saponi, Sappony, and Waccamaw-Siouan; in accordance with Chapter lE of the North Carolina General Statutes, and N.C. Gen. Stat.§§ 71A-3 - 7.2, these tribes are legally recognized by the State of North Carolina; and

WHEREAS, the North Carolina Commission of Indian Affairs was created in 1971 by the North Carolina General Assembly to advocate for local, regional, and national Native American concerns; and

WHEREAS, our state has enjoyed a positive relationship with the indigenous peoples of North Carolina, and continues to grow in our shared progress; we honor and respect the heritage, and the many cultural and economic contributions of our Native American tribes and people; and

WHEREAS, despite this relationship, there are disparities in the fair treatment of our Native American tribes, and insufficient acknowledgment of the historic destruction of our indigenous cultures; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month, thereafter commonly referred to as Native American Heritage Month; and

WHEREAS, Native American Heritage Month is celebrated every year to recognize Native American cultures, contributions, history, traditions, art, and land; and

WHEREAS, the State of North Carolina encourages all people to acknowledge the historic sacrifices of indigenous peoples and recognize their contributions to the emergence and development of our state, the nation, the free world, and the global economy.

NOW, THEREFORE, I, Barbara Volk, Mayor of the City of Hendersonville, do hereby proclaim the month of November, 2021, as

"Native American Heritage Month"

in the City of Hendersonville and commend its observance to all citizens.

PROCLAIMED this 4th day of November 2021.

Seal

_____
Barbara G. Volk, Mayor
City of Hendersonville

Attest:

_____
Angela Reece, City Clerk

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 11/4/2021

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Recognition of Water and Sewer Crews – *Jeff Miller, City Council Member*

SUGGESTED MOTION(S):

NA

SUMMARY:

Prior to the recent tropical storm Council Member Miller had a conversation with Water and Sewer Supervisor Andrew Jones about how they prepare for the excessive amount of rain. Council Member Miller was extremely impressed and asked that we recognize and Andrew and his team at the next City Council meeting.

BUDGET IMPACT: NA

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded. NA

ATTACHMENTS:

NA

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Lu Ann Welter **MEETING DATE:** November 4, 2021

AGENDA SECTION: Presentation Only **DEPARTMENT:** Human Resources

TITLE OF ITEM, Presenter Name, Title: Quarterly MVP Recipients – *John Connet, City Manager*

SUGGESTED MOTION(S): None

SUMMARY:

The Service Excellence Design Team voted these employees as the MVPs for the April through June quarter of 2021.

BUDGET IMPACT: $

Is this expenditure approved in the current fiscal year budget? NO

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

PowerPoint Presentation

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brendan Shanahan, Civil Engineer IV

MEETING DATE: November 4, 2021

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: Engineering

TITLE OF ITEM: Resolution Accepting Donation- Clear Creek Greenway – *Brendan Shanahan, Engineering*

SUGGESTED MOTION(S): I move that City Council adopt the resolution authorizing the acceptance of the Carolina Village donation for the Clear Creek Greenway as presented.

SUMMARY:

The City of Hendersonville has worked to expand and improve the linear parks and greenways that are available to residents and visitors. In the last two years, the City has acquired grant funds to design and construct the Clear Creek Greenway, a 1.5 mile multi-use path to begin at the Oklawaha Greenway system and extend along Clear Creek past Carolina Village and to Lakewood Road.

Throughout this process, the Carolina Village Retirement Community has been a staunch advocate of the project, showing their support, not only by attending meetings and providing valuable feedback, but also by offering financial support in the amount of $250,000 and the donation of easement as required for the trail. It was this demonstration of local support and interest that the City was able to leverage into grant donations from the State and Federal levels totaling $2.2 million.

We are grateful to Carolina Village in helping this community vision to become a reality.

Kevin Parries, Executive Director at Carolina Village, should be in attendance. If so, the Mayor will have an opportunity to thank Carolina Village on behalf of the City.

BUDGET IMPACT: $250,000

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS: Resolution to follow

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING THE ACCEPTANCE OF THE CAROLINA VILLAGE DONATION FOR CLEAR CREEK GREENWAY

WHEREAS, the Carolina Village wishes to make a donation in the amount of $250,000 to be used for the design, and construction of the section of the Clear Creek Greenway that has been awarded, and to provide local match for grant funds under the 2019 Water Resources Development Grant, the 2020 Parks and Recreation Trust Fund, and the 2020 Surface Transportation Block Grant; and

WHEREAS, in addition to the donation of funds, Carolina Village intends to donate an easement of approximately 2.5 acres, to the City of Hendersonville to be used for the same section of the Clear Creek Greenway, which will traverse the property of Carolina Village from the right of way of Clear Creek Rd (SR 1503) to the right of way of Interstate 26 along the northern portion of the property, adjacent to the Clear Creek Mitigation Site (Conservation Easement);

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

1. The City Council accepts the donation of $250,000.00 from Carolina Village for the purpose of designing and construction a portion of the Clear Creek Greenway.
2. The City Manager is authorized to accept the donation of the approximately 2.5-acre easement which will traverse the property of Carolina Village from the right of way of Clear Creek Rd (SR 1503) to the right of way of Interstate 26 along the northern portion of the property, adjacent to the Clear Creek Mitigation Site (Conservation Easement) funds.
3. The City Manager is authorized to execute such additional documents as may be required to complete the acceptance of the donated funds and the donated easement.
4. The City Council extends its thanks to Carolina Village for these generous donations.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of November, 2021.

_____

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

_____

Angela L. Reece, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Michael Huffman **MEETING DATE:** November 4, 2021

AGENDA SECTION: Discussion/Staff Direction **DEPARTMENT:** Stormwater

TITLE OF ITEM, Presenter Name, Title: Trash Trout Jr. Eagle Scout Project Presentation – *Elijah Bandy, Eagle Scout Candidate & Michael Huffman, Stormwater Administrator*

SUGGESTED MOTION(S): I move that City Council Approve the installation of a new Trash Trout Jr. Device for the cost of $3,500.00 as presented.

SUMMARY:

Elijah Bandy, a local boy scout, has approached the City with a proposal to install and maintain a Trash Trout Jr. Device as his Eagle Scout project. Mr. Bandy has been working with Stormwater Administrator, Michael Huffman, and the environmental non-profit group Asheville Greenworks to develop the project. The City, in partnership with Asheville Greenworks, was the first in WNC to install an aquatic litter capture device (The Mud Creek Trash Trout) in 2017. Since that time the Mud Creek Trash Trout has removed approximately 7,000 lbs of floating trash from Mud Creek, primarily single use plastics and Styrofoam. Over 10 similar devices have been installed across WNC as a result of the success of the Mud Creek Trash Trout. The smaller Trash Trout Jr. will aid in removing additional litter from Mud Creek and will provide a public education opportunity for the community.

BUDGET IMACT: $ 3,500

Is this expenditure approved in the current fiscal year budget? YES

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Elijah Bandy Trash Trout Jr. Presentation

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Michael Huffman **MEETING DATE:** 11/4/21

AGENDA SECTION: Presentation Only **DEPARTMENT:** Stormwater

TITLE OF ITEM, Presenter Name, Title: NCDEQ MS4 Stormwater Program Audit Results – *Michael Huffman, Stormwater Administrator*

SUGGESTED MOTION(S): N/A

SUMMARY:

Present the results of the NCDEQ MS4 Stormwater Program Audit that was conducted in May 2021

BUDGET IMACT: $ N/A

Is this expenditure approved in the current fiscal year budget? YES / NO

If no, describe how it will be funded.

EnterTextHere

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

NCDEQ MS4 Audit Report

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PROGRAM AUDIT REPORT

NPDES PERMIT NO. NCS000489

Hendersonville, NORTH CAROLINA

305 Williams St.
Hendersonville, NC 28792

Audit Date: May 19'th and 20'th, 2021

Report Date: September 28, 2021

North Carolina Department of Environmental Quality
Division of Energy, Mineral & Land Resources Stormwater Program
512 N. Salisbury Street, 9th floor
1612 Mail Service Center
Raleigh, NC 27699-1612

(This page intentionally left blank)

TABLE OF CONTENTS

Audit Details 1
Permittee Information 2
Supporting Documents 4
Program Implementation, Documentation & Assessment 6
Public Education and Outreach 10
Public Involvement and Participation 14
Illicit Discharge Detection and Elimination (IDDE) 16
Construction Site Runoff Controls 19
Post-Construction Site Runoff Controls 22
Pollution Prevention and Good Housekeeping for Municipal Operations 28
Total Maximum Daily Loads (TMDLs) ..... **Error! Bookmark not defined.**
Site Visit Evaluation: Municipal Facility No. 1 31
Site Visit Evaluation: Municipal Facility No. 2 33
Site Visit Evaluation: MS4 Outfall No. 1 35
Site Visit Evaluation: MS4 Outfall No. 2 37
Site Visit Evaluation: Construction Site No. 1 ..... **Error! Bookmark not defined.**
Site Visit Evaluation: Construction Site No. 2 ..... **Error! Bookmark not defined.**
Site Visit Evaluation: Post-Construction Stormwater Control Measure No. 1 39
Site Visit Evaluation: Post-Construction Stormwater Control Measure No. 2 42
Appendix A: Supporting Documents
Appendix B: Photograph Log

DISCLAIMER

This audit consists of an evaluation of program compliance with the issued permit and implementation of the approved Stormwater Management Plan. This audit report does not include a review of all program components, and program deficiencies in addition to those noted may be present. The permittee is required to assess program progress and permit compliance, and to implement the approved Stormwater Management Plan in accordance with the issued permit.

This page intentionally left blank

Audit Details

Audit ID Number:	Audit Date(s):
NCS000489_Hendersonville MS4 Audit_20210519	May 19-20, 2021

Minimum Control Measures Evaluated:

☒ Program Implementation, Documentation & Assessment
☒ Public Education & Outreach
☒ Public Involvement & Participation
☒ Illicit Discharge Detection & Elimination
☐ Construction Site Runoff Controls – No delegated Sediment and Erosion Control Program
☐ Construction Site Runoff Controls – Delegated Sediment and Erosion Control Program
☒ Post-Construction Site Runoff Controls
☒ Pollution Prevention and Good Housekeeping for Municipal Operations
☐ Total Maximum Daily Loads (TMDLs)

Field Site Visits:

☒ Municipal Facilities. Number visited: 2
☐ MS4 Outfalls. Number visited: Choose an item.
☐ Construction Sites. Number visited: Choose an item.
☐ Post-Construction Stormwater Runoff Controls. Number visited: Choose an item.
☐ Other: _____. Number visited: Choose an item.
☐ Other: _____. Number visited: Choose an item.

Inspector(s) Conducting Audit

Name, Title	Organization
Michael Smith, Assistant Regional Engineer	NCDEQ

Audit Report Author:	Date:
Signature M Smith	10/4/2021
Audit Report Author: *Signature*_____	**Date**

Permittee Information

MS4 Permittee Name:	Permit Effective Date:	Permit Expiration Date:
City of Hendersonville	2/20/2017	2/19/2022

Mailing Address:	Date of Last MS4 Inspection/Audit:
305 Williams St. Hendersonville, NC 28792	2/27/2014

Co-permittee(s), if applicable:

Permit Owner of Record: Fred H. Niehoff, Jr.

Primary MS4 Representatives Participating in Audit

Name, Title	Organization
Michael Huffman, Stormwater Administrator	City of Hendersonville, N.C.
Brent Detwiler, City Engineer	City of Hendersonville, N.C.
John Connent, City Manager	City of Hendersonville, N.C.
Chad Freeman, Public Works, Assist. Director	City of Hendersonville, N.C.

MS4 Receiving Waters

Waterbody	Classification	Impairments
Johnson Drainage Ditch	C	
Allen Branch	C	
Mud Creek	C	
Wolfpen Creek	C	
Devils Fork	C	
Wash Creek	B	
Bat Fork	C	
Brittian Creek	C	
King Creek	B	

Supporting Documents

Item Number	Document Title	When Provided (Prior to/During/After)
1	Stormwater Management Plan Draft (SWMP)	During
2	MS4 Operation and Maintenance (O&M) Maintenance Plan	During
3	Erosion and Sediment Control Ordinance	During
4/21/40	IDDE SOP Connection/Connection Enforcement SOP for Dry Weather Screening of Stormwater Outfalls.	During
5	Signature Authority (Sharepoint)	Prior
6	SCM Plan	During
7	MS4 Outfalls	During
8	Proposed fund (summary) for stormwater and environmental services to be approved 2021 (FY 20-21).	During
9/19	Copy of the invoice for the annual fee ($860.00).	During
10/12	Public Education	During
11	IDDE NOV 453 Stoney Mountain Rd. Hendersonville, NC 5/10/2021	During
12/10	Training Information	During
13/10	Public Education and Outreach	During
14	Exposure sent to email	During
15	Attendance sign-in sheet	During
16	Public Input (email Public Input Meeting and Survey	During
17	Pipe Maintenance Schedule	During
18	Website	During
20	Stormwater Asset Inventory Progress Update (copy of email) 5/12/2021	During
21	SOP for Dry Weather Screening of Stormwater Outfalls	During

22	Potential Illicit discharge map	During
23	SOP for Illicit Discharge/Connection Response and Enforcement	During
24	IDDE Tracking Database	During
25	IDDE Stormwater Training Log	During
26	IDDE Training Presentation (electronic)	During
27	Stormwater Ordinance Link	During
28	SCM Approval Letter (Ivy Crossing Project) Approval Letter	During
29	SCM Inventory (electronic)	During
31	Final Stormwater Inspection for Oklawaha Village Housing (electronic) Email to Oklawaha Village concerning repairs. 2/11/2021.	During
32	Routine Facility Inspections – Stormwater SOP (electronic) Routine Facility Inspection – Stormwater 041321 (electronic)	During
33	City of Hendersonville Stormwater Inspection Form (electronic)	During
34	Certified mail green cards receipts sent with NOVs	During
35	Applicator License	During
36	City General Spill Response Plan 2021 (electronic)	During
37	Facility Maintenance Spill Response Plan (electronic)	During
38	Facility Maintenance Spill Response Plan (same as above, electronic)	During
39	2020 Street Sweeping Log, City of Hendersonville, NC (electronic)	During
40	City of Hendersonville Stormwater MS4 operation and maintenance (electronic)	During
41	Wildlands Management in Request for Proposals (RFQ) (electronic)	During
42	Routine Facility Inspection – City of Hendersonville Public Works, W/S Yard, Fleet (electronic)	During
43	Fire Station 2 Operation and Maintenance 102020 (electronic)	During
44	Fleet Maintenance Stormwater Pollution Prevention Plan (electronic)	During

45	NPDES MS4 Audit Documentation	During
46	Public Outreach and Involvement Tracking	During

Program Implementation, Documentation & Assessment

Staff Interviewed: (Name, Title, Role)	Michael Huffman, CPMSM, Stormwater Administrator

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.A.1 Staffing and Funding	The permittee maintained adequate funding and staffing to implement and manage the provisions of the Stormwater Plan and meet all requirements of the permit.	Yes	1, 8
	The Stormwater Plan identifies a specific position(s) responsible for the overall coordination, implementation, and revision to the Plan.	Yes	1
	Responsibilities for all components of the Stormwater Plan are documented and position(s) assignments provided.	Yes	1
	The permittee is current on payment of invoiced administering and compliance monitoring fees (*see stormwater e-payments on DEMLR MS4 web page*).	Yes	9

The stormwater management plan provided at the time of the audit was a draft copy.

II.A.2 Stormwater Plan Implementation and Evaluation	The permittee evaluated the performance and effectiveness of the program components at least annually.	Yes	1
	If yes, the permittee used the results of the evaluation to modify the program components as necessary to accomplish the intent of the Stormwater Program.	Yes	1
	Did the permitted MS4 discharges cause or contribute to non-attainment of an applicable water quality standard?	Yes	4
	If yes, did the permittee expand or better tailor its BMPs accordingly to address the non-attainment?	Yes	10

Program Implementation, Documentation & Assessment

The permittee conducted dry weather inspections to further efforts in illicit discharges. Additionally, the permittee developed postal mailers to further stormwater education throughout the city.
Annual reports have been conducted at the time of the audit.

II.A.3 Keeping the Stormwater Plan Up to Date	The permittee kept the Stormwater Plan up to date.	Yes	---
	The permittee notified DEMLR of any updates to the Stormwater Plan.	Not Applicable	---

Comments (Indicate the date of latest Stormwater Plan and describe the nature of any updates, if applicable). 2017-2021.
The City did not have a stormwater management plan prior to 2017. A draft Stormwater Management plan was presented at the time of the audit. The draft of this plan was dated 10/30/2020.
The permittee reported maintaining annual Reports since 2007.

II.A.4 Availability of the Stormwater Plan	The permittee kept an up-to-date version of its Stormwater Plan available to the Division and the public online.	Yes	website
	The online materials included ordinances, or other regulatory mechanisms, or a list identifying the ordinances, or other regulatory mechanisms, providing the legal authority necessary to implement and enforce the requirements of the permit.	Yes	website

The permittee maintains an easily accessible website with applicable information concerning the storm water program.

II.A.3 & II.A.5 Stormwater Plan Modifications	Did DEMLR require a modification to the Stormwater Plan?	No	---
	If yes, did the permittee complete the modifications in accordance with the established deadline?	Not Applicable	---

Comments (Note date of DEMLR notification, modifications required, and date modifications were completed, as applicable)

II.A.6 Sharing Responsibility	Are any control measures implemented by an entity other than the permittee?	Yes	3
	If yes, is there a written agreement in place?	Yes	3

Program Implementation, Documentation & Assessment

A draft stormwater management plan was presented at the time of the audit. Additionally, the permittee maintained written standard operating procedures (SOP) for spills and possible enforcement. The permittee maintained an IDDE tracking database, pipe maintenance schedules, and a detailed inventory of SCMs located throughout the City.

II.A.7 Written Procedures	The permittee maintained written procedures for implementing the six minimum control measures.	Yes	**23**
	Written procedures identified specific action steps, schedules, resources and responsibilities for implementing the six minimum measures.	Yes	---
III. A Program Documentation	The permittee maintained documentation of all program components including, but not limited to, inspections, maintenance activities, educational programs, implementation of BMPs, enforcement actions etc., on file for a period of five years.	Partial	**11, 12**

Comments (List the specific program components that do not have adequate documentation on file and why, if applicable)
The SCM database tracking only goes back 3 years. The permittee maintains a database street sweeping activity. SCM maintenance logs are dated only to 2017. Stormwater education is documented beginning in 2017. The most recent IDDE was in 2018.
The permittee has record of an IDDE NOV dated 2016.

III.B Annual Report Submittal	The permittee submitted annual reports to the Department within twelve months from the effective date of the permit (*See Section III.B. for the annual reporting period specific to this MS4*).	Yes	BIMs
	The permittee submitted subsequent annual reports every twelve months from the scheduled date of the first annual report submittal.	Yes	---
	The Annual Reports included appropriate information to accurately describe the progress, status, and results of the permittee's Stormwater Plan, including, but not limited the following:		
	1. A detailed description of the status of implementation of the Stormwater Plan as a whole. This will include information on development and implementation of each major component of the Stormwater Plan for the past year and schedules and plans for the year following each report.	Yes	---
	2. An adequate description and justification of any proposed changes to the Stormwater Plan. This will include descriptions and supporting information for the proposed changes and how these changes will impact the Stormwater Plan (results, effectiveness, implementation schedule, etc.).	Yes	---
	3. Documentation of any necessary changes to programs or practices for assessment of management measures implemented through the Stormwater Plan.	Not Reviewed	---
	4. A summary of data accumulated as part of the Stormwater Plan throughout the year along with an assessment of what the data indicates in light of the Stormwater Plan.	Not Reviewed	---
	5. An assessment of compliance with the permit, information on the establishment of appropriate legal authorities, inspections, and enforcement actions.	Not Reviewed	---

Program Implementation, Documentation & Assessment

IV.B Annual Reporting	The Annual Reports document the following:		
	1. A summary of past year activities, including where applicable, specific quantities achieved and summaries of enforcement actions.	Not Reviewed	---
	2. A description of the effectiveness of each program component.	Not Reviewed	---
	3. Planned activities and changes for the next reporting period, for each program component or activity.	Not Reviewed	---
	4. Fiscal analysis.	Not Reviewed	---

The annual reports were not reviewed.

Public Education and Outreach

Staff Interviewed: (Name, Title, Role)	Michael Huffman, CPMSM, Stormwater Administrator

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.B.2.a Goals and Objectives	The permittee defined goals and objectives of the Local Public Education and Outreach Program based on community wide issues.	Yes	1, 13

The goals and objectives are outlined on the website maintained by the permittee.

II.B.2.b Target Pollutants	The permittee maintained a description of the target pollutants and/or stressors and likely sources.	Yes	1 and city website

The permittee maintained an extensive list of target pollutants on the City Stormwater Website.

II.B.2.c Target Audiences	The permittee identified, assessed annually and updated the description of the target audiences likely to have significant storm water impacts and why they were selected.	Yes	1, 46

Public Education and Outreach

II.B.2.d Residential and Industrial/ Commercial Issues	The permittee described issues, such as pollutants, the likely sources of those pollutants, potential impacts, and the physical attributes of stormwater runoff in their education/outreach program.	**Yes**	**City website**

II.B.2.e Informational Web Site	The permittee promoted and maintained an internet web site designed to convey the program's message.	**Yes**	**City website**

Stormwater
- Stormwater Utility
- Public Education and Outreach
- NPDES Phase II Regulations
- Stormwater Projects
- Erosion and Sediment Control
- Forms & Documents
- Wash Creek Stormwater Master Plan
- Illicit Discharge Detection and Elimination

Home > Departments >

Stormwater

Stormwater Management

"Only rain down the drain"



Hendersonville's Stormwater Management Program works to preserve, protect, and restore the quality of water in the streams, rivers, and lakes within the City of Hendersonville. The City's Stormwater Management program was developed in compliance with the Federal Clean Water act and the North Carolina Department of Environmental Quality to ensure that stormwater is effectively controlled in order to reduce pollution generated from stormwater runoff.

The City of Hendersonville is a federally designated National Pollutant Discharge Elimination System (NPDES) Phase II community and operates under the authority of the Stormwater Management Program which became effective in August of 2007 after being drafted into the city's Code of Ordinances and operates as a division of the Engineering Department. NPDES Phase II is a federal and state mandated program under the Clean Water Act to address non-point source pollution or stormwater runoff. The City's NPDES Permit consists of six management areas that reduce stormwater pollution and assures clean water is maintained in our city's water bodies:

- Public Outreach and Education
- Public Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Pollution Prevention and Good Housekeeping

REPORT A STORMWATER ISSUE

Click the link above to report any stormwater drainage issues within the City

Located at:

City Operations Center
305 Williams Street
Hendersonville, NC 28792

Telephone: 828-697-3013

MICHAEL HUFFMAN, CPMSM
STORMWATER ADMINISTRATOR
mhuffman@hvlnc.gov

City of Hendersonville
2021 BIG SWEEP EVENT
Saturday September 18th



The City of Hendersonville Stormwater Program is hosting the annual Hendersonville Big Sweep event on Saturday, September 18th from 10 am to 1 pm.

SIGN UP TO PARTICIPATE IN THE HENDERSONVILLE BIG SWEEP RIVER CLEAN-UP

Public Education and Outreach

II.B.2.f Public Education Materials	The permittee distributed stormwater educational material to appropriate target groups.	Yes	**13, website**

The permittee maintained an extensive list of training materials on the City Stormwater website. Additionally, mailers were generated for educational purposes.

II.B.2.g Hotline/Help Line	The permittee promoted and maintained a stormwater hotline/helpline for the purpose of public education and outreach.	Yes	**website**

Comments (Note hotline contact information and method(s) for advertising it)Also on City vehicles.

Illicit Discharge Detection and Elimination | City of Hendersonville, NC | Official Website (hendersonvillenc.gov)

II.B.2.h Public Education and Outreach Program	The permittee's outreach program, including those elements implemented locally or through a cooperative agreement, included a combination of approaches designed to reach the target audiences.	Yes	**website**
	For each media, event or activity, including those elements implemented locally or through a cooperative agreement the permittee estimated and recorded the extent of exposure.	Yes	**14**

Public Education and Outreach | City of Hendersonville (hvilletn.org)

Public Education and Outreach	
Additional Comments:	

Public Involvement and Participation

Staff Interviewed: (Name, Title, Role)	Michael Huffman, CPMSM, Stormwater Administrator

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.C.2.a Volunteer Community Involvement Program	The permittee included and promoted volunteer opportunities designed to promote ongoing citizen participation.	Yes	15, 46
Stream cleanups were not documented but have be held starting in 2016. The permittee maintains a tracking database of public opportunities since that time.			
II.C.2.b Mechanism for Public Involvement	The permittee provided and promoted a mechanism for public involvement that provides for input on stormwater issues and the stormwater program.	Yes	16, website
Topics were discussed at Council meetings. Press releases of events were published.			
II.C.2.c Hotline/Help Line	The permittee promoted and maintained a hotline/helpline for the purpose of public involvement and participation.	Partial	website
The City maintains contact information for the stormwater administrator on the city stormwater website.			

Public Involvement and Participation

Additional Comments:	

Illicit Discharge Detection and Elimination (IDDE)

Staff Interviewed: (Name, Title, Role)	Michael Huffman, CPMSM, Stormwater Administrator

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.D.2.a IDDE Program	The permittee maintained a written IDDE Program.	Yes	4
	If yes, the written program includes provisions for program assessment and evaluation and integrating program.	Yes	4, pp 4

Comments (Note any deficiencies)
IDDE were documented in 2018.
The permittee maintained standard operating procedures for IDDE. Additionally, a potential discharge assessment map has been developed and maintained by the permittee.

II.D.2.b Legal Authorities	The permittee maintained an IDDE ordinance or other regulatory mechanism(s) that provides the legal authority to prohibit illicit connections and discharges to the MS4.	Yes	website
	If yes, the ordinance applies throughout the corporate limits of the permittee. *[Permit Part I.D]*	Yes	24.135

Comments
Microsoft Word - ARTICLE III. STORMWATER ORDINANCE.doc (hendersonvillenc.gov)

II.D.2.c Storm Sewer System Map	The permittee maintained a current map showing major outfalls* and receiving streams.	Yes	7, 22

The permittee developed MS4 interactive Map- An IDDE database is maintained. The permittee created a map of Potential Illicit Discharge sites.

**Major outfalls are discharges from ≥ 36" diameter pipes or drainage areas of ≥ 50 acres. In areas zoned for industrial activity, major outfalls are ≥ 12" or drainage area ≥ 2 acres.*

II.D.2.d Dry Weather Flow Program	The permittee maintained a program for conducting dry weather flow field observations in accordance with written procedures.	Yes	21

The City implemented the program in 2017.

Illicit Discharge Detection and Elimination (IDDE)

II.D.2.e Investigation Procedures	The permittee maintained written procedures for conducting investigations of identified illicit discharges.	Choose an item.	**7, 23---**

II.D.2.f Track and Document Investigations	For each case of an illicit discharge or potential illicit discharge, the permittee documented and tracked the following:		
	1. The date(s) the illicit discharge was observed	Choose an item.	**24**
	2. The results of the investigation	Choose an item.	**24**
	3. Any follow-up of the investigation	Choose an item.	**24**
	4. The date the investigation was closed	Yes	**24**

An IDDE Tracking Database is maintained in an electronic folder.

II.D.2.g Employee Training	The permittee implemented and documented a training program for appropriate municipal staff who, as part of their normal job responsibilities, may come into contact with or otherwise observe an illicit discharge or illicit connection.	Yes	**25**

Staff training has been documented since 2017 to present. Both virtual and in-person training has been used.

II.D.2.h Public Education	The permittee informed public employees of hazards associated with illegal discharges and improper disposal of waste.	Yes	**26**
	The permittee informed businesses of hazards associated with illegal discharges and improper disposal of waste.	Yes	**13**
	The permittee informed the general public of hazards associated with illegal discharges and improper disposal of waste.	Yes	**13**

Illicit Discharge Detection and Elimination (IDDE)

II.D.2.i Public Reporting Mechanism	The permittee promoted, publicized, and facilitated a reporting mechanism for the public to report illicit discharges.	Yes	website
	The permittee promoted, publicized, and facilitated a reporting mechanism for staff to report illicit discharges.	Yes	26
	The permittee established and implemented response procedures for citizen requests/reports.	Yes	7, 23
II.D.2.j Enforcement	The permittee implemented a mechanism to track the issuance of notices of violation and enforcement actions administered by the permittee.	Yes	24
	If yes, the mechanism includes the ability to identify chronic violators for initiation of actions to reduce noncompliance.	Yes	24

The permittee developed and maintains IDDE Tracking Databases.

Construction Site Runoff Controls

Staff Interviewed: (Name, Title, Role)	

Program Delegation Status:

☒ **The permittee has a delegated Sediment and Erosion Control Program and implements the** North Carolina Sedimentation Pollution Control Act (SPCA) of 1973 **components of this minimum measure (*complete the permit citation and SPCA citation sections*).**

☐ **The permittee does not have a delegated Sediment and Erosion Control Program and relies on DEMLR to comply with the** North Carolina Sedimentation Pollution Control Act (SPCA) of 1973 **components of this minimum measure (*complete only the permit citation section*).**

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.E.3 Construction Site Runoff Controls *[NPDES Permit No. NCS000435]*	The permittee provides and promotes a means for the public to notify the appropriate authorities of observed erosion and sedimentation problems (e.g., promoting the existence of the DEQ DEMLR "Stop Mud" hotline).	Not Reviewed	---
Comments (Describe how provided and promoted)			

SPCA Citation	Delegated Program Requirement	Status	Supporting Doc No.
§ 113A-60 Local erosion and sedimentation control programs (a)	The permittee has adopted an ordinance or other regulatory mechanism to enforce the erosion and sedimentation control program.	Not Reviewed	---
	If yes, the ordinance meets or exceeds the minimum requirements of the SPCA.	Not Reviewed	---
	If yes, the ordinance applies throughout the corporate limits of the permittee. *[Permit Part I.D]*	Not Reviewed	---
Comments (Provide regulatory mechanism reference or Supporting Documentation number)			
§ 113A-60 Local erosion and sedimentation control programs (d)	The permittee collects a fee paid by each person who submits an erosion and sedimentation control plan.	Not Reviewed	---

Construction Site Runoff Controls

Comments (indicate the fee amount, if applicable)

§ 113A-60 Local erosion and sedimentation control programs (e)	Has any person initiated a land-disturbing activity (within the permittee's jurisdiction) for which an erosion and sedimentation control plan is required in the absence of an approved plan?	Not Reviewed	---
	If yes, the permittee has notified the North Carolina Sedimentation Control Commission of all such cases.	Not Reviewed	---
	Has the permittee determined that a person engaged in a land-disturbing activity has failed to comply with an approved erosion and sedimentation control plan?	Not Reviewed	---
	If yes, has the permittee referred any such matters to the North Carolina Sedimentation Control Commission for inspection and enforcement?	Not Reviewed	---
Comments			
§ 113A-61 Local approval of erosion and sedimentation control plans	The permittee reviews each erosion and sedimentation control plan submitted to them and notifies the person submitting the plan that it has been approved, approved with modification, or disapproved within 30 days of receipt.	Not Reviewed	---
	The permittee only approves an erosion and sedimentation control plan upon determining that it complies with all applicable State and local regulations.	Not Reviewed	---
	The permittee has disapproved of an erosion and sedimentation control plan in order to protect riparian buffers along surface waters.	Not Reviewed	---
	If yes, the permittee notified the Director of the Division of Energy, Mineral, and Land Resources within 10 days of the disapproval.	Not Reviewed	---
Comments			
§ 113A-61.1 Inspection of land-disturbing activity; notice of violation (a)	The certificate of approval of each erosion and sedimentation control plan approved by the permittee includes a notice of the right to inspect.	Not Reviewed	---
	The permittee provides for inspection of land-disturbing activities to ensure compliance with the SPCA and to determine whether the measures required in an erosion and sedimentation control plan are effective.	Not Reviewed	---
Comments .			

Construction Site Runoff Controls

§ 113A-61.1 Inspection of land-disturbing activity; notice of violation (c)	When the permittee determines that a person engaged in land-disturbing activity has failed to comply with the SPCA, the Permittee immediately issues a notice of violation upon that person.	Not Reviewed	---
	Each notice of violation issued by the permittee specifies the date by which the person must comply.	Not Reviewed	---
	Each notice of violation issued by the permittee informs the person of the actions that need to be taken to comply.	Not Reviewed	---
Comments			
§ 113A-64 Penalties	Does the permittee issue civil penalties as part of the erosion and sedimentation program?	Not Reviewed	---
Comments (indicate when/why a civil penalty is issued, and the amount, if applicable)			

Post-Construction Site Runoff Controls	
Staff Interviewed: (Name, Title, Role)	Michael Huffman, CPMSM, Stormwater Administrator

Post-Construction Site Runoff Controls

Implementation (check all that apply):

☒ The permittee implements the components of this minimum measure.

☐ The permittee relies upon another entity to implement the components of this minimum measure:

☐ The permittee implements the following deemed-compliant program(s), which meet NPDES MS4 post-construction requirements for the areas where implemented and in compliance with the specific program requirements as provided in 15A NCAC and noted below (*Complete Session Law 2006-246 section below*):

- ☐ Water Supply Watershed I (WS-I) – 15A NCAC 2B .0212
- ☐ Water Supply Watershed II (WS-II) – 15A NCAC 2B .0214
- ☐ Water Supply Watershed III (WS-III) – 15A NCAC 2B .0215
- ☐ Water Supply Watershed IV (WS-IV) – 15A NCAC 2B .0216
- ☐ Freshwater High Quality Waters (HQW) – 15A NCAC 2H .1006
- ☐ Freshwater Outstanding Resource Waters (ORW) – 15A NCAC 2H .1007
- ☐ Neuse River Basin Nutrient Sensitive (NSW) Management Strategy – 15A NCAC 2B .0235
- ☐ Tar-Pamlico River Basin Nutrient Sensitive (NSW) Management Strategy – 15A NCAC 2B .0258
- ☐ Randleman Lake Water Supply Watershed Nutrient Management Strategy – 15A NCAC 2B .0251
- ☐ Universal Stormwater Management Program – 15A NCAC 2H .1020

Ordinance(s) (check all that apply):

The permittee utilizes the following ordinances and/or regulatory authority to fulfill post construction minimum measure program requirements throughout the MS4 permitted area (check all that apply):

☒ DEQ model ordinance

☒ MS4 designed post-construction practices that meet or exceed 15A NCAC 02H .1000.

☐ DEQ approved comprehensive watershed plan

☐ DEQ approved ordinance for a deemed-compliant Program (see list above)

Instructions:

For MS4s not implementing a S.L. 2006-246 deemed-compliant program, complete only the Permit Citation section below.

For MS4s implementing a S.L. 2006-246 deemed-compliant program, complete the Session Law 2006-246 section below. If the MS4 does not implement a deemed-compliant program throughout the entire MS4 permitted area, then complete the Permit Citation section below for the permitted area(s) not covered under the S.L. 2006-246 deemed-compliant program.

Session Law 2006-246	Program Requirement	Status	Supporting Doc No.

Post-Construction Site Runoff Controls

Deemed-Compliant Program(s)	The permittee implements deemed-compliant Program requirements in accordance with the applicable 15A NCAC rules.	Not Reviewed	---
	The permittee implements deemed-compliant Program requirements throughout the entire MS4 area (*If not, also complete the Permit Citation section below.*)	Not Reviewed	---
	The permittee applies deemed-compliant Program requirements to all federal, state and local government projects within the permitted MS4 area who do not have their own NPDES stormwater permit.	Not Reviewed	---
	The permittee included deemed-compliant Program reporting in their MS4 Annual Reports.		
	The permittee included deemed-compliant Program implementation in their Stormwater Management Plan.	Not Reviewed	---

Comments

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.F.2.a Legal Authority	The permittee maintained an ordinance or other regulatory mechanism designed to meet the objectives of the Post-Construction Site Runoff Controls Stormwater Management Program.	Yes	**27**
	If yes, the ordinance applies throughout the corporate limits of the permittee (*Verify permit coverage area listed in Part I.D of permit and modify accordingly).*	Yes	**27**
	The permittee has the authority to review designs and proposals for new development and redevelopment to determine whether adequate stormwater control measures will be installed, implemented, and maintained.	Yes	**27**
	The permittee has the authority to request information such as stormwater plans, inspection reports, monitoring results, and other information deemed necessary to evaluate compliance with the Post-Construction Stormwater Management Program.	Yes	**27**
	The permittee has the authority to enter private property for the purpose of inspecting at reasonable times any facilities, equipment, practices, or operations related to stormwater discharges.	Yes	**27**

Link to Stormwater ordinance.

Microsoft Word - ARTICLE III. STORMWATER ORDINANCE.doc (hendersonvillenc.gov)

II.F.2.b Stormwater Control Measures (SCMs)	The permittee utilizes strategies which include SCMs appropriate for the MS4.	Yes	**27**
	SCMs comply with 15A NCAC 02H .1000.	Yes	**27**

Post-Construction Site Runoff Controls

II.F.2.g Inspections of Structural Stormwater Control Measures	The permittee conducted and documented inspections of each project site covered under performance standards, at least one time during the permit term (*Verify this is a permit condition in Part II.F.2.g of permit and modify accordingly).*	Yes	30
	Before issuing a certificate of occupancy or temporary certificate of occupancy, the permittee conducted a post-construction inspection to verify that the permittee's performance standards have been met or a bond is in place to guarantee completion(*Verify this is a permit condition in Part II.F.2.g of permit and modify accordingly*.	Yes	31
	The permittee developed and implemented a written inspection program for SCMs installed pursuant to the post-construction program(*Verify this is a permit condition in Part II.F.2.g of permit and modify accordingly*.	Yes	30
	The permittee documented and maintained records of inspections.	Yes	30
	The permittee documented and maintained records of enforcement actions.	Yes	30

Comments

All construction sites are inspected for SCM compliance prior to issuing the CO. See email. Oklawah Village

O&M Maintenance Plan for City owned SCMs.

II.F.2.h Educational Materials and Training for Developers	The permittee made available through paper or electronic means, ordinances, post-construction requirements, design standards checklists, and other materials appropriate for developers. *Note: New materials may be developed by the permittee, or the permittee may use materials adopted from other programs and adapted to the permittee's new development and redevelopment program.*	Yes	32

City hosted event in October 2017 see sign in sheet was provided during the audit.

II.F.2.i Enforcement	The permittee tracked the issuance of notices of violation and enforcement actions.	Yes	30, 34
	If yes, the tracking mechanism included the ability to identify chronic violators for initiation of actions to reduce noncompliance.	Partial	29

II.F.3.b New Development	The permittee fully complies with post construction program requirements on its own publicly funded construction projects.	Yes	27

Post-Construction Site Runoff Controls

Stormwater Ordinance adopted April 2, 2011.

II.F.2.c Plan Reviews	The permittee conducted site plan reviews of all new development and redeveloped sites that disturb greater than or equal to one acre (including sites that disturb less than one acre that are part of a larger common plan of development or sale).	Yes	**27 24-145**
	If yes, the site plan reviews addressed how the project applicant meets the performance standards.	Yes	---
	If yes, the site plan reviews addressed how the project will ensure long-term maintenance.	Yes	**27, 24-154** **24-146**

Copies of the operation and maintenance requirements for these measures are maintained including deed restrictions.

II.F.2.d Inventory of Projects	The permittee maintained an inventory of projects with post-construction structural stormwater control measures installed and implemented at new development and redeveloped sites.	Yes	**28, Project folder and GIS**
	The inventory included both public and private sector sites located within the permittee's corporate limits that are covered by its post-construction ordinance requirements.	Yes	**28**

The permittee maintains an electronic database of stormwater control measures. The E-Z website is used for operation and maintenance agreements.

II.F.2.e Deed Restrictions and Protective Covenants	The permittee provided mechanisms such as recorded deed restrictions and protective covenants that ensure development activities will maintain the project consistent with approved plans.	Yes	**28**

II.F.2.f Mechanism to Require Long-term Operation and Maintenance	The permittee implemented or required an operation and maintenance plan for the long-term operation of the SCMs required by the program.	Yes	**27**
	The operation and maintenance plan required the owner of each SCM to perform and maintain a record of annual inspections of each SCM.	Yes	**27**
	Annual inspection of permitted structural SCMs are required to be performed by a qualified professional.	Yes	---

Comments
Inspections are completed by Michael Huffman Stormwater Administrator, CPMSM

Pollution Prevention and Good Housekeeping for Municipal Operations

Staff Interviewed: (Name, Title, Role)	**Michael Huffman, Stormwater Administrator, Chad Freeman**

Permit Citation	Program Requirement	Status	Supporting Doc No.
II.G.2.a Facility Inventory	The permittee maintained a current inventory of facilities and operations owned and operated by the permittee with the potential for generating polluted stormwater runoff.	Yes	2
II.G.2.b Operation and Maintenance (O&M) for Facilities	The permittee maintained and implemented an O&M program for municipally owned and operated facilities with the potential for generating polluted stormwater runoff.	Not Reviewed	---
	If yes, the O&M program specifies the frequency of inspections.	Yes	2
	If yes, the O&M program specifies the frequency of routine maintenance requirements.	Yes	2
	If yes, the permittee evaluated the O&M program annually and updated it as necessary.	Yes	2
Comments			
II.G.2.c Spill Response Procedures	The permittee had written spill response procedures for municipal operations.	Yes	36, 37,38
Comments			
II.G.2.d Streets, Roads, and Public	The permittee evaluated existing and new BMPs that reduce polluted stormwater runoff from municipally-owned streets, roads, and public parking lots within its corporate limits annually.	Not Reviewed	Annual plan

Post-Construction Site Runoff Controls

II.F.3.c Nutrient Sensitive Waters	Does the MS4 have areas draining to Nutrient Sensitive Waters (NSW) pursuant to 15A NCAC 02H .0150?	No	---
	If yes, does the permittee use SCMs that reduce nutrient loading in order to meet local program requirements.	No	---
	If yes, does the permittee also still incorporate the stormwater controls required for the project's density level.	No	---
	If yes, does the permittee also require documentation where it is not feasible to use SCMs that reduce nutrient loading.	No	---
II.F.3.d Design Volume	The permittee ensured that the design volumes of SCMs take into account the runoff at build out from all surfaces draining to the system.	Yes	**27**
	Where "streets" convey stormwater, the permittee designed SCMs to be sized to treat and control stormwater runoff from all surfaces draining to the SCM including streets, driveways, and other impervious surfaces.	Yes	**27**

Pollution Prevention and Good Housekeeping for Municipal Operations

Parking Lots Maintenance	If yes, the permittee evaluated the effectiveness of existing and new BMPs based on cost and the estimated quantity of pollutants removed.	Yes	29
Documented from 2010 to present.			
II.G.2.f O&M for Catch Basins and Conveyance Systems	The permittee maintained and implemented an O&M program for the stormwater sewer system including catch basins and conveyance systems that it owns and maintains.	Yes	40
II.G.2.g Structural Stormwater Controls	The permittee maintained a current inventory of municipally-owned or operated structural stormwater controls installed for compliance with the permittee's post-construction ordinance.	Yes	29
II.G.2.h O&M for Structural Stormwater Controls	The permittee maintained and implemented an O&M program for municipally-owned or maintained structural stormwater controls installed for compliance with the permittee's post-construction ordinance. If yes, then:	Yes	36, 37 38
	The O&M program specified the frequency of inspections and routine maintenance requirements.	Yes	38
	The permittee documented inspections of all municipally-owned or maintained structural stormwater controls.	Yes	30
	The permittee inspected all municipally-owned or maintained structural stormwater controls in accordance with the schedule developed by permittee.	Yes	30
	The permittee maintained all municipally-owned or maintained structural stormwater controls in accordance with the schedule developed by permittee.	Yes	30
	The permittee documented maintenance of all municipally-owned or maintained structural stormwater controls.	Yes	30
Comments .			
II.G.2.i	The permittee ensured municipal employees are properly trained in pesticide, herbicide and fertilizer application management.	Yes	35

Pollution Prevention and Good Housekeeping for Municipal Operations

Pesticide, Herbicide and Fertilizer Application Management	The permittee ensured contractors are properly trained in pesticide, herbicide and fertilizer application management.	Yes	See comment below.
	The permittee ensured all permits, certifications, and other measures for applicators are followed.	Yes	See below
Request for Quotes (RFQ) Tree Care on 7'th Ave (Leatherwood) Wildland Management website contains information concerning this company.			
II.G.2.j Staff Training	The permittee implemented an employee training program for employees involved in implementing pollution prevention and good housekeeping practices.	Yes	12
Comments			
II.G.2.k Vehicle and Equipment Cleaning	The permittee described and implemented measures that prevent or minimize contamination of stormwater runoff from all areas used for vehicle and equipment cleaning.	Yes	2
Comments A Wash bay is maintained at the vehicle maintenance area to prevent a discharge into the stormwater sewer system.			

Site Visit Evaluation: Municipal Facility No. 1

Facility Name: Hendersonville Fleet Maintenance Garage	Date and Time of Site Visit: 5-19-2021 2:40 pm
Facility Address: 312 Williams St. Hendersonville	Facility Type (Vehicle Maintenance, Landscaping, etc.): Fleet Maintenance
Name of MS4 inspector(s) evaluated: Michael Huffman	Most Recent MS4 Inspection (*List date and name of inspector*): 4-13-2021 Michael Hoffman

Name(s) and Title(s) of Facility Representative(s) Present During the Site Visit:

Name	Title
Andy Brogdon	Fleet Maintenance Supervisor

Observations

Facility Documentation/Training

Does the facility have a Stormwater Pollution Prevention Plan (SWPPP) or similar document? Is it facility-specific?
Yes

What type of stormwater training do facility employees receive? How often?
Personnel protection and good house-keeping. This is performed annually.

Inspector Training/Knowledge

What type of stormwater training does the MS4 inspector receive? How often?
Certified Professional in Municipal Stormwater Management

Did the MS4 inspector appear knowledgeable about Permit requirements for pollution prevention and good housekeeping?
The inspector is very knowledgeable in all aspects of the permit requirements, pollution prevention and good housekeeping.

Did the MS4 inspector appear knowledgeable about stormwater pollution prevention and good housekeeping?
The inspector is very knowledgeable in all aspects of stormwater pollution prevention and good housekeeping.

Inspection Procedures

Does the MS4 inspector's process include the use of a checklist or other standardized form?
The stormwater administrator has developed a standard form for conducting stormwater inspections.

Does the MS4 inspector's process include taking photos?
The stormwater inspector records digital photographs during inspections.

Does the MS4 inspector's process include reviewing the facility's SWPPP (or similar document)?
The current stormwater director developed and maintains facility stormwater pollution prevention plans. He is the inspector at municipal facilities.

Site Visit Evaluation: Municipal Facility No. 1

Does the MS4 inspector's process include walking the entire facility and inspecting all points of discharge?
The stormwater inspector walked the entire facility, including checking under equipment and walking the perimeter.

Did the MS4 inspector miss any obvious areas of concern? If so, explain:
The inspector did a thorough inspection and did not miss any obvious areas of concern.

Does the MS4 inspector's process include presenting the inspection findings to the facility contact?
The results of the inspection are sent to the facility contact.

Inspection Results

Did the facility inspection result in any corrective actions to be implemented? If so, for what issue(s)?
None noted

If compliance corrective actions were identified, what timeline for correction/follow-up was provided?

Notes/Comments/Recommendations

The stormwater inspector performed a thorough and detailed inspection of the site.

Site Visit Evaluation: Municipal Facility No. 2

Facility Name: Building and Grounds Facility	Date and Time of Site Visit: May 20, 2021 11:05 -11:20 am
Facility Address:	**Facility Type (Vehicle Maintenance, Landscaping, etc.):** Buildings and Grounds Maintenance Facilty..
Name of MS4 inspector(s) evaluated: Michael Huffman	**Most Recent MS4 Inspection (Date and Entity):**

Name(s) and Title(s) of Facility Representative(s) Present During the Site Visit:

Name	Title
None	

Observations

Facility Documentation/Training

Does the facility have a Stormwater Pollution Prevention Plan (SWPPP) or similar document? Is it facility-specific?

What type of stormwater training do facility employees receive? How often?
Personnel protection and good house-keeping. This is performed annually

Inspector Training/Knowledge

What type of stormwater training does the MS4 inspector receive? How often?
Certified Professional in Municipal Stormwater Management

Did the MS4 inspector appear knowledgeable about Permit requirements for pollution prevention and good housekeeping?
The inspector is very knowledgeable in all aspects of stormwater pollution prevention and good housekeeping.

Did the MS4 inspector appear knowledgeable about stormwater pollution prevention and good housekeeping?
The stormwater administrator has developed a standard form for conducting stormwater inspections.

Inspection Procedures

Does the MS4 inspector's process include the use of a checklist or other standardized form?
The stormwater administrator has developed a standard form for conducting stormwater inspections.

Does the MS4 inspector's process include taking photos?
The stormwater inspector records digital photographs during inspections.

Does the MS4 inspector's process include reviewing the facility's SWPPP (or similar document)?

Site Visit Evaluation: Municipal Facility No. 2

Does the MS4 inspector's process include walking the entire facility and inspecting all points of discharge?
The stormwater inspector walked the entire facility, including checking under equipment and walking the perimeter.

Did the MS4 inspector miss any obvious areas of concern? If so, explain:
The inspector did a thorough inspection and did not miss any obvious areas of concern.

Does the MS4 inspector's process include presenting the inspection findings to the facility contact?
The inspector is the City Stormwater Administrator and is the contact for this site.

Inspection Results

Did the facility inspection result in any corrective actions to be implemented? If so, for what issue(s)?
None noted.

If compliance corrective actions were identified, what timeline for correction/follow-up was provided?

Notes/Comments/Recommendations

The stormwater inspector performed a thorough and detailed inspection of the site.

Site Visit Evaluation: MS4 Outfall No. 1

Outfall ID Number: MS4 194	**Date and Time of Site Visit: May 20, f2021**
Outfall Location: 307 S. Washington Street Hendersonville, NC	**Outfall Description (Pipe Material/Diameter, Culvert, etc.):** **48" RCP**
Receiving Water: Wash Creek, class B.	**Is Flow Present? If So, Describe (Color, Approximate Flow Rate, Sheen, Odor, Floatables/Debris, etc.):** **No flow at time of inspection.**
Most Recent Outfall Inspection/Screening (Date):	
Days Since Last Rainfall: / **Inches:**	
Name of MS4 Inspector(s) evaluated: **Michael Huffman, CPSWM, Stormwater Administrator**	

Observations

Inspector Training/Knowledge

What type of stormwater training does the MS4 inspector receive? How often?

Certified Professional in Municipal Stormwater Management

Did the MS4 inspector appear knowledgeable about illicit discharge indicators and investigations?
The inspector is very knowledgeable in all aspects of stormwater pollution prevention and good housekeeping.

Inspection Procedures

Does the inspector's process include the use of a checklist or other standardized form?
The stormwater administrator has developed a standard form for conducting stormwater inspections. This was used to conduct the inspection at this outfall

Does the inspector's process include taking photos?
The stormwater inspector records digital photographs during inspections.

Did the MS4 inspector miss any obvious potential illicit discharge indicators or maintenance issues? If so, what were they?
The inspector performed a thorough inspection of the site. No obvious potential IDD indicators were missed.

Site Visit Evaluation: MS4 Outfall No. 1

Inspection Results

Did the outfall inspection result in any work orders or maintenance requests? If so, for what issue(s)?
No work orders were generated at this site.

No actions necessary at this outfall.

Will a follow-up outfall inspection be conducted? If so, for what reason?

Notes/Comments/Recommendations

Site Visit Evaluation: MS4 Outfall No. 2

Outfall ID Number: MS4 224	**Date and Time of Site Visit:** May 20, 2021 10:37-10:47 am
Outfall Location: 324 5'th Ave. E Hendersonville, NC	**Outfall Description (Pipe Material/Diameter, Culvert, etc.): 48" Box Culvert.**
Receiving Water: Mud Creek, class C.	**Is Flow Present? If So, Describe (Color, Approximate Flow Rate, Sheen, Odor, Floatables/Debris, etc.): Flow was described by the inspector as typical for this outfall; Clear, debris minimal , no sheen. The inspector collected a sample and measured turbidity.**
Most Recent Outfall Inspection/Screening (Date):	
Days Since Last Rainfall: / **Inches:**	
Name of MS4 Inspector(s): Michael Huffman, CPSWM, Stormwater Administrator	

Observations

Inspector Training/Knowledge

What type of stormwater training does the MS4 inspector receive? How often?

Certified Professional in Municipal Stormwater Management

Did the MS4 inspector appear knowledgeable about illicit discharge indicators and investigations?

The inspector is very knowledgeable in all aspects of stormwater pollution prevention and good housekeeping.

Inspection Procedures

Does the inspector's process include the use of a checklist or other standardized form? Obtain copy.
The stormwater administrator has developed a standard form for conducting stormwater inspections. This was used to conduct the inspection at this outfall

Does the inspector's process include taking photos?
The stormwater inspector records digital photographs during inspections.

Did the MS4 inspector miss any obvious potential illicit discharge indicators or maintenance issues? If so, what were they?

The inspector performed a thorough inspection of the site. No obvious potential IDD indicators were missed.

Site Visit Evaluation: MS4 Outfall No. 2

Inspection Results

Did the outfall inspection result in any work orders or maintenance requests? If so, for what issue(s)?
No work orders were generated at this site

Will a follow-up outfall inspection be conducted? If so, for what reason?

Notes/Comments/Recommendations

Site Visit Evaluation: Post-Construction Stormwater Control Measure No. 1

Site Name: Signal Hill Apartments	**Date and Time of Site Visit: May 20, 2021. 11:27am – 11:39 am**
Site Address: Signal Hill Road Hendersonville, NC	**SCM Type: Wet Pond**
	Most Recent MS4 Inspection (Include Date and Entity): Not reviewed
Name of MS4 Inspector(s) evaluated: Michael Huffman, CPSWM, Stormwater Administrator	**Most Recent MS4 Enforcement Activity (Include Date): Not reviewed**

Name(s) and Title(s) of Site Representative(s) Present During the Site Visit:

Name	Title

Observations

Site Documentation

Does the site have an operation and maintenance plan?
Not Reviewed. None presented at the time of inspection.

Does the site have records of annual inspections? Are they performed by a qualified individual?
Not reviewed.

Inspector Training/Knowledge

What type of stormwater training does the MS4 inspector receive? How often?
Certified Professional in Municipal Stormwater Management

Did the MS4 inspector appear knowledgeable about MS4 requirements for post-construction site runoff controls?
The inspector is very knowledgeable concerning MS4 requirements for post-construction site runoff controls?

Site Visit Evaluation: Post-Construction Stormwater Control Measure No. 1

Did the MS4 inspector appear knowledgeable about post-construction BMPs (general purpose/function, components, O&M requirements, etc.)?
The inspector is very knowledgeable concerning post-construction BMPs

Inspection Procedures

Does the MS4 inspector's process include the use of a checklist or other standardized form? What format?
The stormwater administrator has developed a standard form for conducting stormwater inspections. This was used to conduct the inspection at this wet pond.

Does the MS4 inspector's process include taking photos?
The inspector recorded digital photographs at the wet pond.

Does the MS4 inspector's process include reviewing the site's operation and maintenance plan and records of annual inspections?
The operation and maintenance plans and records were not reviewed at the time of the inspection.

Does the MS4 inspector's process include walking the entire site and inspecting all points of discharge?
The inspector walked the entire site, checking all points of discharge during the inspection.

Did the MS4 inspector miss any obvious operation and maintenance deficiencies? If so, explain:
The inspector conducted a thorough inspection of the site. No deficiencies were noted.

Does the MS4 inspector's process include presenting the inspection findings to the site contact in writing?
Inspection reports are mailed to the facility owner.

Compliance/Enforcement

What, if any, enforcement actions (verbal warnings, NOV, etc.) did the inspection result in?
None noted

If compliance issues were identified, what timeline for correction/follow-up was provided?
None noted

Notes/Comments/Recommendations

Site Visit Evaluation: Post-Construction Stormwater Control Measure No. 2

Site Name: Interfaith Assistance Ministry	**Date and Time of Site Visit: May 20, 2021 11:45am -11:55 am**
Site Address: 310 Freeman Street Hendersonville, NC	**SCM Type: Bio Retention Pond.**
	Most Recent MS4 Inspection (Include Date and Entity): Not Reviewed
Name of MS4 Inspector(s) evaluated: Michael Huffman, CPSWM	**Most Recent MS4 Enforcement Activity (Include Date): None**

Name(s) and Title(s) of Site Representative(s) Present During the Site Visit:

Name	Title

Observations

Site Documentation

Does the site have an operation and maintenance plan?
Not reviewed. None presented at inspection.

Does the site have records of annual inspections? Are they performed by a qualified individual?
Not reviewed.

Inspector Training/Knowledge

What type of stormwater training does the MS4 inspector receive? How often?
Certified Professional in Municipal Stormwater Management

Did the MS4 inspector appear knowledgeable about MS4 requirements for post-construction site runoff controls?
The inspector is very knowledgeable concerning post-construction BMPs and runoff controls.

Did the MS4 inspector appear knowledgeable about post-construction BMPs (general purpose/function, components, O&M requirements, etc.)?
The inspector is very knowledgeable concerning post-construction BMPs. Operation and Maintenance requirements for this site were not reviewed.

Inspection Procedures

Does the MS4 inspector's process include the use of a checklist or other standardized form? What format?
The stormwater administrator has developed a standard form for conducting stormwater inspections. This was used to conduct the inspection at this bio retention area.

Does the MS4 inspector's process include taking photos?
The inspector recorded digital photographs of this site.

Site Visit Evaluation: Post-Construction Stormwater Control Measure No. 2

Does the MS4 inspector's process include reviewing the site's operation and maintenance plan and records of annual inspections?
Not reviewed.

Does the MS4 inspector's process include walking the entire site and inspecting all points of discharge?
The inspector walked the entire site, checking all points of discharge during the inspection.

Did the MS4 inspector miss any obvious operation and maintenance deficiencies? If so, explain:
The inspector conducted a thorough inspection of the site.

Does the MS4 inspector's process include presenting the inspection findings to the site contact in writing?
Inspection reports are mailed to the facility owner.

Compliance/Enforcement

What, if any, enforcement actions (verbal warnings, NOV, etc.) did the inspection result in?
None noted

If compliance issues were identified, what timeline for correction/follow-up was provided?
None noted

Notes/Comments/Recommendations

APPENDIX A: SUPPORTING DOCUMENTS

APPENDIX B: PHOTOGRAPH LOG

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: November 4, 2021

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Providence Walk (P21-31-CZD) – *Matthew Manley, AICP – Planning Manager*

SUGGESTED MOTION(S): The body recommending conditions shown abbreviated in brackets **[PB/TB/DRC]**
PB = Planning Board, TB = Tree Board, DRC = Staff

For Recommending Approval:

I move City Council ADOPT an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (Parcel Numbers: 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178) from R-20 (Low Density Residential) & PCD-CZD (Planned Commercial Development-CZD) to PRD-CZD (Planned Residential Development - Conditional Zoning District) based on the site plan submitted by the applicant and subject to the following;

Permitted uses shall include:

1. Residential Dwellings, Single-Family

Conditions that shall be satisfied prior to final site plan approval include:

City-Initiated:

1. Require Development Project to comply with Section 15-4 of the Zoning Ordinance for preservation of existing trees **[TB/PB]** and
2. Require all new tree plantings to be a minimum of two-inch caliper **[TB]** and
3. The developer will work with staff to recess the garages and create longer driveways in accordance with the Comp Plan Chapter 2: Population and Housing for Walkable Neighborhoods **[PB]** and
4. Eastern-most access on N. Main St point will be a right-in/right-out only **[PB]** and
5. Western-most, Main entrance on N. Main St. will include a deceleration lane **[PB]** and

Developer-Proposed:

6. Permit the rear setback to equal 20 feet for all single-family residential lots regardless of adjacent property uses or zoning **[PB]** with the exception of those fronting N Main St, which will retain a 25' rear setback per the City's Subdivision Ordinance **[DRC]**

Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Example suggestions below or include your own]

1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses. (*Chapter 8 LU-6.1)).*

2. Single-Family Detached is a primary use stated in the Land Use & Development Chapter (*Chapter 8 – LU-6.2*).
3. The proposed density of the development (4.6 Units / Acre) is in line with the Land Use & Development Chapter's guidance of 2 – 8 Unis / Acre. (*Chapter 9 – LU-6.4).*
4. The development has been laid out to minimize the impact to environmentally-sensitive resources on the site and to preserve existing vegetation (*Chapter 3 – NR-2.1*).

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council DENY an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from PCD-CZD (Planned Commercial Development – Conditional Zoning District) and R-20 (Low Density Residential) District based on the following;

[Please state reasons describing why you are moving to deny the application. Examples suggestions below or include your own.]

1. The development does not provide a variety of housing types.
2. The development is incompatible with surrounding land uses.
3. The development is inconsistent with the Comprehensive Plan.

[DISCUSS & VOTE]

SUMMARY:

The City is in receipt of a Conditional Rezoning application from High Country Engineering, PC (Michael Goforth) on behalf of First Victory Construction, Inc. (Travis Fowler) for the development of 93 Detached Single-Family Residential homes on a 20.22 Acre tract on 5 parcels located in both the city limits and the ETJ. The largest parcel of the property is currently vacant - former agriculture land that has been unmaintained. Three smaller parcels are currently occupied by single-family homes. One additional parcel will remain undeveloped as it is primarily in the floodplain/floodway. The applicant is requesting to rezone the subject property to PRD (Planned Residential Development) Conditional Zoning District with a density of 4.6 Units / Acre.

PROJECT/PETITIONER NUMBER:	P21-31-CZD
PETITIONER NAME:	Travis Fowler, First Victory Construction, Inc.
ATTACHMENTS:	1. Staff Report 2. Draft Ordinance 3. Neighborhood Compatibility Meeting Minutes (2) 4. Site Plan 5. Application 6. Owner Signature Addendum

Ordinance #O-21-45

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178 BY CHANGING THE ZONING DESIGNATION FROM R-20 (LOW DENSITY RESIDENTIAL) & PCD-CZD (PLANNED COMMERCIAL DEVELOPMENT-CZD) TO PRD-CZD PLANNED RESIDENTIAL DEVELOPMENT - CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178 – 1828 N Main St (Providence Walk)
(File # P21-31-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant First Victory Construction, Inc. for the development of 93 detached single-family homes on approximately 20.22 acres; and

WHEREAS, the Planning Board took up this application at its regular meeting on September 13, 2021; voting 7-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on November 4, 2021.

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178 from R-20 (Low Density Residential) & PCD-CZD (Planned Commercial Development-CZD) to PRD-CZD Planned Residential Development – Conditional Zoning District

2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following.

   a. Permitted uses shall include:
      i. Residential Dwellings, Single-Family.
   b. Conditions that shall be satisfied prior to final site plan approval include:
   City-initiated Conditions:
      i. Developer to comply with Section 15-4 of the Zoning Ordinance for the preservation of existing vegetation, and
      ii. Require all new tree plantings to be a minimum of two-inch caliper and;
      iii. Developer will work with staff to recess the garages and create longer driveways in accordance with the Comp Plan Chapter 2: Population and Housing for Walkable Neighborhoods and;
      iv. Eastern-most access point on N. Main St. to be a right-in/right-out only and;

v. Western-most main entrance on N. Main St. to include a deceleration lane.

Developer Proposed Condition:

vi. Permit the rear setback to equal 20 feet for all single-family residential lots regardless of adjacent property uses or zoning **[PB]** with the exception of those fronting N Main St, which will retain a 25' rear setback per the City's Subdivision Ordinance

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

Adopted this 4th, day of November 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

IN RE: Parcel Numbers: 9569857172; 9569834918; 9569853434; 9569851398; & 9569853178 – 1828 N Main St (Providence Walk)
(File # P21-31-CZD)

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to the imposition of all conditions stated in Ordinance# O-21-45 as attached hereto.

Applicant: First Victory Construction, Inc.

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: _____

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Property Owner: _____

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Providence Walk P21-31-CZD

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY 2
City of Hendersonville Current Zoning & Land Use Map 3
SITE CONDITIONS – SITE IMAGES 4
SITE PLAN OVERVIEW 7
Proposed Site Plan 7
REZONING CRITERIA – COMP PLAN CONSISTENCY 10
STAFF ASSESSMENT 13
Zoning Compliance 13
Zoning Map Amendment Standards 13
Proposed Conditions: 14
TREE BOARD / PLANNING BOARD - SUMMARY OF ACTION 15
Summary of Tree Board Recommendation 15
Summary of Planning Board Recommendations 16
Planning Board Motion 16
SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS 17
ATTACHMENTS: 17

PROJECT SUMMARY

Applicant: First Victory Construction, Inc.

Property Owner: Hickory Realty Fund; Claudia Brown Heirs; Tommy & Donna Fair,

Property Address: 1828 N Main St.

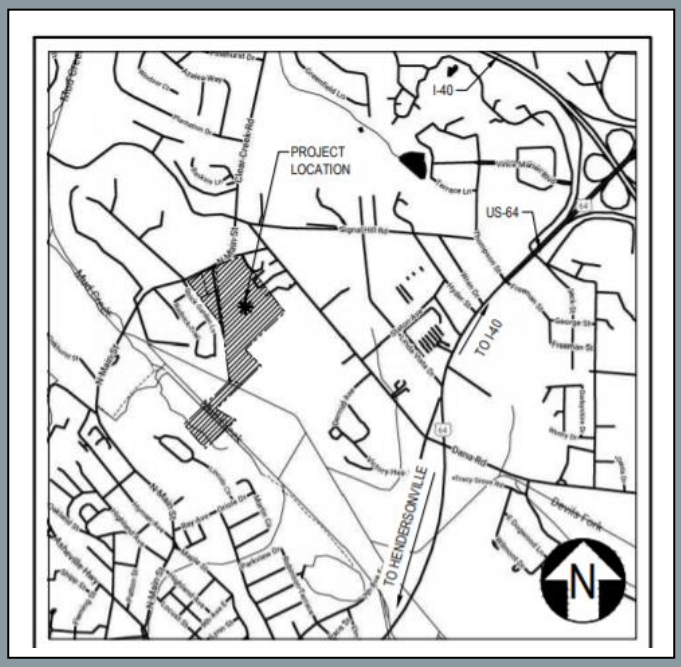
Project Acreage: 20.22 Acres

Parcel Identification Number(s): 9569857172; 9569834918; 9569853434; 9569851398; and 9569853178

Current Zoning: R-20 (Low Density Residential) & PCD-CZD (Planned Commercial Development-CZD)

Neighborhood Compatibility Meeting: May 26, 2021 & June 30, 2021

Planning Board: September 13, 2021



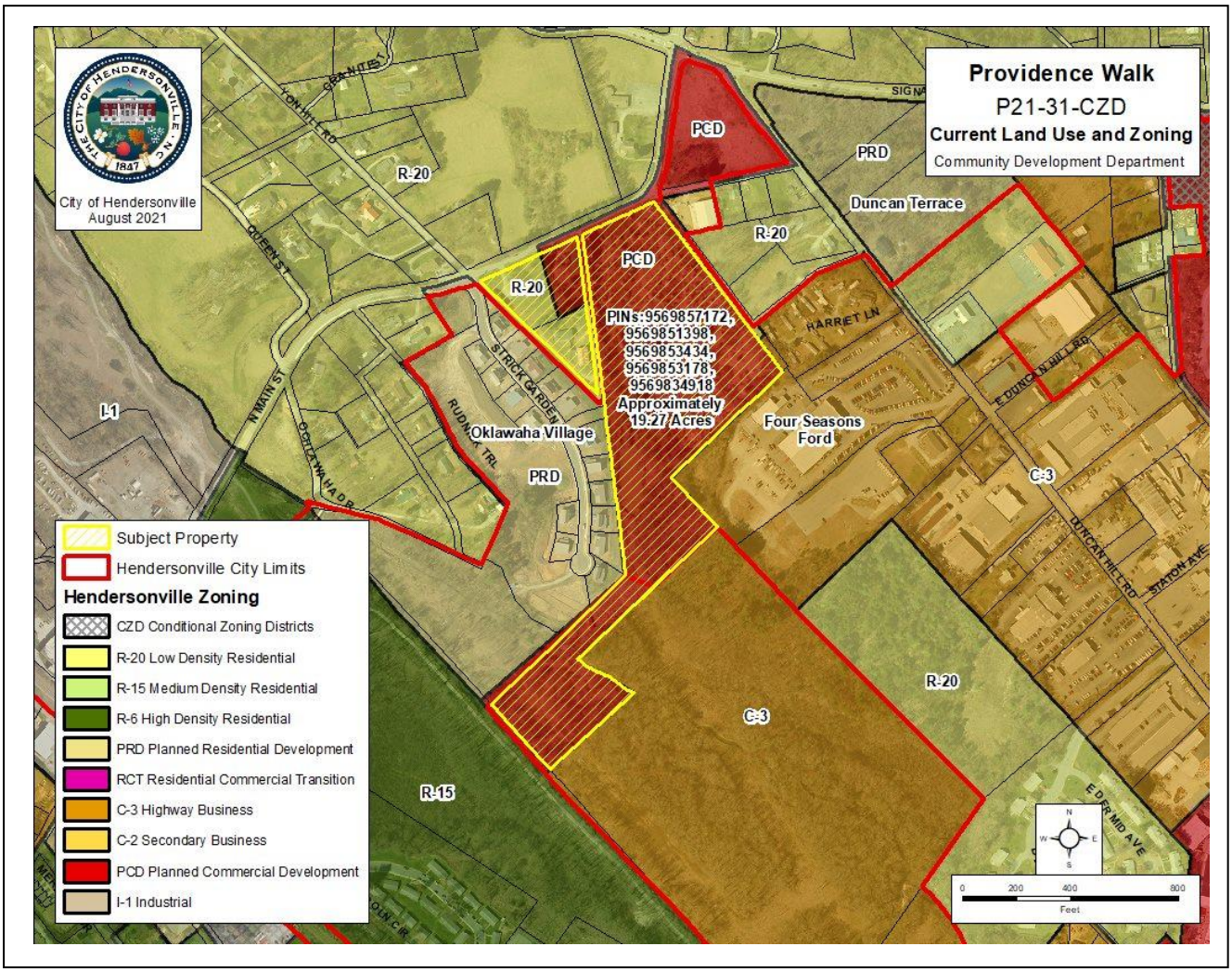
SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

The City is in receipt of a Conditional Rezoning application from High Country Engineering, PC (Michael Goforth) on behalf of First Victory Construction, Inc. (Travis Fowler) for the development of 93 Detached Single-Family Residential homes on a 20.22 Acre tract on 5 parcels located in both the city limits and the ETJ. The largest parcel of the property is currently vacant - former agriculture land that has been unmaintained. Three smaller parcels are currently occupied by single-family homes. One additional parcel will remain undeveloped as it is primarily in the floodplain/floodway. The applicant is requesting to rezone the subject property to PRD (Planned Residential Development) Conditional Zoning District with a density of 4.6 Units / Acre.

This project required a conditional rezoning due to the fact that there was a binding site plan attached to the existing zoning. A Major PRD is also required for projects with 50+ units. PRDs are only permitted as a Conditional Zoning District.

PROJECT SUMMARY - CONTINUED



City of Hendersonville Current Zoning & Land Use Map

Parcels to the north across N. Main St are zoned R-20 Low Residential as are parcels to the East. To the South, parcels stretching all the way towards Four Seasons Blvd along Duncan Hill Rd are zoned C-3 Highway Business. Parcels to the West are zoned PRD as part of a Housing Assistance Corporation development (Oklawaha Village). Primary land uses around this site are residential and vacant land. The largest non-residential use in proximity is the Four Seasons Ford dealership which is immediately adjacent to the site at the southeast corner of the development.

SITE CONDITIONS – SITE IMAGES

Example of primary site conditions



Existing pond on site which will be converted to serve as a stormwater management facility.



Typical of heavily wooded area at rear of site



SITE CONDITIONS – SITE IMAGES CONTINUED

View of neighboring Oklawaha Village



View of neighboring Oklawaha Village/ Duke Energy ROW & Transmission Line



View of neighboring Oklawaha Village

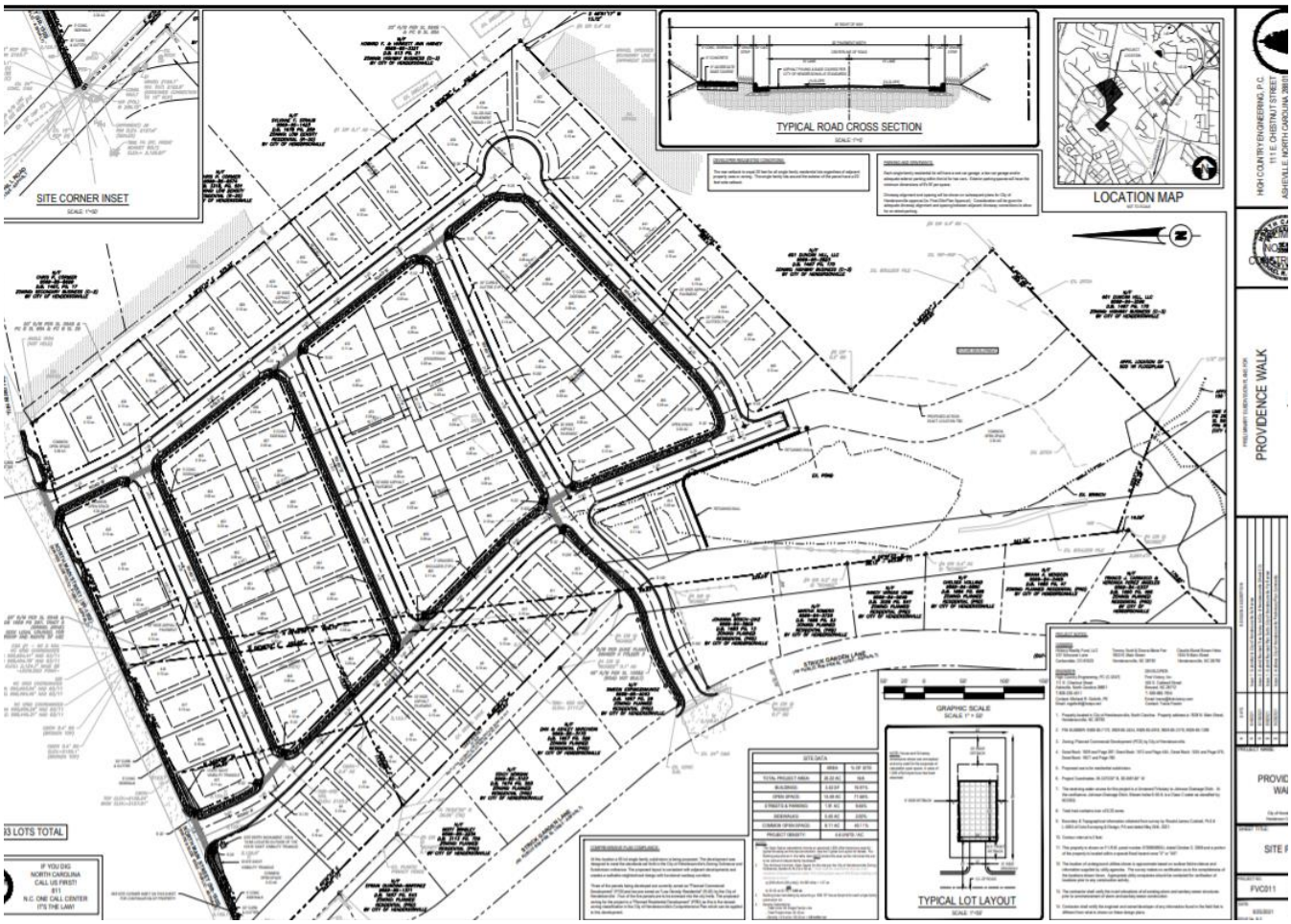


AERIAL PHOTOS

Bird's Eye View - Oriented North



SITE PLAN OVERVIEW



Proposed Site Plan

Site Plan Overview:

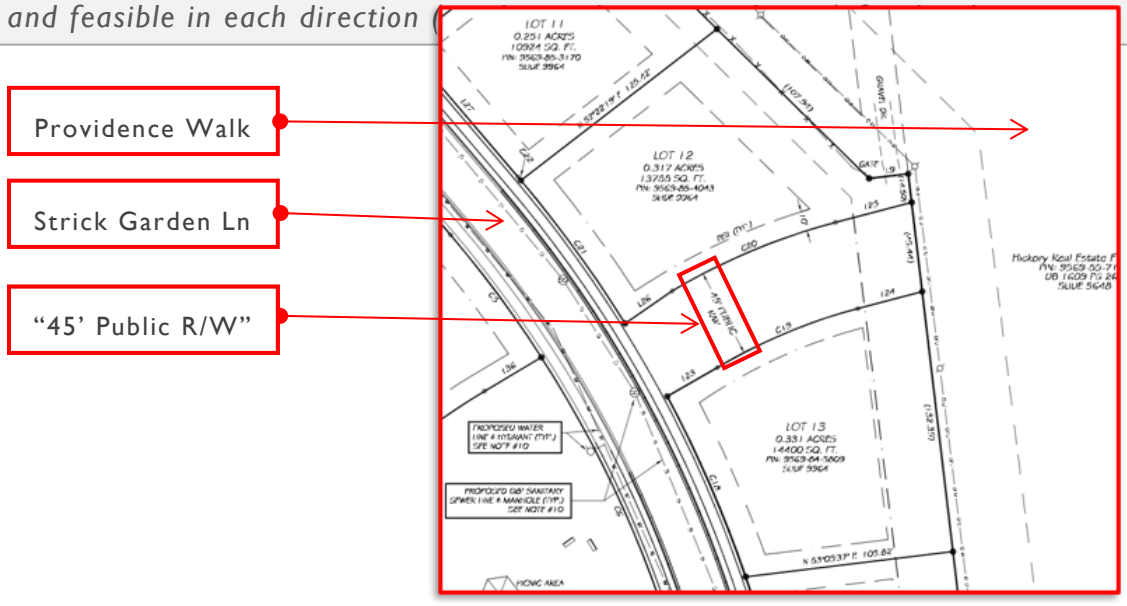
The site plan shows the following:

- *93 Individual Lots / Home Sites*
- *Public Streets with sidewalks*
- *Paved public street stub to edge of property line aligned with 45' Public ROW associated with Oklawaha Village (see below).*
- *Paved public street stub out to vacant land to the south*
- *Open Space on undeveloped lot in the floodplain and pockets throughout development*
- *Existing Pond for stormwater*
- *Setbacks and area of disturbance*
- *Preservation of Existing Trees:*
  - *Proposing to preserve 125 trees (greater than 12" dbh)*
  - *Proposing to remove 71 trees (greater than 12" dbh)*
- *Utilities: Water is available along N Main St. Sewer is available from Oklawha Village / Strick Garden Lane.*
- ***Site Plan Assessment**: Based on the review by staff, the submitted site plan for this project appears to meet the Zoning Ordinance standards established in Article 5-14 (PRD) of the City Zoning Ordinance as well as the standards of the City Subdivision Ordinance.*
- ***Connection to Strick Garden Ln:** This connection has been discussed at length. In order to address this issue, staff is providing language from the Subdivision Ordinance (4.03 5. c. & d). below, as well as a screenshot from the approved Final Site Plan for Oklawaha Village which features a "45' Public Right-of-Way". The developer will not be required to pave the connection beyond the Providence Walk property line. The City will retain the option to make the paved connection within the City's Right-of-Way should it be deemed necessary in the future.*

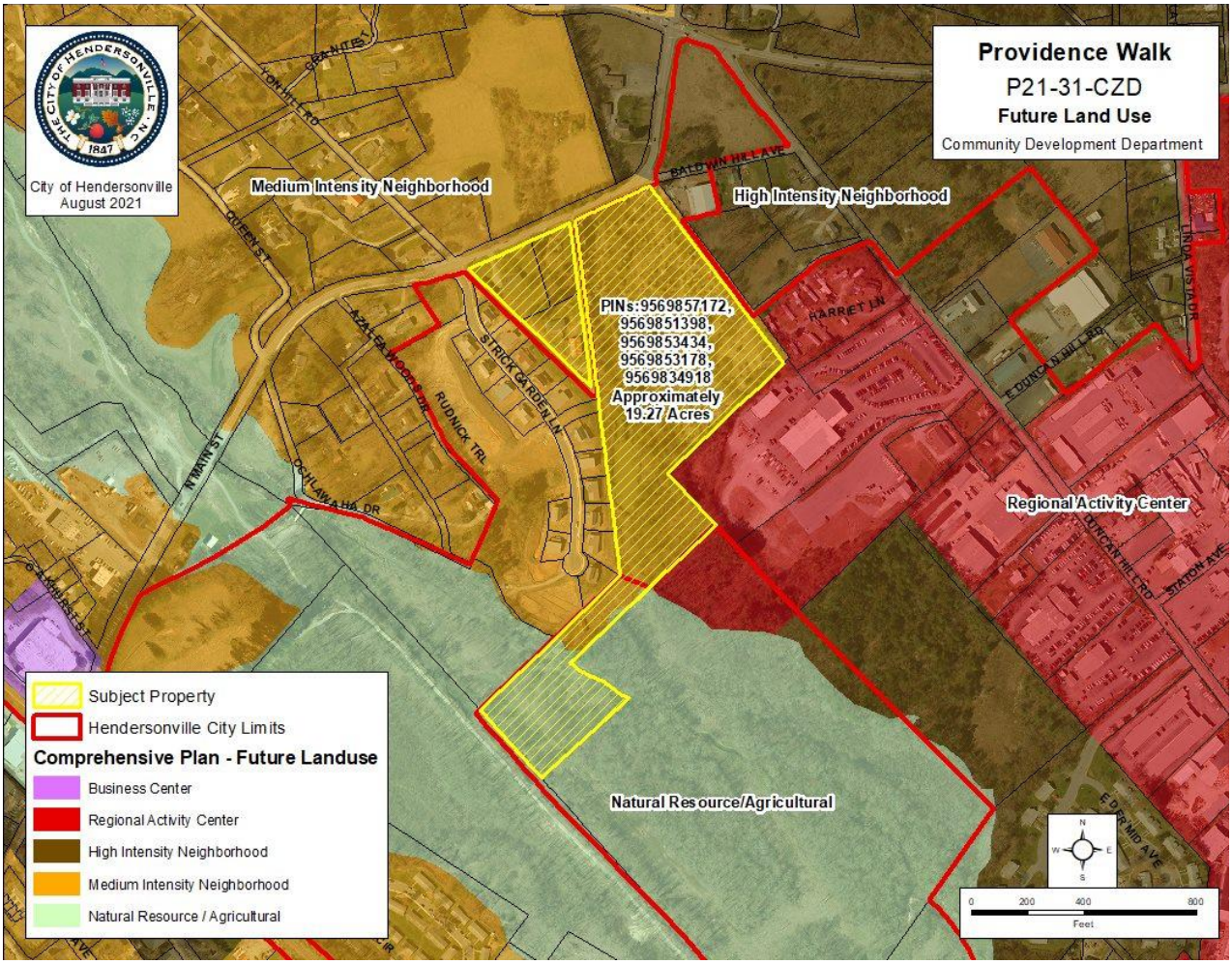
4.03 Streets -5. Continuation & Coordination of New Streets

c. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining lands in those cases in which the adjoining lands are undeveloped and deemed appropriate by the DRC for future development or in which the adjoining lands are developed and include opportunities for such connections.

d. Street rights-of-way shall be extended to or along adjoining property boundaries such that a roadway connection or street stub shall be provided for development where practicable and feasible in each direction (



REZONING CRITERIA – COMP PLAN CONSISTENCY



As indicated on the map, this area is transitional with a number of different future land use designations coming together around this specific area. The subject property is primarily designated as Medium Intensity Neighborhood according to the City Future Land Use Map. Due to the presence of floodplain, the Natural Resource/Agricultural designation is also present on a portion of the excess parcel which is located in the floodplain and not proposed to be developed. High Intensity Neighborhood is found to the east of the site around the intersection of N. Main St. / Baldwin Hill Ave. / Duncan Hill Rd / Signal Hill Rd. The Regional Activity Center designation extends from the rear of the site to US Hwy 64 (Four Seasons Blvd.).



Chapter 8: Land Use & Development designates the subject property as *Medium Intensity Neighborhood* on the 2030 Future Land Use Map.

The **Transportation & Circulation** (Chapter 7 of the City's Comprehensive Plan) designates N Main Street as a Major Thoroughfare. Nearby Duncan Hill Rd is also classified as a Major Thoroughfare.

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.

Strategy LU-6.1.

Locations:

- Existing neighborhoods zoned R-15, R-10, and R-6, including residential historic districts
- Existing or planned neighborhoods that reflect the same densities as the R-15, R-10 and R-6 zoning districts (Two to eight units per gross acre)
- Undeveloped properties that are surrounded by or adjacent to the above neighborhoods

Strategy LU-6.2.

Primary recommended land uses:

- Single-family attached and detached residential
- Open space

Strategy LU-6.3.

Secondary recommended land uses:

- Limited multi-family residential along roadways designated as Boulevards or Major Thoroughfares on the Future Land Use Map
- Planned Residential Developments
- Local public and institutional uses
- Recreational amenities

Strategy LU-6.4.

Development guidelines:

- Two to eight units per gross acre
- At least 60% open space in new developments on three or more acres
- 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)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2



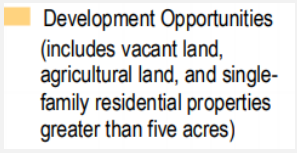
Single-family homes at densities comparable to Medium-Intensity Neighborhood

Growth Management

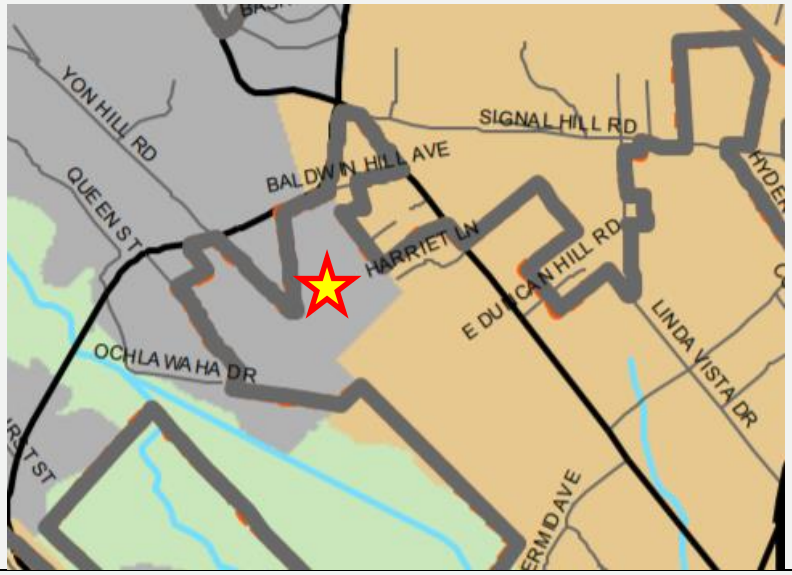
Preservation/Enhancement Areas *(gray): Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies*



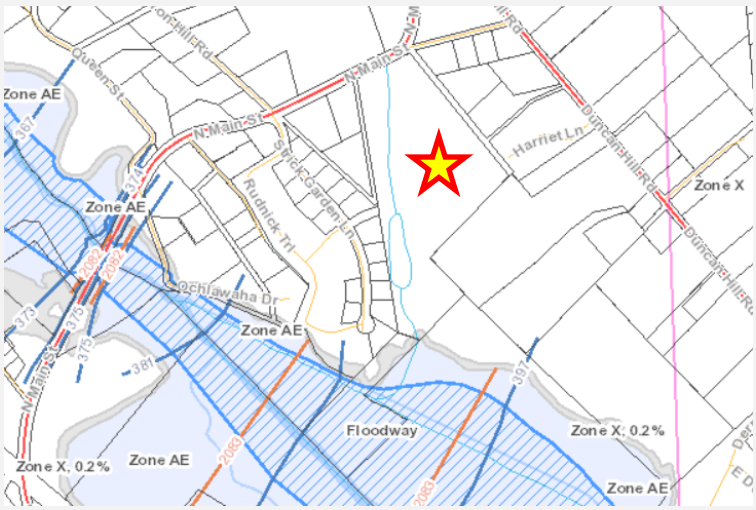
Development Framework Map: *The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas*



Floodplain Considerations: *The map indicates that the Subject Property has a blue line stream present on the site. However, this stream is piped. Areas of the property not proposed for development include Floodway / 100 Yr floodplain.*







COMPREHENSIVE PLAN CONSISTENCY–CONTINUED

Chapter 2: Population and Housing

While the development is not slated to provide affordable housing, the development does increase the city's overall housing stock. However, the development lacks variety in its offering of housing types.

While sidewalks are proposed for the site, the design appears to prioritize cars with parking areas in the front of the houses. Connectivity to surrounding parcels is an added benefit for maintaining an interconnected street network and planning for future development connections.

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.

Action PH-3.1.1.
Encourage pedestrian-friendly design features in residential developments, such as recessed or rear garages and front porches in single-family development, and rear parking lots and front entrances in multi-family developments.

Chapter 3: Natural & Environmental Resources

Aligning with the strategies of the Natural and Environmental Chapter of the Comprehensive Plan, the proposed development provides open space and preserves existing forest by clustering the development towards the front of the tract.



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-2.1.
Encourage clustered development that preserves open space while allowing a return on investment. Clustering homes on smaller lots, or clustering commercial development in multi-story buildings, preserves open space without sacrificing housing units or leasable floor area. Zoning regulations can encourage such development by avoiding minimum lot area standards and promoting flexibility in design.

Action NR-2.1.1
Maintain density bonuses that allow additional density in return for open space preservation.

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.

STAFF ASSESSMENT

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for this project meets the Zoning Ordinance standards established for Planned Residential Development CZDs (Section 5-14) and Site Plan Review (Section 7-3).

Final Site Plan -

Final zoning ordinance compliance will be established at the time of Final Site Plan review and approval. The developer has noted that the Final Site Plan will provide details related to parking, further stating that each home site will feature a one-car garage, a two-car garage and/or adequate exterior parking to accommodate two cars and that parking spaces will be 9'x18'. Additionally, staff is in the process of determining if right-of-way dedication can be required and if so, how much area would be required for the dedication along N. Main St. Initial indications are that a dedication cannot be required. Therefore, a reservation would be the next viable option. A reservation would prevent structures from being located in an area that could eventually be a acquired for right-of-way. By providing a reservation it helps to reduce expected acquisition cost in the future.

Zoning Map Amendment Standards:

Chapter XI of the Zoning Code provides standards for consideration of zoning map amendments. The following factors are to be included in decision-making process:

a) Comprehensive Plan Consistency:

Ch. 8 - Land Use & Development - Medium Intensity Neighborhood calls for new developments adjacent to or surrounded by other single-family neighborhoods / low to medium density residential zoning. This designation also states Single-Family Residential as a Primary Land Use. The development guidelines for Medium Intensity Neighborhood call for 2-8 Units / Acre, Walkable Neighborhood Design and minimum 60% Open Space.

Ch. 2 – Population & Housing - Considerations related to Walkable Neighborhood Design (PH-3.1.1) call for rear parking or recessed garages. This item has been addressed in the Planning Board's recommended conditions.

Ch. 3 – Natural & Environmental Resources – This chapter makes recommendations related to low-impact/cluster developments.

Staff finds that the proposed Conditional Rezoning is consistent with the City's 2030 Comprehensive Plan for the following reasons:

1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses. (*Chapter 8 LU-6.1)).*
2. Single-Family Detached is a primary use stated in the Land Use & Development Chapter (*Chapter 8 – LU-6.2*).
3. The proposed density of the development (4.6 Units / Acre) is in line with the Land Use & Development Chapter's guidance of 2 – 8 Unis / Acre. (*Chapter 9 – LU-6.4)*.

4. The development has been laid out to minimize the impact to environmentally-sensitive resources on the site and to preserve existing vegetation (*Chapter 3 – NR-2.1*).

b) Compatibility with surrounding uses

The surrounding land uses are single-family neighborhood, car dealership and vacant land.

c) Changed conditions

The adjacent parcel to the west was most recently developed (Oklawaha Village) with a mix of multi-family and single-family homes. Several other developments in this area have either received entitlements or have held pre-application meetings with Planning Division staff. It is anticipated that future build out of vacant land in the vicinity of this development will occur in the near term.

d) Public Interest

The addition of 93 single-family homes will fill a need for additional housing stock in Hendersonville.

e) Public facilities

According to the Water & Sewer department, there are adequate facilities in the area. The size of the project did not trigger a Transportation Impact Analysis and therefore impact to street capacity has not been studied.

f) Effect on natural environment.

As mentioned previously under the Comprehensive Plan Consistency, the project proposes to preserve an existing wooded area, an existing pond and floodplain. However, due to requirements to pave the right-of-way connection to adjacent vacant parcels, several trees in this area will likely need to be removed.

Proposed Conditions: Staff have no standalone recommendations for conditions. However, the developer has proposed the following condition. Staff finds no conflict with this proposed condition.

> *Developer Proposed Condition: The rear setback to equal 20 feet for all single-family residential lots regardless of adjacent property uses or zoning. The single family lots around the exterior of the parcel have a 20feet wide setback.*

Staff Comment on Developer Proposed Condition: It is important to highlight that the 25' setback required for the lots that back up to N. Main St is required by the Subdivision Ordinance and therefore cannot be reduced as part of a Conditional Rezoning. This setback could only be reduced by a variance request to the BOA. Furthermore, the reduction of this setback along N. Main St would potentially increase acquisition cost associated with any future widening or enhancement of N. Main St. All other setback reductions requested are within the purview of City Council.

Planning Board and Tree Board recommended conditions are outlined below.

PUBLIC COMMENT

Neighborhood Compatibility Meetings were held on April 5, 2021 and June 30, 2021 for this project.

At the April 5th meeting, Eight members of the public attended along with three members of the planning staff and a representative from the developer's engineering firm. Written statements submitted prior to the meeting were read into the record and addressed by the development team. Primary concerns were voiced by residents of the adjacent Oklawha Village. These concerns revolved around security, connections to Strick Garden Ln,, traffic safety on N. Main and within existing neighborhood, tree preservation, and stormwater management,

At the June 30th meeting, four members of the public attended including two representatives from the Housing Assistance Corporation. Attendees also include the developer and three members of the Planning Division staff. Primary concerns were connection to Strick Garden Ln., Sight Distance on N. Main St at access points, and other traffic related concerns. Please note that the site plan originally called for 28 apartment units that were removed between the April 5 NCM and the current proposal.

TREE BOARD / PLANNING BOARD - SUMMARY OF ACTION

Summary of Tree Board Recommendation

The Tree Board reviewed this project on two occasions, both in June and August. At their August 17, 2021 meeting they noted that the developer had changed their site plan – removing the apartments from the back of the property and adding additional home sites near the road. Further noting that this saved additional trees since a majority of the trees were in the proposed apartment complex area. A motion was made by Glenn Lang to require the developer to utilize trees and shrubs from the Recommended Landscape Species List for Street Trees and Development Projects, to comply with Section 15-4 of the Zoning Ordinance, and to require all new tree plantings to be a minimum of two inch caliper. Roll call vote – Glenn Lang – aye, Mark Madsen – aye, Pat Christy – aye, Mac Brackett – aye.

While staff have included portions of the Tree Board's recommended condition in the proposed List of Uses and Conditions, the recommendation to require plantings according to the Recommended Species List is a zoning code requirement and does not need to be included as a condition. Furthermore, only a portion of the Tree Board recommendation was supported by the Planning Commission. The distinction between those recommendations by the Tree Board and the Planning Board are noted in the Suggested Motion found in the Cover Sheet.

Summary of Planning Board Recommendations

The Planning Board discussed several aspects of this development at length at their hearing on September 13, 2021. The following issues were addressed: parking, connectivity/access, walkable design, use of open space, and impacts to N. Main St (traffic congestion/potential hazards).

Planning Board Motion

Ms. Peacock moved the Planning Board recommend City Council to approve an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from PCD CZD, Planned Commercial Development Conditional Zoning District and R-20, Low Density Residential District based on the site plan submitted by the applicant and subject to the following: ***1. Residential Dwellings, Single-family****. Conditions that shall be satisfied prior to final site plan approval include:*

1. Require developer to utilize trees and shrubs from the Recommended Landscape Species List for Street Trees and Development Projects, to comply with Section 15-4 of the Zoning Ordinance.

2. The developer will work with staff to recess the garages and create longer driveways in accordance with the Comp Plan Chapter 2: Population and Housing for Walkable Neighborhoods and

3. There will be a right-in/right-out northern entrance and the main entrance will include a deceleration lane.

Finding that the rezoning is consistent with the Comprehensive Plans Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons:

1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses (Chapter 8 LU-6.1).

2. Single family detached is a primary use stated in the Land Use and Development (Chapter 8 LU 6.2).

3. The proposed density of the development (4.6 units/acre) is in line with the Land Use and Development Chapter's guidance of 2-8 units/acre (Chapter 9 LU 6.4).

4. The development has been laid out to minimize the impact to environmentally sensitive resources on the site and to preserve existing vegetation (Chapter 3 NR 2.1).

Mr. Blatt seconded the motion. The vote was unanimous to approve.

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS

[SEE AGENDA COVER SHEET]

ATTACHMENTS:

1. Ordinance
2. Neighborhood Compatibility Meeting Minutes (meetings 1 & 2)
3. Site Plan
4. Application
5. Owner Signature Addendum

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Providence Walk File # P21-31-CZD
Wednesday, May 26, 2021 11:00 a.m.

Matt Manley, Planner Manager, convened the compatibility meeting at 11:00 am in the Council Chambers of City Hall. Approximately two applicants, two adjacent property owners and three City staff were in attendance. Approximately four people were participating via Zoom. The following attended:

Name	***Address***	***Name***	***Address***
Matt Manley	staff		
Tyler Morrow	staff		
Terri Swann	staff		
Travis Fowler, Applicant	542 S. Caldwell St.		
Michael Goforth, App	111 E. Chestnut St.		
Tommy Fair	1830 N. Main Street		
Howard Harvey	707 Duncan Hill Rd.		

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

Mr. Manley stated the property is currently zoned PCD, Planned Commercial Development and the proposed zoning is PRD CZD, Planned Residential Development Conditional Zoning District. This project is for 71 single-family dwellings and 28-unit multi-family apartments on approximately 17.46 acres. This project would be limited to what is approved on the site plan.

Michael Goforth, High Country Engineering, stated he is the Engineer for the project. He is in attendance with Travis Fowler, First Victory who is the property owner. This is a preliminary site plan that they have proposed. It does show 71 single-family dwellings to the north of the property and a small cluster of 28, 2-bedroom apartments to the south. There is Floodplain on the property which makes for limited access. There is also an existing pond on the property. The primary entrance will be off North Main Street with a connection street from Strick Garden Lane. Sidewalks will be constructed along North Main Street and interior sidewalks will also be installed as required by the City. A site plan was shown. Mr. Goforth will be happy to answer any questions.

Mr. Manley opened the public comment time.

Zoom Call: Franco Carrasco, 229 Strick Garden Lane asked if the connection road to Strick Garden Lane is really necessary. He stated there is already a lot of traffic coming through the subdivision and it will increase with the connection road. There have been a lot of car break-ins and home invasions and this will increase crime

coming through their community. He would like to request City Council put a speed limit sign in their community. He just wanted to know if this connection road is really necessary. Mr. Goforth stated the City of Hendersonville requires that they have two accesses or entrances into the development because of the number of units proposed. This right-of-way was reserved for this property and was intended to be used. They cannot do anything to not make use of the connection. They can discourage people from using it. They will discourage the residents from using it and they will take input from the residents of Strick Garden Lane.

Zoom Call: Kim Carter, 1590 North Main Street stated she was concerned about the traffic on North Main already and this project is only going to add more. This will increase traffic and lessen the durability of the road and the small bridge over Mud Creek. What do they plan to do about this? Mr. Goforth stated they will follow all requirements that NCDOT has for street improvements and guidelines. The bridge would be the responsibility of NCDOT, but they will have to submit plans to NCDOT and follow their requirements for upgrades.

Zoom Call: Ken Fitch, 1046 Patton Street stated he would like to know if Strick Garden Lane is a public or private street. That is an issue. There is a problem there with the connection road and the safety of the children out walking, riding their bikes and catching the bus. Is it legal to use this connection if it is not a public road? Mr. Goforth stated to the best of his knowledge Strick Garden Lane is a public street maintained by the City of Hendersonville.

Mr. Fitch stated there is a major issue with traffic and they need to look at how to manage this without it turning into a nightmare situation. Will a TIA be required? There are already plans for the Duncan Terrace development and that development along with this one will increase traffic greatly in this area and that is an issue. Is a traffic signal needed? How about the proposed peanut roundabout? North Main Street is a very busy thoroughfare so they need to look at these issues and what can be done for the people living in this area. Mr. Goforth stated they will go through the full requirements from NCDOT and abide by them. He does not believe they meet the threshold to require a TIA with the City of Hendersonville. Sometimes NCDOT will require them for smaller thresholds.

Mr. Fitch stated he believes the public would be interested in a TIA because traffic is an issue there now and it is pretty intense. Will this be affordable housing or market rate housing? Are they going to be sales or rentals? Is there an age or income requirement for occupancy? Will the single-family homes have driveways or garages? What about the parking for the apartments? Mr. Goforth stated the 71 single-family lots will all have garages. They are market rate and the two-bedroom apartments will be market rate. There will be adequate parking for the apartment units.

Mr. Fitch stated on the east side of the property there appears to be a corridor. What is that? Mr. Goforth stated that is an unopened right-of-way. It is basically no-man's land in that area and they do not plan to touch it. They won't access it.

Mr. Fitch asked what impact the project will have on the power lines in that area. Mr. Goforth stated they will not impact the high power lines. They did a survey of those and they know where they are located, and they are fully aware of what they can and can't do.

Mr. Fitch asked if the property was in the city limits or the ETJ and if they will have water and sewer access. How will the garbage be handled? Mr. Goforth stated he is not sure about the city limits and ETJ. Mr. Morrow stated the large parcel is in the city limits and the smaller parcel is in the ETJ. So, about 1/3 of the property is inside the city limits.

Mr. Fitch stated so there is no water and sewer on the site. Mr. Goforth stated they plan to leave the smaller parcel in its natural state. They plan to either have a dumpster on site that will be screened or individual cans. They are not sure about this yet. They will have water and sewer access.

Mr. Fitch stated the apartments appear to be close to the property line, will they buffer them? Will there be street trees for the houses on North Main Street? Will there be buffering there? Mr. Goforth stated they have laid out a conceptual plan and the land will look nice with the houses on North Main Street having street trees. They will meet all buffering and landscaping requirements.

Mr. Fitch stated there is also an issue on the guidelines and what effect this will have on the natural environment. Mr. Goforth stated his thinking is they will not touch the highly sensitive areas such as the Floodplain. This will remain completely undisturbed. They will not touch the pond either. They will have a stormwater management system as required by the City.

Mr. Fitch stated this is a prime habitat for species and birds. Will they have a tree survey? There are large mature trees on this site. Do they plan to preserve those existing trees? How about the intake/outtake source for the pond? Preserving the trees is a major issue. Mr. Goforth stated yes, a tree survey will be provided. They will make the inlet/outlet of the pond safe and sound for the development.

Mr. Fitch stated there is an issue in the area with building and it makes it difficult to preserve the trees. A tree survey is much needed. Mr. Goforth stated they are not prepared to discuss how many trees will be preserved and how many will be removed today. They can revise the plan. This is just on a conceptual basis and they are still gathering information for the preliminary plan.

Mr. Fitch asked about the timeframe on completing the process with completed plans and having all things in place. People will want to know these things before it goes to the Boards for review. Also, what is the timeframe on construction? Will this project be done in phases? Mr. Goforth stated they will move through the city approval process as expediently as they can. The deadline for Planning Board is this Friday. They plan to present to the Planning Board in July and to City Council in August. Construction will be done in one phase. The timeline will depend on the approval process. They plan to start as soon as practical. Mr. Fitch asked when they would have the plans for the homes showing what they will look like. He also asked if the developer had done any comparable developments in the area. Mr. Goforth stated they will provide that information as they move through the process. Yes, they have done other projects in the region. Mr. Fitch stated housing is a need, but they need to have more details.

Mr. Carrasco stated directly behind him on Strick Garden Lane there are tires, concrete, trash, etc. Do they plan to clean this area up? Mr. Goforth stated they are willing to clean this up. They will evaluate the trash issue and they are planning to remove an old shed on the property. They want to use this as an amenity area and leave it in its natural state. They will plan to do improvements as they move through the process. Mr. Carrasco stated they care about their community and want to see it look nice.

Zoom Call: Ashlynn McCoy, 1414 North Main Street stated she was the Executive Director of the Housing Assistance Corporation. She asked about the connection road being a public right-of-way for utilities and asked that they use the connection road as an emergency access road only. Mr. Goforth stated they will work with the City of Hendersonville on this and maybe put up a gate or something with a signal raise for emergency vehicles.

Howard Harvey, adjacent property owner stated he has no critical input but would like to speak with the developers because he does have some solutions for the issues.

Mr. Manley read one public comment into the record:

Name: Simeon Espinoza
Address: 115 Strick Garden Lane, Hendersonville, North Carolina 28792
Public Comment: Hi, I was identified as the owner or property situated within 400 feet of the proposed rezoning to a Conditional Zoning District. I would like to comment about the road that will be constructed between my house (lot #115) and my neighbor's house, which will connect to Strick Garden Lane. With the construction of the new road, it will only increase the risk of my kids and the kids of my neighborhood being in danger by cars who don't respect the speed limit. Traffic will be a big problem and we already have problems with our neighbors from the apartments who don't respect the speed limit here. Ever since the apartments got occupied, there have been numerous reports of cars being broken into. There has been no one identified yet to know who it is but with the new road the number of reports can increase. The new site should have their own entrance and out-way for their neighborhood. From my knowledge, I was told that no other road or construction would happen near my house. I understand that it has changed but as an owner I should have my opinion heard; therefore, I believe that the construction of the road between my house and my neighbor's house is unnecessary. Thank you!

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

Mr. Manley stated this concludes the meeting. He stated staff will work on the review of the submittals and on getting a tree survey from the developer. This project will go before Planning Board on July 12th and City Council on August 5th. Adjacent property owners within 400 feet will be notified of each meeting.

With no further comments or questions, Mr. Manley closed the meeting at 11:39 am.

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Providence Walk File # P21-31-CZD
Wednesday, June 30, 2021 2:00 p.m.

Matthew Manley, Planning Manager, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. Approximately three people attended in person and four City staff were in attendance. Approximately five people were on the Zoom call. The following attended:

Name	***Address***	***Name***	***Address***
Matt Manley	staff		
Tyler Morrow	staff		
Terri Swann	staff		
Tyler Henry	staff		
Travis Fowler, Applicant	542 S. Caldwell St.		
Sean Rose	Housing Assistance		
Susan Frady	Housing Assistance		
Lynn Clark	Zoom		
Ken Fitch	Zoom		

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

Mr. Manley stated this has not been reviewed by staff yet, it is just the first step in the process. A more detailed plan will be required prior to advancement of the project. This project went to the Tree Board for their review after the first Neighborhood Compatibility meeting. This is the second neighborhood meeting for the project as this now includes only single-family lots.

The Planning Board and the Tree Board are advisory boards and will make recommendations to City Council. City Council is the last step in the process and they will review the project and make a decision on the rezoning.

Pre-submitted comments were accepted via the website and email.

Mr. Manley stated the property is currently zoned PCD, Planned Commercial Development and R-20, Low Density Residential and the proposed rezoning would be PRD CZD, Planned Residential Development Conditional Zoning District. The revised site plan shows 90 single family home lots. This is a different concept plan from the first neighborhood meeting. The new proposal includes two parcels to the south and is now shifted down North Main Street to the west. There will be second entrance close to Baldwin Hill Avenue and the apartment buildings have been removed.

Mr. Manley stated based on the feedback from the first meeting, the developers came back with a different concept plan and scheduled a second neighborhood meeting. There is a connection to Strick Garden Lane that is not shown on this concept plan but a second access is required by the City and should be connected to street rights-of-way extended to undeveloped property so there will be revisions to this plan once they submit the preliminary plan.

Mr. Manley clarified that the Oklawaha Village approved site plan shows this section was reserved as a future access. A 45-foot public right-of-way is on the recorded plat that was approved. This was intended to be a connection.

Mr. Manley stated there were no pre-submitted public comments.

Travis Fowler, First Victory Construction stated he is the developer. This plan is different as there are more lots and additional land. They changed their site plan due to the comments from the first meeting and from the Tree Board. They have added two entrances when originally there was only one. He thinks this will help with the traffic flow. They are still working through that process. He stated concerning the access from Strick Garden Lane, this is a utility connection and has to be made. Concerning the lake area, they plan to use this area as a stormwater retention area. They will work through this process with the Corp and obtain any needed and required permits from them. They are not sure how durable the dam is and they are working through that as well. These are single-family and there will be no multi-family on the plan. They do not know the cost of the homes yet but the street frontage will stay the same. They plan to have a nice monument feature identifying the development.

Mr. Manley opened the public comment time.

Sean Rose, Housing Assistance stated that right-of-way was intended for a utility connection and not necessarily a road connection. He stated the zoning ordinance states access to PRD's shall be by means of a boulevard or thoroughfare (major or minor). It also states access may be provided by means of streets other than major or minor thoroughfares when it is clearly demonstrated that the PRD will not result in a significant increase in traffic on any such street. This will increase traffic coming to and from the developments. Mr. Manley stated this has not gone through the full review process yet. The Planning Board will require more detail to the site plan.

Mr. Rose stated this has to be a private street and he did not think you could have a private street in a PRD. He is not against this project, but he is worried about this connection.

Zoom call: Lynn Clark, 343 Yon Hill Road stated it is very difficult to see coming out of Yon Hill Road onto North Main Street and she is worried that creating two new roads in the sharp curve at Baldwin Hill Road will result in a dangerous traffic situation. How will this be addressed? Mr. Fowler stated Yon Hill Road is an existing city/county road and he does not believe their entrance will affect anyone on Yon Hill Road. He doesn't believe the site distance would affect them on Yon Hill Road. Mr. Manley stated NCDOT will review this for safe access and it will have to meet the NCDOT standards.

Ms. Clark stated there have been accidents at Baldwin Hill Road because of the sharp curve and it is a concern. It is difficult to see there already. It is dangerous for the people living on Yon Hill Road and she thinks they need to be included on the notifications. Mr. Manley explained there is a notification requirement of property within 400 feet of a proposed project. They apply the same standards to all of the projects and they do not go beyond what is required. Mr. Manley stated the property will be posted during each phase of the process and it will also be posted on the website. Ms. Clark stated she did see the poster on the property. She is concerned about the amount of traffic this project will have. The PT Green property is said to be under

contract and she asked about the City recommending multi-density housing. Mr. Manley stated the City has a future land use designation in the Comprehensive Plan and this is to create a vision for the City. It is also part of the Planning Board's review when they review projects. It is available online for the public and Ms. Clark may want to take a look at it for more information. Mr. Manley stated again that the property would be posted, it will be on the website and anyone is welcome to call the office for information. Ms. Clark thanked Mr. Manley and stated this project will affect her being able to get in and out of her home safely.

Ken Fitch, 1046 Patton Street stated he has several questions. He asked what the unit price would be, the size of the units, would they have multiple bedrooms, will they have a garage, and will it be one or a two-car garage and how will the driveway be articulated. Mr. Fowler stated this is the same footprint as the first neighborhood meeting. The square footage of the homes will be 1,500 sq. ft. to the low 2,000's. Potentially they will have a single-car garage. The homes will be one and two stories.

Mr. Fitch stated the number of cars could be an issue and the public will want to know the cost and price range. Will the driveway be large enough for guest parking or will they have to park in the street? Mr. Fowler stated they have developed the homes to sit back out of the setback to allow for driveways. He does not think that the guest parking will be an issue.

Mr. Fitch asked if these would be private roads. A right-of-way exists on this property or is it on the Oklawaha property? Mr. Fowler stated the streets will be public streets along with the water and utilities. They will meet the City's guidelines for this. Mr. Manley stated the access is a platted public right-of-way dedicated with the recorded plat for Oklawaha and is not part of anyone's property.

Mr. Fitch asked about the sidewalks internally. Mr. Fowler stated they have not completed the interior design of the development yet and it doesn't make sense to put sidewalks around the full interior of the development.

Mr. Fitch asked if they will have a Homeowner's Association and if they will construct a clubhouse. Mr. Fowler stated they will have a property owner association and there will not be a clubhouse.

Mr. Fitch asked about the mail. Mr. Fowler stated they are still working through this and they will either have a central area or they will each have an individual mailbox.

Mr. Fitch asked about the road "A" on the plan and how it dead ends. Mr. Fowler stated this is for future consideration for development. They have no plans yet for future development and they will take up that topic later.

Mr. Fitch stated the traffic issue is already a problem and there is a tricky three-way intersection on the northeast side. Will they work with NCDOT to come up with a solution? Even the people not living in the neighborhood have concerns about the traffic in this area. NCDOT input is important. Mr. Fowler stated he acknowledges the concerns about traffic and they plan to work with NCDOT and construct a safe entrance into the subdivision. They will lean on NCDOT for guidance on that permit.

Mr. Fitch asked about the inlet into the lake and where that water flow comes from. Mr. Fowler stated they are working on that.

Mr. Fitch stated the Tree Board raised an issue about the landscaping in the development and the tall trees. If they have some idea about trees it would be very helpful having a plan in place. Is there buffering to adjacent properties and if so what would that be? Mr. Fowler stated Duke Energy has overhead transmission lines that need to be considered. The rest of the property has nice vegetative buffers. They are not sure how to handle

the Duke easement yet. Mr. Manley stated they are not required to have a buffer between single-family and single-family.

Mr. Fitch stated the revised plan is an improvement but there are still major concerns and issues that need to be addressed. If they plan to develop the undeveloped land adjacent to them would it start the process all over again. Mr. Manley stated yes.

Mr. Manley stated concerning the subdivision requirements, they will need to have clear communication concerning the connection access before moving forward to Planning Board. This project could go to Planning Board in August and City Council in September.

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

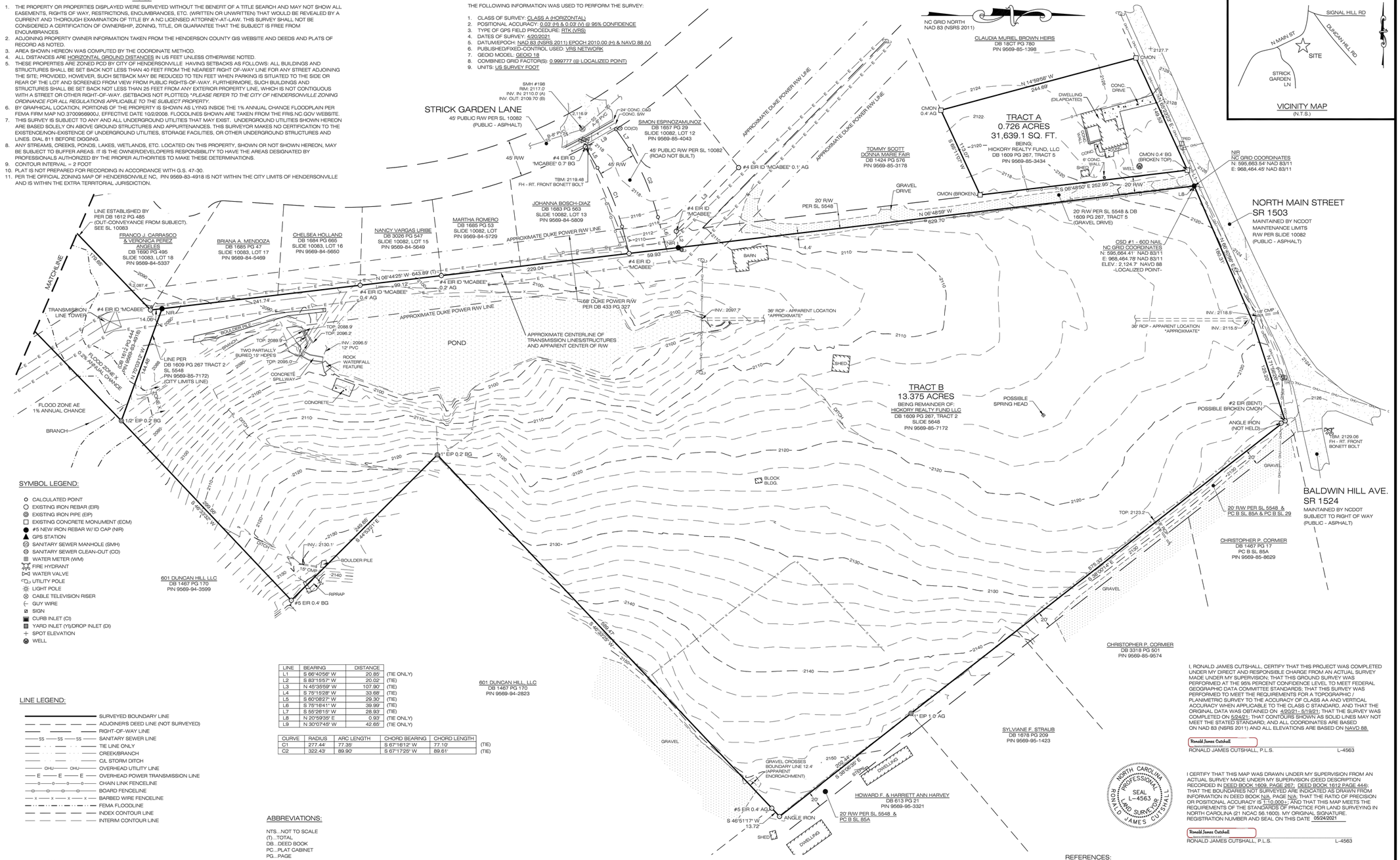
With no further comments or questions, Mr. Manley closed the meeting at 2:35 pm.

NOTES

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THESE PROPERTIES ARE ZONED PCD BY CITY OF HENDERSONVILLE HAVING SETBACKS AS FOLLOWS: 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 SIDE OR REAR OF THE LOT AND SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY. FURTHERMORE, SUCH BUILDINGS AND STRUCTURES SHALL BE SET BACK NOT LESS THAN 25 FEET FROM ANY EXTERIOR PROPERTY LINE, WHICH IS NOT CONTIGUOUS WITH A STREET OR OTHER RIGHT-OF-WAY. (SETBACKS NOT PLOTTED) **PLEASE REFER TO THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.*
6. BY GRAPHICAL LOCATION, PORTIONS OF THE PROPERTY IS SHOWN AS LYING INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO.3700956900J, EFFECTIVE DATE 10/2/2008. FLOODLINES SHOWN ARE TAKEN FROM THE FRIS.NC.GOV WEBSITE.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. CONTOUR INTERVAL = 2 FOOT
10. PLAT IS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.
11. PER THE OFFICIAL ZONING MAP OF HENDERSONVILLE NC, PIN 9569-83-4918 IS NOT WITHIN THE CITY LIMITS OF HENDERSONVILLE AND IS WITHIN THE EXTRA TERRITORIAL JURISDICTION.

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.03 (H) & 0.03 (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 4/20/2021
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999777 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT



SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING CONCRETE MONUMENT (ECM)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- GPS STATION
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT (CO)
- WATER METER (WM)
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- CABLE TELEVISION RISER
- GUY WIRE
- SIGN
- CURB INLET (CI)
- YARD INLET (YI)/DROP INLET (DI)
- SPOT ELEVATION
- WELL

LINE	BEARING	DISTANCE	
L1	S 66°40'56" W	20.85'	(TIE ONLY)
L2	S 83°15'57" W	20.02'	(TIE)
L3	N 45°35'59" W	107.90'	(TIE)
L4	S 75°15'28" W	33.68'	(TIE)
L5	S 60°08'27" W	29.30'	(TIE)
L6	S 75°16'41" W	39.99'	(TIE)
L7	S 55°26'15" W	28.93'	(TIE)
L8	N 20°59'35" E	0.93'	(TIE ONLY)
L9	N 30°07'45" W	42.65'	(TIE ONLY)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	277.44'	77.35'	S 67°16'12" W	77.10'	(TIE)
C2	322.43'	89.90'	S 67°17'25" W	89.61'	(TIE)

LINE LEGEND:

- SURVEYED BOUNDARY LINE
- ADJOINER'S DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- SANITARY SEWER LINE
- TIE LINE ONLY
- CREEK/BRANCH
- C/L STORM DITCH
- OVERHEAD UTILITY LINE
- OVERHEAD POWER TRANSMISSION LINE
- CHAIN LINK FENCELINE
- BOARD FENCELINE
- BARBED WIRE FENCELINE
- FEMA FLOODLINE
- INDEX CONTOUR LINE
- INTERIM CONTOUR LINE

ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PC...PLAT CABINET
PG...PAGE
SL...SLIDE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
R/W...RIGHT OF WAY
POL...POINT ON LINE
CONC...CONCRETE
TBM...TEMPORARY BENCH MARK
C&G...CURB AND GUTTER

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:

FIRST VICTORY, INC.

(OWNER OF RECORD: HICKORY REALTY FUND, LLC)
CITY OF HENDERSONVILLE, HENDERSON COUNTY, NC

MAP SET
SHEET 1 OF 2

THIS SHEET IS PART OF A MAP SET AND IS INTENDED TO ACCOMPANY ALL OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL OTHER SHEETS TO SUPPORT IT.

REFERENCES:

DB 1612 PG 444
DB 1609 PG 267
DB 1612 PG 485
DB 428 PG 471
SL 5548
SL 10082
SL 10083

0' 50' 100' 150'

I, RONALD JAMES CUTSHALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC / PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 4/20/21 - 5/19/21; THAT THE SURVEY WAS COMPLETED ON 5/24/21; THAT CONTOURS SHOWN AS SOLID LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 (NSRS 2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

Ronald James Cutshall
RONALD JAMES CUTSHALL, P.L.S. L-4563

NORTH CAROLINA PROFESSIONAL SEAL L-4563 LAND SURVEYOR RONALD JAMES CUTSHALL

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1609, PAGE 267; DEED BOOK 1612 PAGE 444); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE 05/24/2021

Ronald James Cutshall
RONALD JAMES CUTSHALL, P.L.S. L-4563

DATE OF PLAT: 05/24/2021	REVISIONS			
DATE OF SURVEY: 04/20/21 THRU 05/19/21	NO.	DATE	DESC.	BY
PROJECT NO.: 21-062				
FIELD WORK: DG/CH				
DRAWN BY: RJC/JWC				
SCALE: 1" = 50'				
PINS: 9569-85-3434; 9569-85-7172; 9569-83-4918				

SITE SURVEY
NOT TO SCALE

DocVerify ID: 53700496-A080-480C-A4B1-E23FED5F4637
www.docverify.com
Page 1 of 2 1E23FED5F4637

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

#	DATE	REVISION DESCRIPTION
A	6/4/2021	Issue 1 - Submittal to City of Hendersonville for Review
A	6/15/2021	Issue 2 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)
B	8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville For Review
B	8/25/2021	Issue 2 - Address City of Hendersonville Preliminary Plat Comments

PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

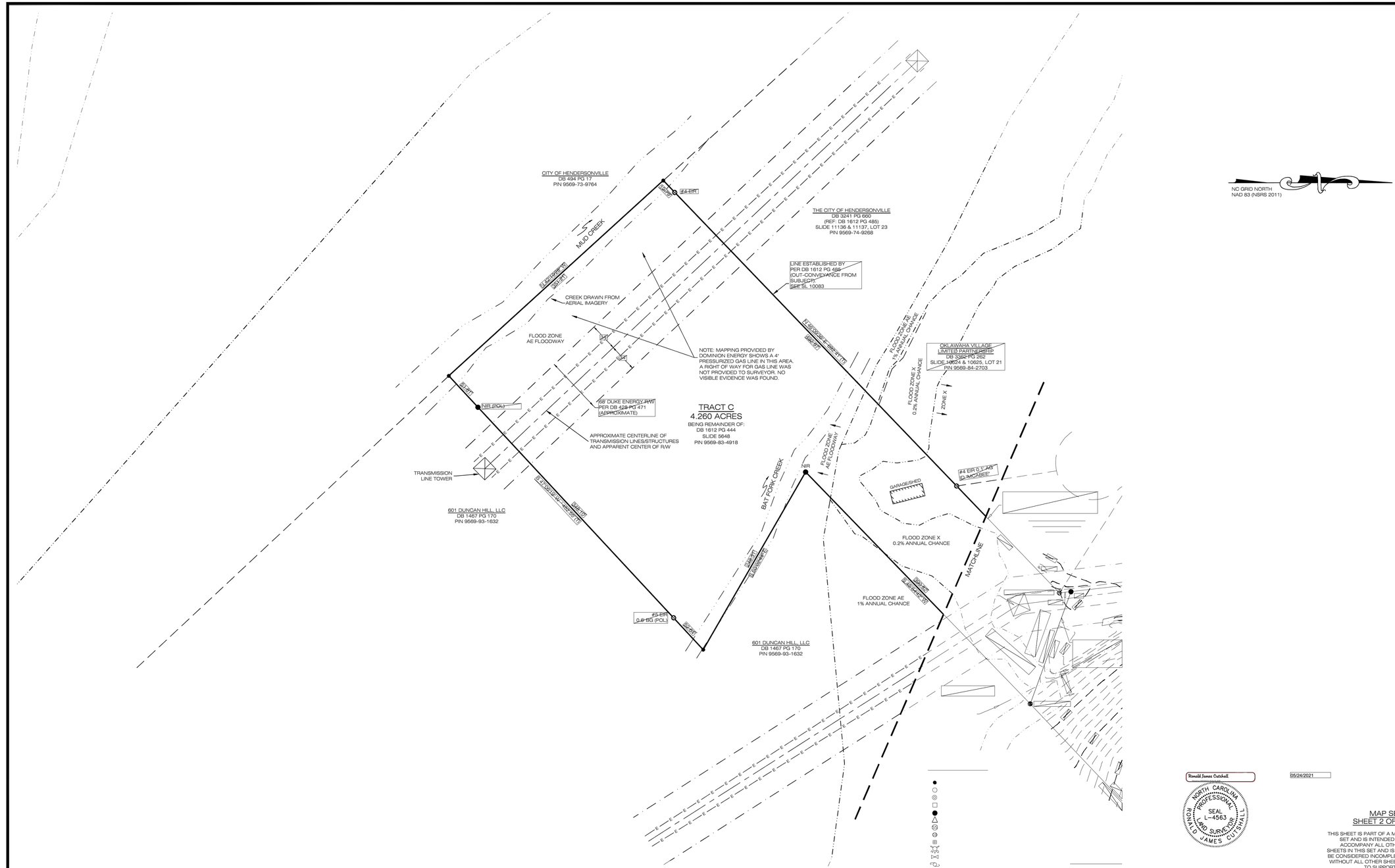
SHEET TITLE:
SITE SURVEY
(BY OTHERS)

PROJECT NO.
FVC011

SHEET NO.
C-1
of 9

DATE:
8/25/2021

ISSUE No. B-2


CITY OF HENDERSONVILLE
DB 494 PG 17
PIN 9569-73-9764
#4 EIR
S MUD CREEK
S 43°40'59" W 1407.31'
CREEK DRAWN FROM AERIAL IMAGERY
FLOOD ZONE AE FLOODWAY
S 43°40'59" W 1407.31'
NOTE: MAPPING PROVIDED BY DOMINION ENERGY SHOWS A 4' PRESSURIZED GAS LINE IN THIS AREA. A RIGHT OF WAY FOR GAS LINE WAS NOT PROVIDED TO SURVEYOR. NO VISIBLE EVIDENCE WAS FOUND.
S 43°40'59" W 1407.31'
NIR (POL)
68' DUKE ENERGY R/W PER DB 428 PG 471 (APPROXIMATE)
APPROXIMATE CENTERLINE OF TRANSMISSION LINES/STRUCTURES AND APPARENT CENTER OF R/W
TRANSMISSION LINE TOWER
601 DUNCAN HILL, LLC
DB 1467 PG 170
PIN 9569-93-1632
S 43°40'59" W 1407.31'
#5 EIR
0.6' SG (POL)
TRACT C
4.260 ACRES
BEING REMAINDER OF:
DB 1612 PG 444
SLIDE 5648
PIN 9569-83-4918
THE CITY OF HENDERSONVILLE
DB 3241 PG 660
(REF: DB 1612 PG 485)
SLIDE 11136 & 11137, LOT 23
PIN 9569-74-9268
LINE ESTABLISHED BY PER DB 1612 PG 485 (CUT-CONVEYANCE FROM SUBJECT) SEE SL 10083
N 43°40'59" E 1407.31'
FLOOD ZONE X 0.2% ANNUAL CHANCE
OKLAWAHA VILLAGE LIMITED PARTNERSHIP
DB 3382 PG 262
SLIDE 10624 & 10625, LOT 21
PIN 9569-84-2703
FLOOD ZONE X 0.2% ANNUAL CHANCE
ZONE X
BAT FORK CREEK
FLOOD ZONE AE FLOODWAY
NIR
DAIRY BARN
DAIRY BARN
DAIRY BARN

SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING CONCRETE MONUMENT (ECM)
- EXISTING #5 IRON REBAR W/D CAP (CSD)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- CSD CONTROL POINT
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT (CO)
- WATER METER (WM)
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- CABLE TELEVISION RISER
- GUY WIRE
- ELECTRIC METER
- SIGN
- CURB INLET (CI)
- DROP INLET (DI)
- STORM WATER JUNCTION BOX (JB)
- SPOT ELEVATION
- WELL

LINE LEGEND:

- SURVEYED BOUNDARY LINE
- ADJOINERS DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- SS — SANITARY SEWER LINE
- TIE LINE ONLY
- C/L STORM DITCH
- OHU — OVERHEAD UTILITY LINE
- E — OVERHEAD POWER TRANSMISSION LINE
- CENTERLINE OF TRANSMISSION LINE (APPROXIMATE)
- EASEMENT LINE (APPROXIMATE)
- CHAIN LINK FENCELINE
- BOARD FENCELINE
- WOVEN -WIRE FENCELINE
- INDEX CONTOUR LINE
- INTERIM CONTOUR LINE
- UGE — MARKED ELECTRIC LINE (APPROXIMATE)
- FOC — MARKED FIBER-OPTIC LINE (APPROXIMATE)

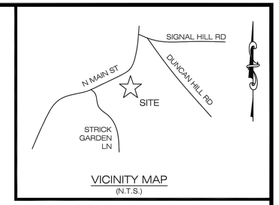
ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PC...PLAT CABINET
PG...PAGE
SL...SLIDE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
R/W...RIGHT OF WAY
POL...POINT ON LINE
CONC...CONCRETE
TBM...TEMPORARY BENCH MARK
C&G...CURB AND GUTTER
EOM...END OF MARKINGS
ID...SURVEYORS IDENTIFICATION CAP

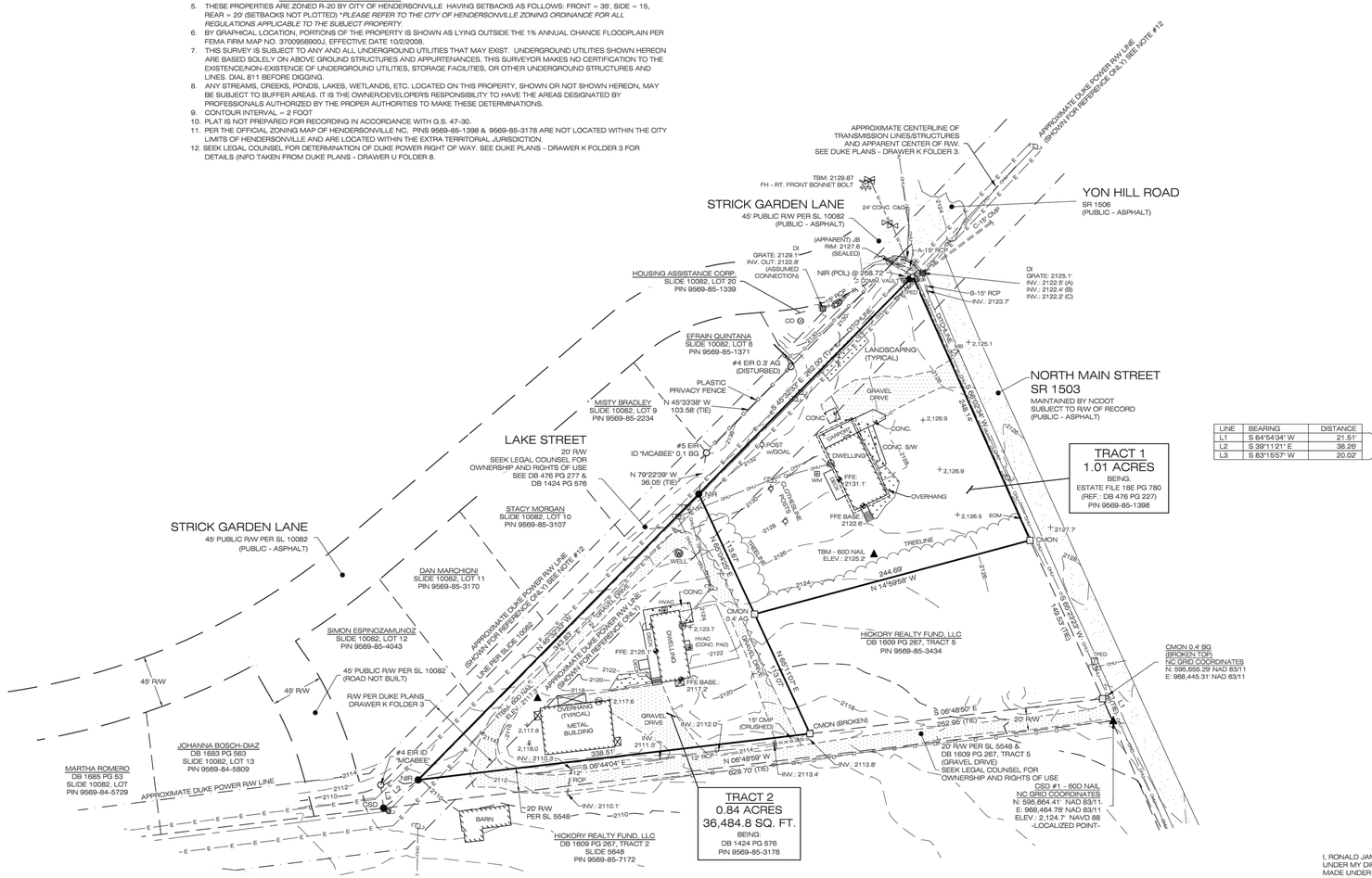
NOTES

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THESE PROPERTIES ARE ZONED R-20 BY CITY OF HENDERSONVILLE HAVING SETBACKS AS FOLLOWS: FRONT = 35', SIDE = 15, REAR = 20' (SETBACKS NOT PLOTTED) *PLEASE REFER TO THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.*
6. BY GRAPHICAL LOCATION, PORTIONS OF THE PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700969200J, EFFECTIVE DATE 10/2/2006.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. CONTOUR INTERVAL = 2 FOOT
10. PLAT IS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.
11. PER THE OFFICIAL ZONING MAP OF HENDERSONVILLE NC, PINS 9569-85-1398 & 9569-85-3178 ARE NOT LOCATED WITHIN THE CITY LIMITS OF HENDERSONVILLE AND ARE LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION.
12. SEEK LEGAL COUNSEL FOR DETERMINATION OF DUKE POWER RIGHT OF WAY. SEE DUKE PLANS - DRAWER K FOLDER 3 FOR DETAILS (INFO TAKEN FROM DUKE PLANS - DRAWER U FOLDER 8.

NC GRID NORTH
NAD 83 (NSRS 2011)



VICINITY MAP
(N.T.S.)



LINE	BEARING	DISTANCE
L1	S 64°54'34" W	21.51'
L2	S 39°11'21" E	38.26'
L3	S 83°15'57" W	20.02'

TIE LINES ONLY

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.03' (H) & 0.03' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 4/20/2021
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999777 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT

I, RONALD JAMES CUTSHALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC / PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 07/01/21– 07/02/21; THAT THE SURVEY WAS COMPLETED ON 07/14/21; THAT CONTOURS SHOWN AS SOLID LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 (NSRS 2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

Ronald James Cutshall

RONALD JAMES CUTSHALL, P.L.S. L-4563

NORTH CAROLINA PROFESSIONAL SEAL L-4563 LAND SURVEYOR RONALD JAMES CUTSHALL

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED) DESCRIPTION RECORDED IN DEED BOOK 476 PAGE 227; DEED BOOK 1424 PAGE 576); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). MY ORIGINAL SIGNATURE. REGISTRATION NUMBER AND SEAL ON THIS DATE 07/15/2021

Ronald James Cutshall

RONALD JAMES CUTSHALL, P.L.S. L-4563

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:

FIRST VICTORY, INC.

(OWNERS OF RECORD: CLAUDIA MURIEL BROWN HEIRS - TRACT 1)
& TOMMY S. & DONNA M. FAIR -TRACT 2)
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NC

REFERENCES:

ESTATE FILE 18E PG 780
DB 476 PG 227
DB 1424 PG 576
SL 5548
SL 10082
SL 10083

0' 50' 100' 150'

DATE OF PLAT: 07/14/2021	REVISIONS			
DATE OF SURVEY: 07/01/21 THRU 07/02/21	NO.	DATE	DESC.	BY
PROJECT NO.: 21-062				
FIELD WORK: DQ/CH				
DRAWN BY: RJC/JWC				
SCALE: 1" = 50'				
PINS: 9569-85-1398 & 9569-85-3178				

SITE SURVEY
NOT TO SCALE

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

DocVerify ID: C5BFC578-E2E7-445D-8679-52446DA99DAB
www.docverify.com
Page 1 of 1 152446DA99DAB

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL SEAL L-4563 LAND SURVEYOR RONALD JAMES CUTSHALL

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

#	DATE	REVISION DESCRIPTION
A	6/4/2021	Issue 1 - Submittal to City of Hendersonville for Review
A	6/15/2021	Issue 2 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)
B	8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville For Review
B	8/25/2021	Issue 2 - Address City of Hendersonville Preliminary Plan Comments

PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

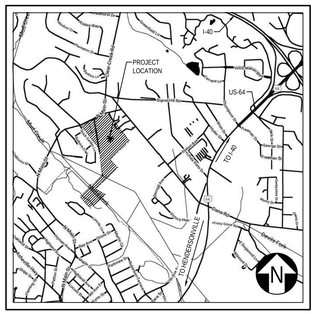
SHEET TITLE:
SITE SURVEY
(BY OTHERS)

PROJECT NO.
FVC011

DATE:
8/25/2021

ISSUE No. B-2

SHEET NO.
C-3
of 9



LOCATION MAP
NOT TO SCALE

EXISTING TREE INFORMATION TABLE																	
TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES	TREE #	DIAMETER & TREE SPECIES
1	14" MAPLE	26	13" PINE	51	18" OAK	76	36" PINE	101	14" OAK	126	16" OAK	151	16" OAK	176	20" MAGNOLIA		
2	27" PINE	27	12" PINE	52	23" POPLAR	77	28" POPLAR	102	18" OAK	127	27" POPLAR	152	33" PINE	177	36" MAGNOLIA		
3	25" PINE	28	23" COTTONWOOD	53	20" MAPLE	78	13" POPLAR	103	24" OAK	128	12" OAK	153	21" OAK	178	18" HARDWOOD		
4	27" PINE	29	14" POPLAR	54	29" PINE	79	36" PINE	104	21" OAK	129	14" OAK	154	21" POPLAR	179	56" MAPLE		
5	18" POPLAR	30	30" OAK	55	24" OAK	80	20" OAK	105	26" OAK	130	16" OAK	155	19" OAK	180	14" OAK		
6	18" POPLAR	31	32" PINE	56	30" OAK	81	28" OAK	106	18" OAK	131	32" POPLAR	156	14" PINE	181	20" PINE		
7	16" POPLAR	32	18" OAK	57	28" MAPLE	82	20" POPLAR	107	16" OAK	132	29" POPLAR	157	17" OAK	182	18" GINKGO		
8	14" POPLAR	33	26" OAK	58	20" MAPLE	83	24" POPLAR	108	12" OAK	133	36" PINE	158	12" OAK	183	24" PINE		
9	18" POPLAR	34	25" OAK	59	27" OAK	84	14" OAK	109	14" MAPLE	134	12" OAK	159	14" POPLAR	184	36" PINE		
10	12" POPLAR	35	26" PINE	60	24" OAK	85	19" OAK	110	22" OAK	135	26" OAK	160	16" OAK	185	30" PINE		
11	32" POPLAR	36	16" MAPLE	61	22" POPLAR	86	23" PINE	111	18" OAK	136	12" OAK	161	16" POPLAR	186	18" PINE		
12	20" MAPLE	37	16" MAPLE	62	30" POPLAR	87	14" HICKORY	112	12" HICKORY	137	23" OAK	162	18" OAK	187	36" PINE		
13	12" PINE	38	32" OAK	63	12" OAK	88	29" PINE	113	20" OAK	138	22" OAK	163	16" OAK	188	12" PINE		
14	16" PINE	39	23" OAK	64	12" OAK	89	24" POP	114	20" MAPLE	139	13" OAK	164	34" PINE	189	42" PINE		
15	18" PINE	40	33" PINE	65	22" PINE	90	18" OAK	115	17" OAK	140	22" OAK	165	28" POPLAR	190	32" PINE		
16	26" POPLAR	41	26" OAK	66	14" PINE	91	16" OAK	116	19" OAK	141	21" POPLAR	166	16" HICKORY	191	24" PINE		
17	18" POPLAR	42	36" PINE	67	20" PINE	92	27" POPLAR	117	16" OAK	142	13" OAK	167	36" MAPLE	192	24" PINE		
18	24" PINE	43	22" POPLAR	68	24" PINE	93	23" OAK	118	18" OAK	143	20" OAK	168	32" MAPLE	193	24" PINE		
19	36" POPLAR	44	16" OAK	69	12" COTTONWOOD	94	17" OAK	119	15" POPLAR	144	12" OAK	169	36" MAPLE	194	32" PINE		
20	18" POPLAR	45	13" OAK	70	18" OAK	95	21" POPLAR	120	15" POPLAR	145	18" OAK	170	30" MAPLE	195	32" PINE		
21	18" POPLAR	46	13" OAK	71	19" OAK	96	40" PINE	121	15" POPLAR	146	40" POPLAR	171	22" MAPLE	196	28" DOUGLAS FIR		
22	16" OAK	47	20" POPLAR	72	25" POPLAR	97	20" OAK	122	15" HICKORY	147	32" POPLAR	172	12" SUMAC				
23	18" OAK	48	24" OAK	73	16" OAK	98	24" OAK	123	20" OAK	148	17" OAK	173	32" MAGNOLIA				
24	32" OAK	49	17" OAK	74	16" OAK	99	22" OAK	124	20" OAK	149	16" OAK	174	48" PINE				
25	15" PINE	50	24" OAK	75	12" OAK	100	16" OAK	125	14" OAK	150	12" OAK	175	14" DOUGLAS FIR				

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA
PROFESSIONAL ENGINEER
049854
MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

#	DATE	REVISION DESCRIPTION
A	6/4/2021	Issue 1 - Submittal to City of Hendersonville for Review
A	6/15/2021	Issue 2 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)
B	8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville For Review
B	8/25/2021	Issue 2 - Address City of Hendersonville Preliminary Plan Comments

PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

SHEET TITLE:
EXISTING CONDITIONS, TREE SURVEY, & DEMOLITION PLAN

PROJECT NO. FVC011
SHEET NO. C-4 of 9
DATE: 8/25/2021
ISSUE No. B-2

PROJECT NOTES:

OWNERS:
Hickory Reality Fund, LLC
337 Schooner Lane
Carbondale, CO 81623

Tommy Scott & Donna Marie Fair
1830 N. Main Street
Hendersonville, NC 28792

Claudia Muriel Brown Heirs
1824 N Main Street
Hendersonville, NC 28792

ENGINEER:
High Country Engineering, PC (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T:828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net

DEVELOPER:
First Victory, Inc
524 S. Caldwell Street
Brevard, NC 28712
T: 828-884-7934
Email: travis@firstvictory.com
Contact: Travis Fowler

1. Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 28792
2. PIN NUMBER: 9569-85-7172, 9569-85-3434, 9569-83-4918, 9659-85-3178, 9659-85-1398
3. Zoning: Planned Commercial Development (PCD) by City of Hendersonville.
4. Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444.; Deed Book: 1424 and Page 576, Deed Book: 18CT and Page 780
5. Proposed use is for residential subdivision.
6. Project Coordinates: 35.337333° N, 82.459146° W
7. The receiving water course for this project is a Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.
8. Total tract contains over ±20.22 acres.
9. Boundary & Topographical information obtained from survey by Ronald James Cutshall, PLS # L-4563 of Cole Surveying & Design, PA and dated May 24th, 2021.
10. Contour interval is 2 feet.
11. This property is shown on F.I.R.M. panel number 3709956900J, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".
12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown heron. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

TREE DATA	
TREES PRESERVED:	125
TREES REMOVED:	71
TOTAL NUMBER OF TREES:	196

TREE SURVEY LEGEND
= EXISTING TREE TO BE PRESERVED
= EXISTING TREE TO BE REMOVED

SITE CORNER INSET
SCALE: 1"=50'

GRAPHIC SCALE
SCALE 1" = 50'
50' 25' 0 50' 100' 150'

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

SEE SITE CORNER INSET FOR CONTINUATION OF TRACT

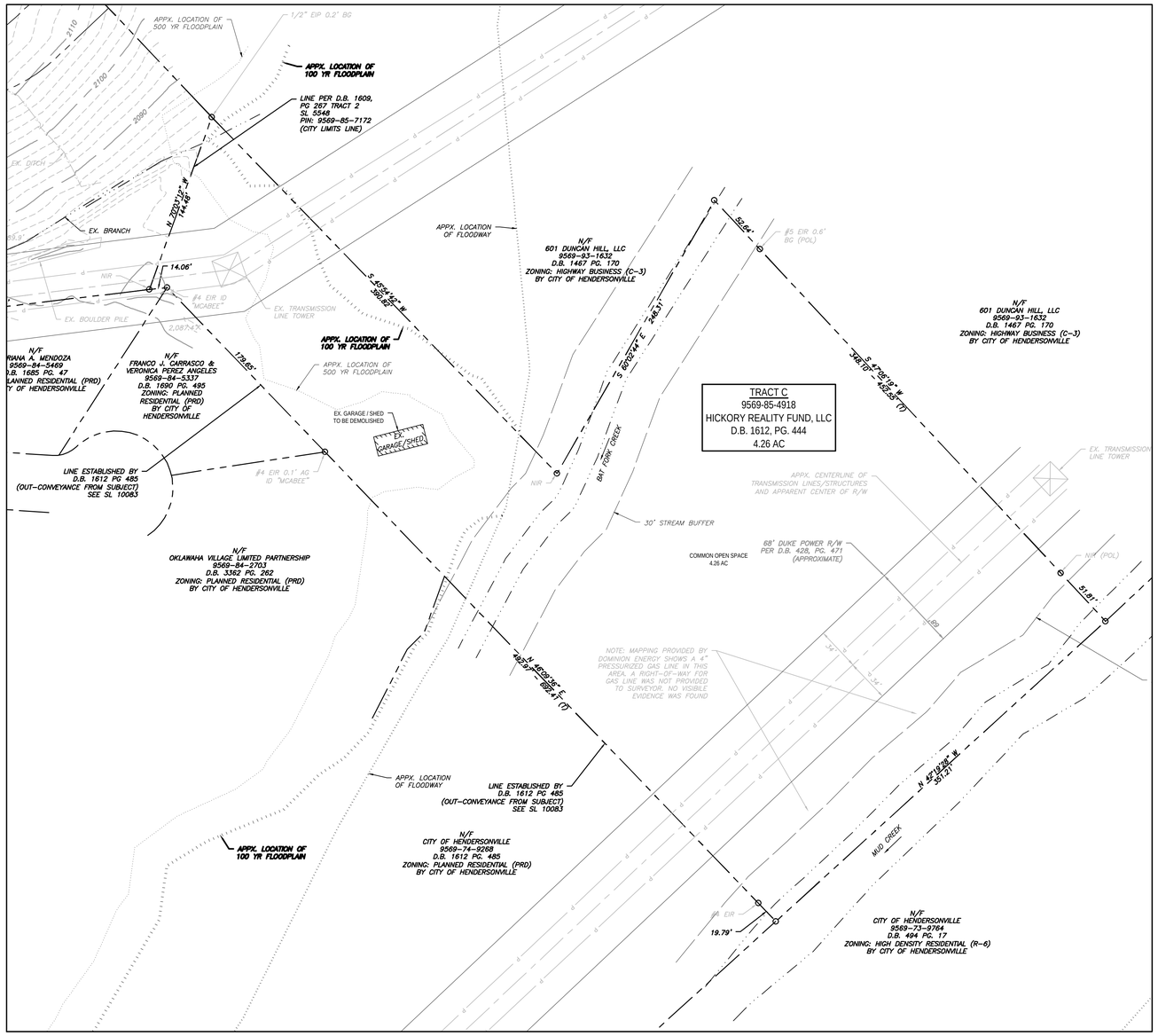
SEE TRACT C EXISTING CONDITIONS INSET ON SHEET C-4

TRACT A
9569-85-3434
HICKORY REALITY FUND, LLC
D.B. 1609, PG 267
0.73 AC

TRACT B
9569-85-7172
HICKORY REALITY FUND, LLC
D.B. 1609, PG. 267
13.38 AC

TRACT 1
9569-85-1398
CLAUDIA MURIEL BROWN HEIRS
D.B. 476, PG 227
1.01 AC

TRACT 2
9569-85-3178
TOMMY SCOTT &
DONNA MARIE FAIR
D.B. 1424, PG 576
0.84 AC



50' 25' 0 50' 100' 150'

GRAPHIC SCALE
SCALE 1" = 50'

TRACT C EXISTING CONDITIONS MAP

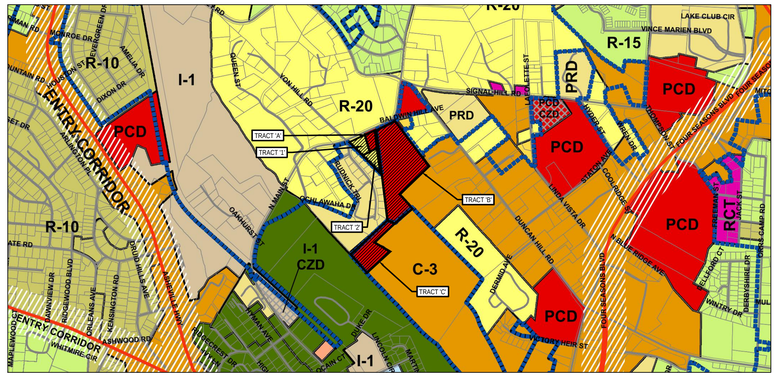
SCALE: 1"=50'

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!



LOCATION MAP

NOT TO SCALE



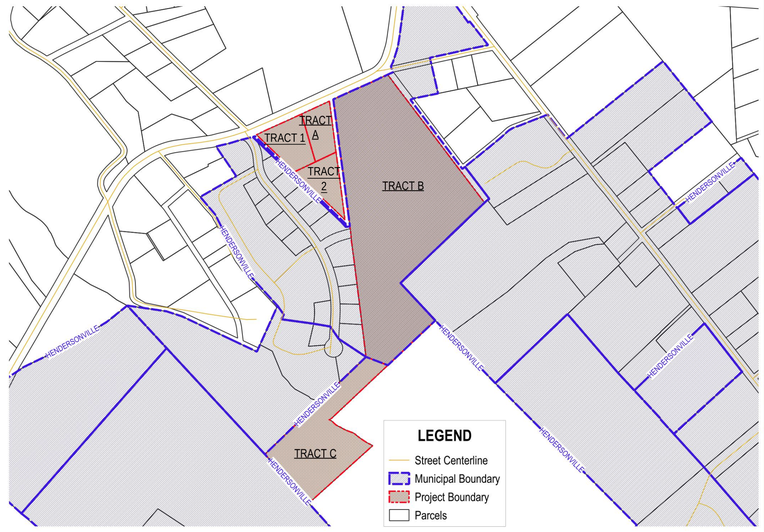
City of Hendersonville
Planning Jurisdiction Zoning Classification Districts

- R-40 Estate Residential
- R-20 Low Density Residential
- R-15 Medium Density Residential
- R-10 Medium Density Residential
- R-6 High Density Residential
- R-6SU High Density Residential Special Use
- PRD Planned Residential
- DHH Druid Hills Historic Overlay District
- HHH Hyman Heights Historic Overlay District
- MSH Main Street Historic Overlay District
- UV Urban Village
- UR Urban Residential
- RCT Residential Commercial Transition
- MIC Medical, Institutional, Cultural
- MIC-SU Medical, Institutional, Cultural, Special Use
- PID Planned Institutional
- PMH Planned Manufactured Housing
- C-4 Neighborhood Commercial
- C-3 Highway Business
- C-3SU Highway Business Special Use
- C-2 Secondary Business
- C-2SU Secondary Business Special Use
- C-1 Central Business
- C-1SU Central Business Special Use
- CHMU Commercial Highway Mixed Use
- CMU Central Mixed Use
- CMUSU Central Mixed Use Special Use
- PCD Planned Commercial
- PCD-SU Planned Commercial Special Use
- GHMU Greenville Highway Mixed Use
- GHMU-SU Greenville Highway Mixed Use Special Use
- HMU Highway Mixed Use
- I-1 Industrial
- PMD Planned Manufacturing
- CZD Conditional Zoning Districts*

*See Development Assistance Department for Project File

ZONING MAP

NOT TO SCALE



HENDERSONVILLE CITY LIMITS MAP

NOT TO SCALE

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36882 MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

#	DATE	REVISION DESCRIPTION
A	6/4/2021	Issue 1 - Submittal to City of Hendersonville for Review
A	6/15/2021	Issue 2 - Submit Revised Trail Survey to City of Hendersonville (Sheet C-3)
B	8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville Fire Review
B	8/25/2021	Issue 2 - Address City of Hendersonville Preliminary Plan Comments

PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

SHEET TITLE:
EXISTING CONDITIONS & ADDITIONAL SITE INFORMATION

PROJECT NO.: FVC011
DATE: 8/25/2021
ISSUE No. B-2
SHEET NO.: C-5 of 9

SITE CORNER INSET

SCALE: 1"=50'

TYPICAL ROAD CROSS SECTION

SCALE: 1"=5'

LOCATION MAP

NOT TO SCALE

DEVELOPER REQUESTED CONDITIONS:

The rear setback to equal 20 feet for all single family residential lots regardless of adjacent property uses or zoning. The single family lots around the exterior of the parcel have a 20 feet wide setback.

PARKING AND DRIVEWAYS:

Each single family residential lot will have a one car garage, a two car garage and/or adequate exterior parking within the lot for two cars. Exterior parking spaces will have the minimum dimensions of 9'x18' per space.

Driveway alignment and spacing will be shown on subsequent plans for City of Hendersonville approval (ie. Final Site Plan Approval). Consideration will be given for adequate driveway alignment and spacing between adjacent driveway connections to allow for on-street parking.

93 LOTS TOTAL

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

COMPREHENSIVE PLAN COMPLIANCE:

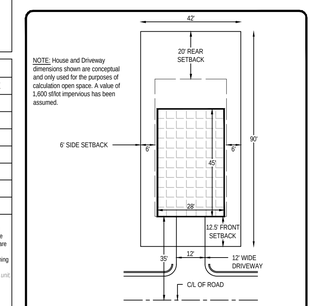
At this location a 93 lot single family subdivision is being proposed. The development was designed to meet the standards set forth in the City of Hendersonville's Zoning Ordinance and Subdivision ordinance. The proposed layout is consistent with adjacent developments and creates a walkable neighborhood design with functional roadway corridors.

Three of the parcels being developed are currently zoned as "Planned Commercial Development" (PCD)and two are zoned as "Low Density Residential" (R-20) by the City of Hendersonville . Four of the five parcels are to be annexed into the city limits. The proposed zoning for the project is a "Planned Residential Development" (PRD) as this is the closest zoning classification in the City of Hendersonville's Comprehensive Plan which can be applied to this development.

SITE DATA		
	AREA	% OF SITE
TOTAL PROJECT AREA:	20.22 AC	N/A
BUILDINGS:	3.42 SF	16.91%
OPEN SPACE:	14.49 AC	71.66%
STREETS & PARKING:	1.91 AC	9.45%
SIDEWALKS:	0.40 AC	2.00%
COMMON OPEN SPACE:	8.11 AC	40.11%
PROJECT DENSITY:	4.6 UNITS / AC	

NOTES:
1. The Open Space calculations include an assumed 1,600 sf/lot impervious area for typical driveway and house construction. See the Typical Lot Layout for details. The Building area shown in this table does NOT include this area as the individual lots are to be sold and independently developed.
2. The minimum Common Open Space for this site per the City of Hendersonville Zoning Ordinance, Section 6-16-2 is 2.02 ac. *There shall be reserved for the use of all residents of the development either 10% of the project area or 500 ft2 per dwelling unit, whichever is more.*
   a) [500 sf/unit (93 units)] / 43,560 sf/ac = 1.07 ac
   OR
   b) 20.22 ac (0.10) = 2.02 ac
3. Building Area calculating by assuming a 1600 SF house footprint for each single family subdivision lot.
4. Density Calculations:
   - Total Units: 93 Single Family Lots
   - Total Project Area: 20.22 ac
   - Density = 93 units / 20.22 ac = 4.6 units / ac

NOTE: House and Driveway dimensions shown are conceptual and only used for the purposes of calculation open space. A value of 1,600 sf/lot impervious has been assumed.



TYPICAL LOT LAYOUT

SCALE: 1"=30'

PROJECT NOTES:

OWNERS:
Hickory Reality Fund, LLC
337 Schooner Lane
Carbondale, CO 81623

Tommy Scott & Donna Marie Fair
1830 N. Main Street
Hendersonville, NC 28792

Claudia Muriel Brown Heirs
1824 N Main Street
Hendersonville, NC 28792

ENGINEER:
High Country Engineering, PC (C-3347)
111 E. Chestnut Street
Asheville, North Carolina 28801
T:828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net

DEVELOPER:
First Victory, Inc
524 S. Caldwell Street
Brevard, NC 28712
T: 828-884-7934
Email: travis@firstvictory.com
Contact: Travis Fowler

1. Property located in City of Hendersonville, North Carolina. Property address is 1828 N. Main Street, Hendersonville, NC 28792
2. PIN NUMBER: 9569-85-7172, 9569-85-3434, 9569-83-4918, 9659-85-3178, 9659-85-1398
3. Zoning: Planned Commercial Development (PCD) by City of Hendersonville.
4. Deed Book: 1609 and Page 267; Deed Book: 1612 and Page 444.; Deed Book: 1424 and Page 576, Deed Book: 18CT and Page 780
5. Proposed use is for residential subdivision.
6. Project Coordinates: 35.337333° N, 82.459146° W
7. The receiving water course for this project is a Unnamed Tributary to Johnson Drainage Ditch. At the confluence, Johnson Drainage Ditch, Stream Index 6-55-8, is a Class C water as classified by NCDEQ.
8. Total tract contains over ±20.22 acres.
9. Boundary & Topographical information obtained from survey by Ronald James Cutshall, PLS # L-4563 of Cole Surveying & Design, PA and dated May 24th, 2021.
10. Contour interval is 2 feet.
11. This property is shown on F.I.R.M. panel number 37009569J, dated October 2, 2008 and a portion of the property is located within a special flood hazard zone "X" or "AE".
12. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown heron. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
13. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
14. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA
SEAL
29882
MICHAEL R. GOFORTH
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION DESCRIPTION	DATE	
Issue 1 - Submittal to City of Hendersonville for Review	6/4/2021	A
Issue 2 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)	6/15/2021	A
Issue 1 - Submit Revised Plat Set to City of Hendersonville For Review	8/6/2021	B
Issue 2 - Address City of Hendersonville Preliminary Plan Comments	8/25/2021	B

PRELIMINARY SUBDIVISION PLANS FOR

PROVIDENCE WALK

for

FIRST VICTORY, INC.

City of Hendersonville
Henderson County, North Carolina

PROJECT NAME:

PROVIDENCE WALK

City of Hendersonville
Henderson County, NC

SHEET TITLE:

SITE PLAN

PROJECT NO.: FVC011

DATE: 8/25/2021

ISSUE No. B-2

SHEET NO.: C-6 of 9

N/F
HOWARD F. & HARRIETT ANN HARVEY
9569-95-3321
D.B. 613 PG. 21
ZONING: HIGHWAY BUSINESS (C-3)
BY CITY OF HENDERSONVILLE

N/F
SYLVANE F. STRAUB
9569-85-1423
D.B. 1678 PG. 209
ZONING: LOW DENSITY RESIDENTIAL (R-20)
BY CITY OF HENDERSONVILLE

N/F
CHRIS P. CORMIER
9569-85-8574
D.B. 3318, PG. 501
ZONING: LOW DENSITY RESIDENTIAL (R-20)
BY CITY OF HENDERSONVILLE

N/F
CHRIS P. CORMIER
9569-85-8629
D.B. 1467, PG. 17
ZONING: SECONDARY BUSINESS (C-2)
BY CITY OF HENDERSONVILLE

N/F
601 DUNCAN HILL, LLC
9569-95-2823
D.B. 1467 PG. 170
ZONING: HIGHWAY BUSINESS (C-3)
BY CITY OF HENDERSONVILLE

N/F
601 DUNCAN HILL, LLC
9569-94-3599
D.B. 1467 PG. 170
ZONING: HIGHWAY BUSINESS (C-3)
BY CITY OF HENDERSONVILLE

N/F
JOHANNA BOSCH-DIAZ
9569-84-5809
D.B. 1683 PG. 13
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
MARTHA ROMERO
9569-84-5729
D.B. 1685 PG. 53
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
NANCY VARGAS URIBE
9569-84-5649
D.B. 3026 PG. 547
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
CHELSEA HOLLAND
9569-84-5650
D.B. 1684 PG. 665
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
BRIANA A. MENDOZA
9569-84-5469
D.B. 1685 PG. 47
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
FRANCO J. CARRASCO & VERONICA PEREZ ANGELES
9569-84-5337
D.B. 1690 PG. 495
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
SIMEON ESPINOZAMUNOZ
9569-85-4043
D.B. 1657 PG. 29
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
DAN & ASHLEY MARCHIONI
9569-85-3170
D.B. 1657 PG. 526
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
STACY MORGAN
9569-85-3107
D.B. 1674 PG. 550
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
MISTY BRADLEY
9569-85-2234
D.B. 3113 PG. 709
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
EFRAIN QUINTANA-MARTINEZ
9569-85-1371
D.B. 1657 PG. 543
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

N/F
OKLAWAHA VILLAGE LIMITED PARTNERSHIP
9569-84-2703
D.B. 3362 PG. 262
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE

BALDWIN HILL AVE. (SR-1526)

NORTH MAIN STREET (SR-1502) (NC 191) (ROW PER SL 0282 - 0.2 MILE - ASPHALT)

STRICK GARDEN LANE (45' PUBLIC R/W PER SL 10082 - ASPHALT)

LAKE STREET (SR-1503) (ROW PER SL 0282 - 0.2 MILE - ASPHALT)

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'

COMMON OPEN SPACE 0.09 AC
COMMON OPEN SPACE 0.04 AC
COMMON OPEN SPACE 0.33 AC
COMMON OPEN SPACE 3.33 AC
OPEN SPACE 0.06 AC

PROPOSED WET POND
STORMWATER MANAGEMENT POND

STORMWATER MANAGEMENT AREA
(PENDING ACOE AND NCDEQ APPROVAL)

STORMWATER JUNCTION BOX (TYP.)

HOODED GRATE INLET (TYP.)

WATER METER (TYP.)

FIRE HYDRANT ASSEMBLY

HDPE PIPE (TYP.)

WATERLINE 'A' 6" DIP CLASS 350
WATERLINE 'B' 6" DIP CLASS 350
WATERLINE 'C' 6" DIP CLASS 350
WATERLINE 'D' 6" DIP CLASS 350

6"X6" TEE
6"X8" TEE
6"X12" TEE
6"X2" TEE

END OF LINE PLUG

6" TAPPING SLEEVE & VALVE

M.H. T-1
M.H. T-2
M.H. T-3
M.H. T-4
M.H. T-5
M.H. T-6
M.H. T-7
M.H. S-1
M.H. S-2
M.H. S-3
M.H. S-4
M.H. S-5
M.H. S-6
M.H. U-2
M.H. U-3
M.H. V-1
M.H. V-2
M.H. V-3
M.H. V-4
M.H. W-1

#1 EIP 0.1' AG
#5 EIR 0.4' BG
#5 EIP 0.2' BG
#4 EIR 0.2' AG ID "MCABEE"
#4 EIR ID "MCABEE"
#4 EIR 0.1' AG ID "MCABEE"
#4 EIR 0.3' AG (DISTURBED)
#4 EIR ID "MCABEE" 0.7' BG
#4 EIR ID "MCABEE" 0.1' AG
#4 EIR ID "MCABEE"
1/2" EIP

EX. DWELLING
EX. GRAVEL
EX. DITCH
EX. BRANCH
EX. POND
EX. RIP-RAP
EX. BOULDER PILE
EX. PLASTIC PRIVACY FENCE
EX. ROCK
EX. CONC S.W.
EX. 24" C&G

GRAVEL CROSSES BOUNDARY LINE 12.4' (APPARENT ENCROACHMENT)

20' R/W PER SL 5548 & DB 1609 PG 267, TRACT 5 (GRAVEL DRIVE)
SEEK LEGAL COUNSEL FOR OWNERSHIP AND RIGHTS OF USE

20' R/W PER SL 5548 & PC B SL 85A & PC B SL 29

45' R/W PER SL 10082 (ROAD NOT BUILT)

CSD #1 - 60 D NAIL
NC GRID COORDINATES
N: 595,664.41' NAD 83/11
E: 968,464.78' NAD 83/11
ELEV.: 2,124.7' NAVD 88
-LOCALIZED POINT-

NC GRID COORDINATES
N: 595,663.54' NAD 83/11
E: 968,464.45' NAD 83/11

NC GRID COORDINATES
N: 595,655.29' NAD 83/11
E: 968,445.31' NAD 83/11

CMON (BROKEN)
CMON 0.4' BG (BROKEN TOP)
CMON 0.4' BG ELEV.=2125.1' (BROKEN TOP)
CMON 0.4' AG
CMON TOP ELEV.=2128.24' BASE ELEV.=2127.81'
TMB-60D NAIL ELEV.: 2125.2'
TBM- 60D NAIL ELEV.: 2117.3

APPX. LOCATION OF 500 YR FLOODPLAIN

LINE ESTABLISHED BY D.B. 1612 PG 485 (OUT-CONVEYANCE FROM SUBJECT) SEE SL 10083

ESTIMATED AREA OF DISTURBANCE: 14.11 AC

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

50' 25' 0 50' 100' 150'
GRAPHIC SCALE
SCALE 1" = 50'

LOCATION MAP
NOT TO SCALE

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

NORTH CAROLINA
SEAL
24585
ENGINEER
MICHAEL R. GOFORTH

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

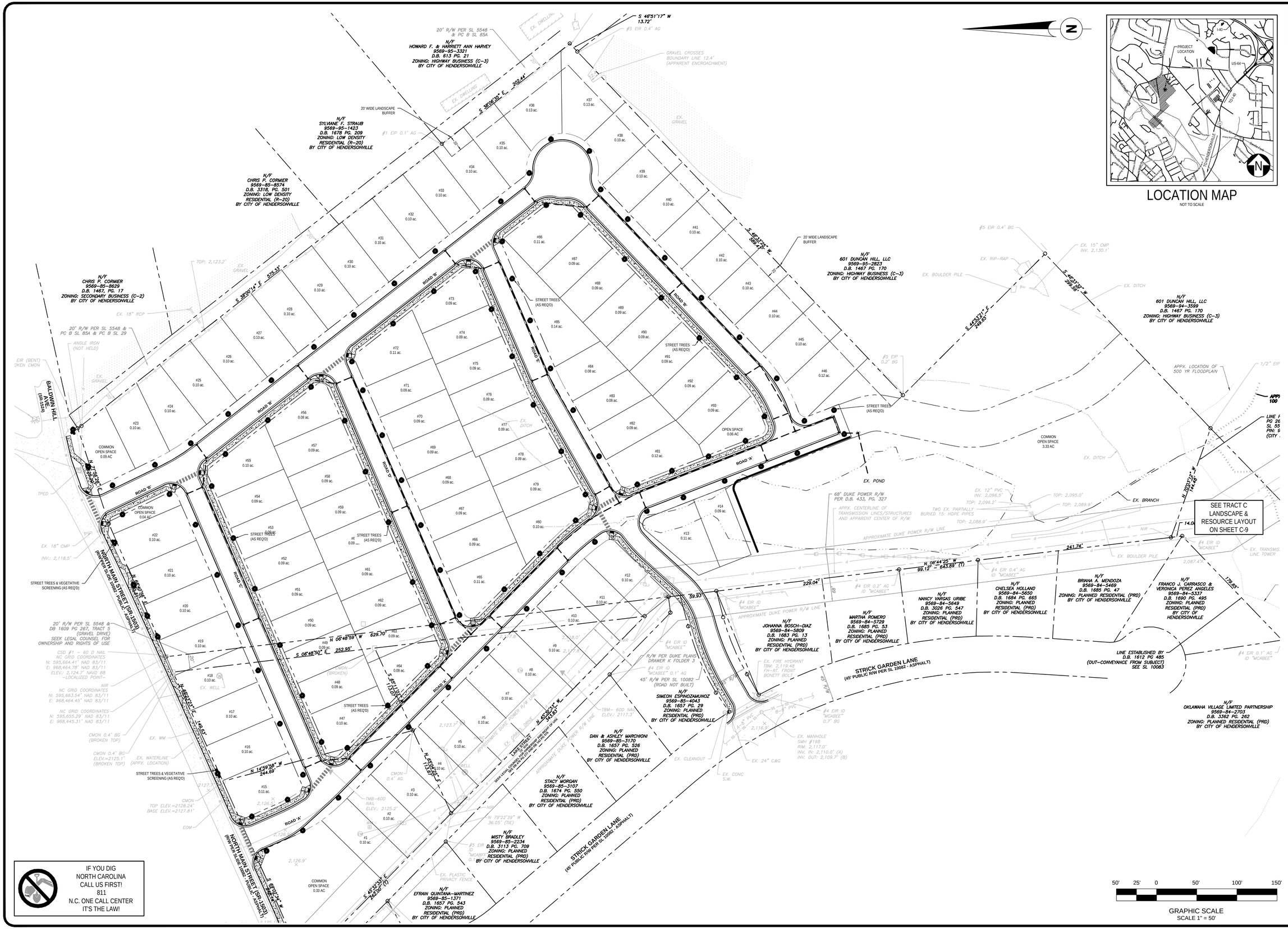
#	DATE	REVISION DESCRIPTION
A	6/4/2021	Issue 1 - Submittal to City of Hendersonville for Review
A	6/15/2021	Issue 2 - Submit Revised Tree Survey to City of Hendersonville (Sheet C-3)
B	8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville For Review
B	8/25/2021	Issue 2 - Address City of Hendersonville Preliminary Plan Comments

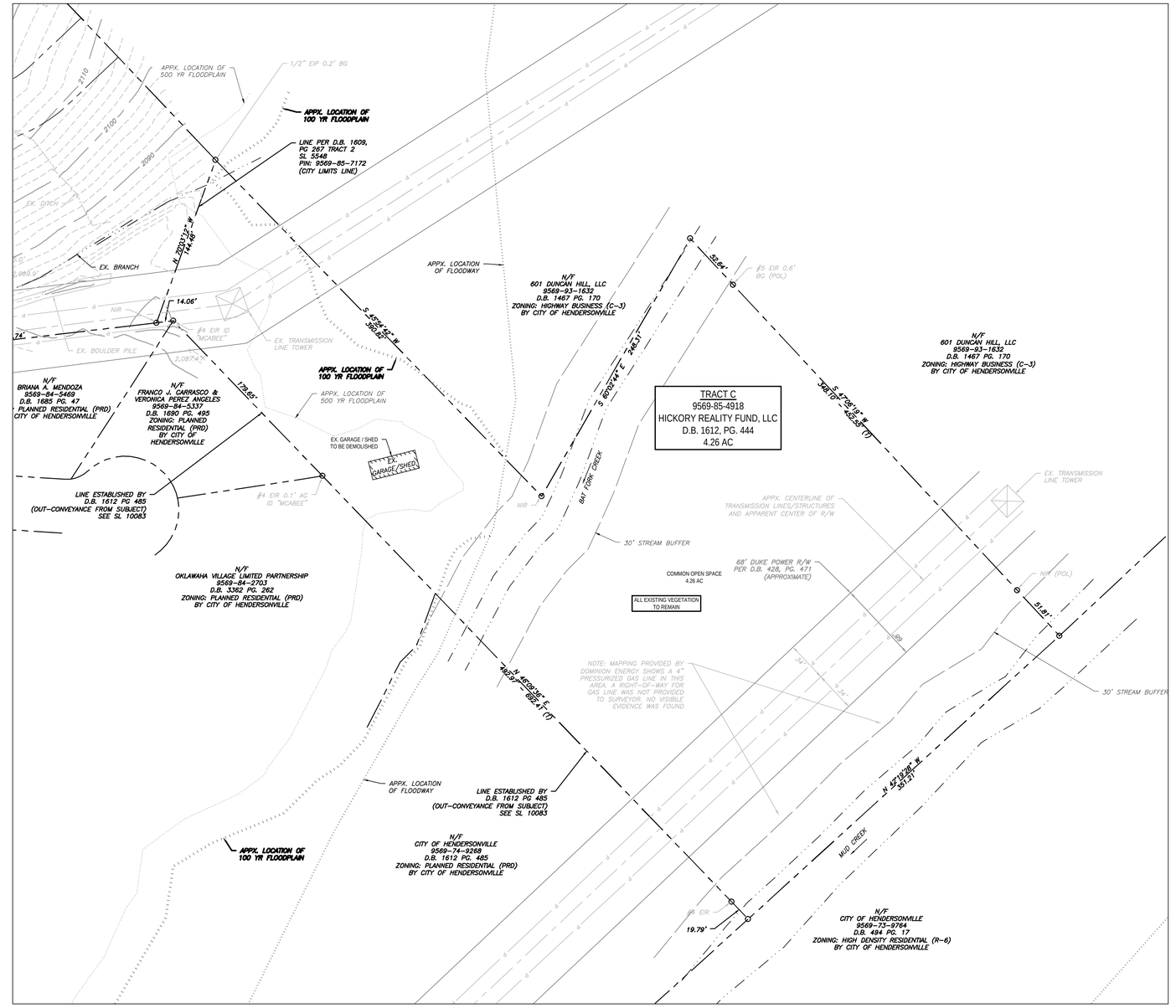
PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

SHEET TITLE:
GRADING, STORMWATER, & UTILITY PLAN

PROJECT NO. FVC011
DATE: 8/25/2021
ISSUE No. B-2

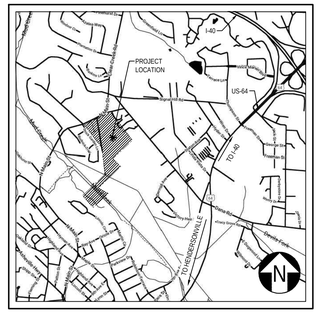
SHEET NO. C-7 of 9


N
S 46°51'17" W
13.72'
#5 EIR 0.4' AG
20' R/W PER SL 5548 & PC B SL 85A
N/F
HOWARD F. & HARRETT ANN HARVEY
9569-85-3321
D.B. 613 PG. 21
ZONING: HIGHWAY BUSINESS (C-3)
BY CITY OF HENDERSONVILLE
EX. DWELLING
GRAVEL CROSSES BOUNDARY LINE 12.4' (APPARENT ENCROACHMENT)
EX. GRAVEL
S 38°06'35" E 202.44'
20' WIDE LANDSCAPE BUFFER
N/F
SYLVIANE F. STRAUB
9569-95-1423
D.B. 1678 PG. 209
ZONING: LOW DENSITY RESIDENTIAL (R-20)
BY CITY OF HENDERSONVILLE
#1 EIP 0.1' AG
N/F
CHRIS P. CORMIER
9569-85-8574
D.B. 3318, PG. 501
ZONING: LOW DENSITY RESIDENTIAL (R-20)
BY CITY OF HENDERSONVILLE
N/F
CHRIS P. CORMIER
9569-85-8629
D.B. 1467, PG. 17
ZONING: SECONDARY BUSINESS (C-2)
BY CITY OF HENDERSONVILLE
S 38°01'14" E 575.13'
TOP: 2,123.2'
EX. GRAVEL
EX. 18" RCP
20' R/W PER SL 5548 & PC B SL 85A & PC B SL 29
ANGLE IRON (NOT HELD)
EIR (BENT) BROKEN CMON
EX. GRAVEL
BALDWIN HILL AVE (SR-1324)
N 71°56'54" E 49.36'
TPED
ROAD 'B'
COMMON OPEN SPACE 0.09 AC
COMMON OPEN SPACE 0.04 AC
EX. 18" CMP
INV.: 2,118.5'
STREET TREES & VEGETATIVE SCREENING (AS REQ'D)
NORTH MAIN STREET (SR-1563)
(POWER SLIDE 10082 - PUBLIC - ASPHALT)
N 65°43'55" E 149.53'
20' R/W PER SL 5548 & DB 1609 PG 267, TRACT 5 (GRAVEL DRIVE)
SEEK LEGAL COUNSEL FOR OWNERSHIP AND RIGHTS OF USE
CSD #1 - 60' D NAIL
NC GRID COORDINATES
N: 595,664.41' NAD 83/11
E: 968,464.78' NAD 83/11
ELEV.: 2,124.7' NAD 88
-LOCALIZED POINT-
NIR
NC GRID COORDINATES
N: 595,663.54' NAD 83/11
E: 968,464.45' NAD 83/11
NC GRID COORDINATES
N: 595,655.29' NAD 83/11
E: 968,445.31' NAD 83/11
CMON 0.4' BG (BROKEN TOP)
EX. WM
CMON 0.4' BG ELEV.=2125.1' (BROKEN TOP)
EX. WATERLINE (APPX. LOCATION)
STREET TREES & VEGETATIVE SCREENING (AS REQ'D)
N 14°29'58" W 244.69'
CMON TOP ELEV.=2128.24' BASE ELEV.=2127.81'
EOM
2,126.9'
2,127.7'
2,126.4'
N 06°48'59" W 629.70'
S 06°48'50" E 252.95'
N 65°43'55" E 149.53'
S 65°43'55" W 114.07'
N 65°43'55" E 114.07'
N 14°29'58" W 244.69'
S 45°32'33" E 742.00' (T)
N 45°32'33" W 742.00' (T)
COMMON OPEN SPACE 0.33 AC
EX. PLASTIC PRIVACY FENCE
N/F
EFRAIN QUINTANA-MARTINEZ
9569-85-1371
D.B. 1657 PG. 343
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
MISTY BRADLEY
9569-85-2234
D.B. 3113 PG. 709
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
STACY MORGAN
9569-85-3107
D.B. 1874 PG. 550
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
DAN & ASHLEY MARCHIONI
9569-85-3170
D.B. 1657 PG. 526
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
SIMEON ESPINOZAMUNOZ
9569-85-4043
D.B. 1657 PG. 29
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
JOHANNA BOSCH-DIAZ
9569-84-5809
D.B. 1683 PG. 13
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
MARTHA ROMERO
9569-84-5729
D.B. 1685 PG. 53
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
NANCY YARGAS URIBE
9569-84-5649
D.B. 3026 PG. 547
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
CHELSEA HOLLAND
9569-84-5650
D.B. 1684 PG. 665
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
BRIANA A. MENDOZA
9569-84-5469
D.B. 1685 PG. 47
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
FRANCO J. CARRASCO & VERONICA PEREZ ANGELES
9569-84-5337
D.B. 1690 PG. 495
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
OKLAWAHA VILLAGE LIMITED PARTNERSHIP
9569-84-2703
D.B. 3362 PG. 262
ZONING: PLANNED RESIDENTIAL (PRD)
BY CITY OF HENDERSONVILLE
N/F
601 DUNCAN HILL, LLC
9569-85-2823
D.B. 1467 PG. 170
ZONING: HIGHWAY BUSINESS (C-3)
BY CITY OF HENDERSONVILLE
N/F
601 DUNCAN HILL, LLC
9569-94-3595
D.B. 1467 PG. 170
ZONING: HIGHWAY BUSINESS (C-3)
BY CITY OF HENDERSONVILLE
S 46°51'17" W 559.72'
S 46°51'17" E 449.66'
S 46°51'30" W 320.66'
20' WIDE LANDSCAPE BUFFER
#5 EIR 0.4' BG
EX. 15" CMP INV. 2,130.1'
EX. RIP-RAP
EX. BOULDER PILE
EX. DITCH
#5 EIP 0.2' BG
STREET TREES (AS REQ'D)
APPX. LOCATION OF 500 YR FLOODPLAIN
1/2" EIP
APP'D 100
LINE I PG 26 SL 55 PIN: 9 (CITY
N 70°01'17" W 144.48'
SEE TRACT C LANDSCAPE & RESOURCE LAYOUT ON SHEET C-9
14.0
241.74'
N 06°44'25" W 99.12' - 643.89' (T)
229.04'
59.93'
191.85'
EX. TRANSMIS. LINE TOWER
2,087.4'
EX. BOULDER PILE
#4 EIR ID "MCABEE"
#4 EIR 0.4' AG ID "MCABEE"
#4 EIR 0.2' AG ID "MCABEE"
#4 EIR 0.1' AG ID "MCABEE"
#4 EIR ID "MCABEE" 0.7' BG
#4 EIR ID "MCABEE" 0.2' BG
EX. 12" PVC INV. 2,096.5'
TOP: 2,096.2'
TOP: 2,095.0'
TOP: 2,089.9'
TOP: 2,088.9'
TWO EX. PARTIALLY BURIED 15" HDPE PIPES
EX. BRANCH
EX. DITCH
EX. POND
68' DUKE POWER R/W PER D.B. 433, PG. 327
APPX. CENTERLINE OF TRANSMISSION LINES/STRUCTURES AND APPARENT CENTER OF R/W
APPROXIMATE DUKE POWER R/W LINE
R/W PER DUKE PLANS DRAWER K FOLDER 3
EX. FIRE HYDRANT TBM: 2,119.46 FH-RT. FRONT BONETT BG
45' R/W PER SL 10082 (ROAD NOT BUILT)
STRICK GARDEN LANE
(45' PUBLIC R/W PER SL 10082 - ASPHALT)
LINE ESTABLISHED BY D.B. 1612 PG 485 (OUT-CONVEYANCE FROM SUBJECT) SEE SL 10083
EX. CLEANOUT
EX. CONC S.W.
EX. MANHOLE SMH #198 RIM: 2,117.0' INV. IN: 2,110.0' (A) INV. OUT: 2,109.7' (B)
EX. 24" C&G
TBM-60D NAIL ELEV.: 2117.3
LAKE STREET
SEEK LEGAL COUNSEL FOR OWNERSHIP AND RIGHT OF USE
S 45°32'33" E 742.00' (T)
N 45°32'33" W 742.00' (T)
N 79°22'39" W 36.05' (TIE)
#5 EIR 0.1' BG
"MCABEE"
STRICK GARDEN LANE
(45' PUBLIC R/W PER SL 10082 - ASPHALT)
EX. PLASTIC PRIVACY FENCE
COMMON OPEN SPACE 3.33 AC
OPEN SPACE 0.06 AC
ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
ROAD 'E'
ROAD 'F'
STREET TREES (AS REQ'D)
#1 0.10 ac.
#2 0.10 ac.
#3 0.10 ac.
#4 0.10 ac.
#5 0.10 ac.
#6 0.10 ac.
#7 0.10 ac.
#8 0.10 ac.
#9 0.10 ac.
#10 0.10 ac.
#11 0.10 ac.
#12 0.10 ac.
#13 0.11 ac.
#14 0.09 ac.
#15 0.11 ac.
#16 0.10 ac.
#17 0.10 ac.
#18 0.10 ac.
#19 0.10 ac.
#20 0.10 ac.
#21 0.10 ac.
#22 0.10 ac.
#23 0.10 ac.
#24 0.10 ac.
#25 0.10 ac.
#26 0.10 ac.
#27 0.10 ac.
#28 0.10 ac.
#29 0.10 ac.
#30 0.10 ac.
#31 0.10 ac.
#32 0.10 ac.
#33 0.10 ac.
#34 0.10 ac.
#35 0.10 ac.
#36 0.13 ac.
#37 0.13 ac.
#38 0.10 ac.
#39 0.10 ac.
#40 0.10 ac.
#41 0.10 ac.
#42 0.10 ac.
#43 0.10 ac.
#44 0.10 ac.
#45 0.10 ac.
#46 0.12 ac.
#47 0.10 ac.
#48 0.09 ac.
#49 0.09 ac.
#50 0.09 ac.
#51 0.09 ac.
#52 0.09 ac.
#53 0.09 ac.
#54 0.09 ac.
#55 0.10 ac.
#56 0.08 ac.
#57 0.09 ac.
#58 0.09 ac.
#59 0.09 ac.
#60 0.09 ac.
#61 0.09 ac.
#62 0.09 ac.
#63 0.09 ac.
#64 0.08 ac.
#65 0.11 ac.
#66 0.09 ac.
#67 0.09 ac.
#68 0.09 ac.
#69 0.09 ac.
#70 0.09 ac.
#71 0.09 ac.
#72 0.11 ac.
#73 0.09 ac.
#74 0.09 ac.
#75 0.09 ac.
#76 0.09 ac.
#77 0.09 ac.
#78 0.09 ac.
#79 0.09 ac.
#80 0.10 ac.
#81 0.12 ac.
#82 0.09 ac.
#83 0.08 ac.
#84 0.08 ac.
#85 0.14 ac.
#86 0.11 ac.
#87 0.09 ac.
#88 0.09 ac.
#89 0.09 ac.
#90 0.09 ac.
#91 0.09 ac.
#92 0.09 ac.
#93 0.09 ac.
STREET TREES (AS REQ'D)
STREET TREES (AS REQ'D)
STREET TREES (AS REQ'D)



TRACT C LANDSCAPE & RESOURCE LAYOUT PLAN

SCALE: 1"=50'



LOCATION MAP
NOT TO SCALE

50' 25' 0 50' 100' 150'

GRAPHIC SCALE
SCALE 1" = 50'

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

HIGH COUNTRY ENGINEERING, P.C.
111 E. CHESTNUT STREET
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR
PROVIDENCE WALK
for
FIRST VICTORY, INC.
City of Hendersonville
Henderson County, North Carolina

#	DATE	REVISION DESCRIPTION
A	6/4/2021	Issue 1 - Submittal to City of Hendersonville for Review
A	6/15/2021	Issue 2 - Submit Revised Tract Survey to City of Hendersonville (Sheet C-3)
B	8/6/2021	Issue 1 - Submit Revised Plan Set to City of Hendersonville For Review
B	8/25/2021	Issue 2 - Address City of Hendersonville Preliminary Plan Comments

PROJECT NAME:
PROVIDENCE WALK
City of Hendersonville
Henderson County, NC

SHEET TITLE:
LANDSCAPE & RESOURCE LAYOUT PLAN

PROJECT NO.
FVC011

DATE:
8/25/2021
ISSUE No. B-2

SHEET NO.
C-9
of 9

Entry #: 18

Date Submitted: 5/5/2021 5:14 PM

Date:
5/5/2021

Name of Project
Providence Place

Address/Location of Property

List 10 digit PIN or 7 digit PID number for each property
9569853434, 9569857172, 9569834918

Check type of Development
Residential

Current Zoning
PCD

Proposed Zoning
CZD

List requested uses
A mix of single family homes and apartment buildings

Total Acreage
17.46

Proposed Building Sq. ft.

Dwelling Units
100

Conceptual Plan

Hville_2021-03-22_Prelim Site Plan.pdf
732.69 KB

Conditional Zoning District Petition (Continued)

Proposed conditions for the site:
The site will have 72 single family home lots with 4 apartment buildings with a total of 28 apartment homes. The apartment homes will consist of a mix of two bedroom and three bedroom units. Parking will be provided for the apartment buildings. All roadway corridors will meet City specifications and there will be sidewalk access throughout the project.

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

Explain consistency with the City's Comprehensive Plan:
The parcel is currently zoned PCD however we are proposing all residential development. Chapter 8 of the City's Comprehensive Plan identifies this property as Single Family Residential. Our project is majority single family residential.

Explain compatibility with surrounding land uses:
The parcels surrounding this parcel are a mix of C-3, R-20 and PRD. This project has a proposed density of 5.7 units/acre and would fit as a transitional zoning between the C-3 and R-20.

Explain whether changed conditional require a map amendment:
This change would require a map amendment and the zoning would be tied to the development permanently.

Explain how the petition is in the public interest:
The neighborhood will be compatible with the adjacent Oklawaha Village and the adjacent C-3 zoning district. Providing medium density housing is this area will be a benefit between both current land uses.

Explain whether adequate public facilities are available:
No public facilities will be required.

Explain the impact the petition would have on the natural environment:
The site will be developed with keeping the flood plain on the property untouched and allowing leaving as much of the existing buffer landscaping as possible. The impervious surface increase will require a stormwater management feature which will meet the City's requirements to properly handle the additional runoff.

Additional information:
N/A

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

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

Signature pages for Conditional Zoning District Petition

Designated Agent
High Country Engineering, PC

Address
111 E. Chesnut Street, Asheville, North Carolina 28801

Phone
(828) 231-9380

Email
mgoforth@hcepc.net

Applicant Name
First Victory Construction, Inc.

Address
542 S. Caldwell Street, Brevard, North Carolina 28712

Phone

Signature

EMAILED

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

Property Owner Name
Hickory Reality Fund, LLC

Address
337 Schooner Lane, Carbondale, Colorado 81623

PID or PIN #
ALL SUBJECT PINS

Signature



Property Owner Name

Address

PID or PIN # Signature

Signature pages for Conditional Zoning District Petition (continued)

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

Property Owner Name

Address

PID or PIN # Signature

Property Owner Name

Address

PID or PIN # Signature

Property Owner Name

Address

PID or PIN # Signature

City of Hendersonville
General Application
Owner Signature Addendum

Application Information

Date of Application 8/6/21 Application Number PZ1-31-CZD

Name of Project PROVIDENCE WALK Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 9569-85-1398, 9569-85-3178, 9569-85-3434, 9569-85-2172
9569-83-4918

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

* ^ Printed Name Providence Walk LLC

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

N/A By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature X

Title X Manager Email _____

Address of Property Owner X 542 S. Caldwell Street Brevard, NC 28712

* ^ Printed Name _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* ^ Printed Name _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

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.

City of Hendersonville

Certification of Mailing of Public Notice

IN RE: Providence Walk File # P21-31-CZD

I hereby certify that official notice of the City Council Meeting on October 7, 2021, has been sent with regard to this matter by U.S. Mail on the date indicated below and as specified in this document.

The parties to whom notice was mailed are indicated on the sheets attached hereto as Exhibit A. Those listed on Exhibit A were mailed the letter, a copy of which is attached as Exhibit B.

Date Mailed: 09.21.21

Site posted this date per Section 7-4-8 of the City of Hendersonville Zoning Ordinance.

Terri Swann
Terri Swann
Administrative Assistant III

Henderson County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Terri Swann.

Date: 9/21/2021

Notary Signature: Jennifer L Pickens

Notary Printed Name: Jennifer L Pickens

(Official Seal)

JENNIFER L. PICKENS NOTARY PUBLIC HENDERSON CO., NC

My Commission Expires: Nov 26, 2021

P T GREEN FAMILY LTD PARTNERSHIP
PO BOX 1776
HENDERSONVLLE, NC 28793

BRADLEY, MISTY
54 JACKSON PARKVIEW CT
HENDERSONVILLE, NC 28792

PESTY, SYLVIANE F.
723 DUNCAN HILL RD
HENDERSONVILLE, NC 28792

BADILLO, VICENTE BADILLO;HERNANDEZ, APOLONIA OLGUIN
253 OAKHURST ST
HENDERSONVILLE, NC 28792

DIAZ, FILOMENA
212 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

GREEN HOLDINGS, LLC
P.O. BOX 1776
HENDERSONVILLE, NC 28793

HENDERSONVILLE CITY OF
160 SIXTH AVENUE EAST
HENDERSONVLLE, NC 28792

601 DUNCAN HILL LLC A NC LLCOMPANY
601 DUNCAN HILL RD
HENDERSONVILLE, NC 28792

HOUSING ASSISTANCE CORPORATION
PO BOX 2057
HENDERSONVILLE, NC 28793

CANTREL, DEBRA M;HUDSON, KESHA NICOLE
1802 N MAIN ST
HENDERSONVILLE, NC 28792

ROMERO, MARTHA
159 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

URIBE, NANCY VARGAS
137 SHARONS WAY
E. FLAT ROCK, NC 28726

BOSCH-DIAZ, JOHANNA
143 STRICK GARDEN LANE
HENDERSONVILLE, NC 28792

MARCHIONI, DAN;MARCHIONI, ASHLEY
97 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

MCCOY, KRISTIN
88 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

ALBANY, PHYLLIS
110 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

MORGAN, STACY K.
79 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

FLORES, JACOB SOLANO MIRA;COLLAO, NICOLE F. VILLALON
1801 N MAIN ST
HENDERSONVILLE, NC 28792

HOLLAND, CHELSEA
737 GENEVA STREET
HENDERSONVILLE, NC 28792

CARRASCO, FRANCO J;ANGELES, VERONICA PEREZ
120 DICKENS LN
HENDERSONVILLE, NC 28739

QUINTANA-MARTINEZ, EFRAIN;AGUILAR, ZIANNY P. LOAIZA
51 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

ESPINOZAMUNOZ, SIMEON;VALDEZ, FLORA ROJO
115 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

FLORES, RUBEN GOMEZ;HERNANDEZ, VIVIANA
186 STRICK GARDEN LN
HENDERSONVILLE, NC 28792

MENDOZA, BRIANA A.
4450 SUGARLOAF RD.
HENDERSONVILLE, NC 28792

HARVEY, HOWARD F;HARVEY, HARRIETT ANN
707 DUNCAN HILL RD
HENDERSONVLLE, NC 28792

OKLAWAHA VILLAGE LIMITED PARTNERSHIP
PO BOX 2057
HENDERSONVILLE, NC 28793

BROWN, CLAUDIA MURIEL HEIRS
111 BURRELL DR
FLAT ROCK, NC 28731

CORMIER, CHRISTOPHER P.
P. O. BOX 2863
HENDERSONVILLE, NC 28793

STRAUB, SYLVIANE F
723 DUNCAN HILL ROAD
HENDERSONVILLE, NC 28792

BAUGH, DAVID STINE TRUSTEE
PO BOX 499
LYNN, NC 28750

FAIR, TOMMY SCOTT;FAIR, DONNA MARIE
1830 N MAIN ST
HENDERSONVLLE, NC 28792

HICKORY REALTY FUND LLC
337 SCHOONER LN
CARBONDALE, CO 81623

FIRST VICTORY CONSTRUCTION INC
542 S. CALDWELL STREET
BREVARD, NC 28712

EASTRIDGE, SAM, EASTRIDGE, LAUREN
1800 N. MAIN STREET
HENDERSONVILLE, NC 28792

MAXWELL, GREGORY SCOTT, MAXWELL, KIM
131 YON HILL ROAD
HENDERSONVILLE, NC 28792

CAPPS, JOY M.
151 YON HILL ROAD
HENDERSONVILLE, NC 28792

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

010-1200-531205-0000-010-000-00000-00000
- Planning Dept.

Order Confirmation
Not an Invoice

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

Date:	09/21/2021
Order Number:	6317679
Prepayment Amount:	$ 0.00

Column Count:	1
Line Count:	127.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
HEN Times-News	2	09/26/2021 - 10/03/2021	Public Notices
HEN blueridgenow.com	2	09/26/2021 - 10/03/2021	Public Notices

Total Order Confirmation	**$35.48**

Ad Preview

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Hendersonville City Council will hold two public hearings on Thursday, October 7, 2021, at 5:45 p.m., in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. **Conditional Zoning District– Providence Walk (P21-31-CZD)** - Application for a conditional rezoning from Michael Goforth of High Country Engineering, PC, First Victory Construction, Inc., applicants and Hickory Reality Fund, LLC, property owners. The applicants are requesting to rezone the subject property, PIN 9569-85-3434, 9569-85-7172, 9569-83-4918, 9569-85-1398 and 9569-85-3178 and located on N. Main Street, from PCD, Planned Commercial Development and R-20, Low Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 93 single-family homes on approximately 19.27 acres.

II. **Conditional Zoning District – Waterleaf at Flat Rock (P21-34-CZD)** - Application for a conditional rezoning from Warren Sugg of Civil Design Concepts and Graycliff Capital Development, LLC. The applicants are requesting to rezone the subject property, a portion of PIN 9588-11-9994 and located on S. Allen Road, from Henderson County OI, Office Institutional District to City of Hendersonville PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family residential development containing 276 dwelling units on approximately 15.5 acres.

NOTICE IS HEREBY GIVEN that some Hendersonville City Council Members may participate remotely in these hearings at the above designated time/day/place.

Digital/written public hearing comments will be accepted until twenty-four hours prior to the scheduled public hearing and will be accepted during the meeting from those attending in person and also from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public comment for this public hearing prior to the meeting may visit https://www.hendersonvillenc.gov/comment to submit their comment.

Digital/written public hearing comments must be received twenty-four hours prior to the meeting (by 5:45 p.m. on Wednesday October 6th) to be considered by the City Council **and must** comply with security criteria in the Council's Public Comment Policy, available on the City's website by visiting https://www.hendersonvillenc.gov/public-comment.

The meeting instructions to join by Zoom will be available on the City's website by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is:
https://zoom.us/j/95746846396?pwd=YmlXdXdHciRFVlM2VElacEVwT1ZLZz09#success
Dial-in by phone: (646) 558-8656
Meeting ID: 957 4684 6396
Passcode: 28792

Contact information for the City Clerk, Angela Reece, is: 160 6th Avenue East, Hendersonville, NC 28792; areece@hvlnc.gov; (828) 697-3000.

The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk, Angela Reece at 697-3000 no later than 24 hours in advance of the meeting.

6317679

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Hendersonville City Council will hold two public hearings on Thursday, October 7, 2021, at 5:45 p.m., in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. **Conditional Zoning District– Providence Walk (P21-31-CZD) -** Application for a conditional rezoning from Michael Goforth of High Country Engineering, PC, First Victory Construction, Inc., applicants and Hickory Reality Fund, LLC, property owners. The applicants are requesting to rezone the subject property, PIN 9569-85-3434, 9569-85-7172, 9569-83-4918, 9569-85-1398 and 9569-85-3178 and located on N. Main Street, from PCD, Planned Commercial Development and R-20, Low Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 93 single-family homes on approximately 19.27 acres.

II. **Conditional Zoning District – Waterleaf at Flat Rock (P21-34-CZD) -** Application for a conditional rezoning from Warren Sugg of Civil Design Concepts and Graycliff Capital Development, LLC. The applicants are requesting to rezone the subject property, a portion of PIN 9588-11-9994 and located on S. Allen Road, from Henderson County OI, Office Institutional District to City of Hendersonville PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family residential development containing 276 dwelling units on approximately 15.5 acres.

NOTICE IS HEREBY GIVEN that some Hendersonville City Council Members may participate remotely in these hearings at the above designated time/day/place.

Digital/written public hearing comments will be accepted until twenty-four hours prior to the scheduled public hearing and will be accepted during the meeting from those attending in person and also from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public comment for this public hearing prior to the meeting may visit https://www.hendersonvillenc.gov/comment to submit their comment.

Digital/written public hearing comments must be received twenty-four hours prior to the meeting (by 5:45 p.m. on Wednesday October 6th) to be considered by the City Council **and must** comply with security criteria in the Council's Public Comment Policy, available on the City's website by visiting https://www.hendersonvillenc.gov/public-comment.

The meeting instructions to join by Zoom will be available on the City's website by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is:

https://zoom.us/j/95746846396?pwd=YmlXdXdHcjRFVlM2VElqcEVwT1ZLZz09#success

Dial-in by phone: (646) 558-8656
Meeting ID: 957 4684 6396
Passcode: 28792

Contact information for the City Clerk, Angela Reece, is: 160 6th Avenue East, Hendersonville, NC 28792; areece@hvlnc.gov; (828) 697-3000.

The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk, Angela Reece at 697-3000 no later than 24 hours in advance of the meeting.

Run two times: Sunday, September 26, 2021
Sunday, October 3, 2021

CITY OF HENDERSONVILLE

PLANNING DIVISION
AGENDA ITEM SUMMARY

SUBMITTER: Tyler Morrow **MEETING DATE:** 11-4-21

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Community Development Department

TITLE OF ITEM: Rezoning: Conditional Zoning District: World of Clothing Mini Warehouses (P21-52-CZD) – *Tyler Morrow, Planner II*

SUGGESTED MOTION(S):

CITY COUNCIL- APPROVAL

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PINs 9579-56-0884 and 9579-46-9642 from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant and subject to the following:

Permitted Uses shall include:

1) Mini-Warehouses
2) All permitted C-3 Uses on November 4th 2021which are listed in the ordinance

Conditions that shall be satisfied prior to final site plan approval include:

City initiated:

1) The developer shall provide a type B buffer along the rear property line, adjacent to the I-26 right of way, preferably evergreen trees.
2) The developer shall provide a photometric plan with zero foot-candles at the property line therefore no light will bleed off the property

Developer Initiated:

1) To maintain existing dimensional conditions in the parking lot at 135 Sugarloaf Road.

finding that the amended zoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Examples follow, or to include your own]

1. This redevelopment is within a high intensity priority infill area as designated in the comprehensive plan (*Chapter 8 - LU 1.1)*

2.The development utilizes an existing large scale commercial building with a use that is compatible with the surrounding area.

3.The development provides additional storage options for the citizens of Hendersonville.

CITY COUNCIL– DENIAL

I move City Council deny the application to amend the official zoning map of the City of Hendersonville for the subject property for the following reasons:

[Please state reasons describing why you are moving to deny the application. Examples follow or include your own.]

1. The development is not consistent with the Comprehensive Plan [if applicable];
2. The development is not compatible with the surrounding uses. [if applicable]
3. The development is not in the public interest because [state why if applicable]
4. The development will have a detrimental impact on the natural environment. [if applicable]

SUMMARY:

The City of Hendersonville is in receipt of an application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the reuse/redevelopment of a 154,385 sq. ft. mini-warehouse facility on approximately 8.24 acres

PROJECT/PETITIONER NUMBER: P21-52-CZD

PETITIONER NAME: Daniel Renckens of Canvass Capital, LLC (applicant) Dreams Dominion, Inc. (property owner)

ATTACHMENTS:

Staff Report, Full Size Site plan, Survey, Ordinance, Proposed Zoning Map, NCM Minutes, Planning Board Minutes, Application

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBERs 9579-56-0884 AND 9579-46-9642 BY CHANGING THE ZONING DESIGNATION FROM C-3 HIGHWAY BUSINESS TO C-3 CZD HIGHWAY BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9579-56-0884 and 9579-46-9642 – World of Clothing Mini Warehouses
(File # P21-52-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Canvass Capital LLC (applicant) and Dreams Dominion LLC (Property Owners) for the development of a mini warehouse facility development on approximately 8.24 acres., and

WHEREAS, the Planning Board took up this application at its regular meeting on October 11th, 2021; voting unanimously to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

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

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel numbers 9579-56-0884 and 9579-46-9642 from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District

2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be subject to the following:
Permitted Uses shall include:
    1) Accessory dwelling units subject to special requirements contained in Section 16-4, below
    2) Accessory uses & structures
    3) Adult care centers registered with the NC Department of Human Resources
    4) Animal hospitals & clinics as long as they contain no outdoor kennels
    5) Automobile car washes
    6) Automobile sales & service establishments
    7) Automotive paint & body work
    8) Banks and other financial institutions
    9) Bed & breakfast facilities
    10) Business services
    11) Congregate care facilities, subject to special requirements contained in Section 16-4, below
    12) Construction trades facilities so long as the storage of equipment and materials is screened from view from any public rights-of-way
    13) Convenience stores with or without gasoline sales
    14) Cultural arts buildings
    15) Dance and fitness facilities
    16) Dry cleaning and laundry establishment containing less than 6,000 ft2 of floor area
    17) Farm equipment sales & service
    18) Food pantries, subject to the special requirements contained in Section, 16-4 below)
    19) Food processing establishments containing less than 10,000 ft2 of gross floor area
    20) Funeral homes
    21) Golf driving ranges & par three golf courses
    22) Greenhouses & commercial nurseries
    23) Home occupations
    24) Hotels and motels
    25) Laundries, coin-operated

26) Microbreweries, subject to special requirements contained in Section 16-4, below
27) Mobile food vendors, subject to special requirements contained in Section 16-4, below
28) Mobile homes sales establishments so long as they are situated on a major thoroughfare containing four or more traffic lanes
29) Music and art studios
30) Newspaper offices and printing establishments
31) Nursing homes subject to special requirements contained in Section 16-4, below
32) Offices, business, professional and public
33) Parking lots and parking garages
34) Parks
35) Personal services
36) Planned residential developments (minor), subject to the requirements of Article VII, below
37) Progressive care facilities subject to special requirements contained in Section 16-4, below
38) Public & semi-public buildings
39) Recreational facilities, indoors
40) Recreational facilities, outdoors, commercial
41) Religious institutions
42) Repair services, miscellaneous
43) Residential care facilities
44) Residential dwellings, single-family
45) Residential dwellings, two-family
46) Rest homes subject to special requirements contained in Section 16-4, below
47) Restaurants
48) Restaurants, drive-in
49) Retail stores
50) Schools, post-secondary, business, technical and vocational
51) Schools, primary & secondary
52) Service stations
53) Signs, subject to the provisions of Article XIII
54) Small Scale Manufacturing, subject to the Supplementary Standards contained in Section 16-4, below
55) Telecommunications antennas, subject to special requirements contained in Section 16-4, below.
56) Telecommunications towers, subject to special requirements contained in Section 16-4, below.
57) Theaters, indoor
58) Wholesale businesses
59) Mini warehouses

Conditions that shall be satisfied prior to final site plan approval include:

City initiated:

1) The developer shall provide a type B buffer along the rear property line, adjacent to the I-26 right of way, preferably evergreen trees.
2) The developer shall provide a photometric plan with zero foot-candles at the property line therefore no light will bleed off the property

Developer Initiated:

3) To maintain existing dimensional conditions in the parking lot at 135 Sugarloaf Road.

3. This ordinance shall be not be effective until the stipulated list of conditions 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 fourth day of November 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

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

Applicant: Canvass Capital LLC

Signature:_____

Printed Name:_____

Date:_____

Title Within LLC:_____

Property Owner: Dreams Dominion LLC

Signature:_____

Printed Name:_____

Date:_____

Title Within LLC:_____

WORLD OF CLOTHING MINI WAREHOUSES P21-52-CZD

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY 2
SITE CONDITIONS – SITE IMAGES 4
REZONING/SITE PLAN TOPICS 8
PROPOSED SITE PLAN 8
REZONING CRITERIA: 9
REZONING CRITERIA: 10
TRANSPORTATION: 14
REQUESTED USES: 15
STAFF ASSESSMENT & COMPREHENSIVE PLAN CONSISTENCY: 16
ZONING MAP AMENDMENTS: 18
PROPOSED CONDITIONS: 18
PUBLIC COMMENT: 19
TREE BOARD- SUMMARY OF ACTION 19
PLANNING BOARD SUMMARY OF ACTION 19

PROJECT SUMMARY

Applicant: Canvass Capital LLC

Property Owner: Dreams Dominion LLC

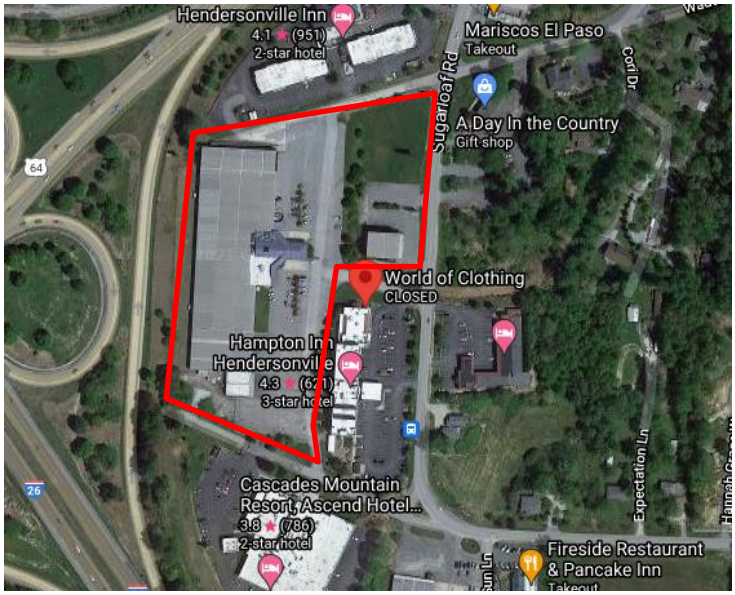
Property Address: 135 Sugarloaf Road

Project Acreage: 8.24 Acres

Parcel Identification Number(s): 9579-56-0884, 9579-46-9642

Current Parcel Zoning: C-3 Highway Business

Neighborhood Compatibility Meeting: September 1st 2021



SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

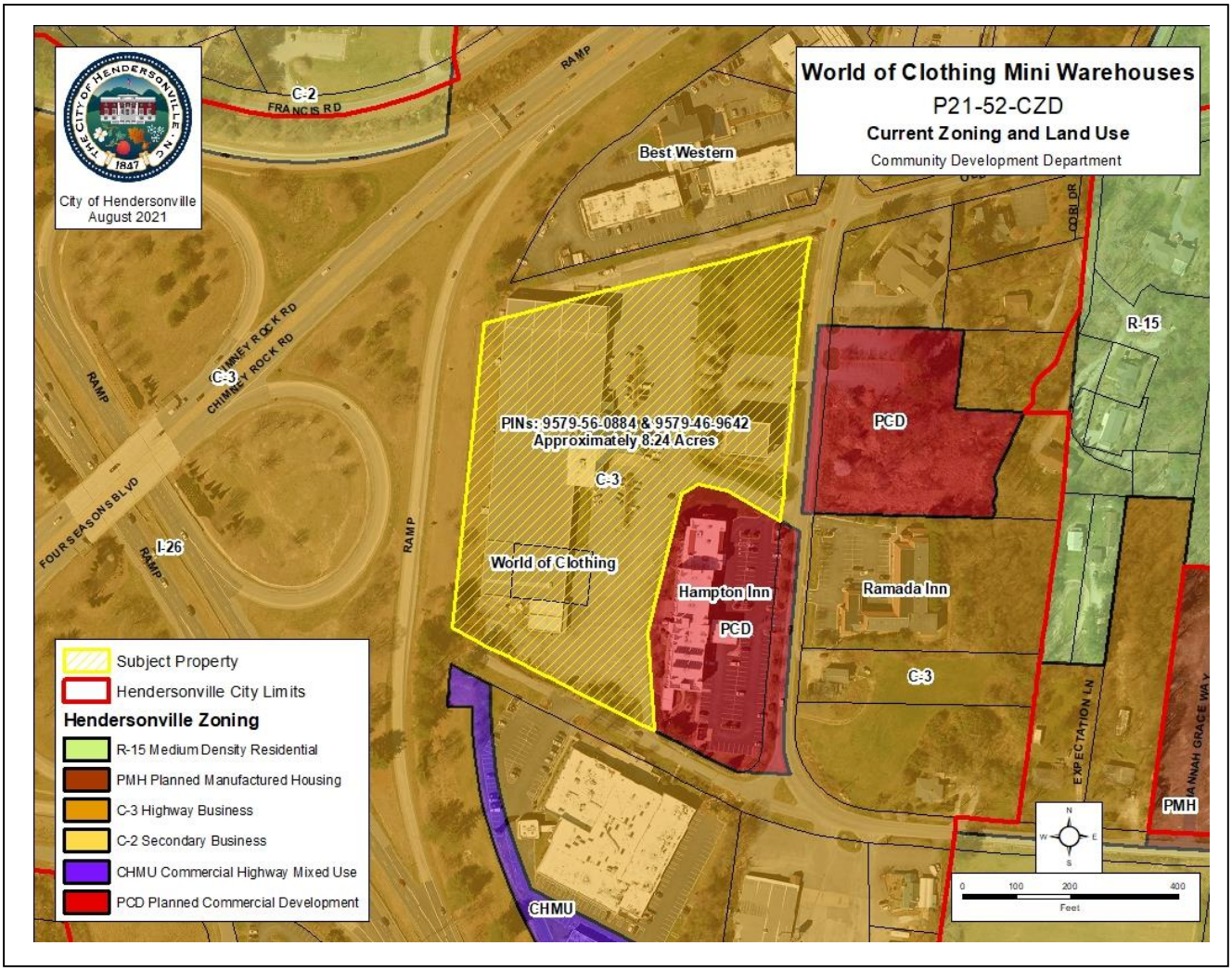
The City of Hendersonville is in receipt of an application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the reuse/redevelopment of a 154,385 sq. ft. mini-warehouse facility on approximately 8.24 acres.

This project required a conditional rezoning due to the project's existing development and additions exceeding 10% of the total project size.

If the project's additions did not exceed 10%, then the applicant could have petitioned the Board of Adjustment for a Special Use permit and would not have been required to rezone the property.

The applicant is asking that all permitted uses in C-3 and mini warehouses be permitted. A list of requested uses is shown later in this staff report.

PROJECT SUMMARY - CONTINUED



Parcels to the north are zoned C-3 Highway Business and C-2 Secondary Business and contain commercial uses such as the Best Western Hendersonville Inn and El Paso Mexican Restaurant. Parcels to the east are zoned C-3 and PCD Planned Commercial Development and include the Ramada Inn and Hampton Inn. Parcels to the south are zoned C-3 Highway Business and CHMU Commercial Highway Mixed Use and contain Cascades Mountain Resort. Parcels to the west are zoned C-3, Highway Business and contain Interstate 26.

SITE CONDITIONS – SITE IMAGES

View of the main entrance to the World of Clothing building.



View of the property looking north.



View of the northern portion of the building.



SITE CONDITIONS – SITE IMAGES CONTINUED

View of the office building that fronts Sugarloaf Road.



Undeveloped portion of the property that is to remain undeveloped at this time.



View of the right of way on the northern property line.



SITE CONDITIONS – SITE IMAGES CONTINUED

View of the stairwell that connects the 2 sections of the property.



View of the western portion of the property that abuts I-26.



View of the corner of the building that has an existing encroachment into the right of way.



AERIAL PHOTOS

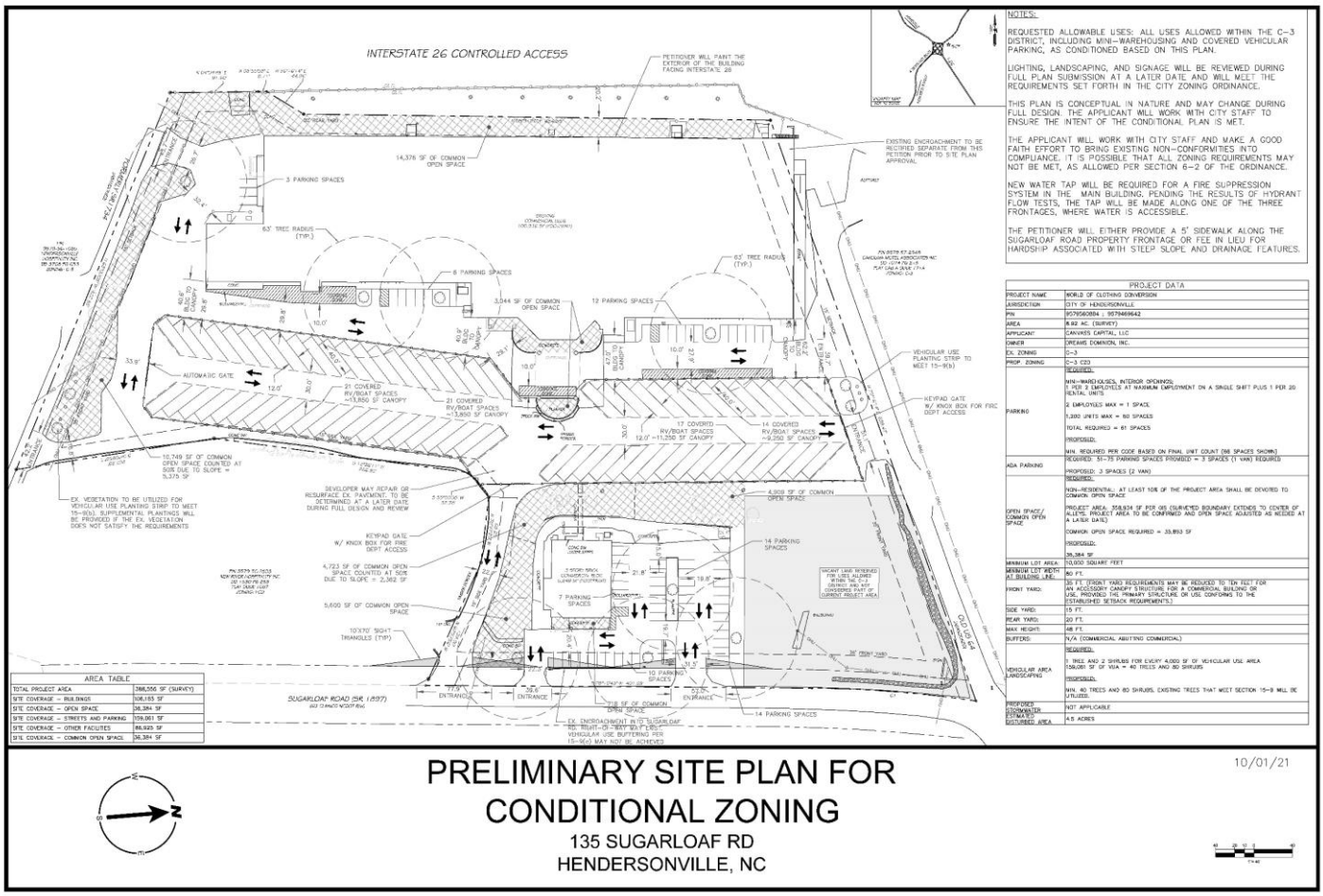
View from the east



View from the west



REZONING/SITE PLAN TOPICS

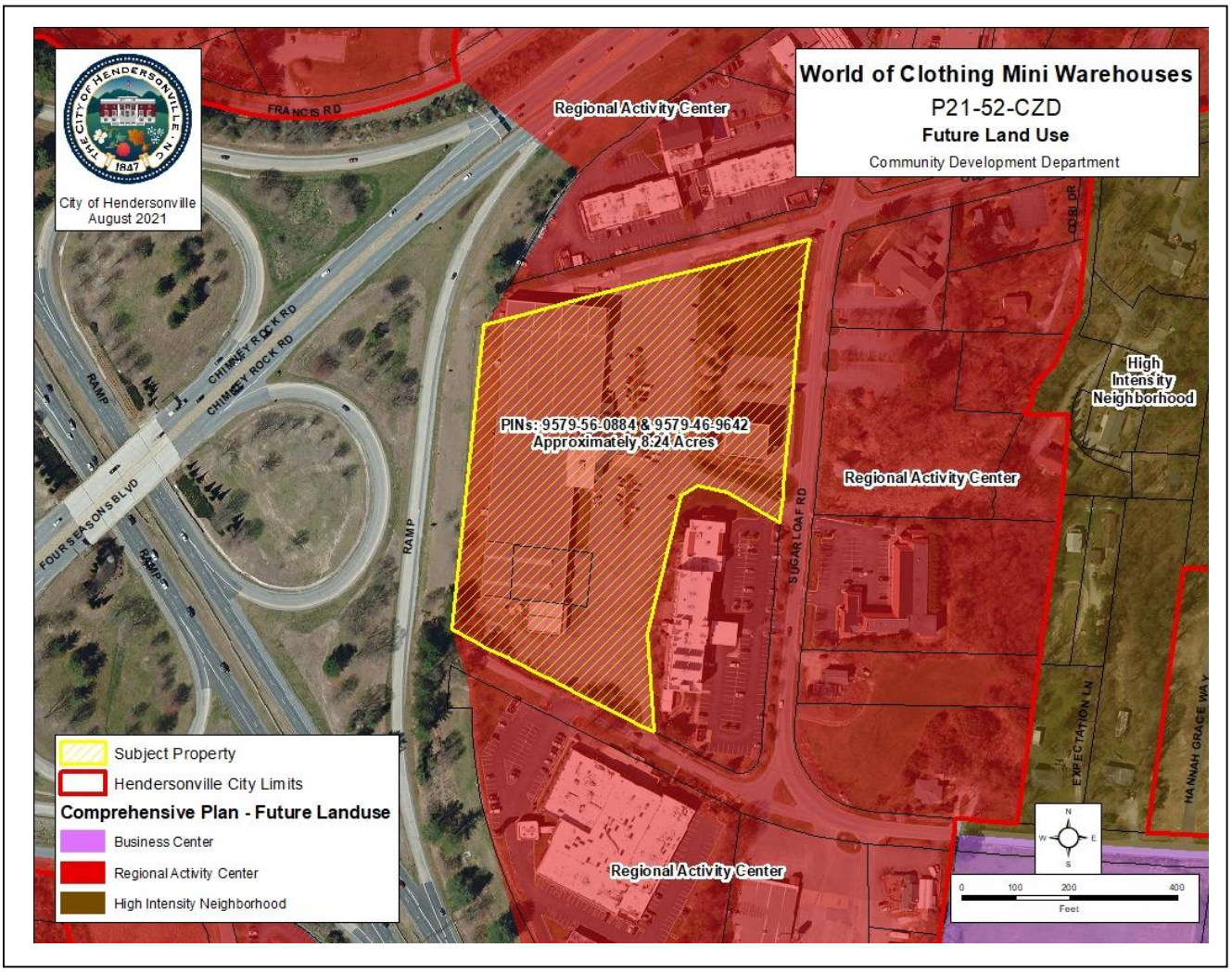


PROPOSED SITE PLAN

AREA TABLE	
TOTAL PROJECT AREA	388,555 SF (SURVEY)
SITE COVERAGE – BUILDINGS	106,185 SF
SITE COVERAGE – OPEN SPACE	36,384 SF
SITE COVERAGE – STREETS AND PARKING	159,061 SF
SITE COVERAGE – OTHER FACILITIES	86,925 SF
SITE COVERAGE – COMMON OPEN SPACE	36,384 SF

REZONING CRITERIA:

COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north, south and east as Regional Activity Center. The area to the West is not designated since it encompasses Interstate 26. Other parcels to the east are classified as High Intensity Neighborhood and Business Center.

Goal LU-9.

Regional Activity Center: Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects.

Strategy LU-9.1.

Locations:

- Commercial areas surrounding the US-64/I-26 and Upward Road/I-26 interchanges

Strategy LU-9.2.

Primary recommended land uses:

- Community and regional retail sales and services
- Restaurants

Strategy LU-9.3.

Secondary recommended land uses:

- Multi-family residential
- Offices
- Public and institutional uses
- Pedestrian amenities

Strategy LU-9.4.

Development guidelines:

- Mitigation of bulk of large buildings through façade detailing and window coverage
- Hiding of large parking lots (more than one double-row deep) from thoroughfares with outlot structures



Example of a Regional Activity Center

The subject area is designated Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.

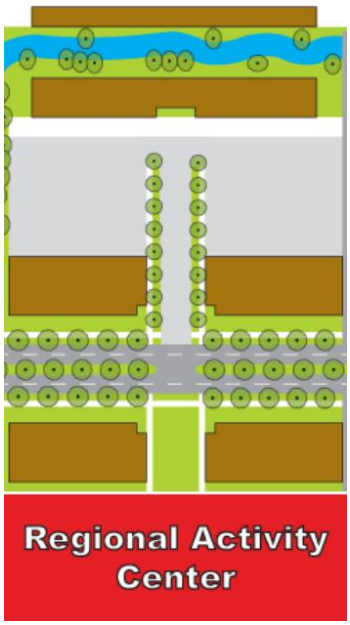


Goal LU-1.

Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.

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.



COMPREHENSIVE PLAN CONSISTENCY–CONTINUED

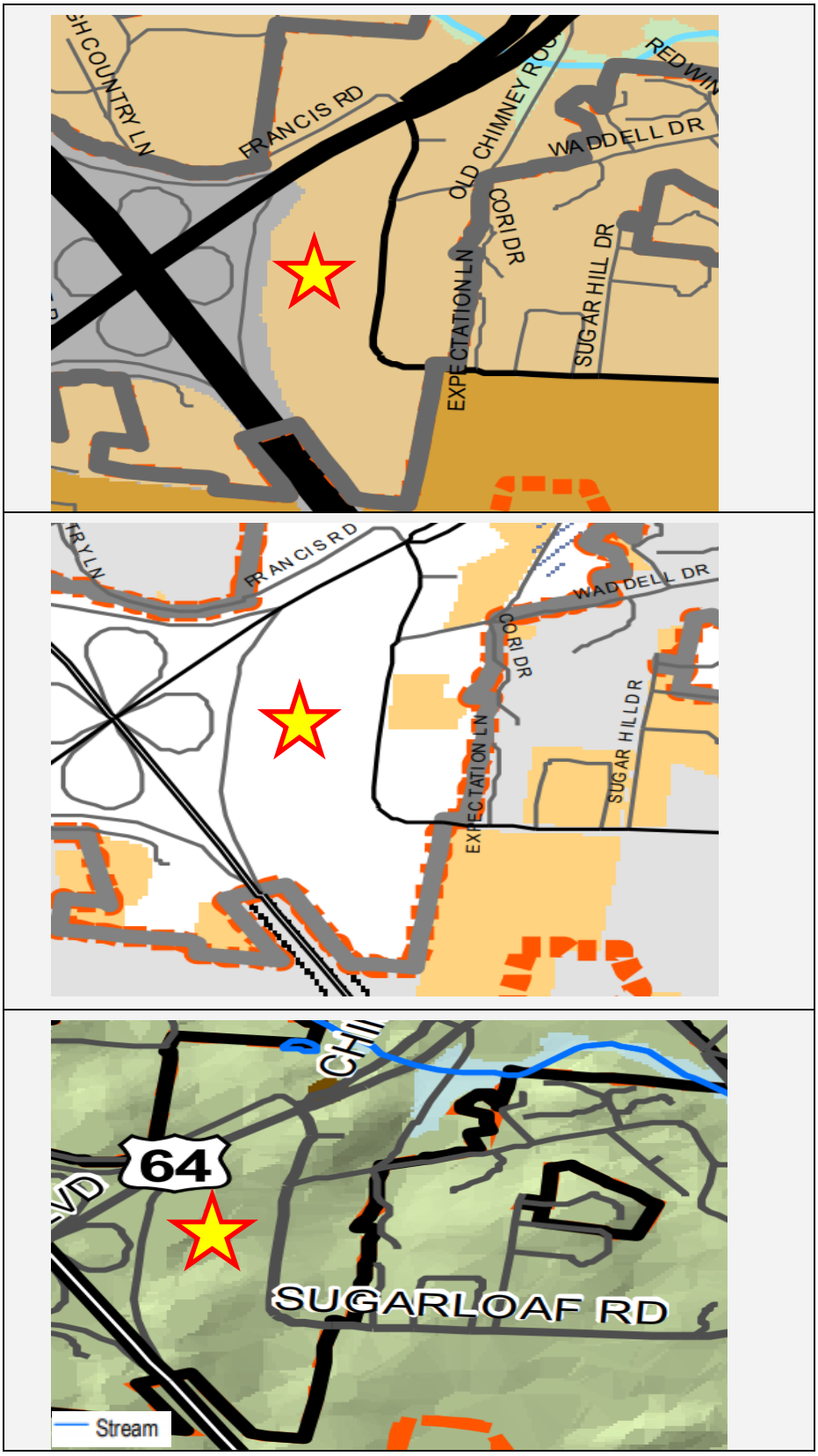
Growth Management

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

The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas

Development Opportunities (includes vacant land, agricultural land, and single-family residential properties greater than five acres)

No blue line streams or floodplain are located on the proposed development site.



SITE PLAN REVIEW

Buildings: The site plan shows 2 buildings on the site to remain and be redeveloped. The 2 existing buildings have a combined footprint of 106,185 square feet.

- World of Clothing Building: 100,936 square feet
- Office building that fronts on Sugarloaf Road: 5,249 square feet
- New Canopies: 48,200 square feet
    - Total square footage for the structures on the site:154,385 square feet

Canopy Structures:

The site plan shows 4 new canopy structures with a combined square footage of 48,200 square feet. A photo of similar canopies provided by the applicant is shown below.



Units:

- Interior mini storage units: 1,200 max
- Exterior canopy storage units: 73

Open Space: Commercial developments are required to provide 10% of their total site to common open space. The project area is 358,934 square feet, the applicant is proposing 36,384 square feet of open space. Open space locations on the site plan are symbolized with a hashed pattern.

Landscaping: The applicant will be required to provide vehicular use landscaping for this

project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of VUA. The site has an existing VUA of 159,061.

- Required: 40 Trees and 80 Shrubs
- The applicant will meet these requirements through new plantings and the use of tree credits.

Parking Requirements - Table 6-5-2

The zoning ordinance requires mini warehouses to have a minimum of 1 per 2 employees at maximum employment on a single shift plus 1 per 20 rental units.

1,200 Units= 60 Spaces

2 max employees on a single shift= 1

61 spaces required.

64 spaces provided.

Sidewalks:

Sidewalks are required along the property frontage on Sugarloaf Road. Due to some site constraints and existing stormwater features along that frontage, the applicant may request to pay a fee in lieu for the sidewalks. Staff will advocate for the installation of sidewalks if possible. This will be determined at the final site plan review stage.

Drive Aisles:

Each drive aisle for this development will be a 2-way access. The drive aisle that will serve the main building is lined with 10’ wide parking/unloading zones and traditional 9’x18’ parking spaces.

Rear Facade:

The applicant is proposing to paint over World of Clothing advertising on the rear façade of the building that fronts on I-26. The applicant states that this is meant to give the building a more appealing appearance of that facade.

Fire Suppression:

Fire code will require that the World of Clothing building be outfitted with a sprinkler system to serve the building in the case of a fire emergency.

Vacant Land:

There is vacant land in the north eastern portion of the property. The applicant is not using this area for open space, parking, access, etc. The applicant wants to leave this area unattached to the requirements of this development so that it could potentially be developed in the future. It will still be connected to this CZD and would have to come back as an amendment if any new development is to occur in this area.

TRANSPORTATION:

Transportation Impact Analysis: According to the 7th Edition of the Institute of Transportation Engineers Trip Generation Manual

The project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds to require a TIA.

Mini Warehouse- Per 1,000 Square Feet Calculation

43.4 Trips AM peak hour.

44.95 trips PM peak hour

No data for daily trips.

2030 Comprehensive Plan Transportation Map



Major Thoroughfare

Minor Thoroughfare

Proposed Improvement

Notable Area NCDOT Projects

There are no planned projects that would directly impact the layout of this development.

However, future improvements associated with the Interstate 26 interchange project could impact the circulation patterns at Sugarloaf Road and Chimney Rock Road. NCDOT has not provided a timeline for these improvements or any further details about the improvements.

REQUESTED USES:

- Accessory dwelling units subject to special requirements contained in Section 16-4, below
- Accessory uses & structures
- Adult care centers registered with the NC Department of Human Resources
- Animal hospitals & clinics as long as they contain no outdoor kennels
- Automobile car washes
- Automobile sales & service establishments
- Automotive paint & body work
- Banks and other financial institutions
- Bed & breakfast facilities
- Business services
- Congregate care facilities, subject to special requirements contained in Section 16-4, below
- Construction trades facilities so long as the storage of equipment and materials is screened from view from any public rights-of-way
- Convenience stores with or without gasoline sales
- Cultural arts buildings
- Dance and fitness facilities
- Dry cleaning and laundry establishment containing less than 6,000 ft2 of floor area
- Farm equipment sales & service
- Food pantries, subject to the special requirements contained in Section, 16-4 below)
- Food processing establishments containing less than 10,000 ft2 of gross floor area
- Funeral homes
- Golf driving ranges & par three golf courses
- Greenhouses & commercial nurseries
- Home occupations
- Hotels and motels
- Laundries, coin-operated
- Microbreweries, subject to special requirements contained in Section 16-4, below
- Mobile food vendors, subject to special requirements contained in Section 16-4, below
- Mobile homes sales establishments so long as they are situated on a major thoroughfare containing four or
- more traffic lanes
- Music and art studios
- Newspaper offices and printing establishments
- Nursing homes subject to special requirements contained in Section 16-4, below
- Offices, business, professional and public

- Parking lots and parking garages
- Parks
- Personal services
- Planned residential developments (minor), subject to the requirements of Article VII, below
- Progressive care facilities subject to special requirements contained in Section 16-4, below
- Public & semi-public buildings
- Recreational facilities, indoors
- Recreational facilities, outdoors, commercial
- Religious institutions
- Repair services, miscellaneous
- Residential care facilities
- Residential dwellings, single-family
- Residential dwellings, two-family
- Rest homes subject to special requirements contained in Section 16-4, below
- Restaurants
- Restaurants, drive-in
- Retail stores
- Schools, post-secondary, business, technical and vocational
- Schools, primary & secondary
- Service stations
- Signs, subject to the provisions of Article XIII
- Small Scale Manufacturing, subject to the Supplementary Standards contained in Section 16-4, below
- Telecommunications antennas, subject to special requirements contained in Section 16-4, below.
- Telecommunications towers, subject to special requirements contained in Section 16-4, below.
- Theaters, indoor
- Wholesale businesses
- Mini-warehouses

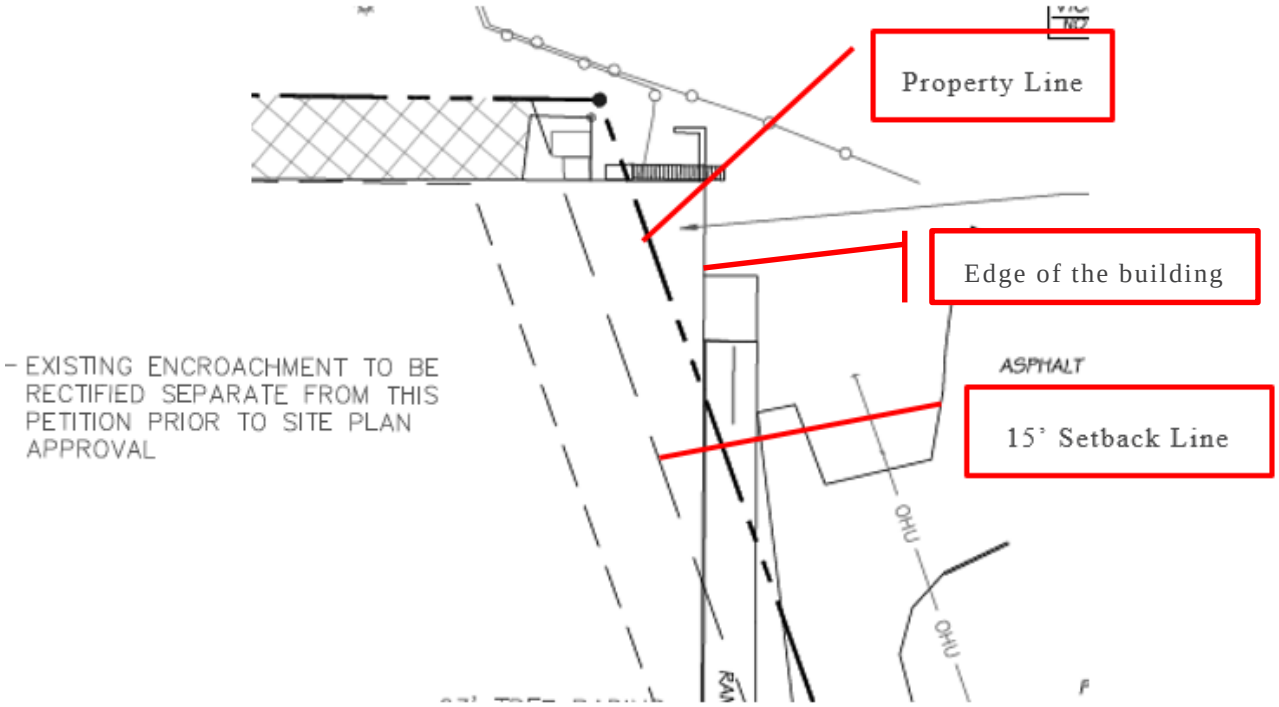
STAFF ASSESSMENT & COMPREHENSIVE PLAN CONSISTENCY:

Zoning Compliance:

Based on the review by staff, the submitted site plan for this project appears to be generally compliant with the Zoning Ordinance standards established in Article 11 -4 of the City Zoning Ordinance.

The northwestern corner of the building is encroaching into the right of way and setback.

The structure is considered a nonconforming structure as outlined in our zoning ordinance in section 6-2-2. The proposed development is in alignment with the requirements of this section.



Staff finds that the application/proposed site plan is in keeping with the standards established for CZD zoning map amendments outlined in Section 11-4 of the zoning ordinance.

Final zoning ordinance compliance will be established at the time of the final site plan review and approval.

The zoning ordinance identifies adaptive reuse as a use permitted through the CZD process. Our ordinance defines an adaptive reuse as "The development of a new use for an older building or buildings.". However, this project is **not** an adaptive reuse as defined in our ordinance because it is strictly found in residential zoning districts. Adaptive reuses are designed to allow a means for the development of new uses for a building originally designed for a different use, such as schools and church buildings.

Comprehensive Plan Consistency:

Staff feels that this development is in alignment with Strategy LU 1.1 of Chapter 8 in the Comprehensive Plan. This strategy states, "Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a." World of Clothing went out of business in April of 2021, and the building is currently vacant. The redevelopment of the existing building allows for the building to be

repurposed and not sit vacant. This property is deemed as both high intensity and a priority infill area, so redevelopment in this area is supported within this Comprehensive Plan strategy. The site is not undergoing any major changes, so it will still function as it has for several decades. This project allows an existing site to be repurposed into another commercial business that provides a service to the citizens of Hendersonville.

Mini Warehouse facilities are not mentioned as a recommended primary or secondary land use in the 2030 comprehensive plan. However, as Chapter 8 mentions, the recommended primary and secondary land uses are not an exhaustive list and that other land uses can be considered.

The comprehensive plan does not give a lot of guidance concerning the adaptive reuse of an existing site. The comprehensive plan primary focuses on new development on vacant sites or infill development. Little guidance is given for existing sites of this magnitude. The site already contains impervious surfaces and existing buildings.

ZONING MAP AMENDMENTS:

Chapter XI of the Zoning Ordinance provides standards for consideration of zoning map amendments. The following factors are to be included in decision making process:

Compatibility with Surrounding Uses

- The project area is surrounded by Commercial uses. The existing building has also been used for commercial uses in the past.

Changed Conditions

- The World of Clothing building is a large-scale retail building that is now vacant. There are not many uses that can utilize a commercial building that is this large. Mini Warehouses are a use that can utilize this type of building.

Public Interest

- This development will utilize an existing building and provide storage options for Hendersonville residents.

Public Facilities

- The subject property is already connected to utilities. The public utilities will not be burdened by this development.

Effect on the Natural Environment

- The development will not be removing any mature trees on the site. They applicant will also have to plant additional landscaping to bring the site into conformance with current landscaping requirements.

PROPOSED CONDITIONS:

Staff does not have any proposed conditions for this development.

The developer has requested a condition to address the following:

- The developer will provide two 12- foot wide travel lanes and a ten foot wide parking lane where possible, as described in section 16-4-16 of the zoning ordinance at the

building located at 135 Sugarloaf Road, however the travel lane width and parking lane requirements may not be implemented everywhere based on existing conditions.

PUBLIC COMMENT:

The Neighborhood Compatibility meeting was held on September 1st, 2021. 2 members of the public attended in person with 2 citizens on Zoom. They had questions concerning:

- Ownership of the property
- Storage units on the front of the property.
- RV/Camper Storage
- If there is a need for another storage facility.

TREE BOARD- SUMMARY OF ACTION

The Tree Board recommends a type B buffer along the rear property line, adjacent to the I-26 right of way, preferably evergreen trees selected from the Recommended Tree Species List. Motion by Mark Madsen, Vote – All Ayes

PLANNING BOARD SUMMARY OF ACTION

Summary of Planning Board Discussion

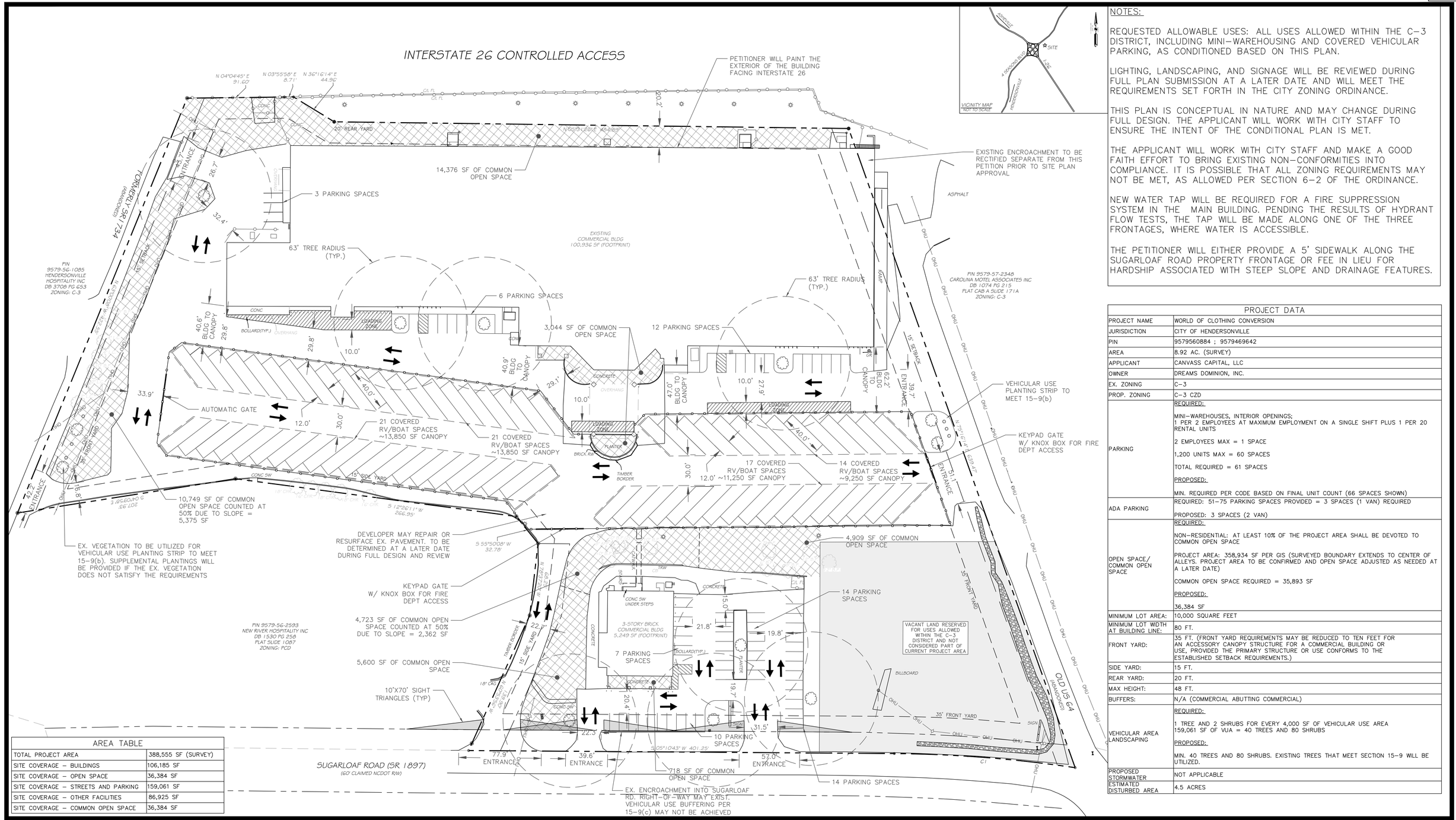
- Ms. Cromar asked if he would be using the whole building. Mr. Renckens stated yes and he will paint the whole building and clean up the parking lot.
- Mr. Renckens discussed the two-way traffic mitigation and placing the smaller units at that entrance. He also stated they are in the process of figuring out the encroachment issue before purchasing the property. He does have an attorney looking at this and will keep the city staff updated. Putting a sidewalk in the front may be an issue as there is a steep slope and an embankment. They are still exploring if they will build the sidewalk or ask for a fee in lieu. They will meet all ADA requirements once they start retrofitting the interior.
- Mr. Johnson asked if there is an issue with the hotel's objection. Mr. Morrow stated the hotel wanted to see the buildings placed farther away but the canopy structures do meet the setback requirements and the other buildings are already on the property.
- Daniel Renckens, Canvass Capital, LLC stated SafeNest Storage is their brand and they have a facility off of Naples Road. He wanted to stick with the C-3 zoning as it is permitted by right. This is a growing market and they take very care good of their facilities. They have over 25 employees and are based in North and South Carolina. He stated during the pandemic, the World of Clothing had to shut their doors. The business closed in April and had been in business since the 80's. He stated with all the residential development happening in the City of Hendersonville there is a growing need for self storage, 11% of households rent a self storage unit and some have long waiting lists.

Planning Board Motion

Ms. Peacock moved the Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PINs 9579-56-0884 and 9579-46-9642 from C-3, Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant and subject to the following: Permitted uses shall include 1. Mini-Warehouse and 2. All permitted C-3 uses on November 4th 2021 which are listed in the ordinance. Conditions that shall be satisfied prior to final site plan approval include: (City initiated) 1. The developer shall provide a type B buffer along the rear property line, adjacent to the I-26 right-of-way, preferably evergreen trees selected from the Recommended Tree Species List. 2. The developer shall provide a photometric plan with zero foot-candles at the property line therefore no light will bleed off the property. Ans including the developer proposed condition: The developer will provide two 12-foot wide travel lanes and a ten foot wide parking lane where possible, as described in Section 16-4-16 of the zoning ordinance at the building located at 135 Sugarloaf Road, however the travel lane width and parking lane requirements may not be implements everywhere based on existing conditions. Section 16-4-16 reads: One-way interior travel lanes shall have a minimum width of 15 feet in addition to a ten foot wide parking lane. All two-way interior travel lanes serving storage units shall have two 12-foot-wide travel lanes and be provided with a ten foot wide parking lane, finding that the amended zoning is consistent with the Comprehensive's Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons: 1. This redevelopment is within a high intensity infill area as designated in the comprehensive plan (Chapter 8-LU1.1). 2. The development utilizes an existing large scale commercial building with a use that is compatible with the surrounding area. 3. The development provides additional storage options for the citizens of Hendersonville. Mr. Brown seconded the motion which passed unanimously.

Attachments in the Packet:

1. Staff Report
2. Full Size Site plan
3. Ordinance
4. Proposed Zoning Map
5. NCM Minutes
6. Planning Board Minutes
7. Application



NOTES:

REQUESTED ALLOWABLE USES: ALL USES ALLOWED WITHIN THE C-3 DISTRICT, INCLUDING MINI-WAREHOUSING AND COVERED VEHICULAR PARKING, AS CONDITIONED BASED ON THIS PLAN.

LIGHTING, LANDSCAPING, AND SIGNAGE WILL BE REVIEWED DURING FULL PLAN SUBMISSION AT A LATER DATE AND WILL MEET THE REQUIREMENTS SET FORTH IN THE CITY ZONING ORDINANCE.

THIS PLAN IS CONCEPTUAL IN NATURE AND MAY CHANGE DURING FULL DESIGN. THE APPLICANT WILL WORK WITH CITY STAFF TO ENSURE THE INTENT OF THE CONDITIONAL PLAN IS MET.

THE APPLICANT WILL WORK WITH CITY STAFF AND MAKE A GOOD FAITH EFFORT TO BRING EXISTING NON-CONFORMITIES INTO COMPLIANCE. IT IS POSSIBLE THAT ALL ZONING REQUIREMENTS MAY NOT BE MET, AS ALLOWED PER SECTION 6-2 OF THE ORDINANCE.

NEW WATER TAP WILL BE REQUIRED FOR A FIRE SUPPRESSION SYSTEM IN THE MAIN BUILDING. PENDING THE RESULTS OF HYDRANT FLOW TESTS, THE TAP WILL BE MADE ALONG ONE OF THE THREE FRONTAGES, WHERE WATER IS ACCESSIBLE.

THE PETITIONER WILL EITHER PROVIDE A 5' SIDEWALK ALONG THE SUGARLOAF ROAD PROPERTY FRONTAGE OR FEE IN LIEU FOR HARDSHIP ASSOCIATED WITH STEEP SLOPE AND DRAINAGE FEATURES.

PROJECT DATA	
PROJECT NAME	WORLD OF CLOTHING CONVERSION
JURISDICTION	CITY OF HENDERSONVILLE
PIN	9579560884 ; 9579469642
AREA	8.92 AC. (SURVEY)
APPLICANT	CANVASS CAPITAL, LLC
OWNER	DREAMS DOMINION, INC.
EX. ZONING	C-3
PROP. ZONING	C-3 CZD
PARKING	REQUIRED: MINI-WAREHOUSES, INTERIOR OPENINGS; 1 PER 2 EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT PLUS 1 PER 20 RENTAL UNITS 2 EMPLOYEES MAX = 1 SPACE 1,200 UNITS MAX = 60 SPACES TOTAL REQUIRED = 61 SPACES PROPOSED: MIN. REQUIRED PER CODE BASED ON FINAL UNIT COUNT (66 SPACES SHOWN)
ADA PARKING	REQUIRED: 51-75 PARKING SPACES PROVIDED = 3 SPACES (1 VAN) REQUIRED PROPOSED: 3 SPACES (2 VAN)
OPEN SPACE/ COMMON OPEN SPACE	REQUIRED: NON-RESIDENTIAL: AT LEAST 10% OF THE PROJECT AREA SHALL BE DEVOTED TO COMMON OPEN SPACE PROJECT AREA: 358,934 SF PER GIS (SURVEYED BOUNDARY EXTENDS TO CENTER OF ALLEYS. PROJECT AREA TO BE CONFIRMED AND OPEN SPACE ADJUSTED AS NEEDED AT A LATER DATE) COMMON OPEN SPACE REQUIRED = 35,893 SF PROPOSED: 36,384 SF
MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH AT BUILDING LINE:	80 FT.
FRONT YARD:	35 FT. (FRONT YARD REQUIREMENTS MAY BE REDUCED TO TEN FEET FOR AN ACCESSORY CANOPY STRUCTURE FOR A COMMERCIAL BUILDING OR USE, PROVIDED THE PRIMARY STRUCTURE OR USE CONFORMS TO THE ESTABLISHED SETBACK REQUIREMENTS.)
SIDE YARD:	15 FT.
REAR YARD:	20 FT.
MAX HEIGHT:	48 FT.
BUFFERS:	N/A (COMMERCIAL ABUTTING COMMERCIAL)
VEHICULAR AREA LANDSCAPING	REQUIRED: 1 TREE AND 2 SHRUBS FOR EVERY 4,000 SF OF VEHICULAR USE AREA 159,061 SF OF VUA = 40 TREES AND 80 SHRUBS PROPOSED: MIN. 40 TREES AND 80 SHRUBS. EXISTING TREES THAT MEET SECTION 15-9 WILL BE UTILIZED.
PROPOSED STORMWATER	NOT APPLICABLE
ESTIMATED DISTURBED AREA	4.5 ACRES

AREA TABLE	
TOTAL PROJECT AREA	388,555 SF (SURVEY)
SITE COVERAGE – BUILDINGS	106,185 SF
SITE COVERAGE – OPEN SPACE	36,384 SF
SITE COVERAGE – STREETS AND PARKING	159,061 SF
SITE COVERAGE – OTHER FACILITIES	86,925 SF
SITE COVERAGE – COMMON OPEN SPACE	36,384 SF

PRELIMINARY SITE PLAN FOR CONDITIONAL ZONING

135 SUGARLOAF RD
HENDERSONVILLE, NC

10/01/21

40 20 10 0 40
1"= 40'

NOTES:

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

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

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

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

7) THE VERTICAL DATUM USED FOR THIS SURVEY IS NAVD '88. THE CONTOUR INTERVAL IS 2 FEET.

8) SUBJECT PROPERTY IS ZONED "C3-HIGHWAY BUSINESS" PER THE CITY OF HENDERSONVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1225.10'	171.13'	170.99'	S 09°14'49" W

NC GRID
NAD 83(2011)
NORTH

VICINITY MAP
NOT TO SCALE
ASHEVILLE
SITE
4 SEASONS BLVD
I-26
HENDERSONVILLE

PIN 9579-57-2348
CAROLINA MOTEL ASSOCIATES INC
DB 1074 PG 215
PLAT CAB A SLIDE 171A

INTERSTATE 26 CONTROLLED ACCESS

ASPHALT
OLD US 64
(ABANDONED)
N 75°16'14" E 639.47'
LANDING
2207.0
2203.1
RAMP
2207.11 FFE
2206.6
2207.11 UPPER FFE
2190.97 LOWER FFE
2189.27
GM
GR
2190.95 FFE
2191.02 FFE
2191.74 FFE
PLANTER
HP
AH
2190.11 FFE
OVERHANG
2191.00 FFE
CONCRETE
2191.01 FFE
TIMBER BORDER
BRICK RW
EXISTING COMMERCIAL BLDG
2191.08 FFE
N 05°31'26" E 484.09'
2190
TP
HP
TA
2190.91 FFE
CONC
2191.07 FFE
GRASS
2190.99 FFE
EP
GV
YH
CIL FL
2190.93 FFE
2191.03 FFE
2191.02 FFE
EM(3)
N 36°16'14" E 44.96'
N 03°55'58" E 8.71'
N 04°04'45" E 91.60'
#4 RBF (FLUSH)
2200
FORMERLY SR 1734
(ABANDONED)
N 63°00'08" W 422.55'
8" B.F.
4" L.C.
10" B.F.
2" L.C.

PIN 9579-56-1085
HENDERSONVILLE HOSPITALITY INC
DB 3708 PG 653

WV
SIGN
C1
BILLBOARD
2170
21 B.F.
12" B.F.
6" B.F.
C/L FL
9" B.F.
2180
CONCRETE
PLANTER
SIGN
BOLLARD(TYP.)
TR
AH
CB
3-STORY BRICK COMMERCIAL BLDG
2168.47 FFE
2168.54 FFE
CATWALK
STAIRS
CONC SW UNDER STEPS
2168.53
CONCRETE
8" A.F.
CB
FH
SUGARLOAF ROAD (SR 1897)
(60' CLAIMED NCDOT R/W)
S 05°10'43" W 401.25'
CONC SW
68.25'
N 78°37'20" W
3/4" IPIPE UNDER CURB
MNF
S 55°50'08" W 32.78'
3/4" IPIPE (-0.3')
TIMBER BORDER
18" CMG
139.90'
N 60°53'56" W
3/4" IPIPE (-0.2')
S 12°26'11" W 266.95'
16" CHR
18" CHR
18" CHR
16" CHR
18" CHR
CONC SW
3/4" IPIPE (FLUSH)
2190
207.93'
S 04°09'58" E
#4 RBF (-0.1')
S 63°00'21" E 185.12' - Tie
#4 RBF (-0.2')
50.01'-Tie
N 81°31'52" W
McAbee Traverse Station #1
NC Grid Localization Point
N=596269.42 ft
E=975478.60 ft
CF=0.9997744

PIN 9579-56-2593
NEW RIVER HOSPITALITY INC
DB 1530 PG 258
PLAT SLIDE 1087

REFERENCES:

- DB 994 PG 208
- DB 1553 PG 464
- PLAT SLIDE 1087
- PLAT CAB A SLIDE 171A

LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT MARKED IN FIELD)
◉ RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
● #4 REBAR WITH "McAbee" ID CAP SET
+/- HEIGHT OF FOUND PROPERTY CORNER ABOVE/BELOW ADJACENT GRADE
AH= AIR HANDLER
APP= APPLE TREE
☼ AREA LIGHT
B.P.= BRADFORD PEAR
C&G= CURB AND GUTTER
CB= CATCH BASIN
CHR= CHERRY TREE
C/L FL= CHAIN LINK FENCE LINE
CONC= CONCRETE
EM= ELECTRIC METER
EP= ELECTRIC PEDESTAL
FH= FIRE HYDRANT
GM= GAS METER
GR= GUARD RAIL
GV= GAS VALVE
HP= HEAT PUMP
INV= INVERT ELEVATION
IPIPE= IRON PIPE FOUND
L.C.= LELAND CYPRESS
MNF= MAG NAIL FOUND
RBF= REBAR FOUND
SW= SIDEWALK
TP= TELECOMMUNICATIONS PEDESTAL
TR= TRANSFORMER
TRW= TIMBER RETAINING WALL
TYP.= TYPICAL
YH= YARD HYDRANT

I, ERIC S. MCABEE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHICAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS TOPOGRAPHICAL GROUND SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED FROM 8/19/21 THRU 8/30/21; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83-2011). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 2ND DAY OF SEPTEMBER, 2021.

PRELIMINARY
L-4095

I, ERIC S. MCABEE, CERTIFY THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, ERIC S. MCABEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 994 PAGE 208; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(C1) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 2nd DAY OF SEPTEMBER, 2021.

PRELIMINARY
L-4095

SCALE: 1" = 40'
40' 20' 0' 40' 80' 120'

GLOBAL POSITIONING SYSTEM CERTIFICATION

I, ERIC S. MCABEE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS GPS SURVEY WAS PERFORMED TO CLASS I FGDC SPECIFICATIONS AND THAT I USED THE NCGS VRS RTK NETWORK; GPS FIELD PROCEDURES AND COORDINATES WERE OBTAINED BY THE RTK NETWORK SOLUTIONS; THAT THIS SURVEY WAS PERFORMED ON 8/19, 2021 USING A TRIMBLE 5800 DUAL FREQUENCY RECEIVER AND ALL COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 - 2011 UPGRADED POSITIONS.

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www. mcabeesurvey.com Firm License Number: C-694
Fax (828) 628-1294
Telephone (828) 628-1295

NORTH CAROLINA PROFESSIONAL SEAL L-4095 LAND SURVEYOR ERIC S. McABEE

NO.	DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY OF:

DREAMS DOMINION, INC.,
A NORTH CAROLINA CORPORATION

PIN: 9579-56-0884

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, N.C.

DATE:	9-2-21
PROJECT #:	13672
DRAWING #:	G-21-5527
DRAWN BY:	ESM
SCALE:	1"=40'

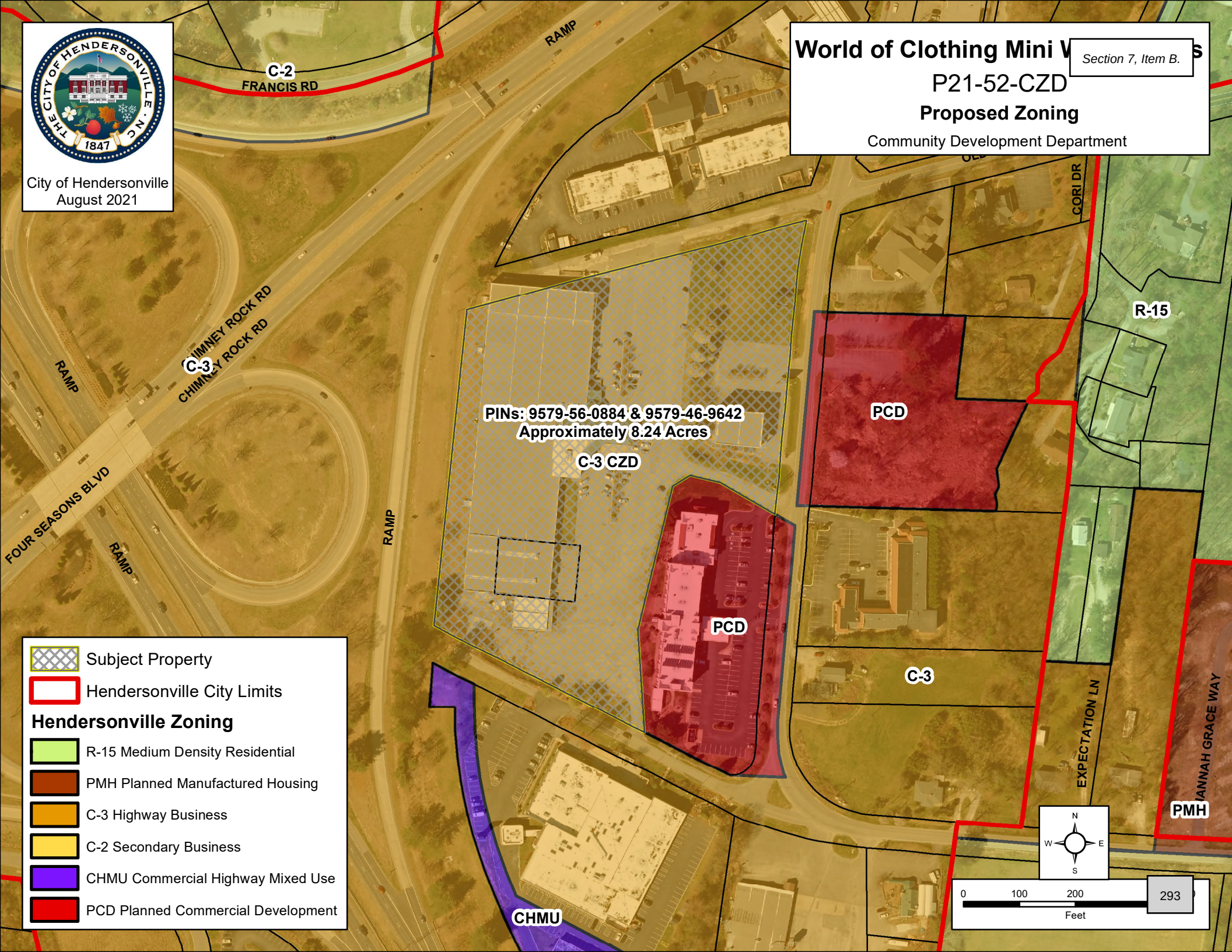
World of Clothing Mini W...s

P21-52-CZD

Proposed Zoning

Community Development Department

City of Hendersonville
August 2021



Entry #: 20

Date Submitted: 8/20/2021 4:42 PM

Date:
8/19/2021

Name of Project
World of Clothing Conversion

Address/Location of Property
135 Sugarloaf Rd, Hendersonville, NC 28792

List 10 digit PIN or 7 digit PID number for each property
9579560884, 9579469642

Check type of Development
Commercial

Current Zoning
C-3

Proposed Zoning
C-3 CZD

List requested uses
All allowed uses within the C-3 district, inclusive of self-storage.

Total Acreage
8.24

Proposed Building Sq. ft.
126913

Dwelling Units
0

Conceptual Plan

World of Clothing Conversion NCM Concept Plan.pdf
251.55 KB

Conditional Zoning District Petition
(Continued)

Proposed conditions for the site:
The west side of the building facing the interstate will be repainted to meet the current City ordinances. All uses allowed within the C-3 district will be retained. Existing non-conformities that do not involve extensive demolition or modifications of the structures, will be brought into compliance.

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

Explain consistency with the City's Comprehensive Plan:
The primary purpose of this rezoning is to allow for mini-warehousing on the property, which is currently allowed as a conditional use within the C-3 district. This petition intends to preserve the existing C-3 zoning of the property, which aligns with the City Comprehensive Plan. The Comprehensive Plan designates this area as a "Regional Activity Center" on the future land use map, which lists the primary use as "Community/regional retail sales and services". Mini-warehousing is a community need and is a service to the local region. As housing supply continues to increase in the nearby activity center, the need for mini-warehousing will also increase. Retaining all allowed C-3 uses ensures that this property aligns with Comprehensive Plan into the future.

Explain compatibility with surrounding land uses:
The surrounding land uses include hotel, gift shop, and restaurant. The mini-warehousing use will conveniently serve the nearby residential communities, while being situated within a commercial corridor so as not impose on the character of the residential areas.

Explain whether changed conditional require a map amendment:
No map amendment is required as a part of this request.

Explain how the petition is in the public interest:
Demand for mini-warehousing is increasing within this submarket. With more residential developments coming online, the supply of self-storage is not keeping up. This use will serve an increasing need of the public and prevent customers from having to travel long distances to utilize storage services.

Explain whether adequate public facilities are available:
The property contains existing buildings that are connected to public utilities. Public water is adjacent to the site for fire suppression.

Explain the impact the petition would have on the natural environment:
Since the impervious area on the site will not be increased, there will be no negative impact to the natural environment. The petitioner is also exploring the use of solar roof panels as an alternative to traditional electricity.

Additional information:
This petition aligns with the Comprehensive Plan, serves a community need, and will have a positive economic impact for the City.

Refer to Owner Signature Addendum for owner's signature.
Fees have been mailed to the Community Development Office.

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

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

Signature pages for Conditional Zoning District Petition

Designated Agent
Canvass Capital, LLC

Address
2303 W Morehead St, 200, Charlotte, North Carolina 28208

Phone
(704) 654-7538

Email
drenckens@canvasscap.com

Applicant Name
Daniel Renckens

Address

Phone

Signature



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

Property Owner Name
Dreams Dominion, Inc.

Address
135 Sugarloaf Rd., Hendersonville, NC 28792, Hendersonville, North Carolina 28792

PID or PIN #
9579560884

Signature



Property Owner Name

Address

PID or PIN #

Signature

Signature pages for Conditional Zoning District Petition (continued)

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

Property Owner Name

Address

PID or PIN #

Signature

Property Owner Name

Address

PID or PIN #

Signature

Property Owner Name

Address

PID or PIN #

Signature

City of Hendersonville
General Application
Applicant Signature Addendum

Application Information

Date of Application 08/20/2021

Application Number P21-52-CZD

Name of Project World of Clothing Conversion Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 9579560884, 9579469642

Additional Applicants: (Signature indicates intent that this page be affixed to Application.)

* Printed Name Daniel Renckens on behalf of Canvass Capital, LLC

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

Signature _____

Title Development Manager Email drenckens@canvasscap.com

Address of Applicant 2303 W Morehead St, Ste. 200, Charlotte, NC, 28208

---

* 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 _____

City of Hendersonville
General Application
Applicant Signature Addendum

Application Information

Date of Application 08/20/2021

Application Number P21-52-CZD

Name of Project World of Clothing Conversion Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 9579560884, 9579469642

Additional Applicants: (Signature indicates intent that this page be affixed to Application.)

* Printed Name Daniel Renckens on behalf of Canvass Capital, LLC

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

Signature _____

Title Development Manager Email drenckens@canvasscap.com

Address of Applicant 2303 W Morehead St, Ste. 200, Charlotte, NC, 28208

---

* 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 _____

WRITTEN CONSENT OF THE SOLE OPERATING MEMBER

OF

CANVASS SOUTHEAST HOLDINGS, LLC AND SAFENEST STORAGE HOLDINGS, LLC

The undersigned, CANVASS CAPITAL, LLC, a North Carolina limited partnership (the "Partnership"), being the sole operating member of each of Canvass Southeast Holdings, LLC, a Delaware limited liability company and SafeNest Storage Holdings, LLC, a Delaware limited liability company (the "Holding Companies"), DOES HEREBY CONSENT to the adoption of the following resolutions:

WHEREAS, the Partnership, in its own capacity and in its capacity as operating member of each of the Holding Companies deems it advisable and in the best interest of the Partnership and the Holding Companies to approve and ratify the appointment of Daniel Renckens as Authorized Signatory of each of the Holding Companies; and

WHEREAS, it is intended for the Partnership to consider and, if thought appropriate, approve the delegation of certain of its rights and powers to manage and control the business and affairs of each of the Holding Companies to Daniel Renckens, it being understood that Daniel Renckens shall not be deemed to be an Authorized Signatory of the Holding Companies and that such delegation shall not cause the Partnership to cease to be the operating member of either of the Holding Companies.

NOW THEREFORE be it:

RESOLVED: that Daniel Renckens be, and hereby is, appointed Authorized Signatory of each of the Holding Companies;

RESOLVED: that Daniel Renckens be, and acting singly hereby is, authorized and directed as an "Authorized Person", on behalf of the Partnership in its capacity as the operating member of the Holding Companies to execute and deliver, and to cause Holding Companies to execute and deliver any and all documents that are necessary or appropriate in connection with the foregoing up to the amount of $20,000 per transaction, Daniel Renckens's execution thereof being deemed conclusive evidence of his authority therefor;

RESOLVED: that the foregoing delegations to Daniel Renckens shall automatically, and without any further action, terminate upon the earliest to occur of (i) the removal of Daniel Renckens as an officer of the Partnership, (ii) the Partnership's good faith determination that Daniel Renckens has engaged in a "Cause Event" (defined below) under, as applicable, the Amended and Restated Limited Liability Operating Agreement of the Holding Companies, or (iii) upon Daniel Renckens becoming a "Terminated Member" (defined below) under, as applicable, the Amended and Restated Limited Liability Operating Agreement of the Holding Companies.

For the purposes of this resolution, a "Cause Event" and a "Terminated Member" shall have their respective meanings as set forth under the Amended and Restated Limited Liability Operating Agreement of the Holding Companies, as applicable; and

RESOLVED: that all actions heretofore taken by Daniel Renckens with respect to any matter referenced in the foregoing resolutions are hereby ratified and approved in all respects.

IN WITNESS WHEREOF, the undersigned have duly executed this Written Consent effective as of May 17, 2021.

CANVASS CAPITAL, LLC

By: 
Name: Peter Cai
Title: Managing Partner

DocuSign Envelope ID: 43D088C1-C595-4BD3-94A3-633559D3B47B

City of Hendersonville
General Application
Property Owner Signature Addendum

Application Information

Date of Application 08/20/2021 Application Number P21-52-CZD

Name of Project World of Clothing Conversion Phase # (if subdivision) _____

Parcel Identification Number(s) (PIN) 9579560884, 9579469642

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

* ^ Printed Name Dreams Dominion, Inc.

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

Signature DocuSigned by: J. Brooke Williams EDABEAE2C4D946E...

Title President Email dreamsdominion4@yahoo.com

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.

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
World of Clothing Mini Storage File # P21-52-CZD
Wednesday, September 1, 2021 4:00 p.m.

Tyler Morrow, Planner II, convened the compatibility meeting at 4:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. Approximately two members of the public, the applicant and four City staff were in attendance and two attended via Zoom. The following attended:

Name	***Address***	***Name***	***Address***
Matt Manley	staff		
Tyler Morrow	staff		
Terri Swann	staff		
Lew Holloway	staff		
Daniel Renckens. App	Charlotte, NC		
Mike Vann	55 Bowen Terra Dr.		
Larry Rogers	Hendersonville, NC		

Mr. Morrow opened the meeting explaining this is the Neighborhood Compatibility meeting for the World of Clothing Mini Storage Conversion project. 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 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 then 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, a public hearing will be held 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. 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.

Regarding the project:

The subject property is currently zoned C-3 –Highway Business.
The property is proposed to be rezoned to C-3 CZD (Highway Business Conditional Zoning District). Conditional Zoning Districts have a binding SITE PLAN and List of USES AND CONDITIONS.

The site plan shows a 126,913 sq. ft. Mini Storage Facility which utilizes the existing World of Clothing building with the addition of new outside storage.

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. We will identify speakers in order and unmute you.

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.

There was one pre-submitted comment:

S. Branham - PO Box 526, Dana, NC wrote: Please stop turning everything into a storage unit. Who needs that many storage units! There is one on Sugarloaf Road near the World of Clothing anyways. There is also a new one being built on Signal Hill Road that is unnecessary also. Trash this town up anymore and tourists will quit coming here.

Daniel Renckens, 2303 West Morehead Street, Charlotte, NC stated he is the developer. This is an adaptive reuse of the former World of Clothing building. He is sticking with the C-3 zoning but having to do a Conditional Zoning District due to the size of the project. Mini-warehouses are allowed in the C-3 zoning. His company SafeNest is headquartered in Charlotte, NC. They have 15 facilities in North Carolina. One of the facilities is off of Naples Road and they are opening one at the old Fun Depot location in Asheville in about three to four weeks. They hold their properties long-term and plan to have 25 employees.

Mr. Renckens showed the site plan. He stated the World of Clothing closed in April of 2021. The state of retail and having large empty buildings is what leads to the construction of mini storage facilities such as this one. Self-storage facilities can fill these vacant properties and still serve the community. A lot of residential growth has created a need for these facilities. The increase in homes and need for self-storage is increasing.

Mr. Renckens stated this location is considered Regional Activity Center on the Comp Plan. Service is the keyword in addressing the public need. This property is not the most aesthetic site. He plans to improve the site and repaint the large sign painted on the building facing the interstate.

Mr. Renckens stated concerning the online comment, the quantity of storage in the area is limited. The Sugarloaf Road storage facility is 100% full and there is a waiting list. At other locations in the area, they are 90% full and have waiting lists also. People will need and use this facility.

Mr. Morrow asked if anyone would like to speak that is in attendance.

Mike Vann started he lives here locally, and he is building the Signal Hill mini storage with 295 units on Signal Hill Road and plans to open it in February. He asked Mr. Renckens if he planned to do storage on the front part of the property. Mr. Renckens stated the current plan is to convert the old office building to self-storage, however they are considering other options. Mr. Vann asked if he plans to have storage of RV's. Mr. Renckens stated he does plan to expand and utilize canopy parking for RV storage. Mr. Vann asked if he has purchased this property already. Mr. Renckens stated he is under contract. Mr. Vann wished him good luck and stated he has no objection to the project.

Mr. Morrow stated he would now open up the public comment for anyone attending via zoom.

Ken Fitch, 1046 Patton Street stated this is a landmark commercial property and why isn't the development by right. He was concerned that more parking would be needed. There have been numerous thefts of auto parts in the area, and this might be a target for more of that with vehicles being stored outdoors. What will the security be for this facility and will there be a gate? This is a major issue. There is a major issue with landscaping as well. Will trees be required and additional landscaping?

Mr. Renckens stated he understands the concern for security. The property will be gated with a keypad entry. All three entrances will be gated. They will meet the current ordinance on all landscaping requirements. They will have parking lot landscaping and along the exterior as well. The building encroachment will be resolved, and this is not part of the rezoning. It will be solved separate from the rezoning.

Mr. Morrow stated a conditional rezoning is required on projects with a floor area greater than 50,000 sq. ft. That is why they are going through this process.

Mr. Fitch asked if this would go before the Tree Board. Mr. Morrow stated the Tree Board will review the landscape plan.

Mr. Vann asked if the RV storage would be covered. Mr. Renckens stated yes, the RV part will be covered with roughly 60 spaces. He has no plans to put RV or boat storage in the front of the building, however, they are planning boat/RV parking in the main parking lot.

Mr. Morrow stated the Planning Board will hear this application in October and the City Council will have the final decision in November.

With no further comments or questions, Mr. Morrow closed the meeting at 4:22 pm.

Minutes of the Planning Board
Regular Meeting - Electronic
October 11, 2021

Members Present: Jim Robertson, Chair, Neil Brown, Candi Guffey, Peter Hanley, Bob Johnson, Tamara Peacock, Barbara Cromar

Members Absent: Hunter Jones, Robert Hogan, Jon Blatt (Vice-Chair)

Staff Present: Tyler Morrow, Planner II, Lew Holloway, Community Development Director, Matt Manley, Planning Manager, Alex Hunt, Planner and Terri Swann, Administrative Assistant III

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

II Approval of Agenda. Chair stated the application for Half Moon Heights would be moved to the first item under New Business. ***Mr. Hanley moved for the amended agenda to be approved. The motion was seconded by Mr. Johnson and passed unanimously.***

III Approval of Minutes for the meeting of September 13, 2021. ***Mr. Hanley moved to approve the Planning Board minutes of the meeting of September 13, 2021. The motion was seconded by Mr. Brown and passed unanimously.***

IV Old Business - None

V New Business

V(B) Conditional Zoning District - Application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the construction of a 126,913 sq. ft. mini-warehouse facility on approximately 8.24 acres. Mr. Morrow gave the following background:

Mr. Morrow stated this subject property is on two different PIN's. The current zoning is C-3, Highway Business. The proposed zoning is C-3 CZD, Highway Business Conditional Zoning District. Both PINs combined at 8.24 acres. The applicant is asking that mini warehouses and all other permitted uses in C-3 be permitted. This project required a conditional rezoning due to the redevelopment of floor area exceeding 50,000 square feet. This is coming before the Planning Board due to the size of the building.

A Neighborhood Compatibility meeting was held September 1st. Questions centered around the ownership of the property, storage units on the front of the property, RV/Camper storage and if there is a need for another storage facility.

Parcels to the north are zoned C-3, Highway business and C-2, Secondary Business and contain commercial uses such as the Best Western Hendersonville Inn and El Paso Mexican Restaurant. Parcels to the east are zoned C-3 and PCD, Planned Commercial Development and include the Ramada Inn and Hampton Inn. Parcels to the south are zoned C-3, Highway business and CHMU, Commercial Highway

Mixed Use and contain Cascades Mountain Resort. Parcels to the west are zoned C-3, Highway Business and contain Interstate 26.

The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north, south and east as Regional Activity Center. The area to the west is not designated since it encompasses Interstate 26. Other parcels to the east are classified as High Intensity Neighborhood and Business Center.

Regional Activity Center's goal is the meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects. The growth management priority centers around infill areas to encourage infill development on remaining vacant lots and redevelopment of underutilized or undeveloped properties. This is a redevelopment and the Comp Plan encourages infill development. Not only is it Regional Activity Center but it is also a priority infill area. This use is not specifically stated so that throws a wrench into things.

Existing site photos were shown. There is an alley encroachment at the top corner of the property. This right-of-way is not maintained by NCDOT. They have abandoned the alley.

A site plan was shown. The World of Clothing building is 100,936 sq. ft. The office building in the front is 5,249 sq. ft. The new canopies will total 48,200 sq. ft. And the total square footage for the structures on the site will be 154,385 sq. ft. The site plan show four new canopy structures and the interior storage units is 1,200 max. There are 73 exterior canopy storage units.

A total of 61 parking spaces is required. The developer has provided 64 parking spaces. There is vacant land in the northeastern portion of the property. The applicant is not using this area for open space, parking, or access area. The applicant wants to leave this area unattached to the requirements of this development so that it could potentially be developed in the future. It will still be connected to the CZD and would have to come back for approval for any new development.

The northwestern corner of the building is encroaching into the right-of-way and setback. The structure is considered a nonconforming structure as outlined in Section 6-2-2 of the zoning ordinance. The applicant is planning to correct the nonconformity.

The Design Review Committee reviewed the project, and it is generally complaint and supported by the Comp Plan.

The developer has proposed a condition: The developer will provide two 12-foot wide travel lanes and a ten foot wide parking lane where possible, as described in Section 16-4-16 of the zoning ordinance at the building located at 135 Sugarloaf Road, however the travel lane width and parking lane requirements may not be implements everywhere based on existing conditions. Section 16-4-16 reads: One-way interior travel lanes shall have a minimum width of 15 feet in addition to a ten foot wide parking lane. All two-way interior travel lanes serving storage units shall have two 12-foot-wide travel lanes and be provided with a ten foot wide parking lane. All portions of the site shall be readily accessible by police and fire equipment and personnel. The reason the applicant is proposing this condition because this is an existing site and he would have to reconfigure.

Staff does not have any proposed conditions for this development.

The Tree Board recommends a type B buffer along the rear property line, adjacent to the _26 right-of-way, preferably evergreen trees selected from the Recommended Tree Species List. The developer had stated he would look into this.

There was one public comment submitted. It stated: *BEST WESTERN HENDERSONVILLE INN objects to the proposal as shown on the drawing. There should be a significant set-back from the driveway that separates this property and the Best Western property. The set-back should apply to buildings and fences. Thanks for making our objection known*.

Mr. Hanley asked what a Type B buffer is. Mr. Morrow stated it consists of four broad canopy trees, 25 evergreen shrubs and 33 flowering shrubs. This would be a visual buffer between the building and the ramp. Ms. Cromar stated there is not a buffer requirement when two commercial properties abut one another but this will leave the people at the hotel staring at mini storage, could they make this a condition? Mr. Morrow stated the pavement is already existing and that would mean they would have to tear all that pavement up.

Ms. Cromar asked who was responsible for the alleyway. Mr. Morrow stated he is not sure who is responsible for it, it is a private alley. This would be a legal question but the city is not responsible for it.

Mr. Johnson asked if there is an issue with the hotel's objection. Mr. Morrow stated the hotel wanted to see the buildings placed farther away but the canopy structures do meet the setback requirements and the other buildings are already on the property.

Ms. Peacock asked how they are resolving the encroachment issue. Mr. Morrow state the applicant can speak to that.

Discussion was made about the side fee in lieu. There are no sidewalk there now and it could be difficult to put them in. The City Manager can approve a sidewalk fee in lieu.

Ms. Cromar asked if the new owners will comply with the ADA requirements and changes to the buildings. Mr. Morrow stated that is handled through the Building Inspections Department and is part of the building code requirements. They will have to meet the requirements of the building code for the upfit and also the fire cod requirements.

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

Daniel Renckens, Canvass Capital, LLC stated SafeNest Storage is their brand and they have a facility off of Naples Road. He wanted to stick with the C-3 zoning as it is permitted by right. This is a growing market and they take very good of their facilities. They have over 25 employees and are based in North and South Carolina. He stated during the pandemic, the World of Clothing had to shut their doors. The business closed in April and had been in business since the 80's. He stated with all the residential development happening in the City of Hendersonville there is a growing need for self storage, 11% of households rent a self storage unit and some have long waiting lists.

Mr. Renckens stated they plan to improve the aesthetics of the building. They are adding security and landscaping and also fences and gates to the plan. They plan to have cameras on the building. They will not be removing trees and they are adding a lot of landscaping. They will have vehicular use landscaping. He stated as far as the Tree Board's recommendation, that buffer would have to placed near the fence on the I-26 side but they only own a 20' strip of grass in front of the building. The rest of that land is right-of-way. A stormwater pie is in that location and the condenser units and it would be difficult to maintain those. He does plan to paint the side of the building.

Ms. Cromar asked if he would be using the whole building. Mr. Renckens stated yes and he will paint the whole building and clean up the parking lot.

Mr. Renckens discussed the two-way traffic mitigation and placing the smaller units at that entrance. He also stated they are in the process of figuring out the encroachment issue before purchasing the property. He does have an attorney looking at this and will keep the city staff updated. Putting a sidewalk in the front may be an issue as there is a steep slope and an embankment. They are still exploring if they will build the sidewalk or ask for a fee in lieu. They will meet all ADA requirements once they start retrofitting the interior.

Ms. Cromar asked about the lighting at night. They will be providing lighting. Discussion was made about the Dark Sky requirements. Mr. Renckens stated they had a lighting audit performed two weeks ago and they plan to have LED upfits for the lights. Mr. Brown asked if the lights would be tucked up under the canopies and act as a shield. Mr. Renckens stated the height on the canopies is 16 feet and he has not seen lights placed under them but that is a great idea and he can look into it and explore it. He plans to have a zero foot-candle at the property line.

Mr. Renckens was asked about the hair salon that is currently in one of the buildings. He stated they are in the process of relocating.

Ms. Cromar asked if the storage units would be internal and temperature controlled. Mr. Renckens stated they all would be.

Chair asked if there were any further questions. There were no further questions.

Chair opened the public comment and asked if anyone present would like to speak.

Pauline Borgmeyer, 6000 Wood Duck Way stated the building is an eyesore as it is now and she thinks refurbishing the building is a great idea. What will happen to the signage on the back of the building? What color will the building be?

Chair asked if anyone via zoom wanted to speak. No one spoke via zoom. Chair closed the public comment time.

Mr. Hanley asked about having the lighting put in as a condition.

Ms. Peacock stated it is very common to have trees planted in the ROW and she felt like having landscaping there was very important.

Mr. Renckens stated he is going to paint the building and would like to have some type of signage on the building. He also discussed the possibility of a mural. He stated they wouldn't have a problem planting the trees if they could. He plans to paint the building a nice earthtone color and doesn't want the plantings to obstruct the ability to have the signage on the building. They have not decided anything yet and will plan to make a decision at a later date. They are open to it and will discuss it with City Council.

Ms. Peacock moved the Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PINs 9579-56-0884 and 9579-46-9642 from C-3, Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant and subject to the following: Permitted uses shall include 1. Mini-Warehouse and 2. All permitted C-3 uses on November 4th 2021 which are listed in the ordinance. Conditions that shall be satisfied prior to final site plan approval include: (City initiated) 1. The developer shall provide a type B buffer along the rear property line, adjacent to the I-26 right-of-way, preferably evergreen trees selected from the Recommended Tree Species List. 2. The developer shall provide a photometric plan with zero foot-candles at the property line therefore no light will bleed off the property. Ans including the developer proposed condition: The developer will provide two 12-foot wide travel

lanes and a ten foot wide parking lane where possible, as described in Section 16-4-16 of the zoning ordinance at the building located at 135 Sugarloaf Road, however the travel lane width and parking lane requirements may not be implements everywhere based on existing conditions. Section 16-4-16 reads: One-way interior travel lanes shall have a minimum width of 15 feet in addition to a ten foot wide parking lane. All two-way interior travel lanes serving storage units shall have two 12-foot-wide travel lanes and be provided with a ten foot wide parking lane, finding that the amended zoning is consistent with the Comprehensive's Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons: 1. This redevelopment is within a high intensity infill area as designated in the comprehensive plan (Chapter 8-LU1.1). 2. The development utilizes an existing large scale commercial building with a use that is compatible with the surrounding area. 3. The development provides additional storage options for the citizens of Hendersonville. Mr. Brown seconded the motion which passed unanimously.

VI **Other Business**. None

VII **Adjournment** – ***The meeting was adjourned at 7:44 pm.***

_____

Chair

DRAFT

City of Hendersonville

Certification of Mailing of Public Notice

IN RE: World of Clothing Mini Storage File # P21-52-CZD

I hereby certify that official notice of the City Council Meeting on November 4, 2021, has been sent with regard to this matter by U.S. Mail on the date indicated below and as specified in this document.

The parties to whom notice was mailed are indicated on the sheets attached hereto as Exhibit A. Those listed on Exhibit A were mailed the letter, a copy of which is attached as Exhibit B.

Date Mailed: 10.18.21

Site posted this date per Section 7-4-8 of the City of Hendersonville Zoning Ordinance.

Terri Swann
Administrative Assistant III

Henderson County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Terri Swann.

Date: 10/18/2021

Notary Signature: Lisa N Stepp

Notary Printed Name: Lisa N Stepp

(Official Seal)

LISA N STEPP NOTARY PUBLIC HENDERSON COUNTY, NC

My Commission Expires: Sept. 5, 2026

LOCALiQ

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

Order Confirmation

Not an Invoice

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

Date:	10/14/2021
Order Number:	6419909
Prepayment Amount:	$ 0.00

Column Count:	1
Line Count:	116.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
HEN Times-News	2	10/24/2021 - 10/31/2021	Public Notices
HEN blueridgenow.com	2	10/24/2021 - 10/31/2021	Public Notices

Total Order Confirmation	**$32.84**

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Hendersonville City Council will hold two public hearings on Thursday, November 4, 2021, at 5:45 p.m., or as soon thereafter as possible in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. Conditional Zoning District– World of Clothing Mini Storage (P21-52-CZD) - Application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the redevelopment of a 126,913 sq. ft. mini-warehouse facility on approximately 8.24 acres.

II. Conditional Zoning District – Half Moon Heights (P21-44-CZD) - Application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicants and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9680-00-1446 and located on Half Moon Trail, from PRD-CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 95 single-family homes on approximately 33.65 acres.

NOTICE IS HEREBY GIVEN that some Hendersonville City Council Members may participate remotely in these hearings at the above designated time/day/place and will give additional notice complying with applicable laws should an electronic meeting become necessary.

Digital/written public hearing comments will be accepted until twenty-four hours prior to the scheduled public hearing and will be accepted during the meeting from those attending in person and also from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public comment for this public hearing prior to the meeting may do so twenty-four hours prior to the meeting (by 5:45 p.m. on Wednesday November 3rd) to be considered by the City Council.

Digital pubic hearing comments must comply with security criteria in the Council's Public Comment Policy, available on the City's website by visiting https://www.hendersonvillenc.gov/public-comment.

The meeting instructions to join by Zoom will be available on the City's website by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is:
https://zoom.us/j/95746846396?pwd=YmlXdXdHcjRFVlM2VElacEVwT1ZLZz09#success
Dial-in by phone: (646) 558-8656
Meeting ID: 957 4684 6396
Passcode: 28792

The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk, Angela Reece at 697-3000 no later than 24 hours in advance of the meeting.

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Hendersonville City Council will hold two public hearings on Thursday, November 4, 2021, at 5:45 p.m., or as soon thereafter as possible in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. **Conditional Zoning District– World of Clothing Mini Storage (P21-52-CZD) -** Application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the redevelopment of a 126,913 sq. ft. mini-warehouse facility on approximately 8.24 acres.

II. **Conditional Zoning District – Half Moon Heights (P21-44-CZD) -** Application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicants and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9680-00-1446 and located on Half Moon Trail, from PRD-CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 95 single-family homes on approximately 33.65 acres.

NOTICE IS HEREBY GIVEN that some Hendersonville City Council Members may participate remotely in these hearings at the above designated time/day/place and will give additional notice complying with applicable laws should an electronic meeting become necessary.

Digital/written public hearing comments will be accepted until twenty-four hours prior to the scheduled public hearing and will be accepted during the meeting from those attending in person and also from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public comment for this public hearing prior to the meeting may do so twenty-four hours prior to the meeting (by 5:45 p.m. on Wednesday November 3rd) to be considered by the City Council.

Digital pubic hearing comments must comply with security criteria in the Council's Public Comment Policy, available on the City's website by visiting https://www.hendersonvillenc.gov/public-comment.

The meeting instructions to join by Zoom will be available on the City's website by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is:

https://zoom.us/j/95746846396?pwd=YmlXdXdHcjRFVlM2VElqcEVwT1ZLZz09#success

Dial-in by phone: (646) 558-8656
Meeting ID: 957 4684 6396
Passcode: 28792

The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk, Angela Reece at 697-3000 no later than 24 hours in advance of the meeting.

Run two times: Sunday, October 24, 2021
Sunday, October 31, 2021

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: November 4, 2021

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Half Moon Heights (P21-44-CZD) – *Matthew Manley, AICP – Planning Manager*

SUGGESTED MOTION(S): The body recommending conditions shown abbreviated in brackets [**PB/TB/DRC**]
PB = Planning Board, TB = Tree Board, DRC = Staff

1. For Recommending Approval:

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-00-1446) from PRD-CZD (Planned Residential Development-Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant and subject to the following;

Permitted uses shall include:

1. Residential Dwellings, Single-Family

Conditions that shall be satisfied prior to final site plan approval include:

1. Size the stormwater systems to retain runoff for, at a minimum, 25-year event [**DRC/PB]**; and
2. Utilize Low Impact Development practices (NR-3.2) through incorporation of pervious concrete for sidewalks and driveways (NR-3.2) [**DRC/PB]** and/or incorporation of pollinator habitat into a more natural/green stormwater management facility such as bioretention or constructed stormwater wetlands [**DRC]**; and
3. Protect the trees that have been proposed to be preserved in accordance with Section 15-4 of the Zoning Ordinance **[PB]**. Tree Board concurs with the developer's proposal to allow for a second row of silt fencing to take the place of the required fencing in Section 15-4. All other standards of Section 15-4 remain in place **[TB]**; and
4. Recess garages or shift parking to rear of lots. Make front porch the primary architectural feature fronting the street (PH-3.1.1) [**DRC/PB]**; and
5. Pedestrian Crossing at Road C does not appear to have sufficient sight distance. Extend sidewalk along Half Moon Trail south towards Ballantyne Commons and provide pedestrian crossing to Mailbox Cluster / School Bus stop **[DRC/PB]**; and
6. Reduce the impact of the development and preserve quality, undisturbed open space by clustering development in areas outside of 30% slope (NR-1.4, NR-2.1), thus preserving existing woodlands and avoiding grading of steep slopes in these areas (NR-2.3) [**DRC/PB**];
7. Provide ROW connection to Gypsy Ln to accommodate pedestrian connection (TC-1.4.1) and utility connections (per City Code). This condition is subject to change based on potential impact of previous condition (Condition #7) [**DRC/PB**].
8. Developer will work with staff to design a nature trail that has ability to connect to adjacent neighborhoods [**PB**].

Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Example suggestions below or include your own]

	1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses. (*Chapter 8 LU-6.1)).* 2. Single-Family Detached is a primary use stated in the Land Use & Development Chapter (*Chapter 8 – LU-6.2*). 3. The proposed density of the development (3.0 Units / Acre) is in line with the Land Use & Development Chapter's guidance of 2 – 8 Unis / Acre. (*Chapter 9 – LU-6.4).* [DISCUSS & VOTE]

For Recommending Denial:

I move City Council DENY an ordinance amending the official zoning map of the City of Hendersonville and not changing the zoning designation of the subject property (PIN: 9568-00-1446) from PRD-CZD (Planned Residential Development-Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based the following;

[Please state reasons describing why you are moving to deny the application. Examples suggestions below or include your own.]

1. The development does not provide a variety of housing types.
2. The development is incompatible with surrounding land uses.
3. The development is inconsistent with the Comprehensive Plan.

[DISCUSS & VOTE]

SUMMARY: *The City is in receipt of an application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicant, and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to rezone the subject property located on Half Moon Trail, from PRD-CZD to PRD CZD for the construction of a housing development containing 95 single-family homes on approximately 33.65 acres with a density of 2.86 Units / Acre. This project required a conditional rezoning due to the PRD Conditional Zoning District requirements.*

PROJECT/PETITIONER NUMBER:	P21-44-CZD
PETITIONER NAME:	Joseph Schlotterbeck, Half Moon Land Holdings, Inc.
ATTACHMENTS:	1. Staff Report 2. Draft Ordinance 3. Neighborhood Compatibility Meeting Minutes 4. Tree Board Minutes 5. PB Minutes 6. Site Plan 7. TIA Report / Consultant Review 8. Application / Owner Addendum 9. Certified Mailings

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PIN NUMBER 9680-00-1446 BY CHANGING THE ZONING DESIGNATION FROM PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT-CONDITIONAL ZONING DISTRICT) TO PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT – CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9568-00-1446 – 297 Rustling Pines Ln (Half Moon Heights)
(File # P21-44-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant Half Moon Holdings, LLC. for the development of 95 detached single-family homes on approximately 33.65 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on October 11, 2021; voting 6 to 1 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

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

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9568-00-1446 from PRD-CZD (Planned Residential Development-Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District)

2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following.

    a. Permitted uses shall include:
        i. Residential Dwellings, Single-Family.
    b. Conditions that shall be satisfied prior to final site plan approval include:
        i. Size the stormwater systems to retain runoff for, at a minimum, 25-year event; and
        ii. Utilize Low Impact Development practices through incorporation of pervious concrete for sidewalks and driveways; and
        iii. Protect the trees that have been proposed to be preserved in accordance with Section 15-4 of the Zoning Ordinance. A second row of silt fencing to take the place of the required fencing in Section 15-4. All other standards of Section 15-4 remain in place; and
        iv. Recess garages or shift parking to rear of lots. Make front porch the primary architectural feature fronting the street; and
        v. Pedestrian Crossing at Road C does not appear to have sufficient sight distance. Extend sidewalk along Half Moon Trail south towards Ballantyne Commons and provide pedestrian crossing to Mailbox Cluster / School Bus stop; and
        vi. Reduce the impact of the development and preserve quality, undisturbed open space by clustering development in areas outside of 30% thus preserving existing woodlands and avoiding grading of steep slopes in these areas; and
        vii. Provide ROW connection to Gypsy Ln to accommodate pedestrian connection and utility connections (per City Code). This condition is subject to change based on potential impact of previous condition (Condition #7); and
        viii. Developer will work with staff to design a nature trail that has ability to connect to adjacent neighborhoods.
3. This ordinance shall be not be effective until the stipulated list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 7th, day of October 2021.

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

_____
Angela L. Reece, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

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

Applicant: Half Moon Holdings, INC.

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: Triangle Ballantyne Hendersonville, INC.

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Half Moon Heights P21-44-CZD/SUB

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY 2
City of Hendersonville Current Zoning & Land Use Map 3
SITE CONDITIONS – SITE IMAGES 4
SITE PLAN OVERVIEW 8
Proposed Site Plan & Proposed Landscaping / Tree Survey & Grading Plan 8
SITE PLAN OVERVIEW: 9
TRANSPORTATION IMPACT ANALYSIS (TIA) 11
REZONING CRITERIA – COMP PLAN CONSISTENCY 12
REZONING CRITERIA – COMP PLAN CONSISTENCY 13
STAFF ASSESSMENT 17
Zoning Compliance 17
Zoning Map Amendment Standards 17
PROPOSED CONDITIONS 18
PUBLIC COMMENT 19
NEIGHBORHOOD COMPATIBILITY MEETING 19
TREE BOARD / PLANNING BOARD - SUMMARY OF ACTION 19
Summary of Tree Board Recommendation 19
Summary of Planning Board Recommendations 20
Planning Board Motion 20
SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS 21
ATTACHMENTS: 21

PROJECT SUMMARY

Applicant: Half Moon Land Holding, LLC.

Property Owner: Triangle Ballantyne Hendersonville, Inc.

Property Address: 297 Rustling Pines Ln.

Project Acreage: 33.65 Acres

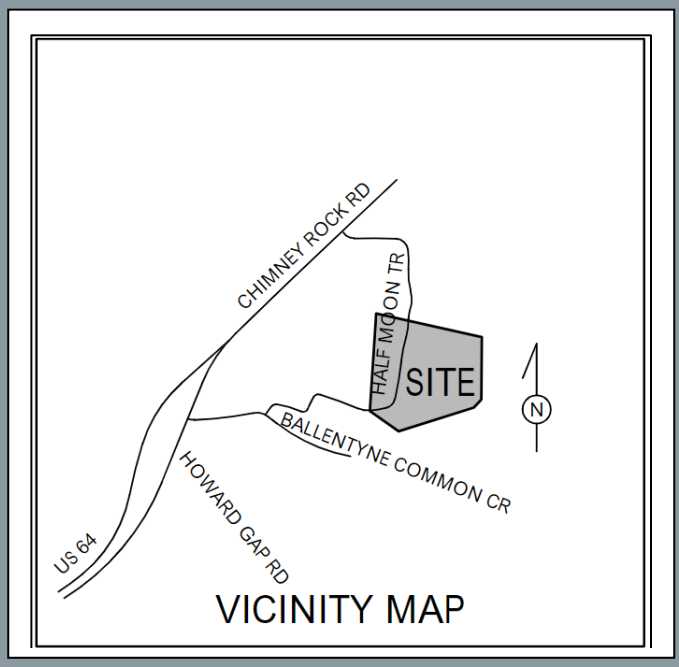
Parcel Identification Number(s): 9680-00-1446

Current Zoning: PRD-CZD (Planned Residential Development-CZD)

Neighborhood Compatibility Meeting: September 1, 2021

Planning Board Meeting:

October 11, 2021



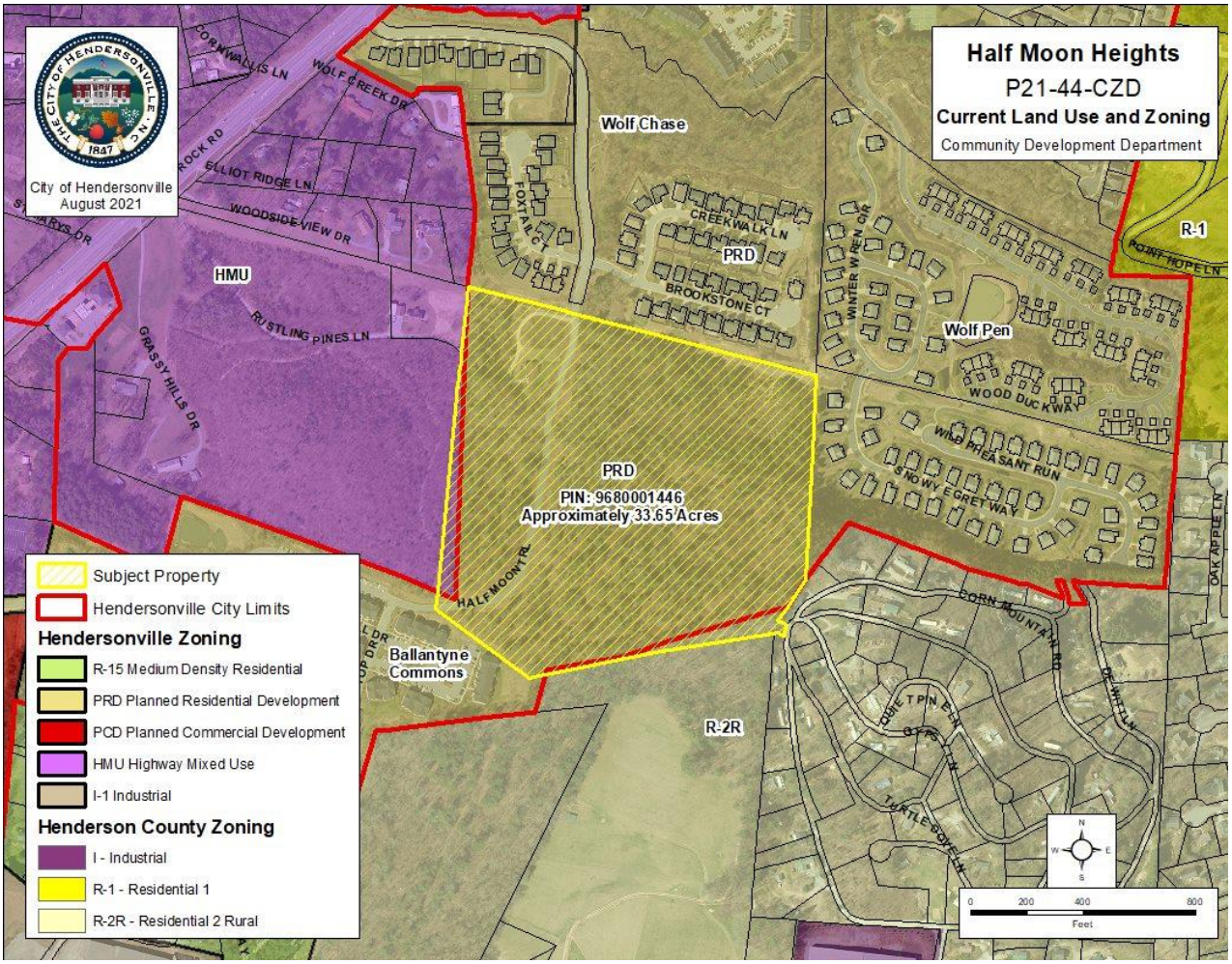
SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

The City of Hendersonville is in receipt of an application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicant, and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9680-00-1446 and located on Half Moon Trail, from PRD, Planned Residential Development to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 95 single-family homes on approximately 33.65 acres with a density of 2.82 Units / Acre. The original request for this project was for 107 lots. Revisions made through the rezoning process have resulted in the reduced number of lots. The site has an average slope of 22.2%.

This project required a conditional rezoning due to the fact that there was a binding site plan attached to the existing zoning. A Major PRD is also required for projects with 50+ units. PRDs are only permitted as a Conditional Zoning District.

PROJECT SUMMARY - CONTINUED



City of Hendersonville Current Zoning & Land Use Map

Parcels to the north and northeast are single-family home subdivisions (Major PRDs) located within the city limits and constructed with the last 10 years. These subdivisions, Wolf Chase and Wolfpen have densities of 2.6 and 2.7 units per acre, respectively. The properties to the southeast are part of a platted subdivision outside of the City's ETJ (Corn Mountain Estates) and within the County's zoning jurisdiction (Zoned R-2R). This subdivision has approximately 1.7 Units / Acres and consists of a mixture of single-family homes, manufactured homes and mobile homes. To the south, is a large parcel fronting on Old Sunset Hill Rd which is also within the County's R-2R zoning district and which features two single-family homes on roughly 30 acres (0.07 Units/Acre). The property directly to the west is another large parcel featuring two single-family homes on 28 Acres (0.07 Units/Acre) and it fronts on US 64 East. It is within the City's ETJ and zoned HMU (Highway Mixed Use). The parcel to the southwest features Ballantyne Apartment complex (12 units/acre) – which originally had slated the subject property for a future phase of additional multi-family housing. This complex is within the City Limits and is zoned PRD.

SITE CONDITIONS – SITE IMAGES

Entrance through Ballantyne Commons



Entrance from Half Moon Trail / Wolf Chase looking north toward Wolf Chase.



View along Half Moon Trail facing north



SITE CONDITIONS – SITE IMAGES CONTINUED

Mature trees west of Half Moon Trail



View of Duke Energy ROW along north boundary of subject property



View of property boundary at Gypsy Ln/Corn Mountain



SITE CONDITIONS – SITE IMAGES CONTINUED

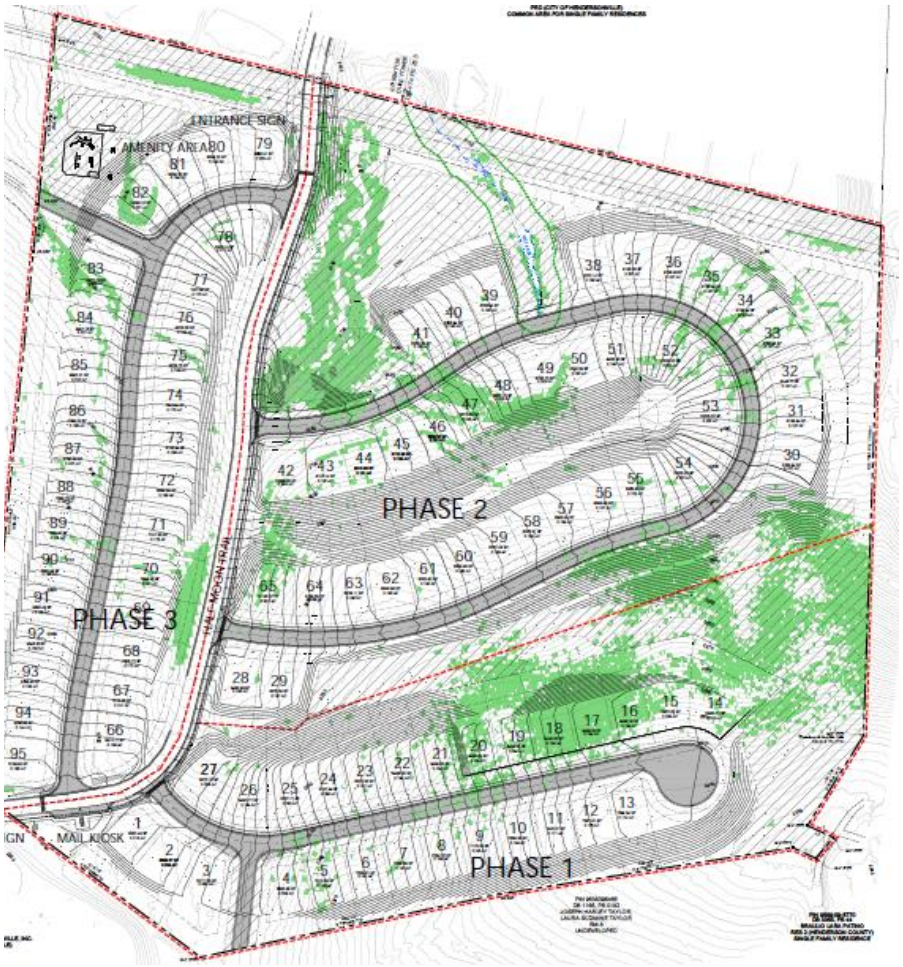
Typical view of forest at center of the subject property	
Typical view of forest at center of the subject property	
Typical view of forest at center of the subject property	

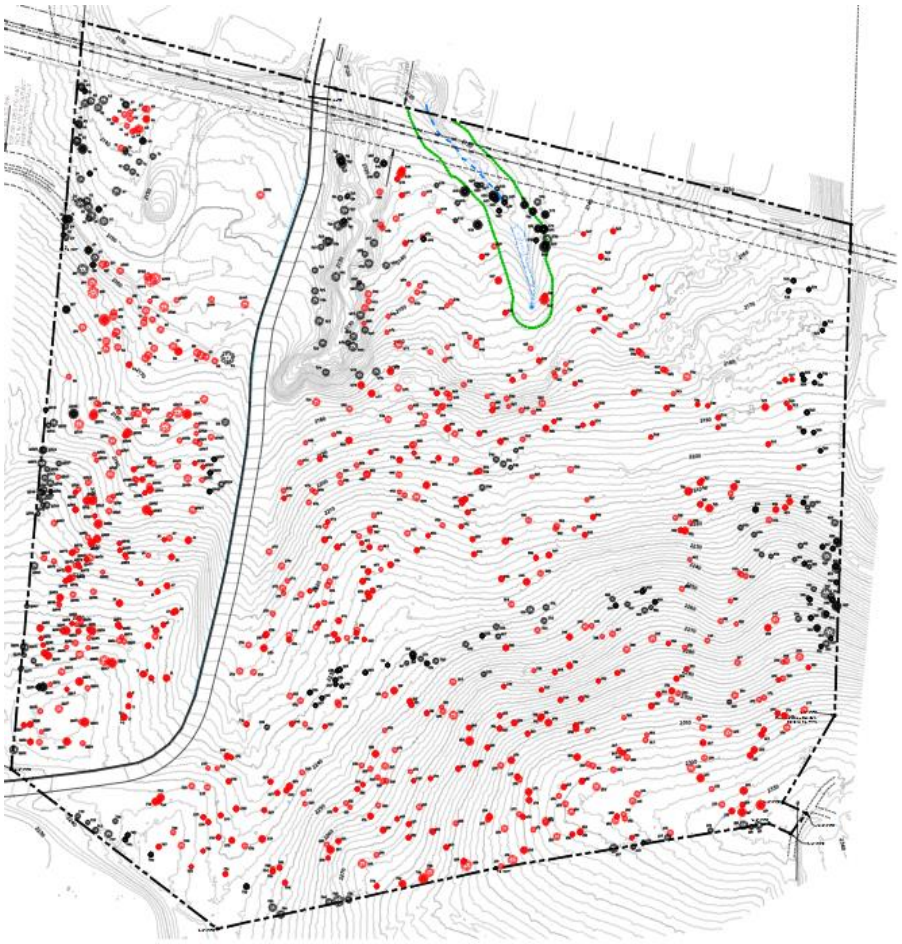
AERIAL PHOTOS

Bird's Eye View - Oriented North



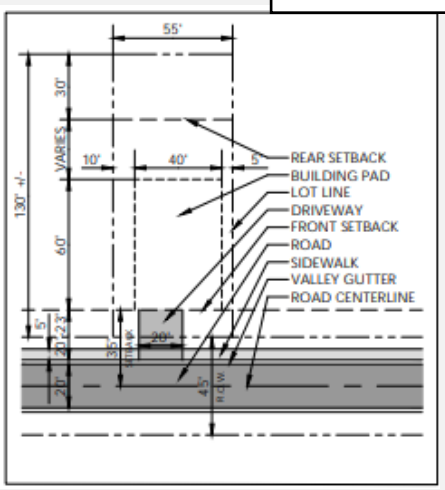
SITE PLAN OVERVIEW





Proposed Site Plan & Proposed Landscaping / Tree Survey & Grading Plan

SITE PLAN OVERVIEW:



***Site Plan Basics**:*

- *95 Individual Lots / Home Sites with setbacks (typical layout shown)*
- *Cluster Mailbox / School Bus Stop*
- *Public Streets with sidewalks (45' Public ROW)*
  - *1 Cul de Sac*
  - *2 Loop roads*
  - *1 Feeder street (Half Moon Trail)*
- *Platted stub outs to parcels to the south and west for connectivity to future development*
- *Wetlands, Stream Buffer and Open Space on undeveloped land*
- *Grading areas – The total disturbed area is 21. 94. The grading areas have been reduced as the project has been revised based on feedback from Tree Board, Planning Board, and staff.*
- *Steep Slopes: See next page*

***Preservation of Existing Trees**:*

- *Proposing to <u>preserve</u> 247 (27%) of trees on site (greater than 12" dbh)*
  - *Of the trees proposed to be preserved, 66% are Pine*
- *Proposing to <u>remove</u> 678 (73%) of trees on site (greater than 12" dbh)*
  - *Of the trees proposed to be removed, 57% are hardwoods*

***Utilities**: Water is available at either end of Half Moon Trail. Sewer will be routed to an existing manhole on the north side of Half Moon Trail.*

***Stormwater**: There are 3 proposed StormTech cisterns on the site plan – one for each phase. Staff is in communication with the developer to achieve the best possible stormwater management system. Comments from staff include the following:*

- *Developer is proposing 3 StormTech systems – based on community feedback staff recommends exploring options for sizing the systems to retain runoff from the 25 or 50 year events.*
- *See conditions for additional information related to stormwater management*

***Site Plan Assessment**: Based on the review by staff, the submitted site plan for this project appears to meet the Zoning Ordinance standards established in Article 5-14 (PRD) of the City Zoning Ordinance as well as the standards of the City Subdivision Ordinance - with exception of standards related to steep slope development (Section 5.03). See next page for additional details.*

***Connection to Adjacent Properties:** Connections to adjoining properties always garners a great deal of attention. In order to address this issue, staff is providing language from the Subdivision Ordinance (4.03 5. c. & d). below.*

4.03 Streets -5. Continuation & Coordination of New Streets

c. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining lands in those cases in which the adjoining lands are undeveloped and deemed appropriate by the DRC for future development or in which the adjoining lands are developed and include opportunities for such connections.

d. Street rights-of-way shall be extended to or along adjoining property boundaries such that a roadway connection or street stub shall be provided for development where practicable and feasible in each direction (north, south, east, and west) for development which abuts vacant lands.

SITE PLAN OVERVIEW:

Steep Slopes:

The average slope of the entire parcel is 22.2%. Given the overall site has a slope of greater than 15.1%, requirements to increase minimum lot size x 1.3/1.5 and to limit impervious surface coverage to 25%/20% on any lot with steep slopes is triggered and will be required as part of the final site plan. Initially, requirements to increase minimum lot size for steep lots appears to have already been met. The minimum lot size for PRD equates to .10 Acres or 4,356 Sq Ft. The typical lot size for the development is 7,150 Sq Ft. This size lot exceeds the requirement for 1.5 times the minimum lot size (6,534 Sq Ft),

The subdivision has specific requirements for lots with steep slopes. In addition to the following, slopes greater than 35% are prohibited from having permanent structures including driveways and utilities.

TABLE 5.03.C: STEEP SLOPE LOT STANDARDS

AVERAGE SLOPE OF LOT	MINIMUM LOT SIZE	MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACE[%]
15.1% - 25%	1.3 times the minimum lot size of the zoning district where located	25
More than 25%	1.5 times the minimum lot size of the zoning district where located	20

According to the most recent site plan, the following lots are in one of three categories: 1) Avg slope between 15.1% - 25%, 2) Average slope between 25.1% - 35%, and 3) those with slopes greater than 35%. Lots 16, 17, and 18 exceed an average of 35% slope and are prohibited from development. The developer is aware of this provision and intends to adjust the site plan accordingly. Updates on this will be addressed / presented at the City Council meeting.

Average Slope 15.1% to 25% includes Lots: *4, 6, 7, 8, 9, 10, 11, 22, 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 41, 42, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57 , 58, 59, 60, 61, 63, 64, 66, 67, 68, 71, 72, 74, 75, 78, 79, 84, 85, 86, 87, 88, 89, 90, 91, 92, and 93.*

Average Slope 25.1% to 35% includes Lots*: 5, 14, 15, 19, 20, 21, 22, 32, 33, 43, 48, 49, 65, 69, 70, 82, 83*

Average Slope 35% or greater includes Lots*: 16, 17, 18*

TRANSPORTATION IMPACT ANALYSIS (TIA)

The proposed development is anticipated to generate 1,107 daily trips as per the International Transportation Engineer Trip Generation Manual, 10th Edition, thus triggering the Zoning Code 1,000 daily trip threshold (Section 6-18). These numbers were based on the original proposal for 107 lots.

Half Moon Trail Site Trip Generation

Land Use	AM Peak Hour		PM Peak Hour		
	IN	OUT	IN	OUT	Daily Traffic
107 Single Family Detached Dwelling Units (ITE Land Use 210)	20	61	68	40	1,107

Summary of Findings from Developer's Report

This analysis will show that all study intersections are currently operating at an overall acceptable level of service. When considering the impact of regional traffic growth and approved background developments and the site generated traffic, all intersections are projected to maintain overall acceptable levels of service.

Although the overall intersection level of service of the US 64 at Half Moon Trail is acceptable, the westbound Half Moon Trail approach (Wolf Chase side) to US 64 is currently operating at LOS "E" during the PM peak hour and is projected to operate at a LOS "F" by the Year 2024 with or without the proposed Half Moon Trail Residential Development. A potential mitigation measure was explored at the US 64 at Half Moon Trail intersection that included the widening of the westbound Half Moon Trail approach to provide separate left and right turn lanes. However, this improvement was shown to have minimal delay benefits and would not improve the level of service of the westbound Half Moon Trail approach.

The possibility of the installation of a traffic signal at the US 64 at Half Moon Trail intersection was also explored. However, based upon the examination of the AM and PM peak hour traffic data and the crash history at the intersection, the intersection does not meet MUTCD Traffic Signal Warrants.

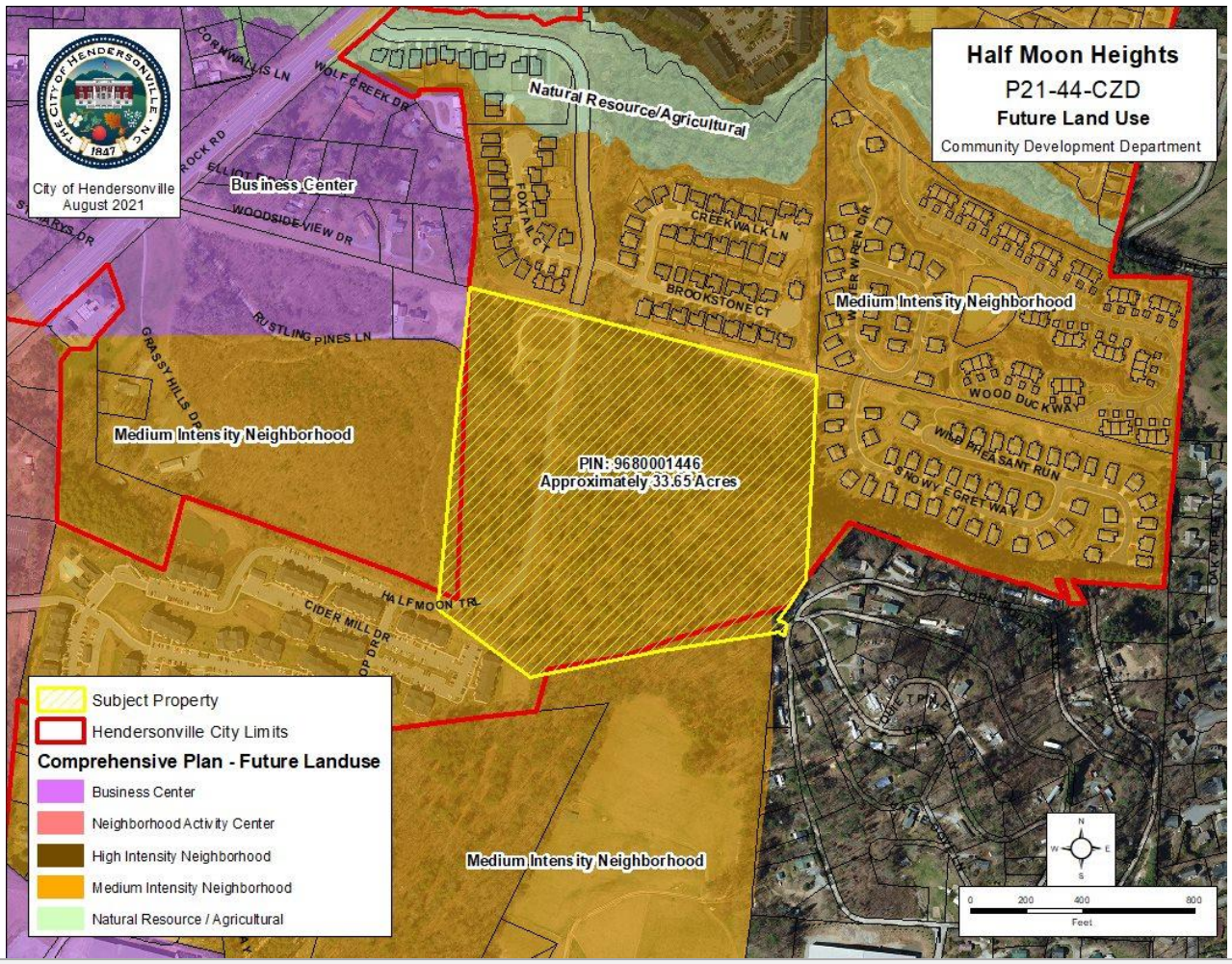
Therefore, the NCDOT would likely not consider a traffic signal at this location.

Even though the westbound Half Moon Trail approach at US 64 is projected to operate with delays of approximately 1 minute per vehicle during the PM peak hour for the Year 2024 Build Condition, the traffic demand for this approach is relatively light with a vehicle expected to arrive at US 64 along westbound Half Moon Trail every 1.5 minute during the PM peak hour. Therefore, even with no improvements at the US 64/Half Moon Trail intersection, there typically would not be more than 1other vehicle queued at US 64. Thus, improvements to offsite intersections do not appear to be justified (either by physical roadway widening or the installation of a traffic signal).

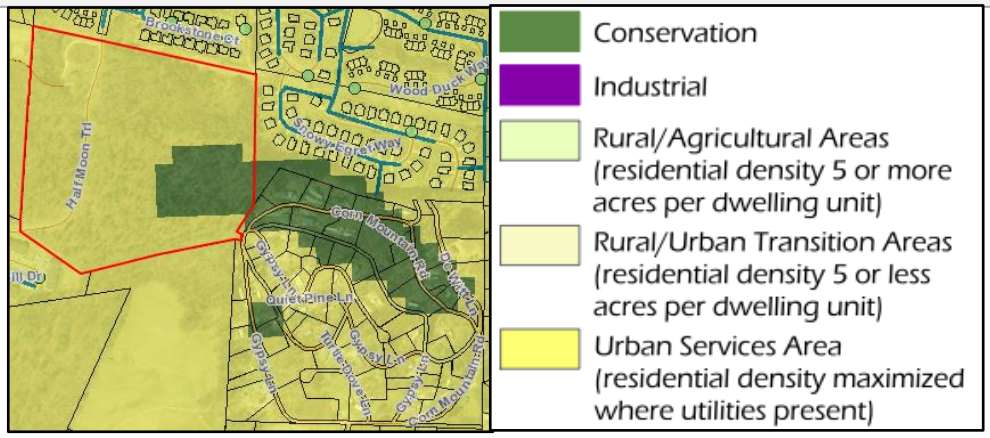
Finally, the site plan for the proposed development is at the concept stage. After a more refined site plan is developed, sight distance evaluations at the driveways along Half Moon Trail should be conducted to ensure that the available sight lines meet NCDOT and City of Hendersonville criteria. The relatively low projected peak period traffic volumes at the site driveways on Half Moon Trail do not require turn lanes at the intersections to meet adequate levels of service.

***Traffic Consultant Review**: TIA presents reasonable assessment. No mitigation warranted.*

REZONING CRITERIA – COMP PLAN CONSISTENCY



The location is primarily designated as Medium Intensity Neighborhood according to the City's Future Land Use Map. Due to the presence of floodplain, the Natural Resource/Agricultural designation is also present on a portion of the Wolf Chase & Wolf Pen developments to the north. Business Center is found along the US Hwy 64 (Chimney Rock Rd) corridor. The City's Comprehensive Plan addresses steep slopes greater than 30% (see page 15 of this report). The County's Future Land Use Map also designates a portion of the subject property and the neighboring Corn Mountain Estates as "Conservation" due to the steep slopes (20% or greater) in this location.



REZONING CRITERIA – COMP PLAN CONSISTENCY

Chapter 8: Land Use & Development designates the subject property as Medium Intensity Neighborhood on the 2030 Future Land Use Map.



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.***

Strategy LU-6.1.

Locations:

- Existing neighborhoods zoned R-15, R-10, and R-6, including residential historic districts
- Existing or planned neighborhoods that reflect the same densities as the R-15, R-10 and R-6 zoning districts (Two to eight units per gross acre)
- Undeveloped properties that are surrounded by or adjacent to the above neighborhoods

Strategy LU-6.2.

Primary recommended land uses:

- Single-family attached and detached residential
- Open space

Strategy LU-6.3.

Secondary recommended land uses:

- Limited multi-family residential along roadways designated as Boulevards or Major Thoroughfares on the Future Land Use Map
- Planned Residential Developments
- Local public and institutional uses
- Recreational amenities

Strategy LU-6.4.

Development guidelines:

- Two to eight units per gross acre
- At least 60% open space in new developments on three or more acres
- 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)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2

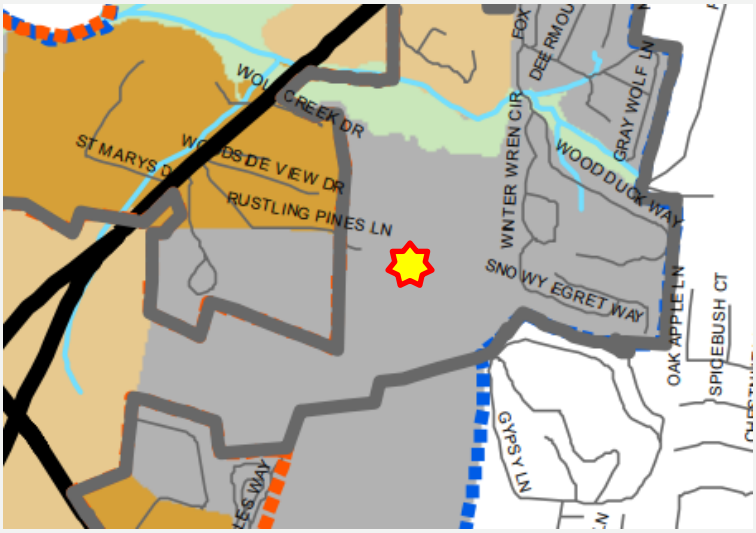


Single-family homes at densities comparable to Medium-Intensity Neighborhood

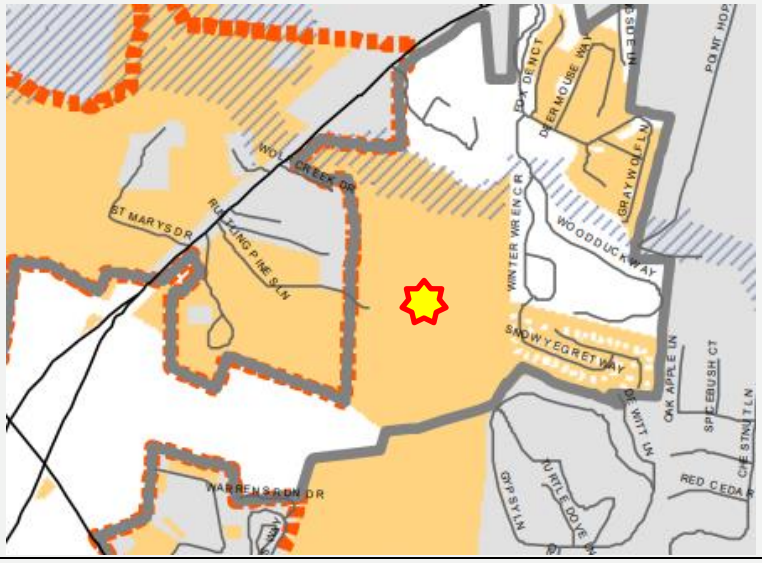
COMPREHENSIVE PLAN CONSISTENCY–CONTINUED

Growth Management

Preservation/Enhancement Areas *(gray): 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*



Development Framework Map: *The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas*



Floodplain Considerations: *The Subject Property sits high on a knob to the south of the Wolf Pen Creek floodplain. 2001 Land Cover is also shown on map displaying forested land and cleared land on the site.*



COMPREHENSIVE PLAN CONSISTENCY–CONTINUED

Chapter 2: Population and Housing

While the development is not slated to provide affordable housing, the development does increase the city's overall housing stock. According to the developer, there will be a variety of single story and two-story houses.

While sidewalks are proposed for the site, the design appears to prioritize cars with parking areas in the front of the houses.

Connectivity to surrounding parcels is an added benefit for maintaining an interconnected street network and planning for future development connections.

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.

Action PH-3.1.1.
Encourage pedestrian-friendly design features in residential developments, such as recessed or rear garages and front porches in single-family development, and rear parking lots and front entrances in multi-family developments.

Chapter 3: Natural & Environmental Resources

The proposed development challenges several aspects of the Natural & Environmental Resources chapter of the Comp Plan including the following goals:

Goal NR-1.4; NR-2.1; NR-2.3; & NR-3.2.

Full text of these goals and accompanying strategies can be found in the Chapter 3 of the Comprehensive Plan. Abbreviated excerpts have been provided.



Strategy NR-1.4.
Control development on steep slopes in order to protect life and property from erosion and landslides and preserve the natural appearance of hillsides. Recent landslide events near Hendersonville underscore the importance of controlling development on or near steep slopes (generally 30% slope or greater; see Figure 3.3a for an

Strategy NR-2.1.
Encourage clustered development that preserves open space while allowing a return on investment. Clustering homes on smaller lots, or clustering commercial development in multi-story buildings, preserves open space without sacrificing housing units or leasable floor area. Zoning regulations can encourage such development by avoiding minimum lot area standards and promoting flexibility in design.

Action NR-2.1.1
Maintain density bonuses that allow additional density in return for open space preservation.

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.

Strategy NR-3.2.
Enable and encourage Low-Impact Development practices in stormwater management. Low Impact Development (LID) is an innovative approach to stormwater management that mimics natural hydrological processes and

COMPREHENSIVE PLAN CONSISTENCY CONTINUED

Strategy TC-1.4.
Encourage pedestrian connections between dead end streets and adjacent neighborhoods.

Action TC-1.4.1
Incorporate dead-end street sidewalk connection requirements into the Zoning and Subdivision Codes.

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-3.1.
Continue to develop and require a connected street grid.

Action TC-3.1.1
Require stub streets and connections to existing stubs in new subdivisions.

Chapter 7: Transportation & Circulation

The proposed connections to adjoining properties, as required by the subdivision ordinance, are supported by the Comprehensive Plan (TC-3.1.1). Staff has asked the developer to provide a connection to Gypsy Ln as well. The developer provided the following response:

"Based off the existing road elevation of Half Moon Trl, it is impossible to build a road at a 10% grade that connects to Gypsy Lane."

Property ownership adjoining either side of the existing Gypsy Ln stub would also constrain a future road connection. However, Action TC-1.4.1 of the Chapter 7 could be employed to create a pedestrian connection to the adjacent neighborhood.



Location where subject property adjoins Corn Mountain Estates near Gypsy Lane.

STAFF ASSESSMENT

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for this project meets the Zoning Ordinance standards established for Planned Residential Development CZDs (Section 5-14) and Site Plan Review (Section 7-3).

Final Site Plan -

Final zoning ordinance compliance will be established at the time of Final Site Plan review and approval. The developer has noted that once additional details are known, they will address the standards related to steep slope development – limiting impervious surfaces on lot with steep slopes.

Zoning Map Amendment Standards:

Chapter XI of the Zoning Code provides standards for consideration of zoning map amendments. The following factors are to be included in decision-making process:

a) Comprehensive Plan Consistency:

Ch. 2 – Population & Housing – Relevant portions of this chapter call for providing a variety of housing types (PH-2). As well as considerations related to Walkable Neighborhood Design (PH-3.1.1) which call for rear parking or recessed garages.

Ch. 3 – Natural & Environmental Resources – Relevant portions of this chapter make recommendations related steep slope development, cluster development/open space preservation, woodland preservation, and low-impact stormwater management.

Ch. 8 - Land Use & Development – Relevant portions of this chapter include - Medium Intensity Neighborhood designation calls for new developments adjacent to or surrounded by other single-family neighborhoods / low to medium density residential zoning. This designation also states Single-Family Residential as a Primary Land Use. The development guidelines for Medium Intensity Neighborhood call for 2-8 Units / Acre, Walkable Neighborhood Design and minimum 60% Open Space.

Staff finds that the proposed Conditional Rezoning is consistent with the City's 2030 Comprehensive Plan for the following reasons. Proposed conditions will further align the proposed development with the Comprehensive Plan:

1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses. (*Chapter 8 LU-6.1)).*
2. Single-Family Detached is a primary use stated in the Land Use & Development Chapter (*Chapter 8 – LU-6.2*).
3. The proposed density of the development (3 Units / Acre) is in line with the Land Use & Development Chapter's guidance of 2 – 8 Unis / Acre. (*Chapter 9 – LU-6.4)*.

b) Compatibility with surrounding uses

The surrounding land uses are single-family neighborhood, multi-family apartments and vacant land.

c) Changed conditions

Development along Chimney Rock Rd (Hwy 64) has continued to intensify and further commercial / multi-family development is anticipated.

d) Public Interest

The addition of 101 single-family homes will fill a need for additional housing stock in Hendersonville.

e) Public facilities

According to the Water & Sewer department, there are adequate facilities in the area. The size of the project did trigger a Transportation Impact Analysis, as noted above. However, no mitigation or turn lanes are warranted.

f) Effect on natural environment.

As mentioned previously under the Comprehensive Plan Consistency, the project, as proposed does present challenges as it relates to the loss of tree canopy/habitat, the development of steep slopes (heavy grading) and stormwater runoff.

PROPOSED CONDITIONS: Staff proposes the following recommended conditions. Those highlighted in blue have been agreed to by the developer:

1. Size the stormwater systems to retain runoff for, at a minimum, a 25-year event (Stormwater Administrator); and
2. Utilize Low Impact Development practices through incorporation of pervious concrete for sidewalks and driveways (NR-3.2 / Stormwater Administrator); and
3. Protect the trees that have been proposed to be preserved in accordance with Section 15-4 of the Zoning Ordinance (Tree Board);

   Developer Proposed Condition: For Proposed Condition #3, the developer proposes to use two rows of silt fencing as opposed to the specific fencing requirements as stated in Section 15-4 of the Zoning Ordinance. The Tree Board made a motion supportive of this proposal at their meeting on October 20, 2021.
4. Recess garages or shift parking to rear of lots. Make front porch the primary architectural feature fronting the street (PH-3.1.1); and

   Developer Proposed Condition: For Proposed Condition #5, the developer proposes that a ***majority*** of homes will have recessed garages with the front porch being the primary architectural feature.
5. Pedestrian Crossing at Road C does not appear to have sufficient sight distance. Extend sidewalk along Half Moon Trail south towards Ballantyne Commons and provide pedestrian crossing to Mailbox Cluster / School Bus stop; and
6. Reduce the impact of the development and preserve quality, undisturbed open space by clustering development in areas outside of 30% slope (NR-1.4, NR-2.1), thus preserving existing woodlands and avoiding grading of steep slopes in these areas (NR-2.3); and

   Developer Proposed Condition: Construct basement sites on lots 14-20 where slopes ranging from 29% to 39% are present. This will greatly reduce the impact of

grading on the site. The only lot with an average slope greater than 30% that will not have a basement is lot 70. The slope of this lot is not natural but rather a result of the construction of Half Moon Trail.

7. Provide ROW connection to Gypsy Ln to accommodate pedestrian connection (TC-1.4.1) and utility connections (per City Code). This condition is subject to change based on potential impact of previous condition (Condition #7).

Planning Board supported staff's proposed conditions and added one additional condition (Condition #9 found on page 21 of this report.

PUBLIC COMMENT

NEIGHBORHOOD COMPATIBILITY MEETING

A Neighborhood Compatibility Meeting was held on September 1, 2021 for this project. Five staff members attended. Forty-seven residents attended in-person while 12 residents participated via Zoom. There were 26 pre-submitted comments – all of which were opposed to the project except for 1 who was in favor of the development. A large majority of attendees were from neighboring Wolf Chase and Wolf Pen subdivisions.

The primary concerns voiced at the meeting covered issues related to: environmental impacts (tree loss, habitat loss, erosion, steep slope development, etc.), impact on views, potential flooding/stormwater management (capacity of proposed system), access/increased traffic through Wolf Chase on Half Moon Trl, increased traffic on Hwy 64, increased access by "renters" from Ballantyne Commons, reduction of property values, liability issues with use of Wolf Chase walking trail, and lack of greenspace/playground in the plans.

TREE BOARD / PLANNING BOARD - SUMMARY OF ACTION

Summary of Tree Board Recommendation

The Tree Board met to review this project on September 21, 2021. An atypical number of residents attended the meeting – largely members of the Wolf Chase and Wolf Pen Subdivision who were there in opposition to the project. Several members of the public spoke about the project expressing concerns with tree loss, potential erosion problems, wildlife habitat loss, the need to protect tree canopy, the need to protect environmentally sensitive areas, and concerns with additional traffic and congestion on the highways.

The Tree Board made a motion that varied from their conventional approach. Typically the Board will offer conditions that are recommended to be placed on a development. However, in this case, they made both a "comprehensive plan consistency statement" while also offering up recommended conditions should the project be approved.

The motion reads as follows:

The Tree Board noted that this development is incompatible with Chapter 3, Section 3.3 Goals and Strategies NR-1. Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, preserve natural habitat, remaining woodlands, and tree canopy; and a motion was made for the developer to protect the trees that they have proposed to save in accordance with Section 15-4 (C) Protection of Existing Trees of the Zoning Ordinance; and all new vegetation planted must be chosen from the

Recommended Landscape Species List for Street Trees and Land Development Projects. Motion by Glenn Lang, Vote – All Ayes.

Staff has included the Tree Board's recommended conditions in the proposed List of Uses and Conditions

Additionally, the Tree Board met in October and considered the developer's proposal to use silt fencing for the tree barrier and made a motion to support the developer's proposal to use two rows of silt fencing rather than the orange fencing required by the Zoning Code.

Summary of Planning Board Recommendations

Planning Board had a lengthy discussion on this proposed project. The developer and several residents participated in the public comment period. It was ultimately determined that concerns about the development were addressed in the conditions proposed by Staff and the Tree Board with the addition of Condition 9 below.

Planning Board Motion

The following motion was supported by Planning Board with one member voting against the motion. The conditions agreed upon by the developer are highlighted:

I move Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-00-1446) from PRD-CZD (Planned Residential Development-Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant and subject to the following;

Permitted uses shall include:

1. *Residential Dwellings, Single-Family*

Conditions that shall be satisfied prior to final site plan approval include:

1. *Size the stormwater systems to retain runoff for, at a minimum, a 25-year event (Stormwater Administrator); and*
2. *Utilize Low Impact Development practices through incorporation of pervious concrete for sidewalks and driveways (NR-3.2 / Stormwater Administrator); and*
3. *Protect the trees that have been proposed to be preserved in accordance with Section 15-4 of the Zoning Ordinance (Tree Board);*
4. *All new vegetation planted must be chosen from the Recommended Landscape Species List for Street Trees and Land Development Projects (Tree Board); and*
5. *Recess garages or shift parking to rear of lots. Make front porch the primary architectural feature fronting the street (PH-3.1.1); and*
6. *Pedestrian Crossing at Road C does not appear to have sufficient sight distance. Extend sidewalk along Half Moon Trail south towards Ballantyne Commons and provide pedestrian crossing to Mailbox Cluster / School Bus stop; and*
7. *Reduce the impact of the development and preserve quality, undisturbed open space by*

clustering development in areas outside of 30% slope (NR-1.4, NR-2.1), thus preserving existing woodlands and avoiding grading of steep slopes in these areas (NR-2.3); and

8. *Provide ROW connection to Gypsy Ln to accommodate pedestrian connection (TC-1.4.1) and utility connections (per City Code). This condition is subject to change based on potential impact of previous condition (Condition #7).*
9. *Developer will work with staff to design a nature trail that has ability to connect to adjacent neighborhoods.*

Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons:

1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses. (Chapter 8 LU-6.1)).
2. Single-Family Detached is a primary use stated in the Land Use & Development Chapter (Chapter 8 – LU-6.2).
3. The proposed density of the development (3.0 Units / Acre) is in line with the Land Use & Development Chapter's guidance of 2 – 8 Unis / Acre. (Chapter 9 – LU-6.4).

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS

[SEE AGENDA COVER SHEET]

ATTACHMENTS:

1. Ordinance
2. Neighborhood Compatibility Meeting Minutes
3. Tree Board Minutes
4. Planning Board Minutes
5. Site Plan / Tree Survey
6. TIA Report / Consultant Review
7. Application
8. Owner Signature Addendum
9. Certified Mailings

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Half Moon Heights File # P21-44-CZD
Wednesday, September 1, 2021 2:00 p.m.

Matt Manley, Planning Manager, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Building, 305 Williams Street. Approximately 47 adjacent property owners and four City staff were in attendance and 12 attended via Zoom. The following attended:

Name	***Address***	***Name***	***Address***
Matt Manley	staff	Elizabeth Mallindine	135 Creekwalk Lane
Tyler Morrow	staff	Joseph Culotta	38 Foxtail court
Terri Swann	staff	Darrell Pennington	156 Snowy Egret Way
Lew Holloway	staff	Lois Van Reese	131 Creekwalk Lane
Bob Partridge	64 Half Moon Trail	David Van Reese	131 Creekwalk Lane
Marie Partridge	64 Half Moon Trail	Kate Cervone	100 Brookstone Court
Linda Martschink	40 Snowy Egret Way	Chris Watenpool	100 Brookstone Court
Gus Martschink	40 Snowy Egret Way	Susan Fitzgerald	36 Grey Wolf Lane
Janice Mallindine	135 Creekwalk Lane	Thomas Umerski	25 Foxtail Court
John Hoover	65 Foxtail Court	Christine Hoover	65 Foxtail Court
Kathryn Costello	59 Creekwalk Lane	Christine Thompson	23 Foxtail Court
Jim Arata	21 Foxtail court	Linda Arata	21 Foxtail court
Maggie Sevek	42 Brookstone Court	Martin F. Sevek	42 Brookstone court
Debbie Culligan	31 Creekwalk Lane	Carolyn Prater	420 Woodbyne Avenue
Sharon Pearson	220 Ewbank Drive	Joyce Lennert	101 Wild Pheasant Run
Joe Lennert	101 Wild Pheasant Run	George Yourick	76 Half Moon Trail
Linda Yourick	76 Half Moon Trail	Gail Mitchell	112 Brookstone Court
Bill Mitchell	112 Brookstone Court	Enes K. Molina	53 Foxtail court
Sharon Molina	53 Foxtail Court	John Goolsby	94 Creekwalk Lane
Robbie Goolsby	94 Creekwalk Lane	Jan Hoffmann	93 Creekwalk Lane
Mike Hoffmann	93 Creekwalk Lane	Doug Nichols	58 Winter Wren Circle
Maria Syrett	70 Snowy Egret Way	Peter Syrett	70 Snowy Egret Way
Nancy K. Clark	1701 Deermouse Way	Pauline Williams	6000 Wood Duck Way
Joseph Taylor	395 Old Sunset Hill Road	David Justus	20 Grassy Hills Drive
Pamela Meister	117 Creekwalk Lane	Barbara Briley	3705 Wood Duck Way
Harry Hudson	3705 Wood Duck Way		

Mr. Manley opened the meeting explaining this is the Neighborhood Compatibility meeting for the Half Moon Heights neighborhood project. 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 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 then 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, a public hearing will be held 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. 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.

Regarding the project:

The subject property is currently zoned PRD – Planned Residential Development. The property is proposed to be rezoned to PRD-CZD (Planned Residential Development) with an updated binding SITE PLAN and List of USES AND CONDITIONS. The site plan shows 107 single-family home lots with associated streets and sidewalks. 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. We will identify speakers in order and unmute you.

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. Manley stated this is a larger crowd than we traditionally have and there is a two-hour window for this meeting. He would like to keep the comments at 3 to 5 minutes each. The HOA is involved and is going to have a presentation. He recognizes that this is where you live, and he understands that changes can cause anxiety however he would ask to show respect to everyone and let everyone have the opportunity to speak. Mr. Manley asked to not duplicate the same comments, once a topic is covered let's move forward.

Mr. Manley stated a full list of the public comments that were submitted will be given to the Planning Board and City Council along with the minutes.

Mr. Manley read out the comments from: Amy Pflug, Brian Scott, Carolyn Schifino, Cheryl and Stan Foster.

Joe Schlotterbeck introduced himself, his father Paul and the designer Bob Grasso. He stated this is a project consisting of 106 single family homes that will be built in three phases. The southern side will have a cul-de-sac, the northern side will be Phase 2 and the western side will be Phase 3. He plans to start the project in January 2022 if they get approval. They hope to have the project finished by the end of 2024 or beginning of 2025. This will be contingent on the weather and being able to get the materials.

Mr. Schlotterbeck stated concerning the stormwater, they plan to collect that on-site. It will be captured on-site and dispensed underground. It will leave the site at a pre-developed rate. He has engineers that are designing three storm tech systems for the property. That is being worked on now by the engineers.

He stated for this project to happen each homesite will be graded and a pad will be poured. They will have to remove trees for this. They will be planting back street trees and will try to retain all trees they are able to

retain. They want to get the Tree Board's advice on this. He also plans to have a butterfly garden or a bee sanctuary. Where trees are not possible, he plans to have a vegetative buffer as much as they can. They had a traffic survey done by their Traffic Engineer and he is on the zoom call today.

Bob Grasso, Project Designer stated they tried to work with the slopes for the lots and they will provide sidewalks and be pedestrian friendly. This will not be radically different than other projects in the area. They will have 3.2 units per acre and that is on the low side of what they could do.

Larry Green, Traffic Engineer stated they did the study and collected data at six different intersections to see which were the most impacted, US 64 and Half Moon Trail, US 64 and Ballantyne Commons Circle, Half Moon Trail and Cider Mill Drive, Cider Mill Drive east and west. They also consulted with the City of Hendersonville about developments that are approved but not yet built which included White Pine Villas so they could get an accurate count. They looked at how traffic had increased over the last 5 years and determined it had actually decreased slightly. They decreased the units from 118 to 107 units. They analyzed sections and levels of service and the proposed development can be supported by the roadway. Phase 2 will follow the existing Half Moon Trail.

Mr. Manley stated even though the traffic will increase the road can support it according to their findings.

Mr. Schlotterbeck stated they will take steps to avoid damage to the road during construction and they will do their best to document the way it is now and leave some things the same if not better.

Mr. Manley stated the City will have their own consultant review the traffic findings.

Mr. Schlotterbeck stated the size of the houses will be 40' x 60' – 2,000 sq. ft. to 2,400 sq. ft., three bedroom and two baths. The lot size will be roughly 7,200 sq. ft. This will not be low-income housing, but they are creating affordable housing. The homes will be in the $350,000 range. He stated their office is in Fairview, NC and that is where they are from. They plan to have a lower cost per lot and build a better house at more affordable price points. An adjacent property owner asked why build here now. Mr. Schlotterbeck stated his Dad has been building homes for 25 years and it is getting harder and harder to find property to build on in this area. It is hard to find property that will support well, septic or sewer and land that meets the zoning for multi-family. This property is a great place to build this type of housing.

Janice Mallindine, HOA President for Wolf Chase gave a presentation. She stated she would like to introduce the Wolf Chase community through her photos and presentation. She showed a photo of the location and photos of the water coming down on their community. She showed a site plan she drew showing the 69 homes in Wolf Chase. She stated they have a nature trail and wetlands, and their community is in a floodplain area. She stated there are many Board members in attendance that would like to speak on the issues. They are opposed to this development. She showed a petition that was signed by the residents. Not all of the residents have signed the petition. She stated studies show that clear cutting lots to accommodate roads and homes will decrease the value of their property. She showed more photos of the homes. She stated the Hendersonville City Code of Ordinances Section 10.3 has a section on the protection of white squirrels. They have white squirrels, bees, bears, foxes, Blue Heron and other wildlife in the area and this project will greatly affect them all. The City Code of Ordinances Section 10.1 addresses the protection of bird sanctuaries and Section 10.2 prevents harming their nests. She feels like the NC Wildlife Preserve must be consulted on the Blue Heron and protecting them. The building of this development will take away their habitat. The City of Hendersonville's own Comp Plan points out where this development will be in violation.

Ms. Mallindine showed photos before and after rainfall and the flooding that occurs there now without the buildings on the lot. This will only get worse once the land is developed. The culvert will not be able to hold all

the water runoff. The City's Comp Plan Section 3-2 under listed under guidelines addresses flooding. This is in the City's own Comp Plan. The water running downhill will affect their homes and the water being deposited in the area will cause problems for their community. She showed photos of some homes with their backyards flooded. She talked about Wolf Chase having a nature trail for their residents and how they pay for the upkeep of this trail. They do not want people outside of their neighborhood walking on the trail. She talked about toxins from water runoff coming downhill onto their property. She referenced Article 17 in the Zoning Ordinance titled the Natural Resource Protection Standards and stated there is a streambank buffer protection standard that the developers could be violation of. Wolf Chase is in a 100-year Floodplain. She showed photos of the creek and what happens when it rains now. The culvert under Highway 64 will wash out. The nature trail becomes a swampland when they have heavy rains now. The street is also too narrow and once they put trash cans out for collection, there will be problems with the street. The school buses pick up the kids at the intersections and it is dangerous during those times. Imagine how to handle the additional children at an already overburdened intersection. It can't handle the traffic now.

Ms. Mallindine stated another concern is Ballantyne Commons residents coming through the road that is currently locked right now. Will your development pay for this? She sees no benefit for the residents of Wolf Chase to open this road up. It will decrease the value of their property and could cause potential landslides with all the flooding it will create. She stated several Wolf Chase residents where there to speak also.

Lois Van Reese, 131 Creekwalk Lane asked if they would have access to the traffic study before the next meeting. Mr. Manley stated yes, it was public record. Ms. Van Reese stated the comment about the traffic actually decreasing is just not true. The traffic backs up from the high school to the Ingles on 64 everyday during school hours. She asked if they took into consideration the school hour traffic. The statement that traffic had decreased over the last 5 years is inaccurate. Mr. Schlotterbeck stated the way the traffic study works, lines are placed over the roads in several locations and traffic is counted by how many cars ride over the lines. They took this count for three days and it was not done during school season. He does understand their concerns and will try to work out any traffic issues.

Kathy Watenpool, 100 Brookstone Court stated she is opposed to this development. She stated when DEENR went up to do core studies, trees had already been removed and there are flags on a lot of the trees. She asked if he plans to log those trees. Mr. Schlotterbeck stated he had to remove some of the trees so that the drilling riggs could get up there. They had to see how the land looks underneath. They have no intention of logging the trees. They will do a tree survey that will show how many large trees are located on the site.

Ms. Van Reese asked if there were any environmental studies done. The flooding may bring contaminated water onto their property. She also asked who will build the homes. Will he sell off the lots and each owner will build their own home? Once this is done, they will be stuck with it forever. They have a nice tree line right now that will be destroyed. The wildlife and bear will be displaced. The bears are underweight now. He will walk away with $1,700,00.00 and they will be left with a huge number of problems and issues. Their homes will go down in value. Preservation according to the City of Hendersonville adds to the City's natural beauty and that is in the City's own vision statement. She doesn't want to see too much growth and overdevelopment.

Mr. Schlotterbeck stated they will have to have a comprehensive stormwater plan approved by the City and they will not make things worse, they will try to make things better.

Mr. Grasso stated he has worked with Gary Davis, a Civil Engineer in Asheville NC since 1985 and Buncombe County thinks very highly of him. He is one of the best. They normally call him in to solve any problems in the county. They are required by the state to retain the water and they cannot allow water to runoff onto other properties. The water has to be detained at a post development rate and he plans to detain it at a

predevelopment rate. The water must be treated before releasing it. The storm tech system will remove the toxins and be maintained by the HOA. There will be no increase in flooding or pollution. They are only adding to the current system.

Mr. Manley stated he would now open up the public comment for anyone attending via zoom.

Shirley Hadley, 44 Half Moon Trail stated she thinks a nice drain system should be installed because they do not want more water coming onto their property. Was the traffic study done during the pandemic? Mr. Schlotterbeck stated the study was done about a month ago. Mr. Grasso stated the traffic decreasing could be from the pandemic, but they received their information from NCDOT. Mr. Schlotterbeck stated they increased their traffic numbers and went above and beyond to get an accurate count.

Mr. Green stated the data they received was from NCDOT at this location. They collect data every two years. In 2014 – 2016 there was an increase in traffic, in 2018 there was a decrease and that was before the pandemic. This study was done in June of this year. The study shows that the traffic and higher levels of service are all good.

Alex Nelon, 109 St. Mary's Drive stated he lives between Fruitland and Howard Gap Road and he would love to read the fairy tales concerning the traffic. They do not live here, and they do not see it. He feels they could find a better place to build this development on. You have to be careful what you build and where you build it. They need to mitigate traffic and stormwater correctly. Does the developer have anything to do with Ballantyne Commons? Mr. Schlotterbeck stated no. Mr. Nelon stated when they built Ballantyne it caused a problem with the neighbors. They need to consider the mitigations that will have to be made.

Maggie Sevek, 42 Brookstone Court stated there is an obvious lack of greenspace for this development. They will not have a playground and there are no public parks in this section of Hendersonville. Wolf Chase has put a lot of money into maintaining their greenspace. Her husband has built bridges, they purchase insurance to cover the walking trail. What will happen when other residents from neighboring developments start using their trails and greenspace? They already deal with people using their walking trail. Mr. Schlotterbeck stated they are still working on their greenspace areas and they are doing their best. They will do as much as they can to keep everyone in their development off of the walking trail in Wolf Chase. What would the residents of Wolf Chase like to see?

Several attendees stated a bear habitat and the development not to be built.

Mr. Schlotterbeck stated if they do not want anyone walking on their trail then he will work on keeping people off the trail. They could possibly take some of their HOA money and donate it to Wolf Chase so that others could walk on the trail and they could help maintain it.

Ms. Mallindine stated they already have problems now and this will create even more. Traffic on Half Moon Trail will be unbearable once the gate is opened. It is in their interest to keep the gate closed. Mr. Schlotterbeck stated Half Moon Trail is a public road with a public access to Ballantyne Commons. He doesn't want to see the kids catching the bus on Highway 64 and will work with the City to see if they can have the buses stop inside the neighborhood.

Mr. Manley stated there are requirements for connectivity in the Subdivision Ordinance. Half Moon Trail was constructed with the intent of being used as a connection for Ballantyne Commons and Phase 2 of that project. Currently it is only being used as a fire and police access and remains locked. The developers are meeting the connectivity requirements by using this public access.

Peter Syrett, Wolf Pen stated he heard them say there would be an underwater drainage system and where will the water go from this system. Mr. Schlotterbeck stated underground storm systems take in the water and release it at a slower rate. He pointed out the retention areas on the site plan. None were on the slope of the property. There will be three large underground tanks in three locations. He pointed out each location on the site plan. Mr. Syrett asked about the bear that go up there weekly. What will happen to them? Bobcats, possums, coyotes all go up there and walk there.

Ms. Goolsby, 94 Creekwalk Lane stated she is a native and she has seen a lot of growth on 64. She was a school nurse, and the north traffic study is invalid. Traffic has increased immensely. She would like an impartial study done and take out the findings from 2020 and 2021 due to the pandemic. She felt like the traffic study should be updated with the numbers being done while school is in session. She is very concerned about the traffic.

Mr. Manley stated if comments have already been made concerning an issue they do not have to be restated. Due to time constraints please just make new comments and not state the same thing over and over.

Joseph Culotta, 38 Foxtail Court stated the PIN shows the property being on Rustling Pines Drive, why can't they use that road and develop that street? This is going to be a big mess. They were told years ago that the gate would remain locked. The Fire Marshal and City Planner told them it was just for an emergency access. Mr. Schlotterbeck stated the gate was put there when Ballantyne was approved, and it was to be left in place until Phase 2 was complete. They have since purchased that property and are using the access for this development.

Gus Martschink stated pulling out onto Highway 64 is like playing Russian Roulette. People are speeding all the time, and someone is going to get killed. Adding over 100 more homes to this area is only going to increase the danger of someone getting killed. They may be following the rules, but the rules need to be fixed. He cannot imagine what it will be like when this development gets built.

Bill Mitchell, 112 Brookstone Court stated the builder does not live here, does he? Mr. Schlotterbeck stated he lives in Fairview, NC. Mr. Mitchell stated they have heard comments from the developer on how they think and hope to do things, but he would like to see that put in a signed document. That way if the developer screws up, they can sue. Windsor Aughtry didn't want the project so what makes you think you can do better than they can? Mr. Schlotterbeck stated he has Bob on this project and Windsor Aughtry does not. There is no one better at designing than Bob.

Mr. Manley stated at this stage in the project the questions should center on the neighborhood compatibly. Questions about assurances from the developer will come at a later time. This is only a concept plan and it is very vague. The next stage will be the Planning Board's review and that will require a preliminary site plan. This Friday is the deadline for the project to be on the October Planning Board meeting. This will be a step up in the level of review. At the City Council meeting the approved site plan will be binding and there is more detail required in the final site plan. The developer is still working through the process at this time. Mr. Mitchell stated Windsor Aughtry did not want to develop this property with all the flooding and concerns. They are real concerns.

Mr. Schlotterbeck stated he would like to discuss the school bus situation with the School Board, and he has every intention of making this as safe as he can for the kids.

Daniel Borgmeyer, 6000 Wood Duck Way stated two-story, 2,400 sq. ft. homes are not compatible homes in this location. We are not talking about just two people living in this home. They will have children and he felt like this should be more compatible with what is in the area.

Mr. Manley asked if they plan to sale the lots to be built on. Mr. Schlotterbeck stated they are weighing their options. They have developed some projects and they have also sold some of the lots to be developed. They have not made that decision yet.

Debbie Culligan, 31 Creekwalk Lane stated she understands this project is going to happen and nothing can be done but she would like to see a smaller number of homes built. The road will be opened up and the gate will come down.

Mr. Manley stated this piece of property was actually Phase 2 for Ballantyne Commons. That part of the development was never built. Ballantyne Commons is shown as a PRD, Planned Residential Development and there has been nothing submitted for Phase 2. Any development would have to go back through the rezoning process. Ms. Culligan stated their homes are being bothered by this development and she asked how they can stop this development. They really do not want it. They are basically shoving 106 homes down their throats. Ballantyne has a lot of cars and a lot of people, once the gate is opened those cars and people will be coming into Wolf Chase. The residents do not want a city like Asheville.

John Goolsby, 94 Creekwalk Lane asked what development Mr. Schlotterbeck has built in the area. Mr. Schlotterbeck stated Clearview in Buncombe County, but it is not to this scale.

Linda Arata, 21 Foxtail Court stated she has erosion concerns where the Duke Energy right-of-way is located. When it rains now, they get inches of mud in their yard. Duke Energy will not do anything about it and this development will only make it worse. She cannot see how this development will not interfere with their subdivision. Mr. Schlotterbeck stated he would try and help fix any issues they are having with the Duke Energy right-of-way.

Kate Cervone, 100 Brookstone Court asked how many gallons the underground tanks would hold. Mr. Schlotterbeck stated he doesn't have the answers yet. Mr. Grasso stated he will look at the projects built now, and they will put in an underground oversized system to help with these concerns. He explained the stormwater system and how it worked. He explained how the water will go into control boxes and will be released at a pre-development rate. Mr. Manley stated the stormwater system will be sized to the scope of the project. Ms. Cervone stated they have a nice view of the mountains now and they will lose their view. Mr. Manley explained basic property rights and stated zoning ensures the uses of the land and makes sure projects are done in a way that is compatible with surrounding neighborhoods. The only way to stop a proposed project would be to own it. The developers have purchased the property and have a right to develop it. Ms. Cervone stated it is not a done deal yet and the neighbors need to figure out how to influence it in a good way that everyone can live with it and be happy. Mr. Manley stated that is a good way of thinking, this still has unresolved issues and ifs not approved yet. City Council will use the Comp Plan as a standard and they will listen to public input. Mr. Manley stated he believes they have covered good ground at this meeting.

Darrell Pennington, 156 Snowy Egret Way stated he was the former president of the HOA Board and he went through this process with Brittany Place. It is a process and people need to go the City Council meeting to represent their community. They need to be at the Planning Board meeting and be at the City Council meeting. They are citizens and taxpayers and have a right to be heard. Their taxes have just gone up roughly $80 more and they have a right to give their input. He talked about the private drive, water and sewer issues and the development having a negative effect on their homes.

Mr. Manley stated they have covered a lot of ground and there is another Neighborhood Compatibility meeting scheduled at 4:00 pm for another project. If this developer submits his plan by Friday, this project will move forward to the Planning Board in October. It will also be on zoom. Planning Board meetings are held at

4:00 pm. The Planning Board will review the project and make a recommendation to City Council. Residents will be able to address the Planning Board and give public comments. The Tree Board will meet prior to Planning Board on September 21st. They will be looking at the trees and make a recommendation to the Planning Board. City Council will potentially hear the project on November 4th at 5:45 pm. All property owners within 400 feet of the project will get a letter concerning the Planning Board meeting and City Council meeting.

With no further comments or questions, Mr. Manley closed the meeting at 3:45 pm.

CITY OF HENDERSONVILLE
TREE BOARD

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Tuesday, September 21, 2021 – 2:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 2:00 PM.

2. APPROVAL OF AGENDA

A motion was made to remove West Avenue Villas CZD and add World of Clothing CZD and Half Moon Heights CZD as 4A; and to move Public Relations Update to 4B. Motion by Glenn Lang, Vote – All Ayes.

3. APPROVAL OF MINUTES

A. A motion was made to approve the August 17, 2021 Tree Board Minutes. Motion by Mark Madsen, Vote – All Ayes.

4. NEW BUSINESS

A. Conditional Zoning District

World of Clothing CZD – The developer isn't changing the site much. They plan to add some vehicular parking/storage in the parking lot and the interior of the building will hold the storage units. There are not many trees on the site.

The Tree Board recommends a type B buffer along the rear property line, adjacent to the I-26 right of way, preferably evergreen trees selected from the Recommended Tree Species List. Motion by Mark Madsen, Vote – All Ayes.

Half Moon Heights CZD – The developer has proposed 101 single family lots on this site. There will be 164 hardwood trees saved and 387 hardwood trees removed, 83 Pines saved, 291 Pines removed from the site. Erosion control measures will be taken due to the size of the project. The project will be split into three phases to minimize the impact and help with erosion control. Silt fencing will be installed for the erosion control measures and to protect the trees that will be saved. There will be several stormwater detention systems on the site. All slopes will be benched or terraced to help with stormwater flow and erosion control. Buffers are not required since the project is adjacent to other single-family developments however the developer has shown dense buffers along the property lines adjacent to the other single-family developments. Several members of the public spoke about the project expressing concerns with tree loss, potential erosion problems, wildlife habitat loss, the need to protect tree canopy, the need to protect environmentally sensitive areas, concerns with additional traffic and congestion on the highways.

The Tree Board noted that this development is incompatible with Chapter 3, Section 3.3 Goals and Strategies NR-1. Preserve environmentally sensitive areas in order to protect life and

property from natural hazards, protect water resources, and preserve natural habitat; and A motion was made for the developer to protect the trees that they have proposed to save in accordance with Section 15-4 (C) Protection of Existing Trees of the Zoning Ordinance. Motion by Glenn Lang, Vote – All Ayes.

B. Public Relations Update - Mary Jo Padgett

Mary Jo Padgett provided the monthly update to the Tree Board.

The guided tree walk is probably full. Mac has had lots of calls but there are only a few spot remaining for people to attend.

C. Tree Board Budget for Fiscal Year 2021 - 2022

HWY 64 Maintenance - $14,000

Tree Replacement & Supplies - $1,500

Arborist Services - $2,000

Publicity - $3,000

Arbor Day - $250

NeighborWoods - $2,000

Tree Planting at Sullivan Park - $2,000

Maintenance of Pollinator Beds at Hands on Museum and Bearcat Loop - $5,000

Planting of Pollinator Bed on Four Seasons Boulevard - $14,000

Total Request - $43,750

D. Pollinator Bed Traffic Island Four Seasons Boulevard

No update at this time.

5. OLD BUSINESS

A. NeighborWoods

Debbie asked if the date for the 9th Avenue planting could be changed to October 9th rather than October 2nd. The Board agreed to move the planting date to October 9th and to begin at 10 AM. The trees and bagged mulch will be delivered to 822 N. Oak Street prior to the planting event. Debbie will attempt to get the Hendersonville High School students to assist with planting the trees. There is no rain date.

The Druid Hills planting date is October 16th at 10 AM, rain date is October 23rd. The trees and bagged mulch will be delivered to 513 Higate Road prior to the planting event. Andy will attempt to get the students from Hendersonville High School to assist with the tree planting.

Ann will pick up her trees next week at the City Operations Center.

The total cost of the project will be around $3000.

B. HB 496

The bill is still in the appropriations bill but there is some doubt that the Governor will sign it.

C. Tree Maintenance - Bearcat Loop & Oakdale Cemetery

Bill Leatherwood removed the wire guards from the base of the trees, treated the weeds around the base of the trees, and added mulch. He plans to complete the pruning in the fall. Mark Madsen pruned some of the trees.

Chad is waiting on Bill Leatherwood for the Oakdale Cemetery Tree Preservation Plan proposal.

D. Tree Canopy Survey

No update at this time.

6. **OTHER BUSINESS**

A. Utility Update

No update at this time.

B. Staff Comments

No update at this time.

7. **ADJOURNMENT**

The meeting was adjourned at 4:05 PM.

_____ _____

Tree Board Chairperson Signature Date

Minutes of the Planning Board
Regular Meeting - Electronic
October 11, 2021

Members Present: Jim Robertson, Chair, Neil Brown, Candi Guffey, Peter Hanley, Bob Johnson, Tamara Peacock, Barbara Cromar

Members Absent: Hunter Jones, Robert Hogan, Jon Blatt (Vice-Chair)

Staff Present: Tyler Morrow, Planner II, Lew Holloway, Community Development Director, Matt Manley, Planning Manager, Alex Hunt, Planner and Terri Swann, Administrative Assistant III

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

II Approval of Agenda. Chair stated the application for Half Moon Heights would be moved to the first item under New Business. ***Mr. Hanley moved for the amended agenda to be approved. The motion was seconded by Mr. Johnson and passed unanimously.***

III Approval of Minutes for the meeting of September 13, 2021. ***Mr. Hanley moved to approve the Planning Board minutes of the meeting of September 13, 2021. The motion was seconded by Mr. Brown and passed unanimously.***

IV Old Business - None

V New Business

V(A) Conditional Zoning District – Application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicants and Triangle Ballantyne Hendersonville, Inc, property owners. The applicants are requesting to rezone the subject property, PIN 9680-00-1446 and located on Half Moon Trail, from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 101 single-family homes on approximately 33.65 acres. Mr. Manley gave the following background:

This is a major subdivision. The applicant is Half Moon Landings, LLC and the property owner is Triangle Ballantyne Hendersonville, Inc. Chair asked that everyone be respectful during public comment time. Mr. Manley stated the site is under 34 acres and is located off of Chimney Rock Road. It is currently zoned PRD CZD and the proposed zoning is PRD CZD. The number of lots has changed from the original 101. The site plan has been revised and he will let the applicant speak on this. A Neighborhood Compatibility meeting was held on September 1st and had a significant turnout. There were 50 to 60 that attended in person and several attended via zoom. There were 26 pre-submitted comments. Topics of concern were environmental impacts, impact on views, potential flooding, stormwater management, traffic through Wolf Chase via Half Moon Trail, increased traffic from Ballantyne Commons, reduction of property values, issues with Wolf Chase walking trail and lack of greenspace.

Mr. Manley discussed the elevation at the highest point being 2,332 feet. He showed photos of the existing property and explained the access to the site. He pointed out the Duke transmission lines and Duke right-of-way. He also showed a photo of Corn Mountain and Gypsy Lane access.

The current zoning and land use map was shown. The location is primarily designated as Medium Intensity Neighborhood according to the City's Future Land Use Map. The Natural Resource/Agricultural designation is also present due to the presence of floodplain on a portion of the Wolf Chase and Wolf Penn developments. Business Center designation is also found on Chimney Rock Road, adjacent to the property. Medium Intensity Neighborhood is to provide a transition between High and Low Intensity Neighborhood. This designation encourages walkable neighborhood design with at least 60% open space in new developments with two to eight units per gross acre. Henderson County's Future Land Use Map designates a portion of the subject property and the neighboring Corn Mountain Estates as Conservation area due to the steep slopes, elevation and mountain view in this location. The Henderson County Land Use Map was only used to understand the slopes being impacted and should not affect the decision made today. There are several proposed development challenges due to the Natural and Environmental Resources – Chapter 3 of the Comp Plan concerning the large, wooded track and slopes. This chapter focuses on retaining quality open space and preserving the woodlands.

Chapter 7 focuses on transportation and circulation and the connection to adjoining properties. Staff asked the developer for a connection to Gypsy Lane, but the developer stated the 10% grade that connects Gypsy Lane would make a connection impossible. A pedestrian connection could be used to connect to the adjacent properties. Mr. Manley pointed out the ravine on Half Moon Trail.

A tree survey was done and there are a large number of trees on the property. There are 925, 12" caliper or greater. They are proposing to preserve 247 or 27% that are greater than 12" in diameter. Of the trees proposed to be preserved 66% are Pine. They are proposing to remove 678 or 73% of the trees on site greater than 12". Of the trees proposed to be removed, 57% are hardwoods.

The site plan will be modified slightly with connections along Half Moon Trail to be shown. The whole parcel is owned by Ballantyne Commons and was part of Phase II of the development. Nothing was proposed for this site, but it was supposed to be part of the multi-family development.

Mr. Manley stated they plan to have a pedestrian connection on Gypsy Lane. This is a requirement from the Subdivision Ordinance. The Planning Board can make recommendations but cannot offer conditions varying from the Subdivision Ordinance. Variances from the Subdivision Ordinance must be approved by the Board of Adjustment.

The Design Review Committee reviewed this and consist of staff from Public Works, Engineering and Water and Sewer, Fire and Police. This project is generally compliant with the Zoning Ordinance. The developer has worked hard to bring this into compliance with the Comp Plan.

The Tree Board also reviewed this project. Several residents from Wolf Chase and Wolf Penn attended the meeting and voiced concerns. The Tree Board made a motion that varied from their conventional approach. The Tree Board noted that the development is incompatible with Chapter 3, Section 3.3 Goals and Strategies NR-1 but made a condition that the developer protect the trees that they have proposed to save in accordance with Section 15-4 C Protection of the Existing Trees of the Zoning Ordinance and all new vegetation planted must be chosen from the Recommended Landscape Species List for Street Trees and Land Development Projects.

Staff has 8 recommended conditions and has talked with the developer about them:

1. Size the stormwater systems to retain runoff for at a minimum a 25-year event,

2. Utilize Low Impact Development practices through incorporation of pervious concrete for sidewalks and driveways.

3. Protect the trees that have been proposed to be preserved in accordance with Section 15-4 of the Zoning Ordinance. – *The developer proposes to use silt fencing as opposed to the specific fencing requirements as stated in Section 15-4 of the Zoning Ordinance.*

4. All new vegetation planted must be chosen from the Recommended Landscape Species List for Street Trees and Land Development Projects.

5. Recess garages or shift parking to rear of lots. Make front porch the primary architectural feature fronting the street. – The developer proposes that a majority of homes will have recessed garages with the front porch being the primary architectural feature.

6. Pedestrian Crossing at Road C does not appear to have sufficient sight distance. Extend sidewalk along Half Moon Trail south towards Ballantyne Commons and provide pedestrian crossing to Mailbox Cluster/School Bus stop.

7. Reduce the impact of the development and preserve quality, undisturbed open space by clustering development in areas outside of 30% slope (NR-1.4, NR -2.1), thus preserving existing woodlands and avoiding grading of steep slopes in these areas. *The developer has a counter proposal to address here tonight.*

8. Provide ROW connection to Gypsy Lane to accommodate pedestrian connection and utility connections (per City Code).

There were 17 pre-submitted comments that have been printed and given out to the Planning Board members and are part of the record.

Mr. Manley stated staff had discussed a variance from the Board of Adjustment concerning the steep slopes section of the Subdivision Ordinance. He explained the slopes and percentages. He also stated based on the email he received today from the developer; they will not need to pursue the variance. Staff has not yet reviewed any proposed changes yet.

Chair asked if there were any further questions for staff.

Chair asked about the current property owner being Ballantyne Commons. Mr. Manley stated they are the current property owners, and this was part of a Phase II development. They did not show any specifics or layout in the approval but would return when they were ready to submit the plan.

Mr. Johnson asked for a clear definition on pervious concrete. Mr. Manley stated it is the same standards as concrete, but it allows the water to runoff easily.

Joe Schlotterbeck, developer stated he was born and raised in Fairview, NC. He explained to the Board how the project has evolved. The first plan (which was never submitted) had 121 lots. Those numbers have been reduced due to feedback. He explained the cul-de-sac on the southern side and the sidewalks would go along the property lines. He feels connectivity is important. They now connect to Half Moon Trail. They went from 107 lots to 101 lots. The received feedback from the Planning staff on the grading plan. The slopes are detrimental to the environment and they have addressed this.

A fourth design was done after the Tree Board meeting. They asked to leave the animal corridor and leave as much vegetation as possible and now they are down to 95 lots. He stated concerning the 30% zone, the animal corridor is a narrow corridor with trees growing through the property. They plan to leave the connectivity for the animals. He pointed out the green section on the site plan as the 30% slope with the

ravine. They plan to leave a connectivity through there to the undeveloped property. This would leave a connection for future development.

There were concerns and feedback about the project not having enough amenities. They have now included a dog park and a playground for children. These areas will be on top of the underground stormwater system. All water collected will go in the underground storm tech system. It is similar to a septic system and has stacked chambers. They plan to locate the system where the property has already been cleared. As far as condition 8 and the connectivity, they have no problem doing this.

He showed the tree survey with the site map on it. They are keeping the area 65 to 70 feet and leaving as much as they can but would like to change the Tree Board condition to use silt fencing. They plan to replant the site and make it beautiful.

They will be making seven lots with basements to be able to stay out of the 30% area as much as possible.

The first submittal was 107 lots with 3.18 units per acre. They are down to 2.82 per acre. They had 60% open space but now have 74% open space. They were at 30% proposed impervious surface and are down to 26.6% on that. Common open space is 10.7% required and they have 21.4% now.

They plan to implement a hiking trail and leave it natural. They do not have the specifics on this yet, but they plan to make it part of the community.

The largest challenge is the conservation of the natural habitat. They have 925 trees, and he has sat through numerous project meetings and he feels they have more trees on this site than any other development has had. They were removing 678 trees but now plan to remove 637 and preserve 41. He discussed the zoning ordinance credits on preserving existing vegetation. He stated 29 street trees are required and they will be planting 310 trees. No buffer is required but they plan to plant 219 buffer trees. They will have a total of 624 trees planted. They have 20.6 times more trees than are required.

They realize they are having a large impact on the site and they want to do the right thing when developing the property. He understands that Wolf Chase has concerns about the stormwater and flooding and run off but they have homes that are built in the 100 year floodplain. Staff asked for a 25-year stormwater system and they have agreed. Their engineer is currently designing the system.

He asked that the Board members google pervious concrete. This concrete soaks the water right into the ground. They plan to use pervious concrete on the driveways but cannot use it for the sidewalks. They have also reduced the size of the homes to 40’ x 60’. In areas where 15 to 25% slope was allowed this was already met by the ordinance. They made the number work by reducing the size of the house and increasing the lot size. Impervious is required to not be over 30% and they are at 22%.

Mr. Johnson asked about the details of the sidewalk and a planting strip. Mr. Schlotterbeck stated he does not have that information yet.

Mr. Brown asked about the proposal for the #5 condition, does he know yet which homes will have the recessed garages and front porches. Mr. Schlotterbeck stated he was not sure yet. They are still working on that.

Mr. Schlotterbeck stated every condition increases their cost and he is trying to keep the homes affordable. He explained construction costs now and how that is going to increase the price of the homes.

Chair discussed saving the trees. Mr. Schlotterbeck stated they are trying to preserve as many as they can. They saved the trees in the cul-de-sac but lost 6 more trees. They gained 12 to 15 trees by eliminating the cut on the other side of the street.

Chair asked him to talk about the silt fencing for the trees. He understands that is a large area but when you have only a silt fence right up to the tree itself, it does not always protect the tree. Mr. Schlotterbeck stated he understands the value of planting more trees but using 2 x 4's instead of fencing is not cost efficient. They are open to using a second fencing for erosion control. Chair stated a large majestic red oak tree will need more than fencing to protect it. They need to work with city staff for extra protection.

Lew Holloway, Community Development Director stated they need to be as clear as possible on the conditions. City Council and the developer will have to agree on them.

Chair asked about Half Moon Trail coming in from Ballantyne Commons. Mr. Manley pointed out where the city will pick up and maintain the street now.

Mr. Schlotterbeck stated they are only buying the property if this street remains opened. He discussed Rustling Pines Lane as another connection to 64 if there were any future development. He explained building the development in phases.

Chair asked about the hiking trail connectivity and if they would be open to letting other developments use it. Mr. Schlotterbeck stated the HOA for Wolf Chase has zero interest in using their trials and with the cost to maintain it, he would do the same with his hiking trail, but he is open to discussing it. Mr. Manley stated the trail could be made a condition and they could leave the use to be resolved over time.

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

Chair opened the public comment time and asked that anyone wishing to speak would come forward and state your name and address for the record.

Patricia Gore, Wolf Pen stated she looked up the concrete and that type of concrete had a lot of soil and maintenance problems. Asphalt is very expensive, and she is concerned what will happen in 5 to 10 years. She also was concerned about why they are taking down the hardwood as opposed to softwood. She also has standing water behind her house when it rains. There is a steep hill behind her house, and it looks like a creek rising when they have heavy rain. The water comes up to her shin. She also thanked the developers for listening to their concerns.

Joanne Hobson, 45 Foxtail Court stated she is concerned about 190 vehicles exiting Half Moon Trail and heading westbound on 64 and with school buses and traffic heading westbound will be a nightmare. How will they be able to exit safely adding 190 more vehicles out of her neighborhood? If they come through Ballantyne Commons, they will have to turn east and cannot go west. She is very concerned about the traffic.

Lois Van Reese, 131 Creekwalk Lane stated is it legal to drive on a private street. People do not like to drive through parking lots and once Half Moon Trail becomes a city street it will add another 180 cars coming down from Ballantyne Commons to use as a cut through. She stated the Board has received 17 letters and she would ask that they read each one.

Janice Mallindine, 135 Creekwalk Lane stated this project has received plenty of public interest. At the meeting on September 1st a petition was given to the city and now more people want to sign it. Objections were made by the residents and it made the front page of the Times News. Multiple letters were sent to the Tree Board and they voted against it. The environmental impact of removing the trees makes this

dangerous. Everyone knows they will not replace the trees with mature trees. The wildlife lives in the area and the City Code states it is to be protected but you never heard anything about that. As for the 25-year stormwater system, the 25-year event is happening now due to the climate change. It will not be enough to handle the water. They have flooding on Foxtail Court up to their homes now. This will loosen the soil on a steep slope and as you can see from Haywood County that will cause major damage and massive problems. The water fills up in the culvert now so that you can't even see it. They had a stormwater expert look at the culvert and it not channeling water and no state will do a multi-million project for any development to fix the culvert issues. This will also increase traffic and have a negative effect on Half Moon Trail. The gate is for emergency vehicles only and people have smashed their cars into it trying to get through it. City trucks don't even plow Half Moon Trail and school buses do not use it. They stop on 64 for elementary, middle and high school children. This is not safe. Traffic is already difficult, please don't put more traffic on this road. She understands the importance of building homes but build them somewhere else. She encourages the developer to find flat land in the county and not put the neighbors in danger. Please say no to Half Moon Heights.

Lisa Better, Wolf Pen stated she is concerned about the security. She lives in a gated community and would like for the trees to be left there. She lives right at the Duke easement and kids come into her backyard all the time. She would like the developer to consider planting trees along the easement.

Joseph Culotta, 38 Foxtail Court stated cars come down that hill to Half Moon Trail and throw on their brakes and try to smash through the gate now. He wants the developer to leave the gate there and keep them sperate from Half Moon Heights. It just makes a mess and is difficult to get onto 64. Keep the gate there and let them build their own drive.

Gus Martschink, 40 Snowy Egret Way stated his property line abuts this area and there are a lot of boulders on the property. If he was to fall, he would roll all the way to the street because the property is that steep. There is already a lot of water and water will move down quickly. He would like the Board to read all 17 submitted comments before making a decision. He is a volunteer chaplain at Pardee Hospital, and he has a real estate license that he does not use so he understands development. When he is called into the hospital families are experiencing the worst event in their life and he is tired of people dying unexpectantly. Accidents will happen but not unnecessarily by a lack of vision on what is appropriate and what is not. This could be life lost on the act of stupidity. The Board has an opportunity to fix that. Look at the entrance into Wolf Pen and how fast people drive into their gated community. This is more development than the traffic can handle. He has had conversations with the developer, and they are nice people, but this is a case of being in the right church but in the wrong pew. It is just not going to work. The City of Hendersonville does not have a park on the west side of I-26 so make this area a nice park. He respectfully asks the Planning Board to stop it right here. He showed a photo of the sign stating Hendersonville is a 30-year Tree City USA from the Arbor Tree Foundation growth award. If we keep building, we will lose this distinction. This is a wonderful place to live but you cannot clear cut mature trees that have strong roots and replace them with sticks. They have no root system. Please stop this project.

Chair asked if anyone else would like to speak. No one spoke.

Chair opened the public comment via zoom.

Lurah Lowery, Times News reporter asked about the changes made to the square footage of the homes and if they would still be two-story homes with three bedrooms and two baths and a two-car garage.

Kathy Cervone, 100 Brookstone Court stated the developer was promoting it as workforce housing and people making $15 to $20 an hour cannot afford a $375,000 home. She stated connecting the green space and the trails would be a problem as they have insurance on the trail and that may increase their insurance rates.

Ms. Lowery asked if the lot sizes have changes.

No one else spoke via zoom.

Chair asked if anyone else had any questions or would like to speak. When no one spoke, Chair closed the public comment time.

Mr. Hanley asked if the developer planned to put any fencing. Mr. Schlotterbeck stated no.

Ms. Peacock asked if the landscaping is binding. Mr. Manley explained that this is just a conceptual plan. The final and binding site plan would come after City Council approval.

Ms. Cromar wasn't clear on the recessed garages. Was that mandatory? Mr. Manley explained the Comp Plan guideline on this. Ms. Cromar asked if they could add mandatory conditions. Mr. Manley stated they cannot make mandatory conditions.

Discussion was made on the recessed garages and adding the garages to the rear. Mr. Schlotterbeck stated there is not enough room to put the garages in the rear. It would not be feasible nor cost efficient. It is more cost efficient to have the garages by the road. They plan to have recessed garages for the majority of the homes, and this was a condition proposed by the developer.

Ms. Cromar asked about the stormwater system being placed under the playground and when it would be installed.

Gary Davis, Civil Engineer for the project explained the stormwater ratio and the rate to detain the water. He described the chamber size and how stone would be placed around it. They are able to build the playground on top of the system without compromising it. He discussed water quality and water quantity. They will install each system per phase and will not construct it right away.

Mr. Schlotterbeck stated the sidewalk will not have the pervious concrete with there being maintenance issues, but they will be well under the 30%.

Mr. Manley stated a TIA was triggered. There were two rounds to this one. The City's consultant had revisions and those were addressed and resubmitted. No mitigation was submitted. A declaration lane was not required at Half Moon Trail and it did not require a signal light. This was reviewed by the City's consultant and they concurred.

Discussion was made concerning the school bus traffic and having a bus stop located where the cluster mailboxes will be. Ms. Guffey asked what time of the year the study was done. Was it done during Covid and when school was in session? Mr. Schlotterbeck stated it was done in May and school was not in session. He reached out to NCDOT and they have no traffic data for Covid.

Discussion was made on when the gate is opened having speed bumps or something to slow traffic down. Mr. Holloway stated speed bumps may not be feasible for when the street needs to be plowed. This will have to be addressed by Public Works.

The boulders on the property were discussed. Mr. Schlotterbeck stated he plans to use them for landscaping.

Mr. Schlotterbeck stated the lot size will be 7,400 to 7,500. He also stated he never tagged the homes as affordable housing, he tagged them as semi-affordable.

Mr. Brown stated he is not comfortable with the conditions and he suggested deferring the application until November and bringing it back. He just is not comfortable with the conditions yet and would have to vote no right now.

Mr. Schlotterbeck stated the way the property is currently zoned they could have up to 10 units per acre. Some adjacent properties already have 12 to 15 units per acre. He is asking for 2.8 units per acre and feels it will match nicely with the adjacent surroundings.

Mr. Manley stated if the Board needs more time, they are welcome to do that. They can defer the motion to next month. They would have to open the public hearing again. Mr. Manley stated by right they could have 10 units per acre and could be approved for up to 18. He is asking for 2.8 units per acre.

Ms. Guffey felt like there was a lot of new information given today and she would prefer to defer the motion to next month. Ms. Peacock agreed that she was not totally comfortable yet.

More discussion was made concerning the conditions and #7 concerning the 30% slope. No development can occur on greater than 30% slope and the developer has proposed constructing basements on some of the homes reducing the slope on the lot. Mr. Schlotterbeck stated there are about 6 or 7 lots that will have basements.

Chair asked if the Board could agree on the conditions can staff work with the developer on them. Mr. Manley stated this was only at the preliminary site plan level. City Council will see a more detailed plan.

Ms. Guffey had concerns about the flooding and stormwater. She stated when Publix was built the plans all seemed good but now the flooding is still bad during heavy rains. While it may seem good at the time, it not always is.

Ms. Peacock stated the Tree Board summarized their objections. Are the Board members good with the changes now? Mr. Manley stated he cannot speak for the Tree Board. He stated the plan has greatly improved and changes have been made. The developer has worked hard to improve the plan. Mr. Manley stated the need for housing is great in Hendersonville. He knows the Board has difficult decisions with the impact to the environment but there is existing infrastructure in this area.

Mr. Johnson stated he is not comfortable with the tree issues. Mr. Manley stated the Tree Board took a different stance than normal. They made the statement that it was incompatible with the environmental standards, but they also added conditions if it moved forward. Mr. Holloway stated the Tree Board is authorized to make recommendations to City Council. Staff did include that in the Planning Board staff report for them to look at, but the Planning Board is to review the application for the Zoning Ordnance and Subdivision Ordinance requirements and not based on the Tree Board recommendation. You are an independent body making your recommendation to City Council.

Mr. Brown felt like they needed more time. Mr. Manley suggested they move on to the next item and come back to discuss this one. Mr. Holloway stated they are making recommendations on conditions that both City Council and the developer have to agree on.

Mr. Hanley moved the Planning Board recommend City Council to approve an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PIN #9680-00-1446 from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD Planned Residential Development Conditional Zoning District based on the site plan submitted by the applicant and subject to the following: Permitted Uses shall include; Residential Dwellings, Single-family. Conditions that shall be satisfied prior to final site plan

approval include: 1. Size the stormwater systems to retain runoff for, at a minimum, a 25-year event (Stormwater Administrator). 2. Utilize Low Impact Development practices through incorporation of pervious concrete for driveways (NR-3.2/Stormwater Administrator). 3. Protect the trees that have been proposed to be preserved in accordance with Section 15-4 of the Zoning Ordinance (Tree Board). 4. All new vegetation planted must be chosen from the Recommended Landscape Species List for Street Trees and Land Development Projects (Tree Board). 5. Recess garages or shift parking to rear lots. Make front porch the primary architectural feature fronting the street (PH-3.1.1). 6. Pedestrian Crossing at Road C does not appear to have sufficient sight distance. Extend sidewalk along Half Moon Trail south towards Ballantyne Commons and provide pedestrian crossing to Mailbox Cluster/School Bus stop. 7. Reduce the impact of the development and preserve quality, undisturbed open space by clustering development in areas outside of 30% slope (NR-1.4, NR- 2.1), thus preserving existing woodlands and avoiding grading of steep slopes in these areas (NR-2.3). 8. Provide ROW connections to Gypsy Lane to accommodate pedestrian connection (TC-1.4.1) and utility connections (per City Code). This condition is subject to change based on potential impact of previous condition (Condition #7). Finding that the rezoning is consistent with the Comprehensive Plans Future Land Use map and that the rezoning is reasonable and in the public interest for the following reasons: 1. The location of the proposed Planned Residential Development is in keeping with the surrounding land uses. (Chapter 8 LU-6.1). 2. Single-family detached is a primary use stated in the Land Use & Development Chapter (Chapter 8 – LU-6.2). 3. The proposed density of the development (2.8 Units/Acre) is in line with the Land Use & Development Chapter's guidance off 2-8 Units/Acre. (Chapter 9 – LU-6.4). Chair added the condition that the developer work with City staff on designing a nature/hiking trail that has the ability to provide connectivity to other neighborhoods. Mr. Hanley amended the motion to include the condition. Ms. Cromar seconded the motion. The vote was 6 in favor and 1 opposed. Motion passed.

The Planning Board took a five-minute recess at 6:47 pm. Chair called the meeting to order at 6:52 pm.

V(B) Conditional Zoning District - Application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the construction of a 126,913 sq. ft. mini-warehouse facility on approximately 8.24 acres. Mr. Morrow gave the following background:

Mr. Morrow stated this subject property is on two different PIN's. The current zoning is C-3, Highway Business. The proposed zoning is C-3 CZD, Highway Business Conditional Zoning District. Both PINs combined at 8.24 acres. The applicant is asking that mini warehouses and all other permitted uses in C-3 be permitted. This project required a conditional rezoning due to the redevelopment of floor area exceeding 50,000 square feet. This is coming before the Planning Board due to the size of the building.

A Neighborhood Compatibility meeting was held September 1st. Questions centered around the ownership of the property, storage units on the front of the property, RV/Camper storage and if there is a need for another storage facility.

Parcels to the north are zoned C-3, Highway business and C-2, Secondary Business and contain commercial uses such as the Best Western Hendersonville Inn and El Paso Mexican Restaurant. Parcels to the east are zoned C-3 and PCD, Planned Commercial Development and include the Ramada Inn and Hampton Inn. Parcels to the south are zoned C-3, Highway business and CHMU, Commercial Highway Mixed Use and contain Cascades Mountain Resort. Parcels to the west are zoned C-3, Highway Business and contain Interstate 26.

The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north, south and east as Regional Activity Center. The area to the west is not designated since it encompasses Interstate 26. Other parcels to the east are classified as High Intensity Neighborhood and Business Center.

Regional Activity Center's goal is the meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects. The growth management priority centers around infill areas to encourage infill development on remaining vacant lots and redevelopment of underutilized or undeveloped properties. This is a redevelopment and the Comp Plan encourages infill development. Not only is it Regional Activity Center but it is also a priority infill area. This use is not specifically stated so that throws a wrench into things.

Existing site photos were shown. There is an alley encroachment at the top corner of the property. This right-of-way is not maintained by NCDOT. They have abandoned the alley.

A site plan was shown. The World of Clothing building is 100,936 sq. ft. The office building in the front is 5,249 sq. ft. The new canopies will total 48,200 sq. ft. And the total square footage for the structures on the site will be 154,385 sq. ft. The site plan show four new canopy structures and the interior storage units is 1,200 max. There are 73 exterior canopy storage units.

A total of 61 parking spaces is required. The developer has provided 64 parking spaces. There is vacant land in the northeastern portion of the property. The applicant is not using this area for open space, parking, or access area. The applicant wants to leave this area unattached to the requirements of this development so that it could potentially be developed in the future. It will still be connected to the CZD and would have to come back for approval for any new development.

The northwestern corner of the building is encroaching into the right-of-way and setback. The structure is considered a nonconforming structure as outlined in Section 6-2-2 of the zoning ordinance. The applicant is planning to correct the nonconformity.

The Design Review Committee reviewed the project, and it is generally complaint and supported by the Comp Plan.

The developer has proposed a condition: The developer will provide two 12-foot wide travel lanes and a ten foot wide parking lane where possible, as described in Section 16-4-16 of the zoning ordinance at the building located at 135 Sugarloaf Road, however the travel lane width and parking lane requirements may not be implements everywhere based on existing conditions. Section 16-4-16 reads: One-way interior travel lanes shall have a minimum width of 15 feet in addition to a ten foot wide parking lane. All two-way interior travel lanes serving storage units shall have two 12-foot-wide travel lanes and be provided with a ten foot wide parking lane. All portions of the site shall be readily accessible by police and fire equipment and personnel. The reason the applicant is proposing this condition because this is an existing site and he would have to reconfigure.

Staff does not have any proposed conditions for this development.

The Tree Board recommends a type B buffer along the rear property line, adjacent to the _26 right-of-way, preferably evergreen trees selected from the Recommended Tree Species List. The developer had stated he would look into this.

There was one public comment submitted. It stated: *BEST WESTERN HENDERSONVILLE INN objects to the proposal as shown on the drawing. There should be a significant set-back from the driveway that separates this property and the Best Western property. The set-back should apply to buildings and fences. Thanks for making our objection known*.

Mr. Hanley asked what a Type B buffer is. Mr. Morrow stated it consists of four broad canopy trees, 25 evergreen shrubs and 33 flowering shrubs. This would be a visual buffer between the building and the ramp. Ms. Cromar stated there is not a buffer requirement when two commercial properties abut one another but this will leave the people at the hotel staring at mini storage, could they make this a condition? Mr. Morrow stated the pavement is already existing and that would mean they would have to tear all that pavement up.

Ms. Cromar asked who was responsible for the alleyway. Mr. Morrow stated he is not sure who is responsible for it, it is a private alley. This would be a legal question but the city is not responsible for it.

Mr. Johnson asked if there is an issue with the hotel's objection. Mr. Morrow stated the hotel wanted to see the buildings placed farther away but the canopy structures do meet the setback requirements and the other buildings are already on the property.

Ms. Peacock asked how they are resolving the encroachment issue. Mr. Morrow state the applicant can speak to that.

Discussion was made about the side fee in lieu. There are no sidewalk there now and it could be difficult to put them in. The City Manager can approve a sidewalk fee in lieu.

Ms. Cromar asked if the new owners will comply with the ADA requirements and changes to the buildings. Mr. Morrow stated that is handled through the Building Inspections Department and is part of the building code requirements. They will have to meet the requirements of the building code for the upfit and also the fire cod requirements.

Chair asked if ther were any further questions for staff. There were no further questions.

Daniel Renckens, Canvass Capital, LLC stated SafeNest Stroage is their brand and they have a facility off of Naples Road. He wantd to stick with the C-3 zoning as it is permitted by right. This is a growing market and they take very good of their facilities. They have over 25 employees and are based in North and South Carolina. He stated during the pandemic, the World of Clothing had to shut their doors. The business closed in April and had been in business since the 80's. He stated with all the residential development happening in the City of Hendersonville there is a growing need for self storage, 11% of households rent a self storage unit and some have long waiting lists.

Mr. Renckens stated they plan to improve the aesthetics of the building. They are adding security and landscaping and also fences and gates to the plan. They plan to have cameras on the building. They will not be removing trees and they are adding a lot of landscaping. They will have vehicular use landscaping. He stated as far as the Tree Board's recommendation, that buffer would have to placed near the fence on the I-26 side but they only own a 20' strip of grass in front of the building. The rest of that land is right-of-way. A stormwater pie is in that location and the condenser units and it would be difficult to maintain those. He does plan to paint the side of the building.

Ms. Cromar asked if he would be using the whole building. Mr. Renckens stated yes and he will paint the whole building and clean up the parking lot.

Mr. Renckens discussed the two-way traffic mitigation and placing the smaller units at that entrance. He also stated they are in the process of figuring out the encroachment issue before purchasing the property. He does have an attorney looking at this and will keep the city staff updated. Putting a sidewalk in the front may be an issue as there is a steep slope and an embankment. They are still exploring if they will build the sidewalk or ask for a fee in lieu. They will meet all ADA requirements once they start retrofitting the interior.

Ms. Cromar asked about the lighting at night. They will be providing lighting. Discussion was made about the Dark Sky requirements. Mr. Renckens stated they had a lighting audit performed two weeks ago and they plan to have LED upfits for the lights. Mr. Brown asked if the lights would be tucked up under the canopies and act as a shield. Mr. Renckens stated the height on the canopies is 16 feet and he has not seen lights placed under them but that is a great idea and he can look into it and explore it. He plans to have a zero foot-candle at the property line.

Mr. Renckens was asked about the hair salon that is currently in one of the buildings. He stated they are in the process of relocating.

Ms. Cromar asked if the storage units would be internal and temperature controlled. Mr. Renckens stated they all would be.

Chair asked if there were any further questions. There were no further questions.

Chair opened the public comment and asked if anyone present would like to speak.

Pauline Borgmeyer, 6000 Wood Duck Way stated the building is an eyesore as it is now and she thinks refurbishing the building is a great idea. What will happen to the signage on the back of the building? What color will the building be?

Chair asked if anyone via zoom wanted to speak. No one spoke via zoom. Chair closed the public comment time.

Mr. Hanley asked about having the lighting put in as a condition.

Ms. Peacock stated it is very common to have trees planted in the ROW and she felt like having landscaping there was very important.

Mr. Renckens stated he is going to paint the building and would like to have some type of signage on the building. He also discussed the possibility of a mural. He stated they wouldn't have a problem planting the trees if they could. He plans to paint the building a nice earthtone color and doesn't want the plantings to obstruct the ability to have the signage on the building. They have not decided anything yet and will plan to make a decision at a later date. They are open to it and will discuss it with City Council.

Ms. Peacock moved the Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PINs 9579-56-0884 and 9579-46-9642 from C-3, Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant and subject to the following: Permitted uses shall include 1. Mini-Warehouse and 2. All permitted C-3 uses on November 4th 2021 which are listed in the ordinance. Conditions that shall be satisfied prior to final site plan approval include: (City initiated) 1. The developer shall provide a type B buffer along the rear property line, adjacent to the I-26 right-of-way, preferably evergreen trees selected from the Recommended Tree Species List. 2. The developer shall provide a photometric plan with zero foot-candles at the property line therefore no light will bleed off the property. Ans including the developer proposed condition: The developer will provide two 12-foot wide travel lanes and a ten foot wide parking lane where possible, as described in Section 16-4-16 of the zoning ordinance at the building located at 135 Sugarloaf Road, however the travel lane width and parking lane requirements may not be implements everywhere based on existing conditions. Section 16-4-16 reads: One-way interior travel lanes shall have a minimum width of 15 feet in addition to a ten foot wide parking lane. All two-way interior travel lanes serving storage units shall have two 12-

foot-wide travel lanes and be provided with a ten foot wide parking lane, finding that the amended zoning is consistent with the Comprehensive's Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons: 1. This redevelopment is within a high intensity infill area as designated in the comprehensive plan (Chapter 8-LU1.1). 2. The development utilizes an existing large scale commercial building with a use that is compatible with the surrounding area. 3. The development provides additional storage options for the citizens of Hendersonville. Mr. Brown seconded the motion which passed unanimously.

VI **Other Business**. None

VII **Adjournment** – ***The meeting was adjourned at 7:44 pm.***

_____

Chair

DRAFT



GRADING NOTES

1. CONTRACTOR SHALL PROVIDE PROOF OF ACTIVE GRADING PERMITS FOR ANY OFF-SITE BORROW OR WASTE SITES TO HENDERSON COUNTY & NCDEQ.
2. TEMPORARY VEGETATION SHALL BE SEEDED & MULCHED WITHIN 14 DAYS OF COMPLETION OF GRADING FLAT AREAS OR WITHIN 7 DAYS OF COMPLETION OF ALL BERMS, SWALES, DITCHES, PERIMETER SLOPES, SLOPES ADJACENT TO UNNAMED TRIBUTARY AND SLOPES 3:1 OR GREATER.
3. ALL DISTURBED AREAS SHALL BE SEEDED WITH TEMPORARY OR PERMANENT VEGETATION.
4. PLACE CURLEX II, EROSION CONTROL BLANKET, BY AMERICAN EXCELSIOR COMPANY, ON ALL SLOPES 2:1 OR GREATER. INSTALL & FASTEN PER MANUFACTURER'S SPECIFICATIONS.
5. MAINTAIN 2' UNDISTURBED BUFFER ALONG ALL PROPERTY LINES.
6. INSTALL SILT FENCE AT TOE OF ALL FILL SLOPES.
7. WATER SITE TO CONTROL DUST DURING PERIODS OF DRY WEATHER.
8. COORDINATE ALL WORK WITH HENDERSON COUNTY & NCDEQ.
9. PREPARE SEED BED PRIOR TO TEMPORARY OR PERMANENT SEEDING BY USING SURFACE ROUGHENING METHODS OUTLINED IN 'EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL', SECTION 6.03. ROUGHEN ALL SLOPES USING TRACKED MACHINERY SO THAT GROOVES ARE FORMED PARALLEL WITH THE SLOPE. DO NOT BACK BLADE SLOPES AFTER TRACKING. HYDROSEED & MULCH ROUGHENED SLOPES IMMEDIATELY AFTER TRACKING SLOPES
10. COORDINATE SITE PREPARATION WITH GEOTECHNICAL ENGINEER TO ENSURE REQUIRED COMPACTION HAS BEEN ACHIEVED.
11. ALL SPOT ELEVATIONS AT BASE OF CURB OR WALLS AT FINISHED GRADE OR AT EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
12. HDPE: HIGH DENSITY POLYETHYLENE PIPE, TYPE S, NCDOT STD.
13. PVC: POLYVINYL CHLORIDE PIPE, SCH. 40, NCDOT STD.
14. CPP: CORRUGATED PERFORATED PLASTIC PIPE, NCDOT STD.
15. MAINTAIN 12" MIN. COVER OVER ALL STORM DRAINAGE PIPES.
16. MAINTAIN 1.0% SLOPE, MIN. ON ALL STORM DRAIN PIPES & DOWNSPOUT LEADERS.
17. CO: CLEANOUT.
18. DS: DOWNSPOUT.
19. DROP INLET: BOX: NCDOT STD. 840.14, REV. B, STANDARD CONCRETE DROP INLET.
    GRATE: NCDOT STD. 840.16, STANDARD GRATE & FRAME.
20. FLARED END SECTION: NCDOT STD. 320.01, REV. B, STANDARD CORRUGATED METAL FLARED END SECTION
21. VERIFY ALL GRADES IN FIELD. NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS OR AMBIGUITIES ARISE.
22. DISTURBED ACREAGE: 21.94 AC.
23. BOULDER WALL HEIGHTS & LOCATIONS MAY VARY DEPENDING UPON FIELD CONDITIONS & GEOTECHNICAL ENGINEER RECOMMENDATIONS.

LEGEND

- SLOPES >30%
- STREAM/WETLANDS 30' BUFFER
- PHASE LINE
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED SIDEWALK

BEFORE YOU DIG !
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !

NORTH

0 16 40 80 160 240

SCALE: 1" = 80'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. DESOTO

GRADING PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: October 22, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-5

HALF MOON HEIGHTS

HENDERSONVILLE, NORTH CAROLINA

SEPTEMBER 21, 2021

PROPERTY OWNER:

TRIANGLE BALLANTYNE HENDERSONVILLE, INC.
154 SOUTH YORK STREET
GASTONIA, NC 28052
PHONE: (704) 869-6024
EMAIL: williamratchford@southwoodrealty.com
CONTACT: WILLIAM RATCHFORD

APPLICANT:

HALF MOON LAND HOLDINGS, LLC
P.O. BOX 609
FAIRVIEW, NC 28730
PHONE: (828) 767-7171
EMAIL: j.s@bh-builder.com
CONTACT: JOSEPH SCHLOTTERBECK

LANDSCAPE ARCHITECT:

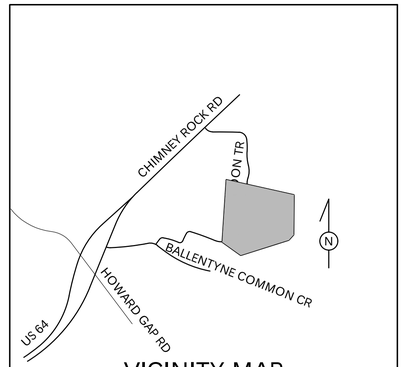
LAND PLANNING COLLABORATIVE
P.O. BOX 2200
ASHEVILLE, NORTH CAROLINA 28802
PHONE: (828) 242-0111
EMAIL: bgrasso@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER:

DAVIS CIVIL SOLULTIONS
134-A CHARLOTTE HIGHWAY
ASHEVILLE, NORTH CAROLINA 28803
PHONE: (828) 299-9449
EMAIL: gary@cvlsol.com
CONTACT: GARY D. DAVIS, PE

SURVEYOR:

McABEE ASSOCIATES
3 McABEE TRAIL
FAIRVIEW, NC 287303
PHONE: (828) 628-1295
EMAIL: eric@mcabeesurveying.com
CONTACT: ERIC McABEE, PLS



VICINITY MAP

LIST OF DRAWINGS

L-1	TITLE SHEET
L-2	EXISTING CONDITIONS
L-3	MASTER PLAN
L-4	LAYOUT & MATERIALS PLAN
L-5	GRADING PLAN
L-6	ROAD 'A' VERTICAL ROAD DESIGN
L-7	ROAD 'B' VERTICAL ROAD DESIGN
L-8	ROADS 'B' & 'C' VERTICAL ROAD DESIGN
L-9	EXISTING TREE SURVEY
L-10	LANDSCAPE PLAN
C3	PRELIMINARY STORM WATER
C4.1	PRELIMINARY UTILITIES - WATER
C4.2	PRELIMINARY UTILITIES - SEWER

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. GRASSO

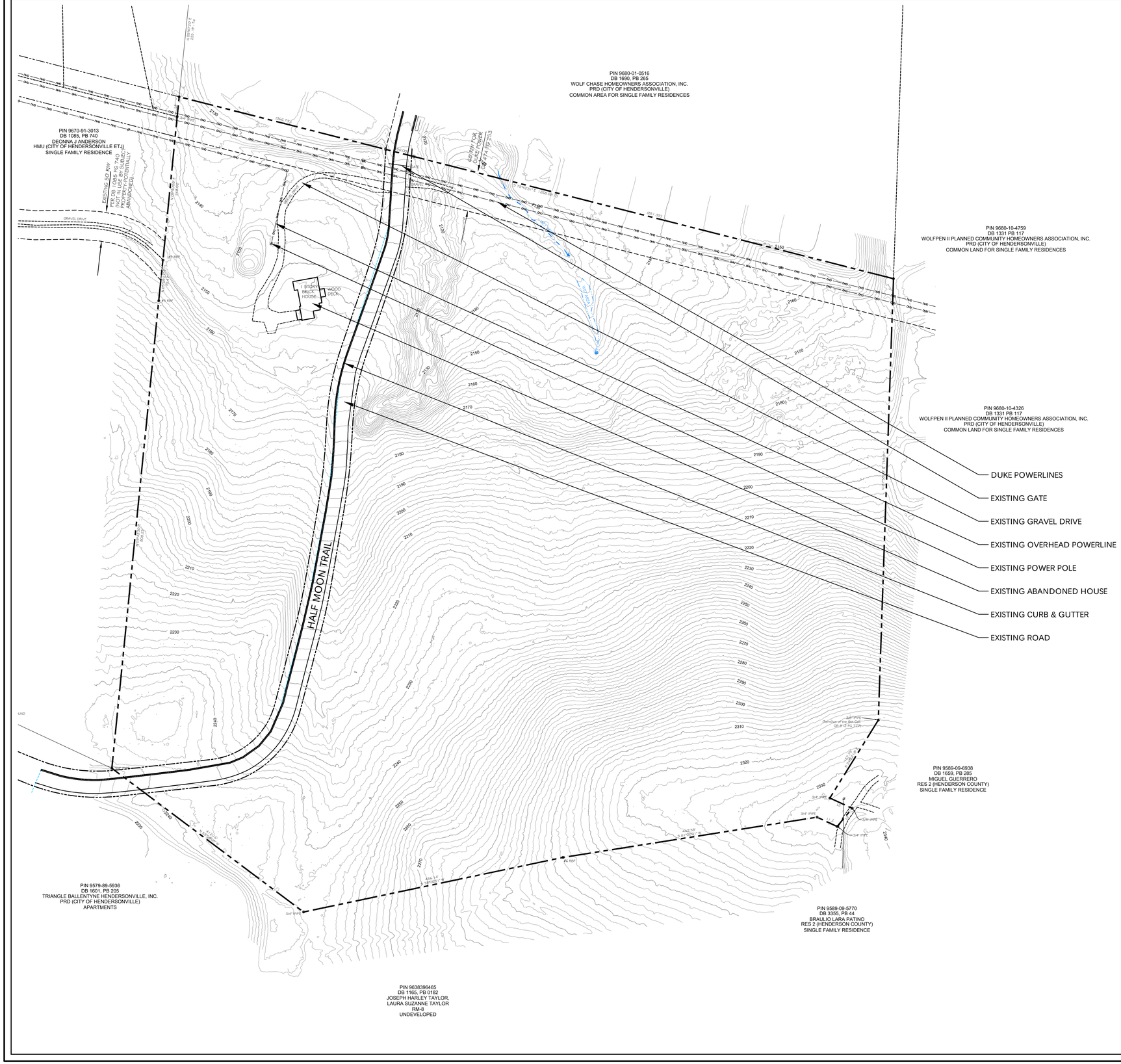
TITLE SHEET

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 2021850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-1



NORTH

0 16 40 80 160 240

SCALE: 1" = 80'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. DESPAIN

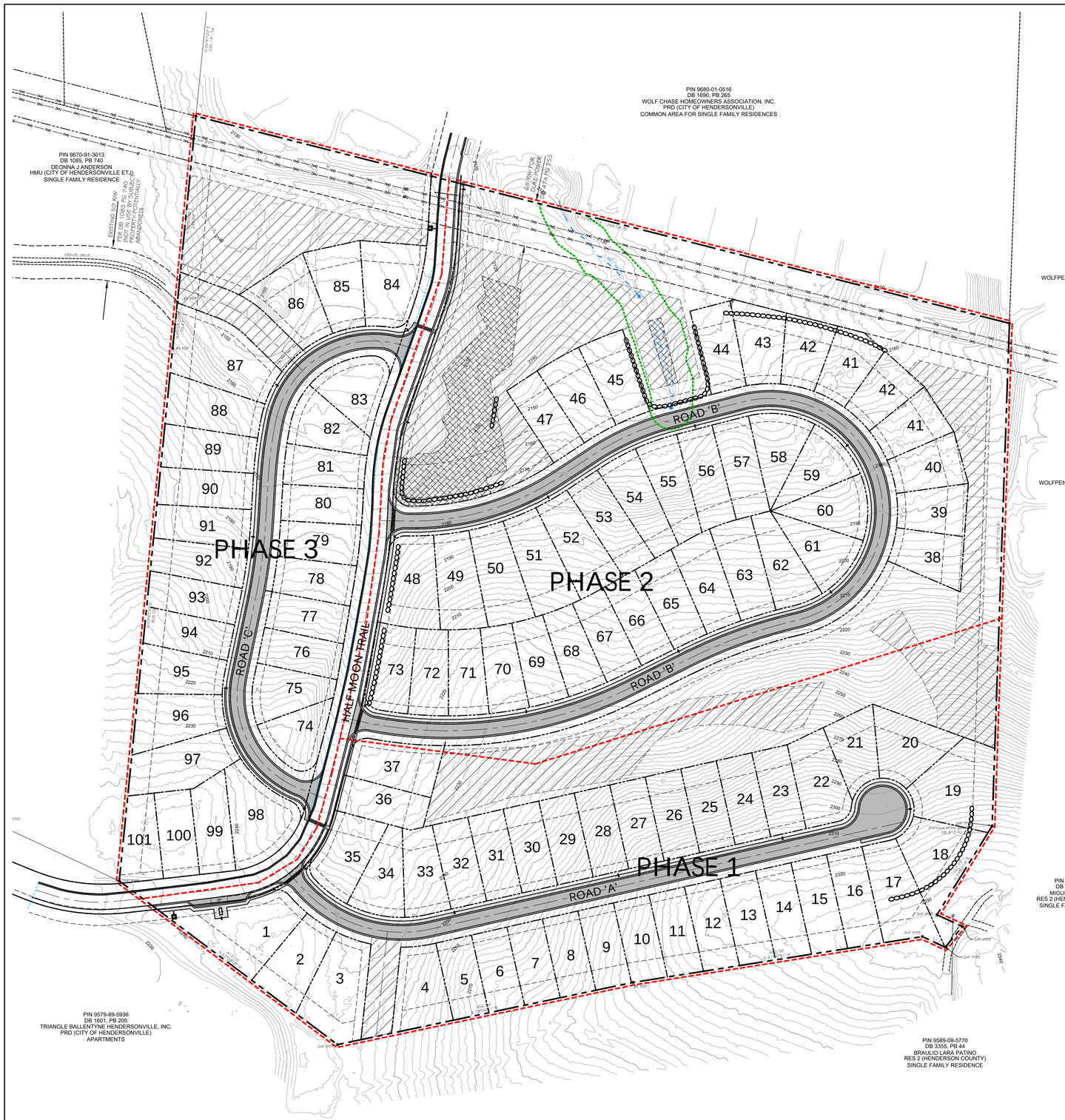
EXISTING CONDITIONS

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-2



PROJECT INFORMATION

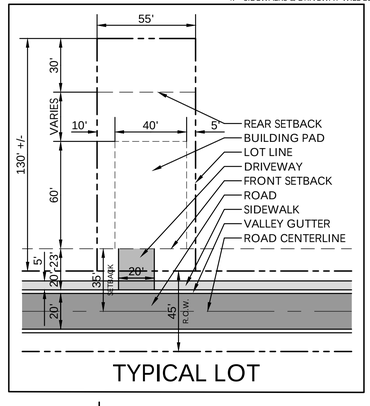
PROPERTY OWNER:	TRIANGLE BALLANTYNE HENDERSONVILLE, INC. 154 SOUTH YORK STREET GASTONIA, NC 28052 PHONE: (704) 869-6024 EMAIL: williamratchford@southwoodrealty.com CONTACT: WILLIAM RATCHFORD
APPLICANT:	HALF MOON LAND HOLDINGS, LLC P.O. BOX 609 FAIRVIEW, NC 28730 PHONE: (828) 767-7171 EMAIL: j.s@bh-builder.com CONTACT: JOSEPH SCHLOTTERBECK
LANDSCAPE ARCHITECT:	LAND PLANNING COLLABORATIVE P.O. BOX 2200 ASHEVILLE, NC 28802 PHONE: (828) 242-0111 EMAIL: bgrasso@landplancollab.com CONTACT: ROBERT M. GRASSO, RLA
CIVIL ENGINEER:	DAVIS CIVIL SOLUTIONS, PA 134 CHARLOTTE HIGHWAY, SUITE A ASHEVILLE, NC 28803 PHONE: (828) 299-9449 EMAIL: gary@daviscivilsolution.com CONTACT: GARY D. DAVIS, PE
SURVEYOR:	McABEE ASSOCIATES 3 McABEE TRAIL FAIRVIEW, NC 287303 PHONE: (828) 628-1295 EMAIL: eric@mcabeesurveying.com CONTACT: ERIC McABEE, PLS

SITE INFORMATION

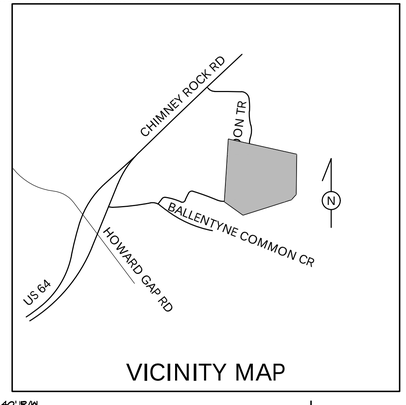
PIN:	9680-00-1446
DEED BOOK/ PAGE:	1601/205
ADDRESS:	297 RUSTLING PINES LANE
ZONING CLASSIFICATION:	PRD CITY OF HENDERSONVILLE
PROJECT ACREAGE:	33.655 AC.
AVERAGE SLOPE:	22.2% (A=33.655, L=162,196', I=2')
PERMITTED DENSITY:	10 UNITS/ACRE
PROPOSED DENSITY:	3.00 UNITS/ACRE
PROPOSED NO. OF LOTS:	101 LOTS
BUILDING SETBACKS: FRONT:	35' FROM ROAD CENTERLINE
SIDE:	N/A
REAR:	30'
PERMITTED MAX. BUILDING HEIGHT:	35'
PROPOSED MAX. BUILDING HEIGHT:	35'
REQUIRED NO. OF PARKING SPACES:	155 SPACES (1.5 SPACES/UNIT & 3 MAIL KIOSK SPACES)
PROPOSED NO. OF PARKING SPACES:	407 SPACES (2 GARAGE & 2 DRIVEWAY SPACES/UNIT & 3 MAIL KIOSK SPACES)
PERMITTED MAXIMUM FOOTPRINT:	20%
PROPOSED MAXIMUM FOOTPRINT:	16.5% (2,400 SF BUILDING FOOTPRINT)
REQUIRED OPEN SPACE:	60% (879,617 SF)
PROPOSED OPEN SPACE:	70% (1,026,445 SF)
REQUIRED COMMON OPEN SPACE:	146,601 SF (10% OF 33.655 AC.)
PROPOSED COMMON OPEN SPACE:	198,300 SF (13.5%)
SITE COVERAGE:	424,001 SF (28.9%)
EXISTING ROAD:	34,277 SF (2.3%)
PROPOSED ROADS:	79,448 SF (5.4%)
PROPOSED WALKS:	24,856 SF (1.7%)
PROPOSED HOUSES:	242,400 SF (16.5%)
PROPOSED DRIVEWAYS:	43,020 SF (2.9%)
LENGTH OF ROADS:	3,686 LF (PUBLICLY MAINTAINED)
WATER:	HENDERSONVILLE WATER
SANITARY SEWER:	HENDERSONVILLE SEWER
UTILITIES:	DUKE ENERGY, UNDERGROUND POWER

GENERAL NOTES:

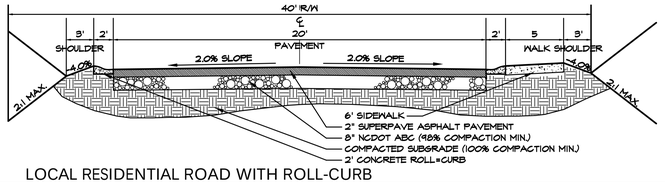
1. THE HOMEOWERS ASSOCIATION WILL MAINTAIN THE COMMON AREAS & OPEN SPACE.
2. PROPOSED LOTS, ROAD & WALKS DO NOT LIE WITHIN FLOOD HAZARD ZONE.
3. STREETS & SIDEWALKS WILL BE DEDICATED TO & MAINTAINED BY CITY OF HENDERSONVILLE.
4. SIDEWALKS & DRIVEWAY WILL BE PERMEABLE CONCRETE OR PAVERS.



TYPICAL LOT



VICINITY MAP



LOCAL RESIDENTIAL ROAD WITH ROLL-CURB

NOT TO SCALE

LEGEND

- COMMON OPEN SPACE
- COMMON OPEN SPACE (STREAM, WETLANDS & >33% SLOPES)
- STREAM/WETLANDS 30' BUFFER
- PHASE LINE
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED SIDEWALK

NORTH

0 16 40 80 160 240

SCALE: 1" = 80'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. GRASSO

MASTER PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

SHEET
L-3

PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9589-09-6938
DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9589-09-5770
DB 3355, PB 44
BRAULIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9579-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

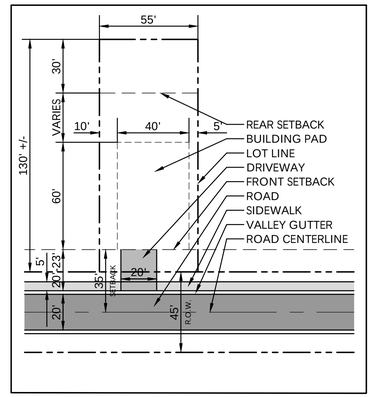
PIN 9638396465
DB 1165, PB 0182
JOSEPH HARLEY TAYLOR,
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

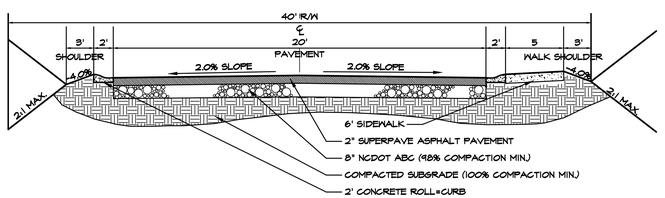
ROAD 'A'
ROAD 'B'
ROAD 'C'
HALF MOON TRAIL

PROPOSED ENTRANCE SIGN
PROPOSED STREET LIGHT (TYP.)
PROPOSED FUTURE 45' R.O.W.
PROPOSED CROSS-WALK (TYP.)
PROPOSED ROAD (TYP.)
PROPOSED SIDEWALK (TYP.)
BOULDER RETAINING WALL (TYP.)
EXISTING ROAD
PROPOSED RESIDENTIAL LOT (TYP.)
PROPOSED CUL-DE-SAC
PROPOSED MAIL KIOSK/SCHOOL BUS STOP
PROPOSED HOUSE PAD (TYP.)
PROPOSED SETBACK LINE (TYP.)
PROPOSED FUTURE 45' R.O.W.

LAYOUT NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. ALL DIMENSIONS TO FACE OF CURB OR WALL UNLESS NOTED OTHERWISE.
3. ALL ANGLES 90d UNLESS NOTED OTHERWISE.
4. ALL RADII ARE 5' UNLESS NOTED OTHERWISE.
5. VERIFY LAYOUT IN FIELD.
6. CONTACT LANDSCAPE ARCHITECT IF CONFLICTS OR AMBIGUITIES ARISE.
7. COORDINATE RELOCATION OF UTILITIES WITH UTILITY COMPANIES.
8. LAYOUT SHALL BE STAKED USING COORDINATE GEOMETRY.





LOCAL RESIDENTIAL ROAD WITH ROLL-CURB

NOT TO SCALE

NORTH

0 16 40 80 160 240

SCALE: 1" = 80'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. DESVAUX

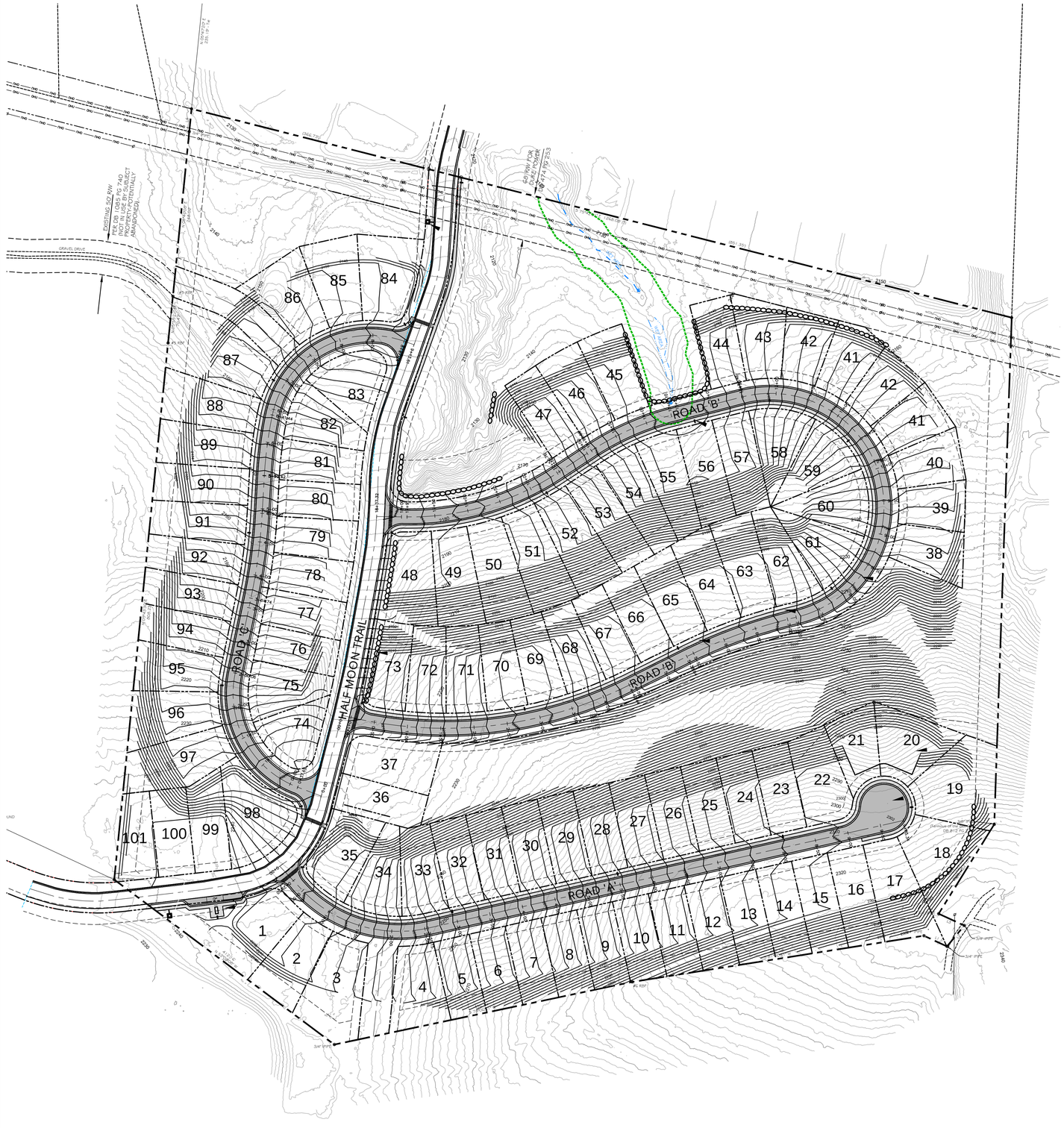
LAYOUT & MATERIALS PLAN

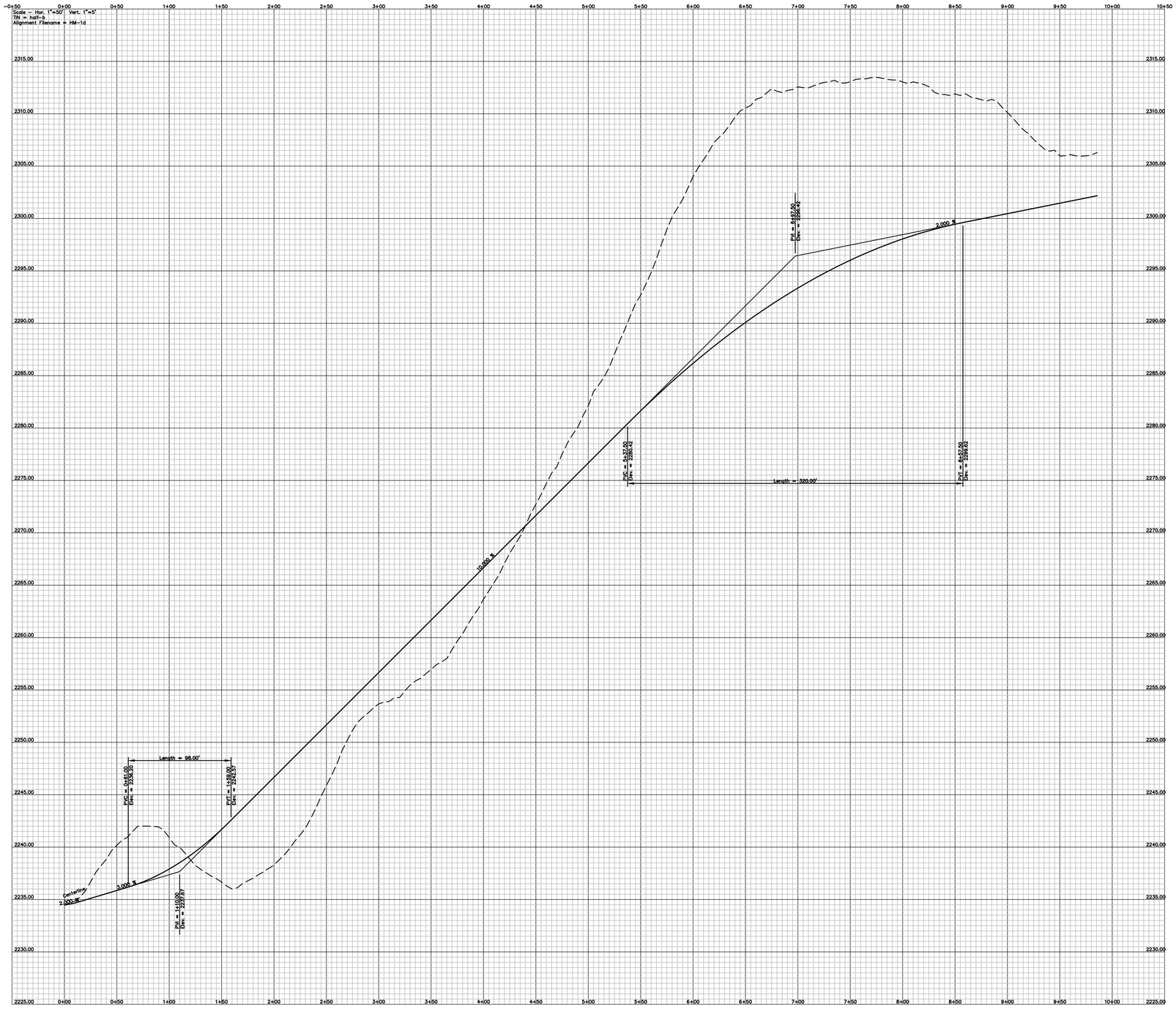
HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

SHEET
L-4


ROAD 'A'
ROAD 'B'
ROAD 'C'
HALF MOON TRAIL
EXISTING GATE FOR OFF-SITE ACCESS TO LOT 1 ONLY. NOT IN USE BY PROJECT. POTENTIALLY ABANDONED.
GRAVEL DRIVE
DRAIN FOR DUKE POWER R/W
TOWER 335.19' N
2100
2110
2120
2130
2140
2150
2160
2170
2180
2190
2200
2210
2220
2230
2240
2250
2260
2270
2280
2290
2300
2310
2320
2330
2340
2350
2360
2370
2380
2390
2400
2410
2420
2430
2440
2450
2460
2470
2480
2490



ROAD 'A'

SCALE: HORIZ.: SCALE: 1" = 50'
VERT.: SCALE: 1" = 5'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. OSGOOD

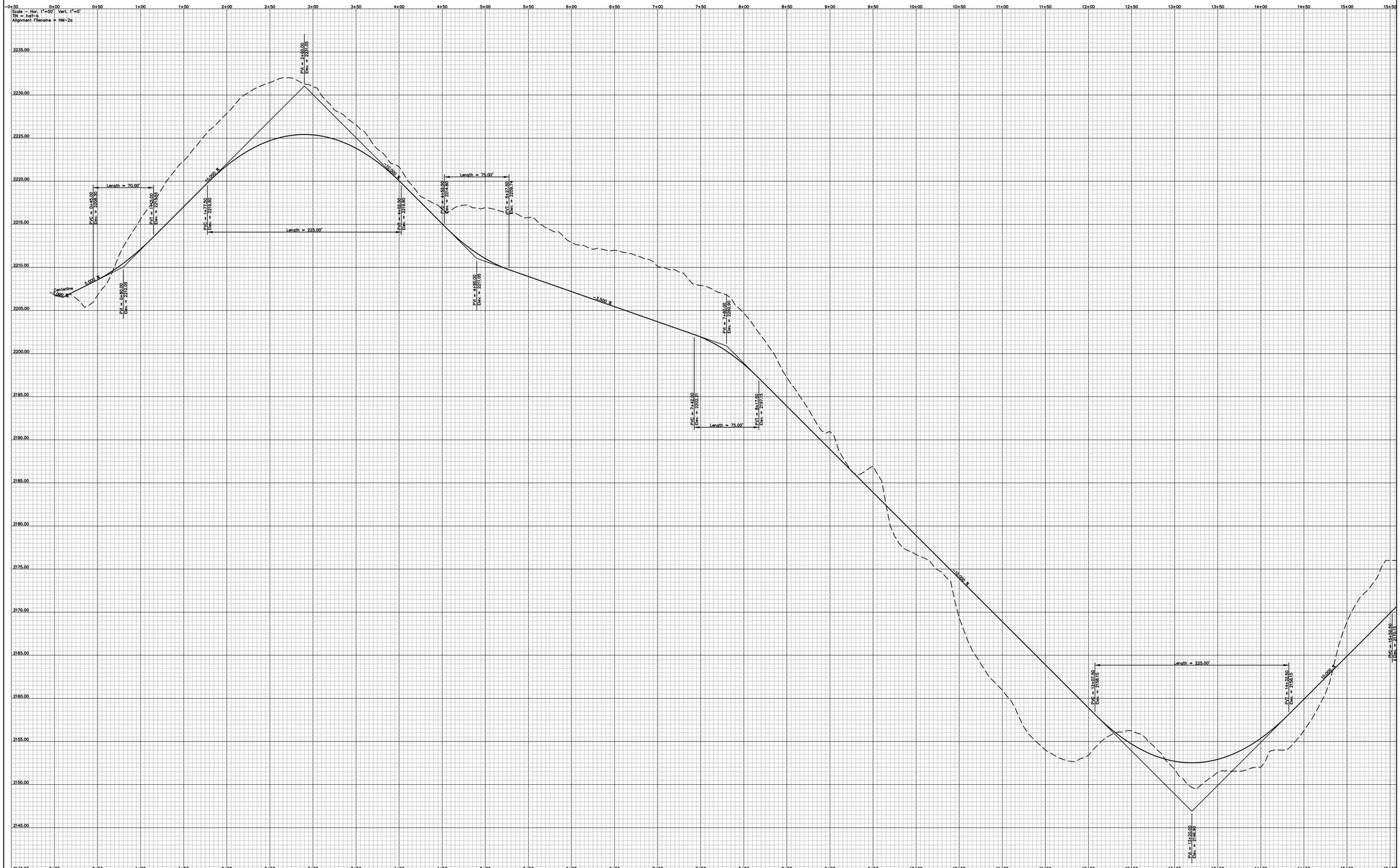
ROAD 'A' VERTICAL ROAD DESIGN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-6



ROAD 'B'

SCALE: HORIZ.: SCALE: 1" = 50'
VERT.: SCALE: 1" = 5'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. GRASSO

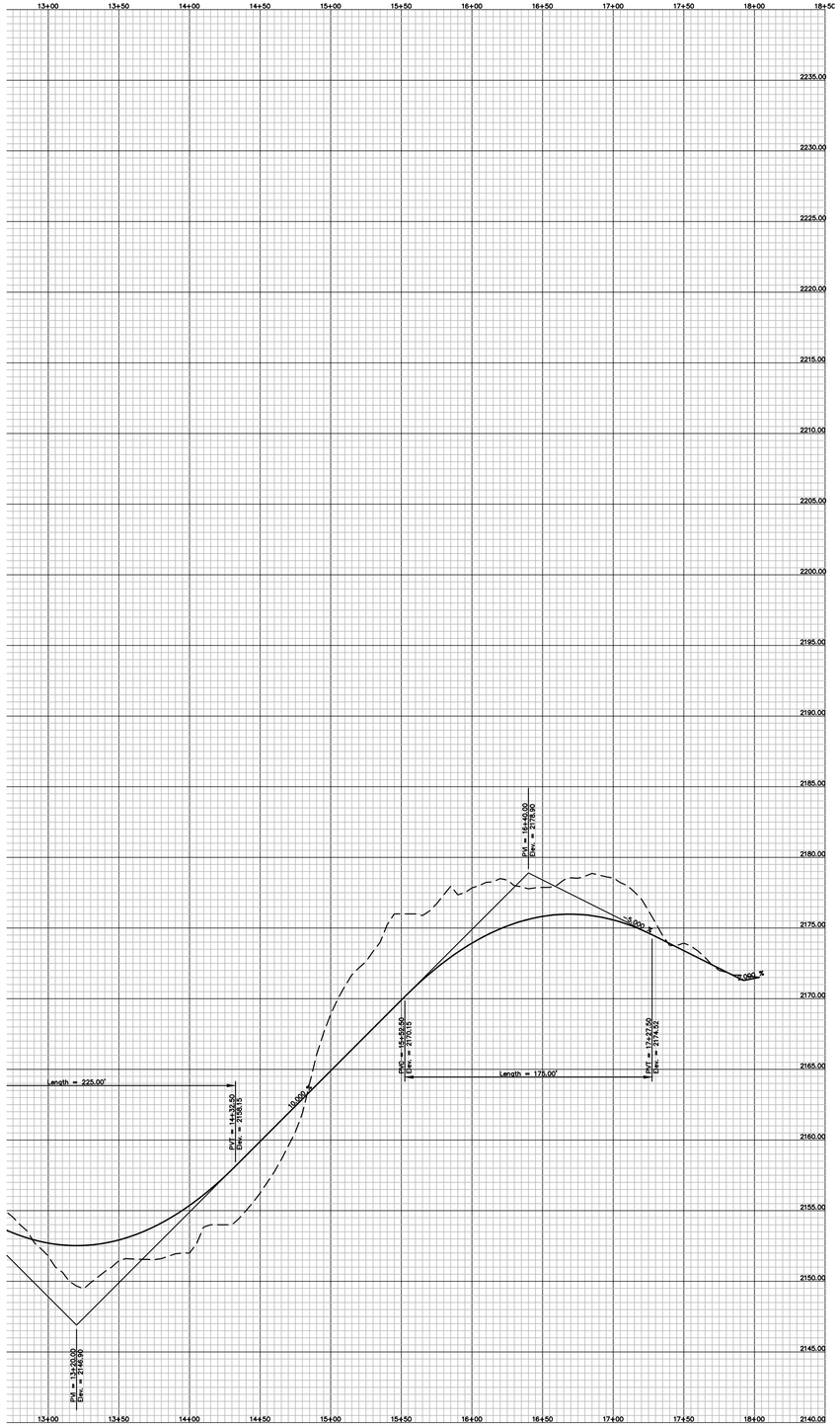
ROAD 'B' VERTICAL ROAD DESIGN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

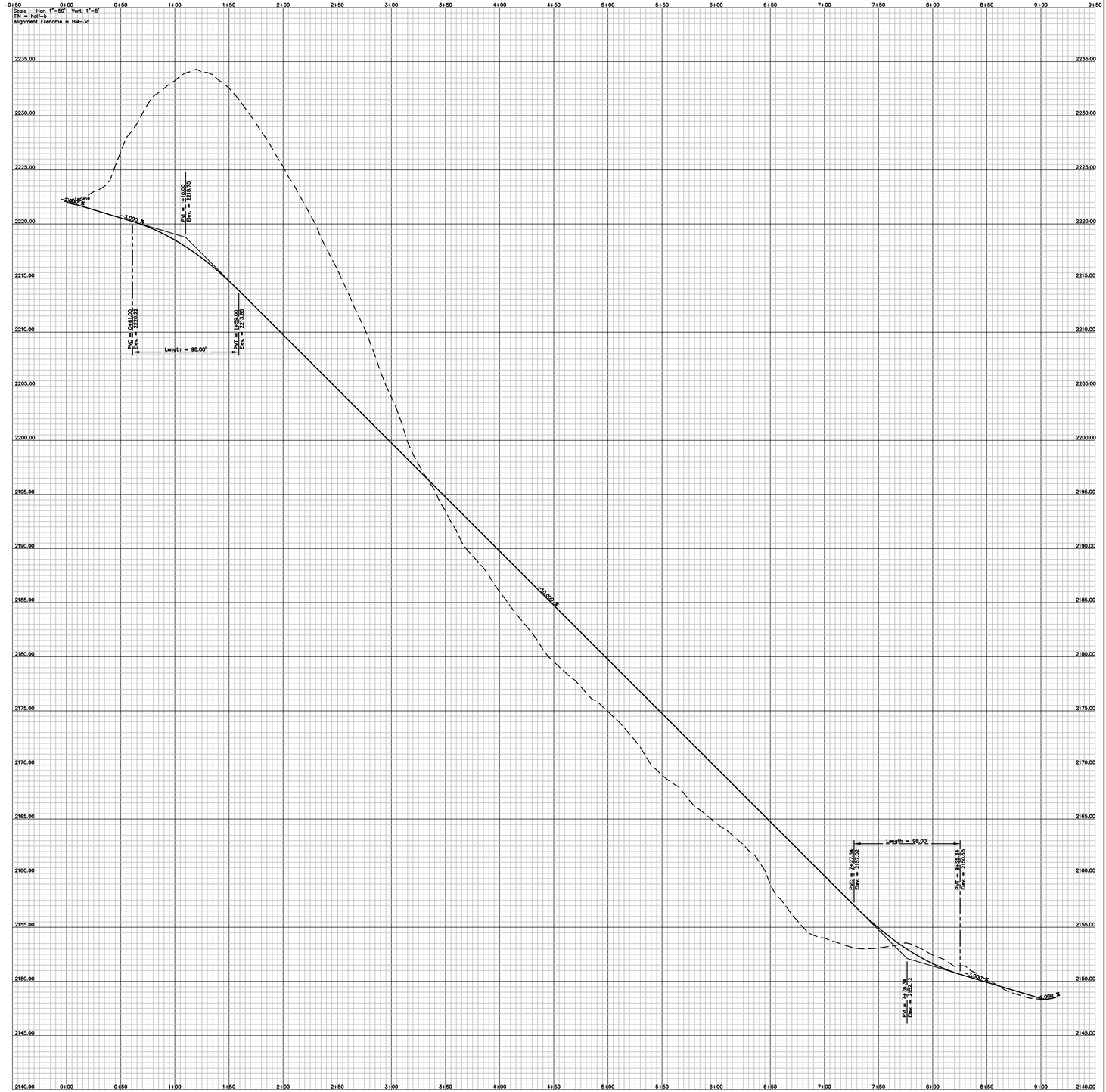
REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-7



ROAD 'B'

SCALE: HORIZ.: SCALE: 1" = 50'
VERT.: SCALE: 1" = 5'



ROAD 'C'

SCALE: HORIZ.: SCALE: 1" = 50'
VERT.: SCALE: 1" = 5'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. GRASSO

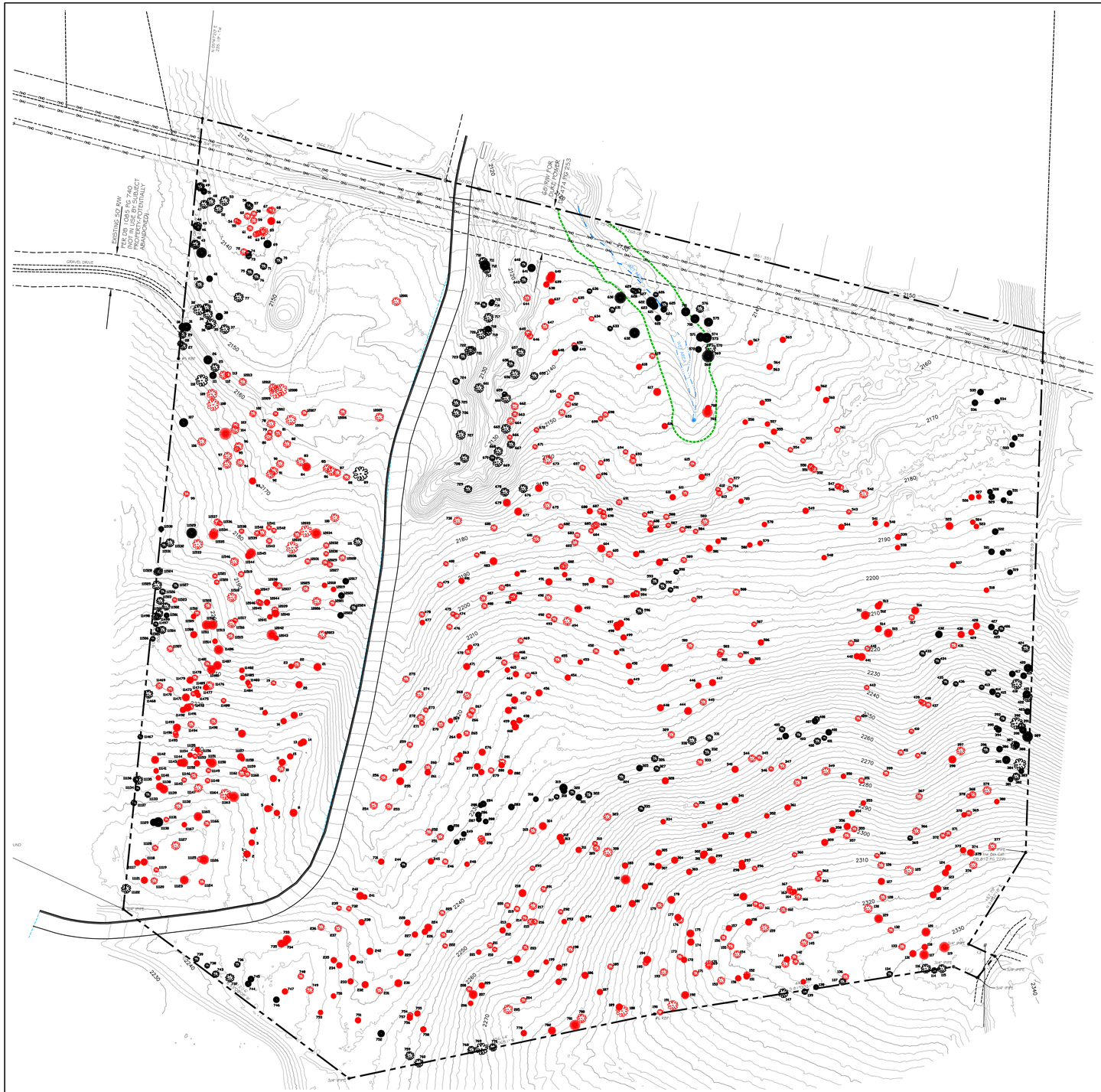
ROADS 'B' & 'C' VERTICAL ROAD DESIGN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-8


EXISTING SILT FENCE TO BE REMOVED (NOT IN USE BY CONTRACTOR AND POTENTIALLY ABANDONED)
GRAVEL DRIVE
DRAIN FOR POND OVERFLOW
EXISTING POND
EXISTING POND
EXISTING POND



TREE #	TYPE AND SIZE
1	WHITE PINE 16"
2	POPLAR 14"
3	WHITE PINE 14"
4	WHITE PINE 14"
5	WHITE PINE 16"
6	POPLAR 14"
7	WHITE PINE 14"
8	WHITE PINE 18"
9	WHITE PINE 16"
10	WHITE OAK 16"
11	WHITE PINE 16"
12	WHITE PINE 18"
13	WHITE PINE 14"
14	WHITE PINE 16"
15	WHITE PINE 14"
16	WHITE PINE 14"
17	WHITE PINE 16"
18	WHITE PINE 12"
19	WHITE OAK 12"
20	WHITE PINE 16"
21	WHITE PINE 18"
22	WHITE OAK 16"
23	WHITE PINE 12"
25	RED OAK 20"
26	WHITE PINE 20"
27	POPLAR 18"
28	POPLAR 14"
29	POPLAR 18"
30	WHITE PINE 18"
31	WHITE PINE 20"
32	RED OAK 26"
33	POPLAR 20"
34	POPLAR 22"
35	POPLAR 24"
36	POPLAR 16"
37	POPLAR 22"
38	WHITE PINE 16"
39	WHITE OAK 18"
40	WHITE PINE 14"
41	WHITE PINE 24"
42	RED OAK 22"
43	POPLAR 20"
44	POPLAR 12"
45	POPLAR 20"
46	POPLAR 14"
47	HICKORY 20"
48	POPLAR 20"
49	POPLAR 18"
50	POPLAR 20"
51	WHITE PINE 14"
52	MAPLE 20"
53	POPLAR 22"
54	MAPLE 14"
55	MAPLE 2"
56	POPLAR 16"
57	POPLAR 18"
58	MAPLE 14"
59	POPLAR 16"
60	POPLAR 16"
61	POPLAR 14"
62	MAPLE 14"
63	MAPLE 14"
64	POPLAR 14"
65	MAPLE 22"
66	WHITE PINE 18"
67	POPLAR 14"
68	POPLAR 18"
69	WHITE PINE 18"
70	POPLAR 16"
71	POPLAR 16"
72	POPLAR 16"
73	POPLAR 14"
74	POPLAR 14"
75	POPLAR 16"
76	POPLAR 16"
77	POPLAR 22"
78	POPLAR 20"
79	MAPLE 12"
80	POPLAR 18"
81	POPLAR 16"
82	POPLAR 18"
83	POPLAR 20"
84	WHITE PINE 20"
85	POPLAR 20"
86	POPLAR 22"
87	MAPLE 18"
88	POPLAR 16"
89	POPLAR 34"
90	POPLAR 18"
91	POPLAR 20"
92	POPLAR 20"
93	WHITE PINE 16"
94	POPLAR 18"
95	MAPLE 14"
96	POPLAR 20"
97	POPLAR 20"
98	POPLAR 20"
99	POPLAR 14"
100	POPLAR 20"
101	WHITE OAK 20"
102	WHITE OAK 16"
103	POPLAR 16"
104	MAPLE 20"
105	WHITE PINE 28"
106	MAPLE 20"
107	WHITE PINE 20"
108	WHITE OAK 28"
109	WHITE OAK 24"
110	WHITE OAK 28"
111	WHITE PINE 16"
112	SOURWOOD 20"
113	SOURWOOD 14"
114	WHITE OAK 14"
115	CHEST. OAK 20"
116	POPLAR 22"
117	WHITE PINE 22"
118	WHITE PINE 14"
119	WHITE PINE 24"
120	WHITE PINE 20"
121	WHITE PINE 16"
122	WHITE PINE 18"
123	WHITE PINE 16"
124	WHITE PINE 14"
125	WHITE OAK 22"
126	POPLAR 16"
127	WHITE PINE 16"
128	POPLAR 16"
129	WHITE PINE 20"
130	HICKORY 20"
131	WHITE PINE 16"
132	HICKORY 14"
133	POPLAR 16"
134	POPLAR 14"
136	POPLAR 16"
137	POPLAR 16"
138	WHITE PINE 12"
139	HICKORY 14"
140	WHITE PINE 12"
141	POPLAR 14"
142	POPLAR 14"
143	POPLAR 18"
144	WHITE PINE 14"
145	POPLAR 18"
146	HICKORY 16"
147	POPLAR 22"
150	WHITE PINE 14"
151	WHITE PINE 14"
152	POPLAR 16"
153	WHITE OAK 18"
154	POPLAR 18"
155	SOURWOOD 16"
156	POPLAR 14"
157	YELLOW PINE 14"
158	WHITE PINE 16"
159	POPLAR 20"
160	POPLAR 14"
161	POPLAR 16"
162	POPLAR 16"
163	HICKORY 14"
164	POPLAR 14"
165	WHITE PINE 12"
166	HICKORY 16"
167	POPLAR 12"
168	WHITE PINE 18"
169	CHEST. OAK 16"
170	POPLAR 18"
171	POPLAR 14"
172	YELLOW PINE 14"
173	POPLAR 14"
174	WHITE PINE 16"
175	WHITE PINE 18"
176	POPLAR 16"
177	WHITE PINE 16"
178	WHITE PINE 18"
179	CHEST. OAK 16"
180	YELLOW PINE 14"
181	YELLOW PINE 16"
182	YELLOW PINE 22"
183	YELLOW PINE 14"
184	WHITE PINE 14"
185	MAPLE 14"
186	YELLOW PINE 16"
187	YELLOW PINE 14"
188	WHITE OAK 28"
189	YELLOW PINE 16"
190	HICKORY 14"
191	RED OAK 24"
192	YELLOW PINE 18"
193	CHEST. OAK 18"
194	YELLOW PINE 18"
195	CHEST. OAK 14"
196	YELLOW PINE 14"
197	YELLOW PINE 14"
198	POPLAR 16"
199	WHITE PINE 12"
200	WHITE PINE 16"
201	YELLOW PINE 16"
203	POPLAR 14"
204	POPLAR 14"
205	CHEST. OAK 22"
206	WHITE PINE 12"
207	WHITE PINE 20"
208	MAPLE 14"
209	WHITE PINE 14"
210	POPLAR 12"
211	MAPLE 14"
212	YELLOW PINE 14"
213	YELLOW PINE 12"
214	POPLAR 14"
215	POPLAR 16"
216	POPLAR 14"
217	CHEST. OAK 18"
218	WHITE PINE 18"
219	SOURWOOD 14"
220	POPLAR 14"
221	WHITE PINE 12"
222	POPLAR 12"
223	POPLAR 14"
224	WHITE PINE 18"
225	POPLAR 14"
226	WHITE PINE 14"
227	WHITE PINE 14"
228	WHITE PINE 14"
229	WHITE PINE 14"
230	HEMLOCK 18"
231	MAPLE 16"
232	WHITE PINE 16"
233	WHITE PINE 14"
234	WHITE PINE 14"
235	YELLOW PINE 14"
236	MAPLE 16"
237	MAPLE 16"
238	HEMLOCK 14"
239	POPLAR 12"
240	WHITE PINE 18"
241	WHITE PINE 12"
242	WHITE PINE 16"
243	WHITE PINE 14"
244	POPLAR 14"
245	WHITE PINE 14"
246	POPLAR 14"
247	WHITE PINE 12"
248	WHITE PINE 12"
249	WHITE PINE 12"
250	WHITE PINE 14"
251	MAPLE 16"
252	POPLAR 16"
253	POPLAR 16"
254	MAPLE 18"
255	WHITE PINE 18"
256	BEECH 16"
257	WHITE PINE 14"
258	WHITE PINE 16"
259	WHITE OAK 14"
260	POPLAR 16"
261	WHITE PINE 14"
262	POPLAR 16"
263	HEMLOCK 12"
264	HEMLOCK 12"
265	POPLAR 14"
266	WHITE OAK 16"
267	POPLAR 16"
268	POPLAR 18"
269	HEMLOCK 12"
270	POPLAR 16"
271	MAPLE 12"
272	POPLAR 18"
273	CHEST. OAK 12"
274	CHEST. OAK 18"
275	CHEST. OAK 16"
276	WHITE PINE 16"
277	WHITE PINE 16"
278	WHITE PINE 14"
279	WHITE PINE 14"
280	WHITE PINE 14"
281	POPLAR 16"
282	WHITE PINE 12"
283	WHITE PINE 14"
284	WHITE PINE 14"
285	HEMLOCK 12"
286	HEMLOCK 14"
287	WHITE PINE 12"
288	WHITE PINE 12"
289	POPLAR 16"
290	POPLAR 16"
291	BEECH 14"
292	POPLAR 12"
293	WHITE PINE 12"
294	WHITE PINE 12"
295	POPLAR 12"
296	BEECH 12"
297	WHITE PINE 14"
298	WHITE PINE 16"
299	WHITE PINE 18"
300	HEMLOCK 14"
301	WHITE PINE 14"
302	SOURWOOD 16"
303	WHITE PINE 14"
304	WHITE PINE 16"
305	WHITE PINE 14"
306	SOURWOOD 12"
307	WHITE PINE 14"
308	WHITE OAK 22"
309	POPLAR 16"
310	BEECH 12"
311	WHITE PINE 14"
312	WHITE PINE 16"
313	YELLOW PINE 14"
314	HEMLOCK 18"
315	POPLAR 16"
316	WHITE PINE 12"
317	SOURWOOD 12"
318	WHITE PINE 14"
319	WHITE PINE 18"
320	POPLAR 14"
321	WHITE PINE 14"
322	WHITE OAK 16"
323	CHEST. OAK 18"
324	CHEST. OAK 16"
325	WHITE PINE 14"
326	CHEST. OAK 16"
327	CHEST. OAK 14"
328	HEMLOCK 16"
329	CHEST. OAK 16"
330	CHEST. OAK 20"
331	POPLAR 16"
332	CHEST. OAK 16"
333	CHEST. OAK 16"
334	WHITE PINE 12"
335	POPLAR 14"
336	SOURWOOD 12"
337	WHITE PINE 12"
338	WHITE PINE 14"
339	WHITE PINE 14"
340	WHITE PINE 16"
341	WHITE PINE 16"
343	WHITE PINE 14"
344	WHITE OAK 18"
345	POPLAR 14"
346	POPLAR 12"
347	CHEST. OAK 16"
348	CHEST. OAK 18"
349	CHEST. OAK 20"
350	HEMLOCK 12"
351	BEECH 14"
352	WHITE PINE 12"
353	WHITE PINE 12"
354	WHITE PINE 14"
355	POPLAR 14"
356	WHITE PINE 16"
357	CHEST. OAK 16"
358	WHITE PINE 14"
359	WHITE PINE 16"
360	SOURWOOD 12"
361	WHITE PINE 14"
362	POPLAR 12"
363	BEECH 14"
364	SOURWOOD 12"
365	CHEST. OAK 12"
366	MAPLE 18"
367	CHEST. OAK 16"
368	CHEST. OAK 16"
369	CHEST. OAK 14"
370	WHITE PINE 12"
371	CHEST. OAK 14"
372	SOURWOOD 14"
373	YELLOW PINE 14"
374	YELLOW PINE 14"
375	POPLAR 16"
376	WHITE OAK 18"
377	POPLAR 18"
378	MAPLE 12"
379	CHEST. OAK 20"
380	WHITE PINE 12"
381	WHITE PINE 12"
382	CHEST. OAK 18"
383	WHITE PINE 12"
384	CHEST. OAK 28"
385	WHITE PINE 18"
386	WHITE PINE 14"
387	CHEST. OAK 20"
388	WHITE PINE 14"
389	WHITE PINE 24"
390	WHITE PINE 16"
391	CHEST. OAK 18"
392	MAPLE 28"
393	CHEST. OAK 14"
394	WHITE PINE 14"
395	BEECH 12"
396	CHEST. OAK 16"
397	CHEST. OAK 20"
398	WHITE PINE 18"
399	CHEST. OAK 14"
400	WHITE PINE 14"
401	CHEST. OAK 12"
402	CHEST. OAK 16"
403	BIRCH 14"
404	WHITE PINE 14"
405	MAPLE 14"
407	WHITE PINE 14"
408	CHEST. OAK 14"
409	CHEST. OAK 12"
410	CHEST. OAK 12"
411	BEECH 14"
412	SOURWOOD 12"
413	MAPLE 12"
414	WHITE PINE 14"
415	SOURWOOD 12"
416	POPLAR 14"
417	WHITE PINE 14"
418	CHEST. OAK 24"
419	WHITE PINE 14"
420	YELLOW PINE 18"
421	WHITE PINE 18"
422	CHEST. OAK 16"
423	WHITE PINE 14"
424	BEECH 18"
425	WHITE OAK 12"
426	BIRCH 12"
427	WHITE PINE 14"
428	WHITE PINE 16"
429	WHITE PINE 14"
430	HEMLOCK 12"
431	CHEST. OAK 16"
432	WHITE PINE 16"
433	MAPLE 14"
434	HICKORY 14"
435	POPLAR 14"
436	MAPLE 12"
437	BEECH 14"
438	MAPLE 14"
439	MAPLE 12"
440	SOURWOOD 14"
441	WHITE PINE 18"
442	WHITE PINE 14"
443	CHEST. OAK 12"
444	WHITE PINE 18"
445	CHEST. OAK 16"
446	WHITE PINE 14"
447	WHITE PINE 16"
448	WHITE PINE 16"
449	WHITE PINE 14"
450	WHITE PINE 14"
451	WHITE PINE 12"
452	CHEST. OAK 14"
453	WHITE PINE 12"
454	WHITE PINE 14"
455	WHITE OAK 16"
456	WHITE PINE 16"
457	BEECH 12"
458	WHITE PINE 14"
459	WHITE PINE 14"
460	WHITE PINE 16"
461	WHITE PINE 16"
462	WHITE PINE 16"
463	WHITE OAK 14"
464	YELLOW PINE 14"
465	WHITE PINE 12"
466	WHITE OAK 14"
467	WHITE OAK 14"
468	WHITE OAK 14"
469	WHITE OAK 14"
470	WHITE PINE 16"
471	WHITE PINE 16"
472	POPLAR 14"
473	WHITE PINE 12"
474	CHEST. OAK 14"
475	WHITE OAK 12"
476	WHITE OAK 14"
477	WHITE PINE 12"
478	POPLAR 14"
479	WHITE OAK 14"
480	CHEST. OAK 12"
481	WHITE PINE 14"
482	MAPLE 12"
483	WHITE PINE 18"
484	WHITE OAK 14"
485	CHEST. OAK 18"
486	CHEST. OAK 18"
487	CHEST. OAK 16"
488	CHEST. OAK 14"
489	WHITE PINE 12"
490	WHITE OAK 16"
491	WHITE PINE 16"
492	POPLAR 12"
493	BIRCH 14"
494	WHITE OAK 20"
495	WHITE PINE 18"
496	WHITE PINE 16"
497	WHITE PINE 14"
498	WHITE PINE 14"
499	WHITE PINE 14"
500	POPLAR 16"
501	WHITE PINE 18"
502	POPLAR 14"
503	POPLAR 16"
504	BEECH 12"
505	WHITE PINE 14"
506	WHITE PINE 14"
507	CHEST. OAK 12"
508	CHEST. OAK 16"
509	POPLAR 12"
510	WHITE OAK 14"
511	WHITE PINE 20"
512	WHITE PINE 16"
513	WHITE PINE 12"
514	WHITE PINE 16"
515	WHITE PINE 20"
516	WHITE PINE 18"
517	MAPLE 14"
518	WHITE PINE 12"
519	WHITE PINE 12"
520	WHITE PINE 12"
521	WHITE PINE 14"
522	WHITE PINE 14"
523	WHITE PINE 12"
524	WHITE PINE 12"
525	WHITE PINE 18"
526	WHITE PINE 14"
527	WHITE PINE 12"
528	WHITE PINE 12"
529	WHITE PINE 14"
530	WHITE PINE 12"
531	WHITE PINE 12"
532	WHITE PINE 12"
533	WHITE PINE 12"
534	WHITE PINE 12"
535	WHITE PINE 14"
536	WHITE PINE 14"
537	WHITE PINE 14"
538	WHITE PINE 12"
539	WHITE PINE 14"
540	WHITE PINE 12"
541	WHITE PINE 12"
542	POPLAR 20"
543	POPLAR 12"
544	WHITE PINE 14"
545	POPLAR 14"
546	POPLAR 14"
547	POPLAR 14"
548	WHITE PINE 12"
549	WHITE PINE 14"
550	POPLAR 14"
551	POPLAR 16"
552	POPLAR 16"
553	POPLAR 12"
554	POPLAR 12"
555	WHITE PINE 14"
556	WHITE PINE 12"
557	WHITE PINE 12"
558	WHITE PINE 12"
559	WHITE PINE 12"
560	WHITE PINE 14"
561	POPLAR 14"
562	WHITE PINE 12"
563	WHITE PINE 12"
564	WHITE PINE 14"
565	WHITE PINE 14"
567	WHITE PINE 12"
568	WHITE PINE 28"
569	WHITE PINE 16"
570	WHITE OAK 24"
571	WHITE PINE 20"
572	WHITE PINE 14"
573	WHITE PINE 22"
574	WHITE PINE 18"
575	WHITE PINE 20"
576	POPLAR 18"
577	POPLAR 12"
578	WHITE PINE 12"
579	WHITE PINE 12"
580	WHITE PINE 12"
581	WHITE PINE 16"
582	WHITE PINE 12"
583	WHITE OAK 18"
584	MAPLE 12"
585	CHEST. OAK 14"
586	WHITE PINE 16"
587	WHITE OAK 12"
588	MAPLE 14"
589	MAPLE 14"
590	POPLAR 12"
591	MAPLE 12"
592	POPLAR 16"
593	WHITE OAK 16"
594	SOURWOOD 14"
595	MAPLE 14"
596	POPLAR 16"
597	WHITE PINE 12"
598	POPLAR 16"
599	WHITE PINE 14"
600	WHITE PINE 12"
601	MAPLE 14"
602	WHITE OAK 18"
603	MAPLE 16"
604	WHITE PINE 18"
605	CHEST. OAK 16"
606	WHITE PINE 14"
607	WHITE PINE 14"
608	MAPLE 14"
609	POPLAR 12"
610	WHITE PINE 14"
611	WHITE OAK 14"
612	POPLAR 12"
613	POPLAR 14"
614	WHITE PINE 14"
615	WHITE OAK 14"
616	YELLOW PINE 14"
617	WHITE PINE 18"
618	WHITE PINE 14"
619	WHITE OAK 14"
620	WHITE PINE 14"
621	WHITE PINE 18"
622	WHITE PINE 24"
623	POPLAR 20"
624	WHITE PINE 14"
625	POPLAR 12"
626	POPLAR 12"
627	POPLAR 12"
628	MAPLE 14"
629	POPLAR 12"
630	WHITE PINE 26"
631	POPLAR 14"
632	WHITE PINE 24"
633	POPLAR 12"
634	POPLAR 12"
635	POPLAR 12"
636	POPLAR 12"
637	WHITE PINE 14"
638	YELLOW PINE 14"
639	WHITE PINE 22"
640	WHITE PINE 18"
641	WHITE PINE 18"
642	BIRCH 14"
643	WHITE OAK 16"
644	MAPLE 16"
645	POPLAR 16"
646	POPLAR 14"
647	POPLAR 16"
648	WHITE PINE 14"
649	YELLOW PINE 14"
650	POPLAR 12"
651	WHITE OAK 14"
652	POPLAR 14"
653	MAPLE 16"
654	MAPLE 12"
655	MAPLE 18"
656	POPLAR 22"
657	HICKORY 20"
658	MAPLE 16"
659	WHITE OAK 12"
660	WHITE OAK 22"
661	POPLAR 22"
662	WHITE OAK 18"
663	SOURWOOD 14"
664	CHEST. OAK 18"
665	MAPLE 22"
666	CHEST. OAK 12"
667	CHEST. OAK 18"
668	MAPLE 20"
669	CHEST. OAK 24"
670	CHEST. OAK 14"
671	POPLAR 14"
672	POPLAR 12"
673	MAPLE 22"
674	WHITE PINE 18"
675	POPLAR 12"
676	WHITE OAK 20"
677	WHITE PINE 18"
678	WHITE OAK 20"
679	WHITE PINE 18"
680	POPLAR 16"
681	MAPLE 18"
682	POPLAR 12"
683	POPLAR 14"
684	POPLAR 12"
685	POPLAR 16"
686	POPLAR 12"
687	POPLAR 14"
688	WHITE PINE 14"
689	POPLAR 12"
690	POPLAR 14"
691	POPLAR 14"
692	POPLAR 16"
693	POPLAR 12"
694	POPLAR 12"
695	POPLAR 12"
696	POPLAR 12"
697	MAPLE 14"
698	BIRCH 12"
699	POPLAR 12"
700	WHITE PINE 20"
701	WHITE PINE 20"
702	HEMLOCK 14"
703	HEMLOCK 24"
704	POPLAR 12"
705	WHITE PINE 12"
710	POPLAR 20"
711	WHITE PINE 24"
712	WHITE PINE 12"
713	POPLAR 18"
714	HICKORY 12"
715	HICKORY 12"
716	POPLAR 14"
717	MAPLE 22"
718	WHITE PINE 14"
719	MAPLE 22"
720	POPLAR 24"
721	POPLAR 20"
722	RED OAK 22"
723	POPLAR 16"
724	POPLAR 16"
725	CHEST. OAK 18"
726	POPLAR 20"
727	WHITE OAK 22"
728	POPLAR 20"
729	POPLAR 18"
730	RED OAK 20"
731	YELLOW PINE 14"
732	POPLAR 12"

LEGEND

EXISTING TREES TO BE PRESERVED

EXISTING TREES TO BE REMOVED

PLANT LIST

SYMBOL	QUANT	NAME	SIZE / SPECIFICATION
	93	Acer rubrum Red Maple	2" - 2 1/2" cal., 12' - 14' Ht., B&B, Single Straight Leader, Matched
	94	Quercus alba White Oak	2" - 2 1/2" cal., 12' - 14' Ht., B&B, Single Straight Leader, Matched
	96	Cercis canadensis Eastern Redbud	1 1/4" - 1 1/2" cal., 8' - 10' Ht., B&B, Multi-stem, 3 stems min., Matched
	96	Cornus florida 'Appalachian Spring' Applachian Spring Flowering Dogwood	1 1/4" - 1 1/2" cal., 8' - 10' Ht., B&B, Single Straight Leader, Matched
	80	Ilex X 'Nellie R. Stevens' Nellie R. Stevens Holly	4'-5' Ht., B&B, Single Straight Leader Dense Full Plants, Matched
	75	Picea abies Norway Spruce	4'-5' Ht., B&B, Single Straight Leader Dense Full Plants, Matched
		Native Shrubs, Bare Root Trees, Pollinator Plants	Varying sizes & heights
	101	Shade Tree Flower Tree	One Tree per Lot , Planted in Front or Rear Yard
TOTAL TREES	635		

LANDSCAPE NOTES:

1. ONE SHADE TREE OR FLOWERING TREE WILL BE PLANTED IN THE FRONT OR REAR OF EACH LOT IN ADDITON TO THE STREET AND BUFFER TREES.
2. LANDSCAPE CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLAN & SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1-1996 STANDARDS FOR NURSERY STOCK.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY FOR PLANTS & LABOR AT TIME OF COMPLETION & ACCEPTANCE OF WORK.
5. PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING INSTALLATION.
6. LANDSCAPE CONTRACTOR SHALL PREPARE ALL PLANTING BEDS BY TILLING TO A DEPTH OF 24" & INCORPORATING "NATURES HELPER" AT A RATE OF 2:1.
7. LANDSCAPE CONTRACTOR SHALL PREPARE ALL LAWN AREAS BY TILLING EXISTING SOIL TO A DEPTH OF 6" (EXCEPT WITHIN DRIPLINE OF EXISTING TREES).
8. LANDSCAPE CONTRACTOR SHALL MUCH ALL PLANTING BEDS WITH AGED SHREDDED PINE BARK TO A DEPTH OF 3".
10. LANDSCAPE CONTRACTOR SHALL ESTABLISH PERMANENT GRASS COVER ON ALL DISTURBED AREAS & AREAS NOT TO BE PLANTED.

NORTH

0 16 40 80 160 240

SCALE: 1" = 80'

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT GRASSO

LANDSCAPE PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212850
DWG. NAME: half-moon-site.dwg
DATE: September 21, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

SHEET
L-10

PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

EXISTING SFD KW
PER DB 1085 PG 740
NOTE: WELL AND SEPTIC TO BE PROPERLY ABANDONED

GRAVEL DRIVE

GO PWR FOR OVHD POWER DB 4774 PG 2253

BROOKSTONE COURT (Private)

PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN V PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9670-80-7843
DB 2014E, PB 182
DAVID LEE JUSTUS
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

18" HDPE STORM DRAIN PIPE (TYP)

CURB INLET (TYP)

18" HDPE STORM DRAIN PIPE (TYP)

CURB INLET (TYP)

CURB INLET (TYP)

18" HDPE STORM DRAIN PIPE (TYP)

STORMTECH UNDERGROUND DETENTION SYSTEM (TYP)

18" HDPE STORM DRAIN PIPE (TYP)

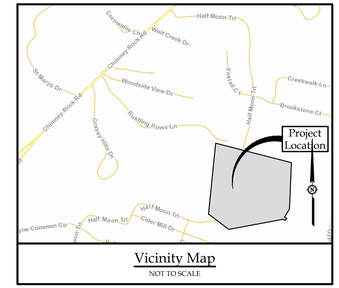
PIN 9579-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

PIN 9638396466
DB 1165, PB 0182
JOSEPH HARLEY TAYLOR,
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

PIN 9589-09-6938
DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9589-09-8170
DB 3353, PB 94
BRAULIO LARA PARRO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

AXLE FOUND
3/4" IPIPE
PLANTED STONE FOUND
12" IPIPE



Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	HALF MOON LAND HOLDINGS, LLC
CONTACT:	JOE SCHLOTTERBECK
EMAIL:	JOES@BH-BUILDER.COM
PHONE:	828-628-4319
ADDRESS:	P.O. BOX 609 FAIRVIEW, NORTH CAROLINA 28730
PIN:	9680-00-1446
PHYSICAL ADDRESS:	297 RUSTLING PINES LANE HENDERSONVILLE, NC
PROPERTY SIZE:	33.65 AC.
ZONING DISTRICT:	PRD CITY OF HENDERSONVILLE

Davis CivilSolutions, PA
Site/Infrastructure Engineering/Planning
135-A Charlotte Highway • Asheville, North Carolina 28803
828-299-9440 PH • www.daviscivilsolutions.com

THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN, IS COPYRIGHTED, CONFIDENTIAL MATERIAL AND IS THE PROPERTY OF DAVIS CIVILSOLUTIONS, P.A., PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANY PURPOSE OTHER THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION TO THIS PROJECT, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVILSOLUTIONS, P.A.

COPYRIGHT 2021
DAVIS CIVILSOLUTIONS, P.A.
ALL RIGHTS RESERVED

Preliminary

SITE PLAN For

HALF MOON TRAIL

HENDERSONVILLE, NORTH CAROLINA

Job No. 211118
Date: September 2021
Scale: 1"=80'
Revision:

Preliminary
Storm Water

Sheet
C3

EXISTING 8" WATER LINE

REMOVE PLUG CONNECT TO EXISTING 8" DIP WATER LINE FROM WOLFCHASE

PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

EXISTING SO PIN PER DB 1085 PG 740 PROPERTY LINE BY SURVEY PROPERTY POTENTIALLY ABANDONED

GRAVEL DRIVE

60' R/W FOR DUKE POWER DB 474 PG 285

BROOKSTONE COURT (Private)

PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

SERVICE LINE & METER (TYP)

6" DIP (CL350) WATER LINE (TYP)

FIRE HYDRANT ASSEMBLY (TYP)

8" DIP (CL350) WATER LINE (TYP)

6" GATE VALVE (TYP)

SERVICE LINE & METER (TYP)

6" DIP (CL350) WATER LINE (TYP)

PIN 9670-80-7843
DB 2014E, PB 182
DAVID LEE JUSTUS
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

FIRE HYDRANT ASSEMBLY (TYP)

6" GATE VALVE (TYP)

SERVICE LINE & METER (TYP)

6" GATE VALVE (TYP)

8" DIP (CL350) WATER LINE (TYP)

REMOVE PLUG CONNECT TO EXISTING 8" DIP WATER LINE FROM BALLANTYNE COMMONS

6" DIP (CL350) WATER LINE (TYP)

SERVICE LINE & METER (TYP)

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

8" DIP (CL350) WATER LINE

PIN 9579-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

SERVICE LINE & METER (TYP)

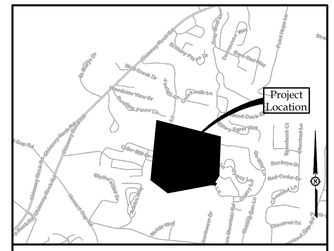
FIRE HYDRANT ASSEMBLY (TYP)

6" DIP (CL350) WATER LINE (TYP)

PIN 9589-09-6938
DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9589-09-5770
DB 3355, PB 44
BRAULIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 963896468
DB 1785, PB 0182
JOSEPH HARLEY TAYLOR,
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED



Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	HALF MOON LAND HOLDINGS, LLC
CONTACT:	JOE SCHLOTTERBECK
EMAIL:	JOES@BH-BUILDER.COM
PHONE:	828-628-4319
ADDRESS:	P.O. BOX 609 FAIRVIEW, NORTH CAROLINA 28730
PIN:	9680-00-1446
PHYSICAL ADDRESS:	297 RUSTLING PINES LANE HENDERSONVILLE, NC
PROPERTY SIZE:	33.65 AC.
ZONING DISTRICT:	PRD CITY OF HENDERSONVILLE

Davis CivilSolutions, PA
Site/Infrastructure Engineering/Planning
135-A Charlotte Highway • Asheville, North Carolina 28803
828-299-9449 PH • www.daviscivilsolutions.com

THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN, IS SUPPLIED AS CONFIDENTIAL MATERIAL AND IS THE PROPERTY OF DAVIS CIVILSOLUTIONS, P.A., PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANY PURPOSE OTHER THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION TO THIS PROJECT, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVILSOLUTIONS, P.A.

COPYRIGHT 2021
DAVIS CIVILSOLUTIONS, P.A.
ALL RIGHTS RESERVED

Preliminary

SITE PLAN For

HALF MOON TRAIL

HENDERSONVILLE, NORTH CAROLINA

Job No.: 21118
Date: September 2021
Scale: 1"=80'
Revision:

Preliminary
Utilities - Water

Sheet
C4.1

PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

CONNECT TO EXISTING MANHOLE IN WOLFCHASE

PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

EXISTING 50' R/W PER DB 1085 PG 740 PROPOSED TO BE REDUCED POTENTIALLY ABANDONED

60' R/W FOR DUKE POWER DB 444 PG 255

BROOKSTONE COURT (Private)

GRAVEL DRIVE

8" PVC (SDR 35) SEWER LINE (TYP)

8" PVC (SDR 35) SEWER LINE (TYP)

8" PVC (SDR 35) SEWER LINE (TYP)

SEWER SERVICE LINE (TYP)

SEWER SERVICE LINE (TYP)

SEWER SERVICE LINE (TYP)

SEWER SERVICE LINE (TYP)

SEWER SERVICE LINE (TYP)

PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

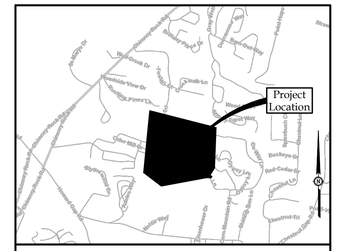
PIN 9670-80-7843
DB 2014E, PB 182
DAVID LEE JUSTUS
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

PIN 9589-09-6938
DB 1659, PB 285
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9579-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

PIN 9589-09-5770
DB 3355, PB 44
BRAULIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9538986406
DB 1765, PB 0182
JOSEPH HARLEY TAYLOR,
LAURA SUZANNE TAYLOR
RM-8



Vicinity Map
NOT TO SCALE

DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	HALF MOON LAND HOLDINGS, LLC
CONTACT:	JOE SCHLOTTERBECK
EMAIL:	JOES@BH-BUILDER.COM
PHONE:	828-628-4319
ADDRESS:	P.O. BOX 609 FAIRVIEW, NORTH CAROLINA 28730
PIN:	9680-00-1446
PHYSICAL ADDRESS:	297 RUSTLING PINES LANE HENDERSONVILLE, NC
PROPERTY SIZE:	33.65 AC.
ZONING DISTRICT:	PRD CITY OF HENDERSONVILLE

Davis CivilSolutions, PA
Site/Infrastructure Engineering/Planning
135-A Charlotte Highway • Asheville, North Carolina 28803
828-299-9449 PH • www.daviscivilsolutions.com

THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN, IS SUPPLEMENTED, CONFIDENTIAL MATERIAL AND IS THE PROPERTY OF DAVIS CIVILSOLUTIONS, P.A., PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, ALTERED, PROVIDED TO ANY OTHER PARTY, OR USED FOR ANY PURPOSE OTHER THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR USED FOR EXTENSION TO THIS PROJECT, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVILSOLUTIONS, P.A.

COPYRIGHT 2021
DAVIS CIVILSOLUTIONS, P.A.
ALL RIGHTS RESERVED

Preliminary

SITE PLAN For

HALF MOON TRAIL

HENDERSONVILLE, NORTH CAROLINA

Job No.: 21118
Date: September 2021
Scale: 1"=80'
Revision:

Preliminary
Utilities - Sewer

Sheet
C4.2

Half Moon Trail Residential Development (Updated Report)

Traffic Impact Analysis

City of Hendersonville, North Carolina

Prepared for:
The City of Hendersonville Planning Department
The North Carolina Department of Transportation

Prepared by:

WETHERILL ENGINEERING
WE Design Your Tomorrow

NC Board of Engineers and Surveyors Certificate: F-0377

Date: September 28, 2021

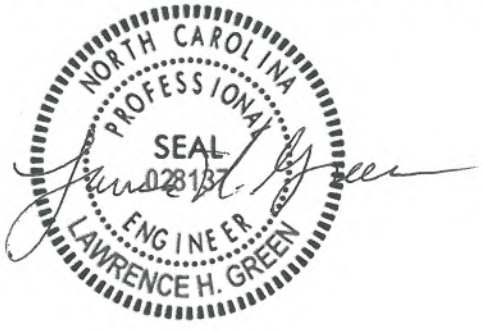


Table of Contents

1. Introduction and Summary of Findings....4

Study Purpose 4

Study Criteria/Methodology 4

Scope of Services 4

Summary of Findings and Recommendations 5

2. Existing Traffic Conditions....6

Site Information 6

Study Area.... 6

Traffic Volumes.... 6

3. Background Traffic Conditions 12

Design Year 12

4. Build Traffic Conditions....16

Site Information 16

Trip Generation/Distribution.... 16

5. Intersection Capacity Analyses....20

6. Results, Recommendations, and Conclusions....24

Study Purpose 24

Study Criteria Methodology 24

Summary of Findings and Recommendations 24

Table of Figures

Figure 1. Proposed Master Plan 7
Figure 2. Study Area Intersections 8
Figure 3. Existing Lane Use and Traffic Control Devices 9
Figure 4. Existing AM and PM Peak Hour Traffic Volumes 10
Figure 5. Existing Adjusted AM and PM Peak Hour Traffic Volumes 11
Figure 6. Through Traffic Growth To Build-Out Year 13
Figure 7. Background Development Traffic – White Pine Villas 14
Figure 8. Year 2024 Background Peak Hour Traffic Volumes 15
Figure 9. Site Development Peak Hour Traffic Volumes 17
Figure 10. Year 2024 Build Peak Hour Traffic Volumes 18
Figure 11. Year 2024 Build Peak Hour Traffic Volumes – Site Driveways 19

Table of Tables

Table 1. White Pine Villas Background Development 12
Table 2. Half Moon Trail Site Trip Generation 16
Table 3. Intersection Capacity Analyses – Offsite Intersections 20
Table 4. Intersection Capacity Analyses – Site Access Driveways 22
Table 5. Intersection Traffic Queuing – Offsite Intersections 23

List of Appendices

Appendix A Wetherill Engineering Response Memorandum to TIA Review Comments
Appendix B Existing Traffic Count Data
Appendix C NCDOT Monthly Traffic Trends
Appendix D Synchro Level of Service & Queuing Reports

1. Introduction and Summary of Findings

Study Purpose

Wetherill Engineering has prepared this Updated Traffic Impact Analysis to quantify the impact the proposed Half Moon Trail Residential development will have on the surrounding road network in the City of Hendersonville. This updated report addresses comments received from the City of Hendersonville in a memorandum dated September 9, 2021 from Kimley Horn. A copy of Wetherill Engineering's responses to the TIA Review Comments is included in Appendix A. The subject site is located on undeveloped land between adjacent subdivisions on Half Moon Trail. Access to the development is proposed via five (5) driveways along Half Moon Trail. At the completion of this project, 107 Single Family Detached Dwelling Units will be constructed. Full completion of the project is expected by the year 2024.

It should be noted that the proposed development will generate 1,107 daily trips as per the ITE Trip Generation Manual, 10th Edition (fitted curve equation). Therefore, this development does not meet the threshold for requiring a Traffic Impact Analysis as per the NCDOT Congestion Management guidelines. However, the City of Hendersonville 1,000 daily trip threshold is met, and therefore, this traffic study was prepared to meet the zoning ordinance.

Study Criteria/Methodology

This Traffic Impact Analysis has been prepared in accordance with requirements outlined in the NCDOT Congestion Management Capacity Analysis Guidelines. Trip generation for the Half Moon Trail residential development is based on data contained in the Institute of Transportation Engineers (ITE) Trip Generation (10th Edition). Intersection capacity analyses were conducted at all study intersections using the Synchro Version 11 software and the Highway Capacity Manual, 6th Edition.

Scope of Services

The principal scope of services undertaken for this project was as follows:

- Undertake a site investigation to collect physical information concerning the nearby road system.
- Collect intersection turning movement counts from 6:00–9:00 AM and from 4:00–7:00 PM on a typical weekday at all study intersections.
- Contacted the City of Hendersonville to determine if there are any approved developments (but not constructed yet) that should be considered in the analysis by the build-out year of 2024.
- Research NCDOT traffic growth trends on area roadways to determine appropriate through traffic growth rates.
- Prepare trip generation and trip distribution for all background developments and for the development of the site.
- Undertake intersection capacity analysis using the Synchro 11 traffic analysis software and the Highway Capacity Manual.

- Provide any necessary recommendations to enhance traffic operations and provide adequate levels of service.

Summary of Findings and Recommendations

This analysis will show that all study intersections are currently operating at an overall acceptable level of service. When considering the impact of regional traffic growth and approved background developments and the site generated traffic, all intersections are projected to maintain overall acceptable levels of service.

Although the overall intersection level of service of the US 64 at Half Moon Trail is acceptable, the westbound Half Moon Trail approach to US 64 is currently operating at LOS "E" during the PM peak hour, and is projected to operate at a LOS "F" by the Year 2024 with or without the proposed Half Moon Trail Residential Development. A potential mitigation measure was explored at the US 64 at Half Moon Trail intersection that included the widening of the westbound Half Moon Trail approach to provide separate left and right turn lanes. However, this improvement was shown to have minimal delay benefits and would not improve the level of service of the westbound Half Moon Trail approach.

The possibility of the installation of a traffic signal at the US 64 at Half Moon Trail intersection was also explored. However, based upon the examination of the AM and PM peak hour traffic data and the crash history at the intersection, the intersection does not meet MUTCD Traffic Signal Warrants. Therefore, the NCDOT would likely not consider a traffic signal at this location.

Even though the westbound Half Moon Trail approach at US 64 is projected to operate with delays of approximately 1 minute per vehicle during the PM peak hour for the Year 2024 Build Condition, the traffic demand for this approach is relatively light with a vehicle expected to arrive at US 64 along westbound Half Moon Trail every 1.5 minute during the PM peak hour. Therefore, even with no improvements at the US 64/Half Moon Trail intersection, there typically would not be more than 1 other vehicle queued at US 64. Thus, improvements to offsite intersections do not appear to be justified (either by physical roadway widening or the installation of a traffic signal).

Finally, the site plan for the proposed development is at the concept stage. After a more refined site plan is developed, sight distance evaluations at the driveways along Half Moon Trail should be conducted to ensure that the available sight lines meet NCDOT and City of Hendersonville criteria. The relatively low projected peak period traffic volumes at the site driveways on Half Moon Trail do not require turn lanes at the intersections to meet adequate levels of service.

2. Existing Traffic Conditions

Site Information

The Half Moon Trail residential development is located on an undeveloped, wooded parcel along Half Moon Trail in the city of Hendersonville. The site will be developed with 107 Single Family Detached Dwelling Units. The proposed Master Plan for the site is shown in Figure 1.

Study Area

Based on the correspondence with the NCDOT and the City of Hendersonville, the following locations were determined to be studied:

- US 64 at Half Moon Trail
- US 64 at Ballantyne Common Circle
- Half Moon Trail at Foxtail Court/Brookstone Court
- Half Moon Trail at Cider Mill Drive (East)
- Half Moon Trail at Cider Mill Drive (West)
- Half Moon Trail at Ballantyne Common Circle

A map showing the Off-Site Study Area Intersections is shown in Figure 2. In the vicinity of the proposed Half Moon Trail residential development, Half Moon Trail is a 2-lane roadway. There are no sidewalks and the posted speed limit is 25 MPH. Half Moon Trail generally runs in the north-south direction from Ballantyne Common Circle to US 64. The roadway features access to residential developments on both sides of the street. Figure 3 provides a summary of the Existing Lane Use and Traffic Control Devices at each of the study intersections.

Traffic Volumes

Intersection turning movement counts were collected at each study intersection from 6-9 AM and 4-7 PM on Tuesday, June 15, 2021. The Existing AM and PM Peak Hour Traffic Volumes are shown in Figure 4. Complete turning movement count data is shown in Appendix B. Since schools had already closed during the traffic survey, Wetherill Engineering researched monthly traffic variations available from the NCDOT. It was determined that on a state-wide basis, June traffic volumes were approximately 5% less than May traffic volumes. Wetherill Engineering also contacted the NCDOT with regards to COVID impacts on traffic as of June 2021. Although the NCDOT did not have specific traffic data to reference, the NCDOT believes that traffic has returned to near pre-COVID traffic conditions. However, in order to provide a conservatively high existing traffic reference point, the existing traffic data was increased by a total of 7% to account for the June traffic count to reflect May traffic volumes when schools were in session and any possible remaining COVID traffic impacts. The NCDOT Monthly Travel Trend Chart is shown in Appendix C. The Existing Adjusted AM and PM Peak Hour Traffic Volumes are shown in Figure 5.

PIN 9680-01-0516
DB 1690, PB 265
WOLF CHASE HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON AREA FOR SINGLE FAMILY RESIDENCES

PIN 9670-91-3013
DB 1085, PB 740
DEONNA J ANDERSON
HMU (CITY OF HENDERSONVILLE ETJ)
SINGLE FAMILY RESIDENCE

BROOKSTONE COURT (Private)

PIN 9680-10-4759
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-10-4326
DB 1331 PB 117
WOLFPEN II PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, INC.
PRD (CITY OF HENDERSONVILLE)
COMMON LAND FOR SINGLE FAMILY RESIDENCES

PIN 9680-00-1446
TRIANGLE BALLANTYNE HENDERSONVILLE, INC.
DB 1601 PG 205
33.655 ACRES

PIN 9589-09-6938
DB 1659, PB 264
MIGUEL GUERRERO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9579-89-5936
DB 1601, PB 205
TRIANGLE BALLENTYNE HENDERSONVILLE, INC.
PRD (CITY OF HENDERSONVILLE)
APARTMENTS

PIN 9589-09-5770
DB 3355, PB 44
BRAULIO LARA PATINO
RES 2 (HENDERSON COUNTY)
SINGLE FAMILY RESIDENCE

PIN 9638396465
DB 1165, PB 0182
JOSEPH HARLEY TAYLOR
LAURA SUZANNE TAYLOR
RM-8
UNDEVELOPED

PROJECT INFORMATION

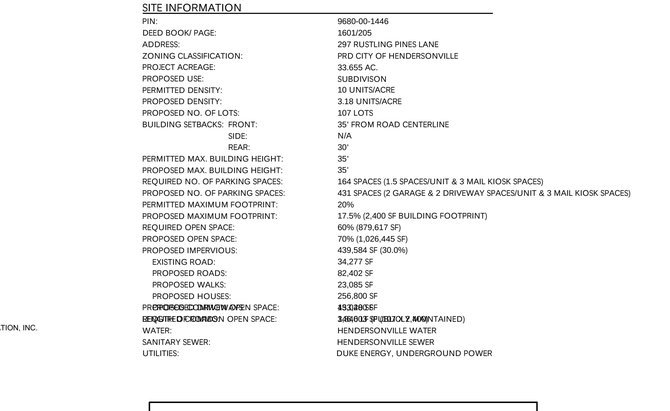
PROPERTY OWNER:	TRIANGLE BALLANTYNE HENDERSONVILLE, INC. 154 SOUTH YORK STREET GASTONIA, NC 28052 PHONE: (704) 869-6024 EMAIL: williamratchford@southwoodrealty.com CONTACT: WILLIAM RATCHFORD
APPLICANT:	HALF MOON LAND HOLDINGS, LLC P.O. BOX 609 FAIRVIEW, NC 28730 PHONE: (828) 767-7171 EMAIL: j.s@bh-builder.com CONTACT: JOSEPH SCHLOTTERBECK
LANDSCAPE ARCHITECT:	LAND PLANNING COLLABORATIVE P.O. BOX 2200 ASHEVILLE, NC 28802 PHONE: (828) 242-0111 EMAIL: bgrasso@landplancollab.com CONTACT: ROBERT M. GRASSO, RLA
CIVIL ENGINEER:	DAVIS CIVIL SOLUTIONS, PA 134 CHARLOTTE HIGHWAY, SUITE A ASHEVILLE, NC 28803 PHONE: (828) 299-9449 EMAIL: gary@daviscivilsolution.com CONTACT: GARY D. DAVIS, PE
SURVEYOR:	McABEE ASSOCIATES 3 McABEE TRAIL FAIRVIEW, NC 287303 PHONE: (828) 628-1295 EMAIL: eric@mcabeesurveying.com CONTACT: ERIC McABEE, PLS

SITE INFORMATION

PIN:	9680-00-1446
DEED BOOK/ PAGE:	1601/205
ADDRESS:	297 RUSTLING PINES LANE
ZONING CLASSIFICATION:	PRD CITY OF HENDERSONVILLE
PROJECT ACREAGE:	33.655 AC.
PROPOSED USE:	SUBDIVISON
PERMITTED DENSITY:	10 UNITS/ACRE
PROPOSED DENSITY:	3.18 UNITS/ACRE
PROPOSED NO. OF LOTS:	107 LOTS
BUILDING SETBACKS: FRONT:	35' FROM ROAD CENTERLINE
SIDE:	N/A
REAR:	30'
PERMITTED MAX. BUILDING HEIGHT:	35'
PROPOSED MAX. BUILDING HEIGHT:	35'
REQUIRED NO. OF PARKING SPACES:	164 SPACES (1.5 SPACES/UNIT & 3 MAIL KIOSK SPACES)
PROPOSED NO. OF PARKING SPACES:	431 SPACES (2 GARAGE & 2 DRIVEWAY SPACES/UNIT & 3 MAIL KIOSK SPACES)
PERMITTED MAXIMUM FOOTPRINT:	20%
PROPOSED MAXIMUM FOOTPRINT:	17.5% (2,400 SF BUILDING FOOTPRINT)
REQUIRED OPEN SPACE:	60% (879,617 SF)
PROPOSED OPEN SPACE:	70% (1,026,445 SF)
PROPOSED IMPERVIOUS:	439,584 SF (30.0%)
EXISTING ROAD:	34,277 SF
PROPOSED ROADS:	82,402 SF
PROPOSED WALKS:	23,085 SF
PROPOSED HOUSES:	256,800 SF
PROPOSED DRIVEWAYS:	43,020 SF
REQUIRED OPEN SPACE:	439,809 SF
EXISTING OPEN SPACE:	346,013 SF (TO REMAIN)
WATER:	HENDERSONVILLE WATER
SANITARY SEWER:	HENDERSONVILLE SEWER
UTILITIES:	DUKE ENERGY, UNDERGROUND POWER

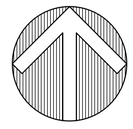


VICINITY MAP

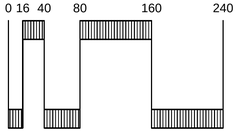


LOCAL RESIDENTIAL ROAD WITH ROLL-CURB

NOT TO SCALE



NORTH



SCALE: 1" = 80'

FIGURE 1 - MASTER PLAN

LAND PLANNING COLLABORATIVE
Landscape Architects ● Land Planners
P.O. BOX 2200
ASHEVILLE, N.C. 28802
(828) 242-0111
EMAIL: bgrasso@landplancollab.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 487 ROBERT M. GRASSO

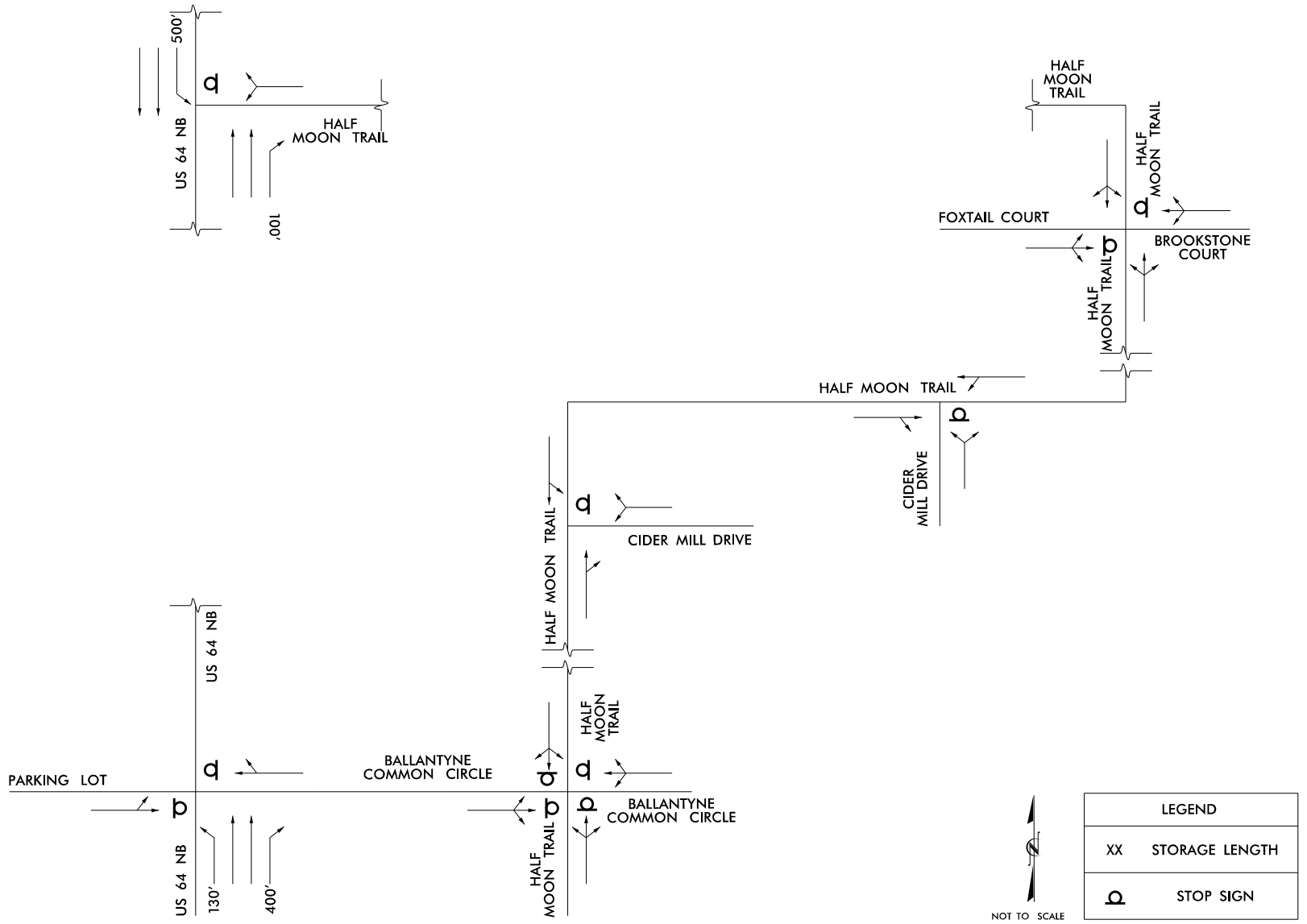
MASTER PLAN

HALF MOON HEIGHTS
HENDERSONVILLE, NORTH CAROLINA

JOB NO.: 212210
DWG. NAME: half-moon-site.dwg
DATE: September 1, 2021
REVISIONS:

REV.:	DATE:	BY:
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

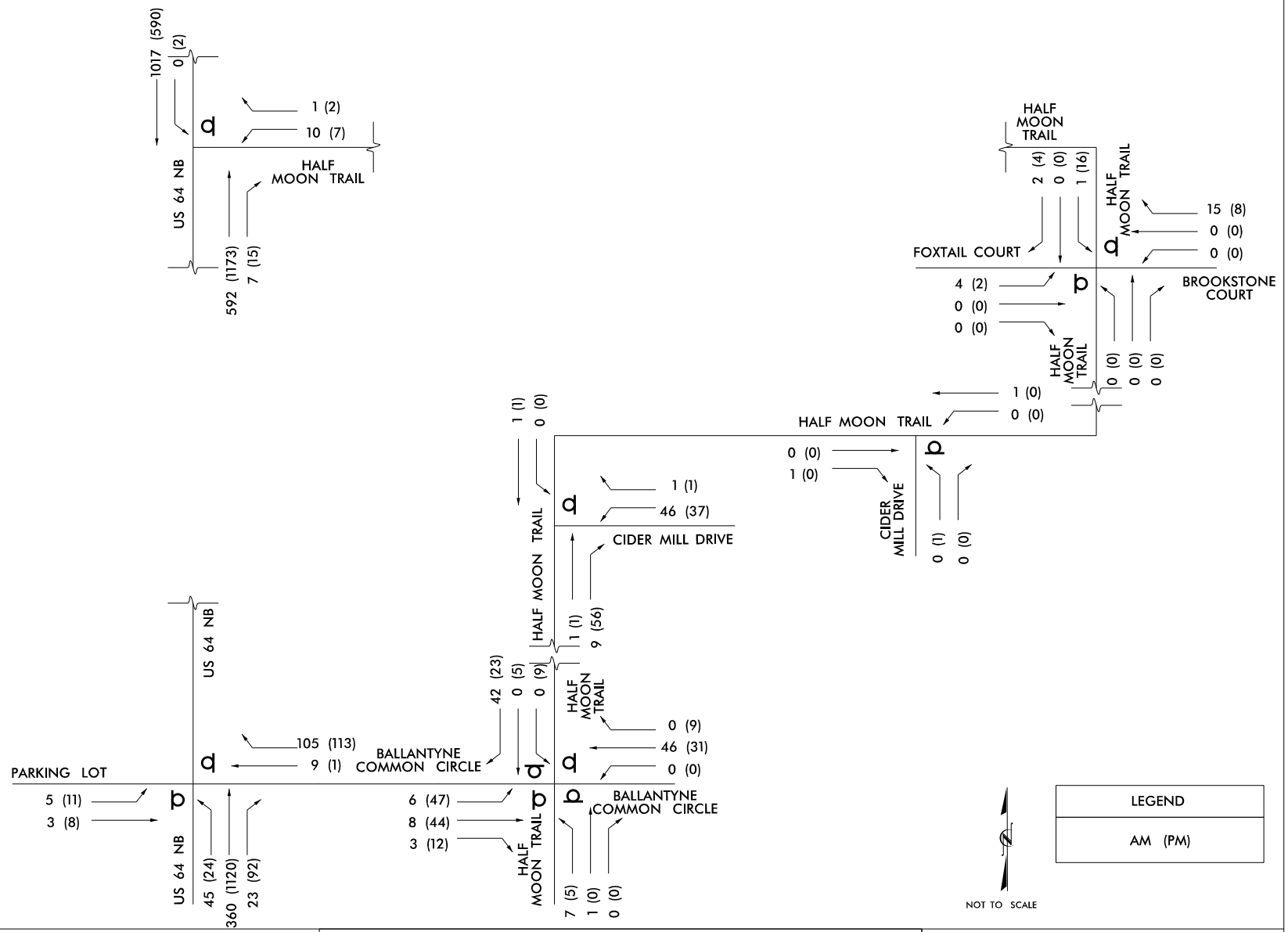
SHEET
L-1



WETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 3
EXISTING LANE CONFIGURATION AND TRAFFIC CONTROL DEVICES

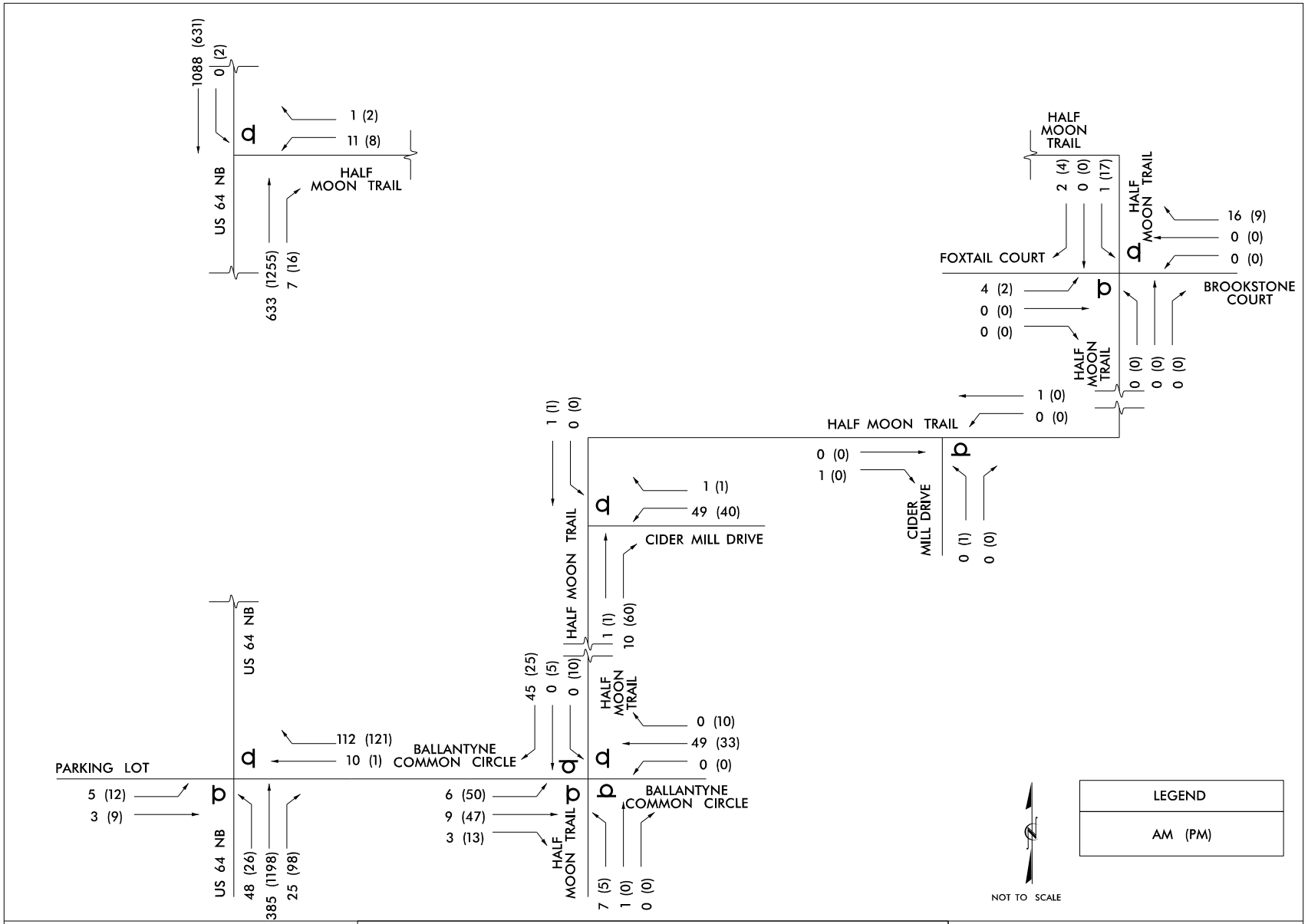
HALF MOON TRAIL
HENDERSONVILLE, NC



ETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 4
EXISTING AM & PM PEAK HOUR TRAFFIC VOLUMES

HALF MOON TRAIL
HENDERSONVILLE, NC



ETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 5
EXISTING ADJUSTED AM & PM PEAK HOUR TRAFFIC VOLUMES

HALF MOON TRAIL
HENDERSONVILLE, NC

3. Background Traffic Conditions

Design Year

The project is anticipated to have a build-out year of 2024. Historic traffic volumes in the area were reviewed from the NCDOT traffic data base. Shown below are the most recent average daily traffic data points on US 64 in the vicinity of the site (NCDOT AADT Station 0450000144):

- Year 2014 – 36,000 ADT
- Year 2016 – 37,000 ADT
- Year 2018 – 35,000 ADT

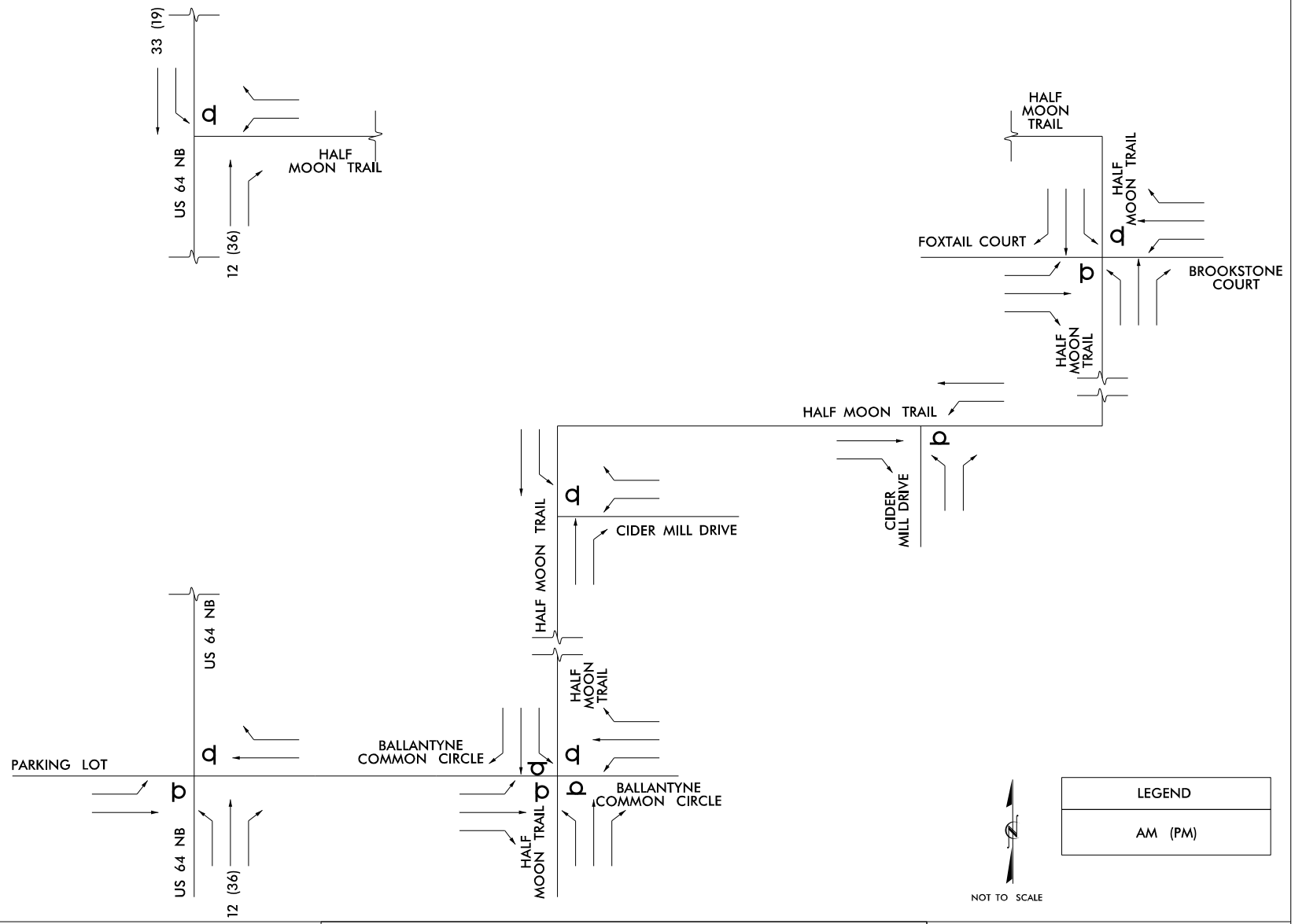
As shown by the traffic data, the trend from 2014 to 2018 showed a negative traffic growth. However, in order to present a more conservative traffic projection, it will be assumed that a 1% annual growth rate of traffic will occur along US 64 in the vicinity of the site. The Through Traffic Growth to Build-Out Year is shown in Figure 6.

In addition, Wetherill Engineering contacted the City of Hendersonville to determine if there were any recently approved developments that have not been constructed but will be built-out during the same time period as the Half Moon Trail residential subdivision. It was determined that a proposed 78-unit Senior Living development (White Pine Villas) will be constructed along the south side of US 64 between the US 64 at Ballantyne Common Circle and US 64 at Half Moon Trail study intersections. Therefore, the traffic from this development will also be included in the future traffic projections. The AM and PM peak period traffic that will be generated by the White Pine Villas background development is shown in Table 1 below. The Background Development Traffic from the White Pine Villas Development assigned to the study area network is shown in Figure 7. The traffic distributions for the White Pine Villas development were based upon examinations of peak period traffic flows.

TABLE 1
White Pine Villas Background Development

Land Use	AM Peak Hour		PM Peak Hour	
	IN	OUT	IN	OUT
78-unit Senior Living (ITE Land Use 252)	6	10	12	9

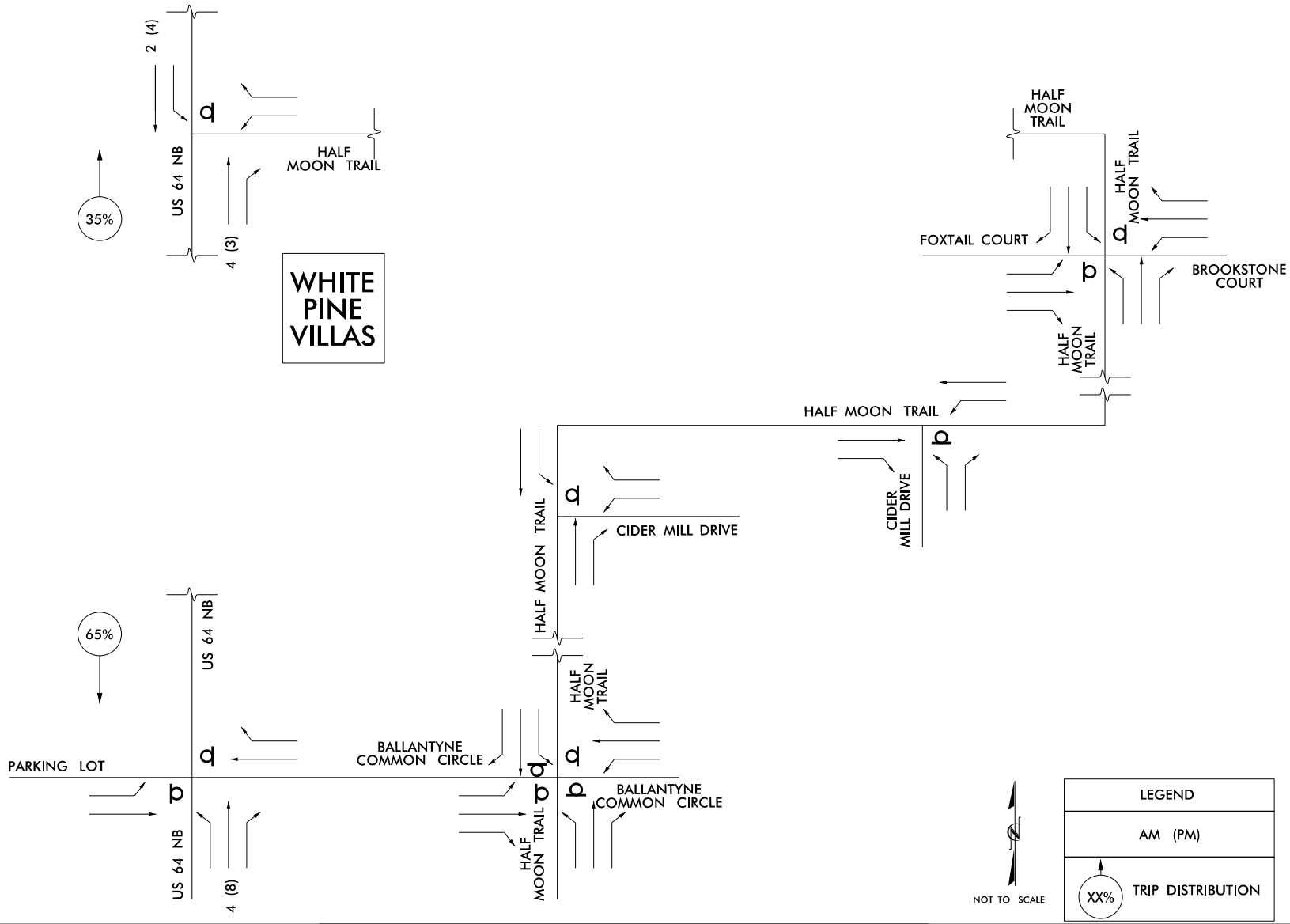
Adding the Existing Adjusted Peak Hour Traffic Volumes shown in Figure 5, the Through Traffic Growth for 3 years to the Build-Out Year of 2024 as shown in Figure 6, and the projected traffic to the proposed White Pine Villas background development as shown in Figure 7, will yield the Year 2024 Background Peak Hour Traffic Volumes which are shown in Figure 8.



ETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 6
THROUGH TRAFFIC GROWTH TO BUILD–OUT YEAR (2024)

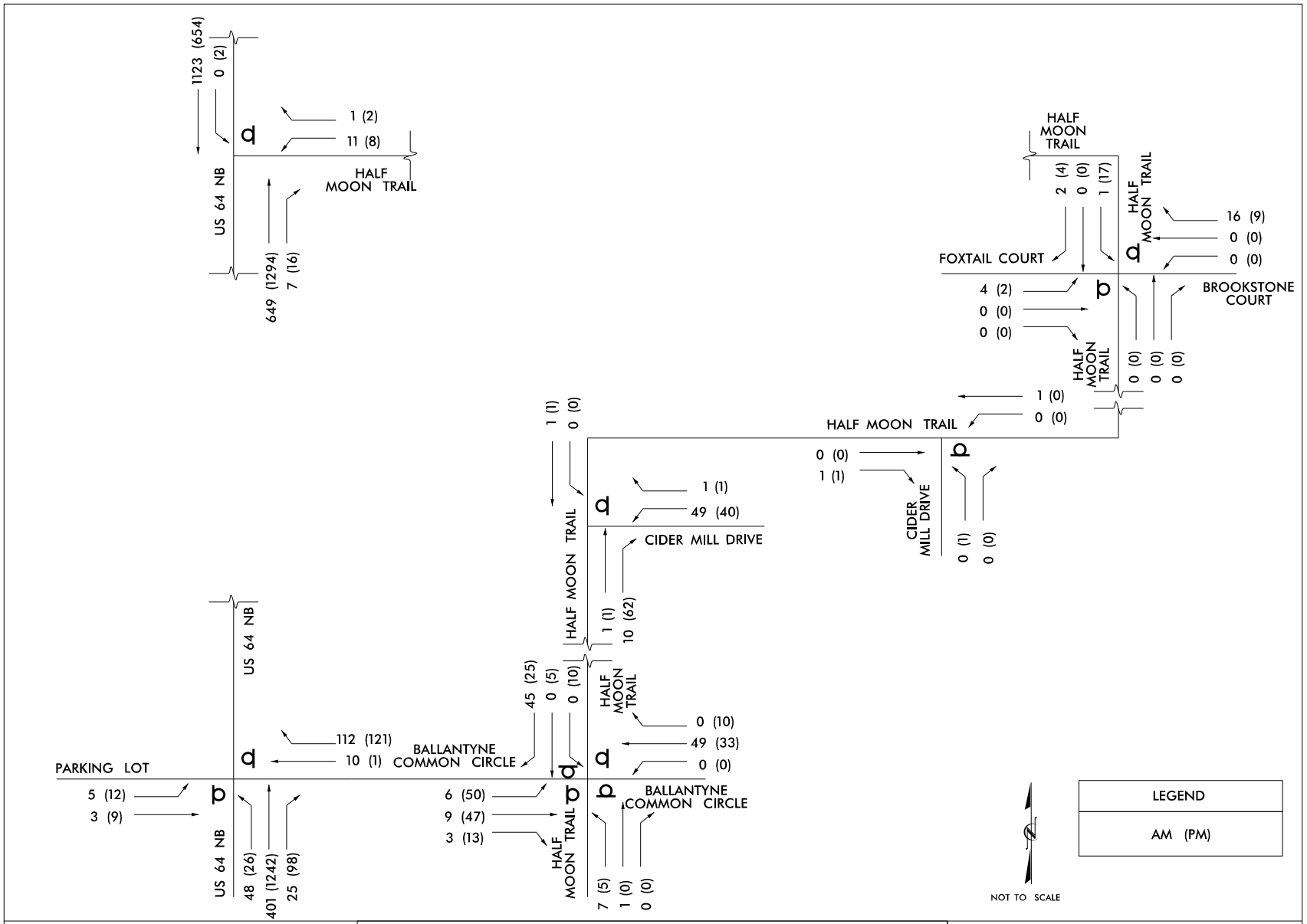
HALF MOON TRAIL
HENDERSONVILLE, NC



WETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 7
BACKGROUND DEVELOPMENT TRAFFIC – WHITE PINE VILLAS

HALF MOON TRAIL
HENDERSONVILLE, NC



ETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 8
YEAR 2024 BACKGROUND PEAK HOUR TRAFFIC VOLUMES

HALF MOON TRAIL
HENDERSONVILLE, NC

4. Build Traffic Conditions

Site Information

The subject site is located on undeveloped land between adjacent subdivisions on Half Moon Trail. Access to the development is proposed via five (5) driveways along Half Moon Trail. At the completion of this project, 107 Single Family Detached Dwelling Units will be constructed. Full completion of the project is expected by the year 2024.

Trip Generation/Distribution

The Institute of Transportation Engineers (ITE) Trip Generation (10th Edition) was utilized to quantify the trips projected to be generated by this site. As mentioned above, 107 Single Family Detached Dwelling Units is proposed for the site. Shown in Table 2 is the projected peak period and daily traffic generation for the site.

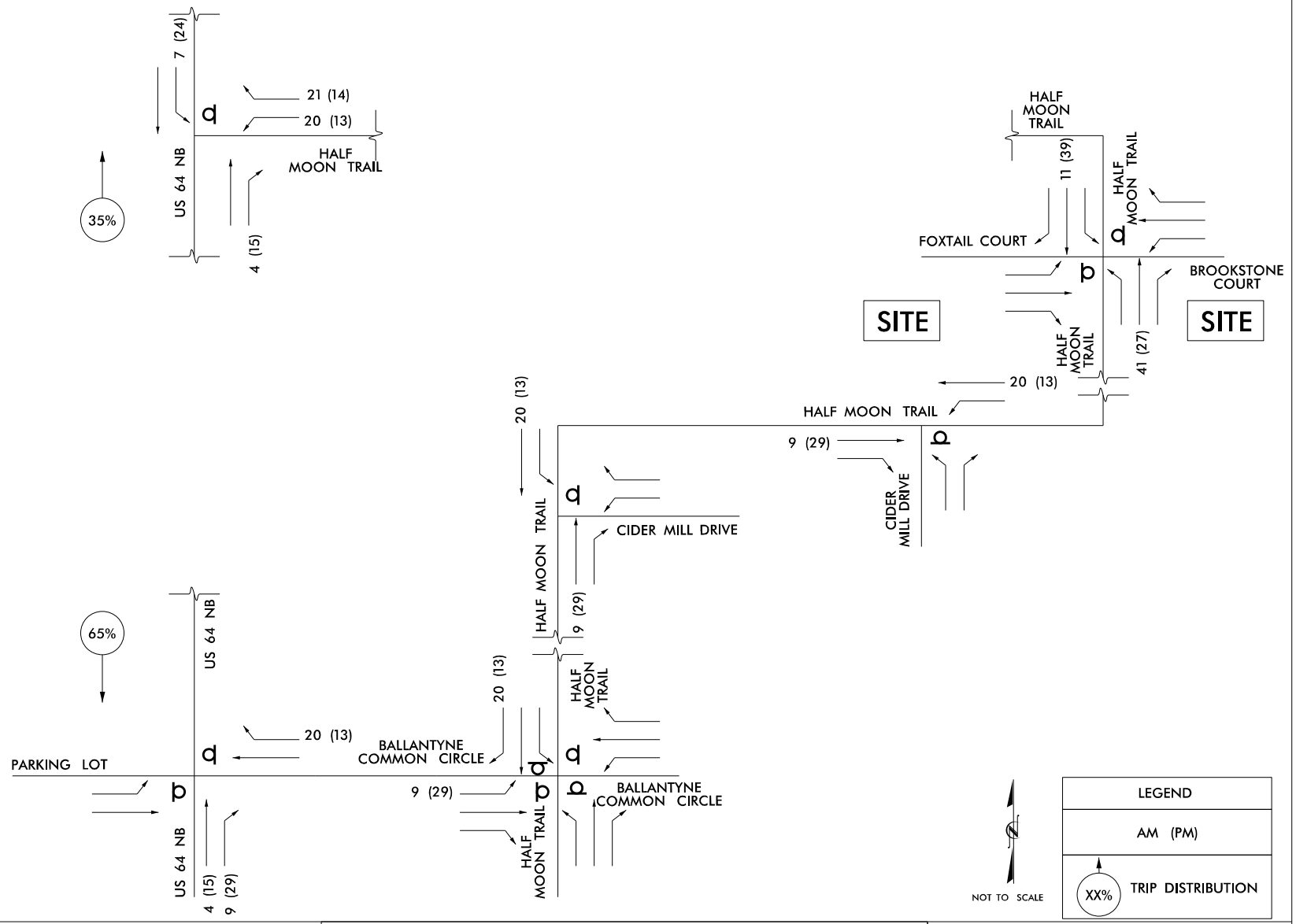
TABLE 2
Half Moon Trail Site Trip Generation

Land Use	AM Peak Hour		PM Peak Hour		
	IN	OUT	IN	OUT	Daily Traffic
107 Single Family Detached Dwelling Units (ITE Land Use 210)	20	61	68	40	1,107

The directionality of traffic along US 64 was examined to determine the anticipated traffic distribution of the proposed Half Moon Trail residential development. Shown in Figure 9 is the Site Development Peak Hour Traffic Volumes.

Adding the Site Development Peak Hour Traffic Volumes shown in Figure 9 to the Year 2024 Background Peak Hour Traffic Volumes shown in Figure 8 will yield the Year 2024 Build Peak Hour Traffic Volumes and are shown in Figure 10.

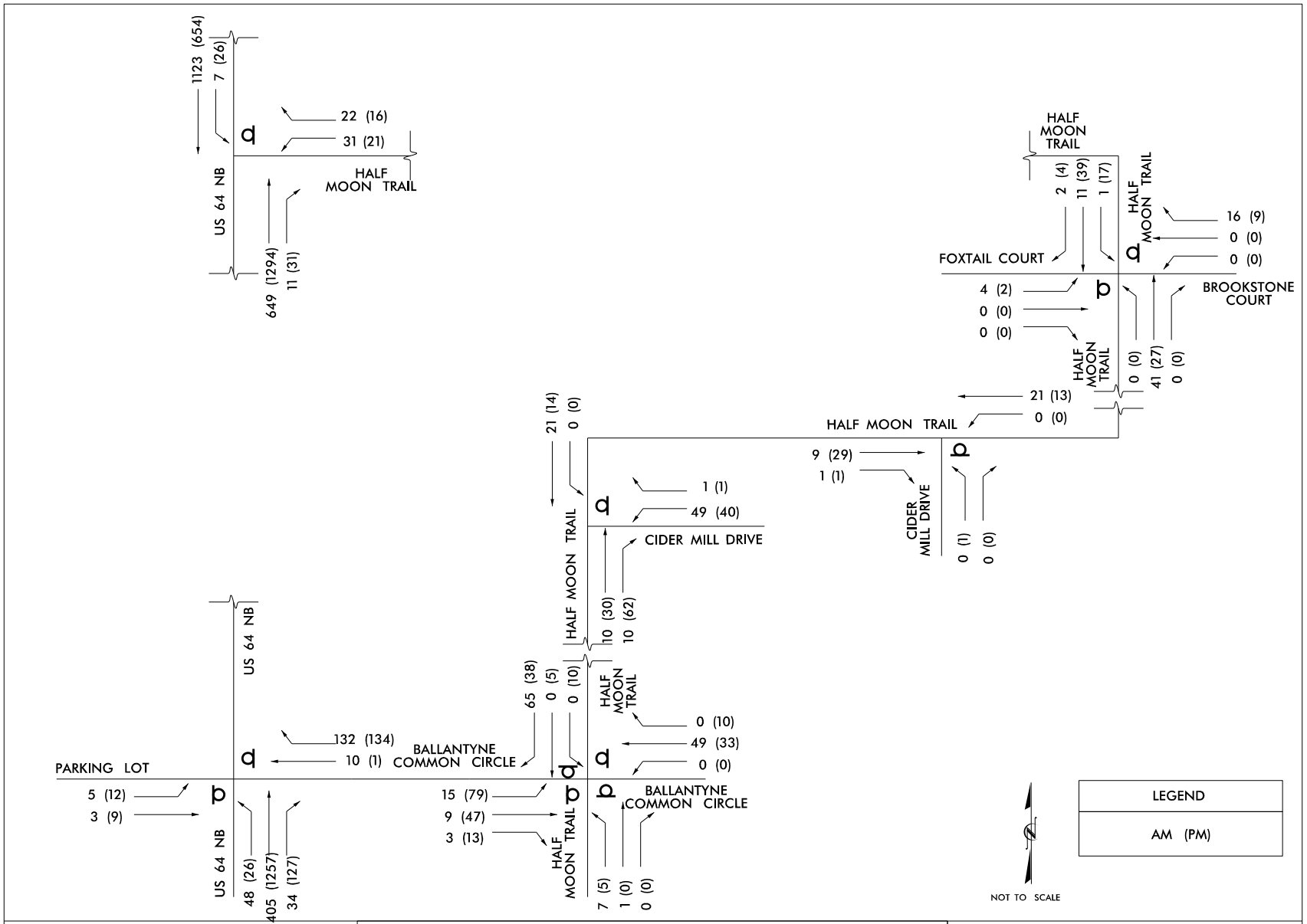
In addition to the off-site intersection analyses, traffic projections were developed at the five (5) site access points on Half Moon Trail. Shown in Figure 11 are the Year 2024 Build Peak Hour Traffic Volumes at the Site Driveways.



WETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 9
SITE DEVELOPMENT PEAK HOUR TRAFFIC VOLUMES – OFF SITE INTERSECTIONS

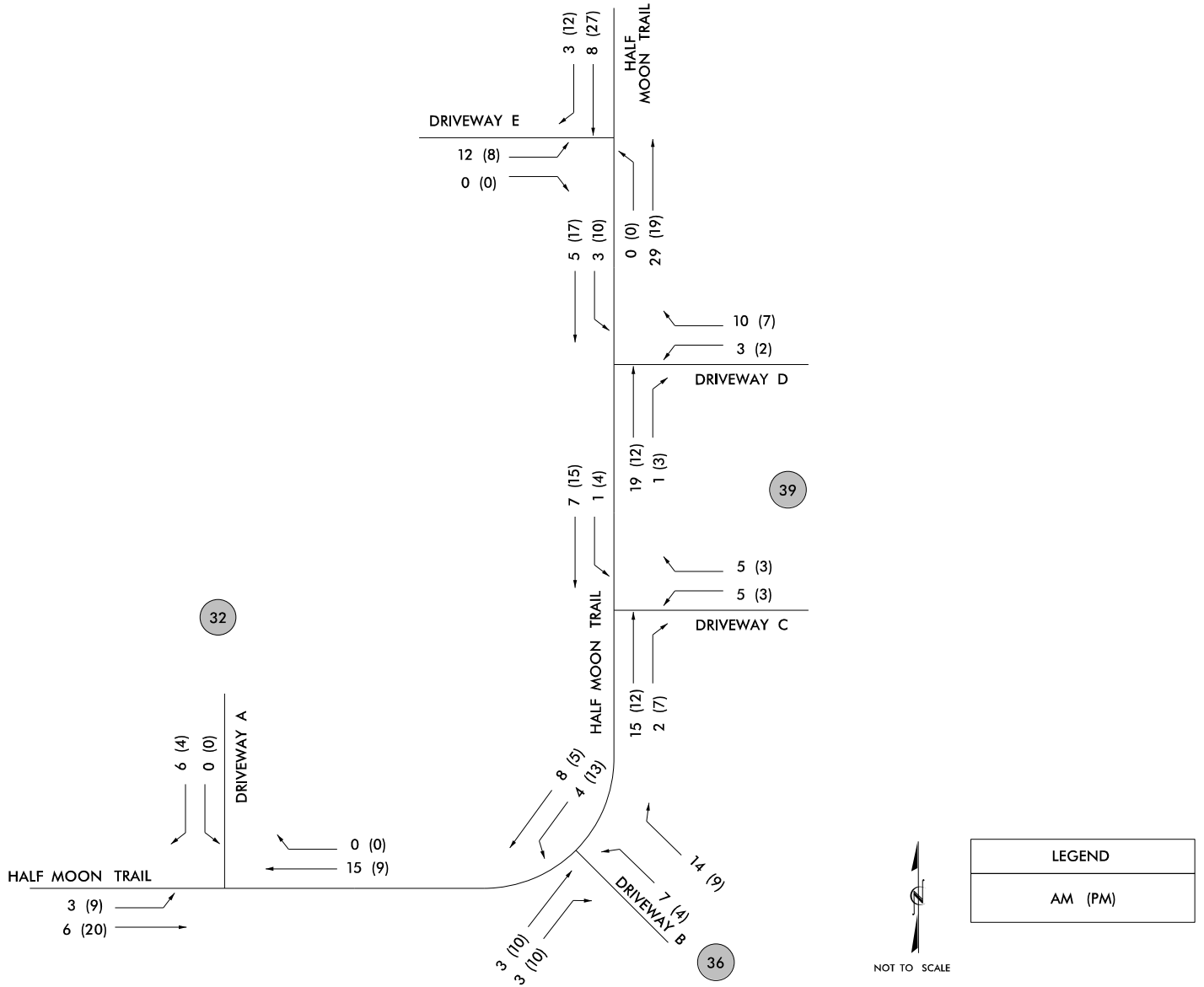
HALF MOON TRAIL
HENDERSONVILLE, NC



ETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 10
YEAR 2024 BUILD PEAK HOUR TRAFFIC VOLUMES

HALF MOON TRAIL
HENDERSONVILLE, NC



WETHERILL ENGINEERING
1223 JONES FRANKLIN RD.
RALEIGH, N.C. 27606
BUS: 919 851 8077
FAX: 919 851 8107
LICENSE: F-0377

FIGURE 11
YEAR 2024 BUILD PEAK HOUR TRAFFIC VOLUMES AT SITE DRIVEWAYS

HALF MOON TRAIL
HENDERSONVILLE, NC

5. Intersection Capacity Analyses

Intersection capacity analysis and queuing analyses were undertaken at each of the offsite study intersections using the Synchro 11 traffic analysis software. The results of the Existing, Background and Total traffic conditions is shown in Table 3. The complete Synchro reports are shown in Appendix D.

TABLE 3
Intersection Capacity Analyses – Offsite Intersections

Intersections	Existing Adjusted Traffic		Background Traffic		Build Traffic	
	AM LOS (Delay)	PM LOS (Delay)	AM LOS (Delay)	PM LOS (Delay)	AM LOS (Delay)	PM LOS (Delay)
US 64 at Half Moon Trail						
-WB Left/Right	D (28.1)	E (46.7)	D (29.7)	F (51.0)	D (27.9)	F (62.5)
-SB Left	A (Min)	A (Min)	A (Min)	A (Min)	A (9.1)	B (13.2)
-Overall Int.	A (0.2)	A (0.2)	A (0.2)	A (0.3)	A (0.9)	A (1.3)
Half Moon Trail at Foxtail/Brookstone						
- **EB Left/Th/Rt**	A (Min)	A (Min)	A (Min)	A (Min)	A (9.0)	A (9.3)
- **WB Left/Th/Rt**	A (Min)	A (Min)	A (Min)	A (Min)	A (8.6)	A (8.5)
- **NB Left**	A (Min)	A (Min)	A (Min)	A (Min)	A (Min)	A (Min)
- **SB Left**	A (Min)	A (Min)	A (Min)	A (Min)	A (7.3)	A (2.1)
- **Overall Int.**	A (Min)	A (Min)	A (Min)	A (Min)	A (2.4)	A (2.3)
Half Moon Trail at Cider Mill Dr (E)						
- **NB Left/Right**	A (Min)	A (8.5)	A (Min)	A (8.5)	A (Min)	A (8.7)
- **WB Left**	A (Min)	A (Min)	A (Min)	A (0.0)	A (Min)	A (Min)
- **Overall Int.**	A (Min)	A (2.8)	A (Min)	A (2.8)	A (Min)	A (0.2)
Half Moon Trail at Cider Mill Dr (W)						
- **WB Left/Right**	A (8.8)	A (8.9)	A (8.8)	A (8.9)	A (8.9)	A (9.1)
- **SB Left**	A (Min)	A (Min)	A (Min)	A (Min)	A (Min)	A (Min)
- **Overall Int.**	A (7.1)	A (3.5)	A (7.1)	A (3.5)	A (4.9)	A (2.5)
Half Moon Trail at Ballantyne Common						
- **EB Lt/Th/Rt**	A (7.2)	A (7.7)	A (7.2)	A (7.7)	A (7.3)	A (8.0)
- **WB Lt/Th/Rt**	A (7.3)	A (7.2)	A (7.3)	A (7.2)	A (7.4)	A (7.3)
- **NB Lt/Th/Rt**	A (7.4)	A (7.6)	A (7.4)	A (7.6)	A (7.4)	A (7.7)
- **SB Lt/Th/Rt**	A (6.7)	A (7.2)	A (6.7)	A (7.2)	A (6.8)	A (7.2)
- **Overall Int.**	A (7.1)	A (7.5)	A (7.1)	A (7.5)	A (7.1)	A (7.7)
US 64 at Ballantyne Common/Access						
- **EB Left/Th**	B (12.6)	D (29.9)	B (12.8)	D (31.8)	B (13.0)	D (34.2)
- **WB Th/Right**	B (10.8)	C (18.2)	B (10.9)	C (18.9)	B (11.1)	C (19.9)
- **Overall Int.**	A (2.4)	A (1.9)	A (2.4)	A (2.0)	A (2.6)	A (2.2)

Note: Delays are in seconds Min = Minimal Delay

A review of Table 3 indicates that all offsite intersections will operate at an overall acceptable level of service with the proposed Half Moon Trail Residential Development. However, the westbound Half Moon Trail approach level of service at US 64 operates at LOS "E" during the PM peak hour for Existing Adjusted Traffic. In addition, the westbound Half Moon Trail approach at US 64 will operate at a LOS

"F" during both the Background Traffic Condition (without the proposed site traffic) and the Build Traffic Condition (with the proposed site traffic) during the PM peak hour.

When the minor street approach (Half Moon Trail) at an unsignalized intersection operates at a poor level of service, there are typically two potential mitigation measures to explore. First, the widening of the minor street approach should be examined. The westbound Half Moon Trail approach to US 64 is a single lane serving both left and right turn traffic movements to US 64. The widening of Half Moon Trail to provide separate left and right turn movements was analyzed during the failing PM peak period for the Year 2024 Build Condition. The results of the analyses revealed that the delay to the westbound Half Moon Trail approach to US 64 would be reduced from an average delay of 62.5 seconds to an average delay of 56.3 seconds. However, the level of service remained at "F". The Synchro capacity analysis sheet with the widening of the Half Moon Trail approach to 2 lanes is shown at end of the Build Synchro Analysis Reports.

The second mitigation measure to explore would be the installation of a traffic signal at the US 64 at Half Moon Trail intersection. In order for a traffic signal to be installed at the US 64 at Half Moon Trail intersection, the North Carolina Department of Transportation (NCDOT) would need to approve the installation of the traffic signal. The NCDOT follows the criteria set forth in the Manual on Uniform Traffic Control Devices (MUTCD). At a minimum, at least one of the nine traffic signal warrants would need to be satisfied before the NCDOT would even consider the installation of a traffic signal. For roadways such as US 64 with a speed limit of 50 MPH, the absolute minimum minor street approach volume for any of the 8-hour traffic signal warrants is **53 vehicles per hour for at least 8 hours of the day**. Under the Year 2024 Build Traffic Condition, the Half Moon Trail approach to US 64 has 53 vehicles during the AM peak hour and 37 vehicles during the PM peak hour.

For residential communities, the outbound AM peak hour would represent the highest traffic flow. The westbound Half Moon Trail approach to US 64 would be the peak outbound direction in this case. Since 53 westbound Half Moon Trail vehicles are projected during the AM peak hour, this represents the peak flow and the other hours of the day would be less than 53 vehicles. Since only one of the required 8 hours would be met, the intersection would not meet any of the 8-hour traffic signal warrants.

It should be noted that the **Four-Hour Traffic Signal Warrant has a minimum of 60 vehicles per hour for a minimum of 4 hours** along the minor street approach to be satisfied. In addition, the **Peak Hour Traffic Signal Warrant has a minimum of 75 vehicles per hour for a minimum of 1 hour** along the minor street approach to be satisfied. Therefore, the Year 2024 Build Traffic Conditions would not satisfy either the Four-Hour Traffic Signal Warrant or the Peak Hour Traffic Signal Warrant. However, typically, the NCDOT would also require one or more of the 8-hour Traffic Signal Warrants to be satisfied before considering the installation of a traffic signal.

The NCDOT does consider crash activity at an intersection for the installation of a traffic signal. In order to satisfy the Crash Experience Warrant, a total of five (5) crashes must have occurred over a 12-month period that are the type of crashes susceptible for correction by a traffic signal. Based upon the reported crash activity at the US 64 at Half Moon Trail over the past 5 years (2016-2020), there have been zero (0) reported accidents at this intersection.

Therefore, the installation of traffic signal at the US 64 at Half Moon Trail does not appear to be a viable option to lessen the delays along westbound Half Moon Trail. Also, the widening of the Half Moon Trail approach to provide separate left and right turn lanes will not improve the level of service with the proposed development and will only lessen the average delay by 6.2 seconds per vehicle during the PM peak hour. It should be noted that even with the proposed build-out of the Half Moon Trail Residential Development, there are only 37 westbound Half Moon Trail vehicles projected during the PM peak hour (that includes the existing traffic from the Wolf Chase development). This equates to an average of 1 vehicle arriving along westbound Half Moon Trail at US 64 every 1.5 minutes during the PM peak hour. Since the projected Year 2024 Build Traffic condition delay along westbound Half Moon Trail was estimated at 62.5 seconds per vehicle, there typically would not be more than 1 vehicle queued to exit Half Moon Trail to US 64 when another vehicle arrives.

In addition to the offsite intersection evaluations, the operations of the proposed Site Access Driveways on Half Moon Trail were analyzed. Shown in Table 4 below are the intersection capacity analyses for the Year 2024 Build Peak Hour Traffic Volumes at the Site Driveways.

TABLE 4
Intersection Capacity Analyses – Site Access Driveways

Intersections	Build Traffic	
	AM LOS (Delay)	PM LOS (Delay)
Half Moon Trail at Driveway A		
-EB Left	A (7.3)	A (7.2)
-SB Left/Right	A (8.4)	A (8.4)
-Overall Int.	A (2.4)	A (2.4)
Half Moon Trail at Driveway B		
- **WB Left**	A (7.2)	A (7.3)
- **NB Left/Right**	A (8.5)	A (8.5)
- **Overall Int.**	A (5.3)	A (3.1)
Half Moon Trail at Driveway C		
- **WB Left/Right**	A (8.6)	A (8.6)
- **SB Left**	A (7.3)	A (7.3)
- **Overall Int.**	A (2.7)	A (1.8)
Half Moon Trail at Driveway D		
- **WB Left/Right**	A (8.5)	A (8.5)
- **SB Left**	A (7.3)	A (7.3)
- **Overall Int.**	A (3.2)	A (2.9)
Half Moon Trail at Driveway E		
- **EB Left/Right**	A (8.8)	A (8.8)
- **NB Left**	A (Min)	A (Min)
- **Overall Int.**	A (2.0)	A (1.1)

A review of Table 4 indicates that all Site Access intersections will operate at a level of service "A" during both the AM and PM peak hours.

Traffic queuing was all also analyzed at all offsite study intersections. The traffic queuing along each lane group approach is shown in Table 5.

TABLE 5
Intersection Traffic Queuing – Offsite Intersections

Intersections	Existing Adjusted Traffic		Background Traffic		Build Traffic		
	AM Max Queue	PM Max Queue	AM Max Queue	PM Max Queue	AM Max Queue	PM Max Queue	Available Storage
US 64 at Half Moon Trail							
SB Left US 64	0 feet	0 feet	0 feet	0 feet	0 feet	31 feet	500 feet
WB Half Moon Trail	27 feet	27 feet	27 feet	27 feet	70 feet	90 feet	Continuous
Half Moon Trail at Foxtail/Brookstone							
EB Foxtail Court	31 feet	0 feet	31 feet	0 feet	30 feet	31 feet	Continuous
WB Brookstone Ct	31 feet	26 feet	31 feet	31 feet	31 feet	31 feet	Continuous
SB Half Moon Trail	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	Continuous
Half Moon Trail at Cider Mill Drive (E)							
NB Cider Mill Dr	0 feet	0 feet	0 feet	0 feet	0 feet	29 feet	Continuous
Half Moon Trail at Cider Mill Drive (W)							
WB Cider Mill Dr	31 feet	68 feet	31 feet	68 feet	31 feet	68 feet	Continuous
Half Moon Trail at Ballantyne Common							
EB Ballantyne	31 feet	31 feet	31 feet	54 feet	31 feet	31 feet	Continuous
WB Ballantyne	31 feet	31 feet	31 feet	54 feet	54 feet	31 feet	Continuous
NB Half Moon Trail	31 feet	0 feet	31 feet	0 feet	31 feet	31 feet	Continuous
SB Half Moon Trail	31 feet	68 feet	31 feet	68 feet	31 feet	31 feet	Continuous
US 64 at Ballantyne Common/Access							
EB Access Road	0 feet	27 feet	0 feet	26 feet	26 feet	68 feet	Continuous
WB Ballantyne	30 feet	101 feet	30 feet	92 feet	66 feet	95 feet	Continuous

Note: Continuous signifies that there is not a dedicated storage length.

Based upon an examination of the traffic queueing at all offsite study intersections, it was determined that the existing lane geometrics are adequate to support the existing traffic and future traffic with the proposed Half Moon Trail residential development. Based upon the very low traffic volumes at the Site Access Driveways on Half Moon Trail, traffic queuing is expected to minimal at the site driveway intersections (with maximum traffic queues of 2 vehicles or less). The details of the queuing at the Site Driveways are also shown in Appendix D.

6. Results, Recommendations, and Conclusions

Study Purpose

Wetherill Engineering has prepared this Traffic Impact Analysis to quantify the impact the proposed Half Moon Trail residential development will have on the surrounding road network in the City of Hendersonville. The subject site is located on undeveloped land between adjacent subdivisions on Half Moon Trail. Access to the development is proposed via five (5) driveways along Half Moon Trail. At the completion of this project, 107 Single Family Detached Dwelling Units will be constructed. Full completion of the project is expected by the year 2024.

Study Criteria/Methodology

This Traffic Impact Analysis has been prepared in accordance with requirements outlined in the NCDOT Congestion Management Capacity Analysis Guidelines. Trip generation for the Half Moon Trail residential development is based on data contained in the Institute of Transportation Engineers (ITE) Trip Generation (10th Edition). Intersection capacity analyses were conducted at all study intersections using the Synchro Version 11 software and the Highway Capacity Manual, 6th Edition.

Summary of Findings and Recommendations

These analyses showed that all study intersections are currently operating at an overall acceptable level of service and will continue to operate at an overall acceptable level of service with the completion of the Half Moon Trail residential development. Although the overall intersection level of service of the US 64 at Half Moon Trail is acceptable, the westbound Half Moon Trail approach to US 64 is currently operating at LOS “E” during the PM peak hour, and is projected to operate at a LOS “F” by the Year 2024 with or without the proposed Half Moon Trail Residential Development. A potential mitigation measure was explored at the US 64 at Half Moon Trail intersection that included the widening of the westbound Half Moon Trail approach to provide separate left and right turn lanes. However, this improvement was shown to have minimal delay benefits and would not improve the level of service of the westbound Half Moon Trail approach.

The possibility of the installation of a traffic signal at the US 64 at Half Moon Trail intersection was also explored. However, based upon the examination of the AM and PM peak hour traffic data and the crash history at the intersection, the intersection does not meet MUTCD Traffic Signal Warrants. Therefore, the NCDOT would likely not consider a traffic signal at this location.

Even though the westbound Half Moon Trail approach at US 64 is projected to operate with delays of approximately 1 minute per vehicle during the PM peak hour for the Year 2024 Build Condition, the traffic demand for this approach is relatively light with a vehicle expected to arrive at US 64 along westbound Half Moon Trail every 1.5 minute during the PM peak hour. Therefore, even with no improvements at the US 64/Half Moon Trail intersection, there typically would not be more than 1

other vehicle queued at US 64. Thus, improvements to offsite intersections do not appear to be justified (either by physical roadway widening or the installation of a traffic signal).

Finally, the site plan for the proposed development is at the concept stage. After a more refined site plan is developed, sight distance evaluations at the driveways along Half Moon Trail should be conducted to ensure that the available sight lines meet NCDOT and City of Hendersonville criteria. The relatively low projected peak period traffic volumes at the site driveways on Half Moon Trail do not require turn lanes at the intersections to meet adequate levels of service.

APPENDIX A

WETHERILL ENGINEERING RESPONSE MEMORANDUM TO TIA REVIEW COMMENTS

MEMORANDUM

TO: Tyler Murrow – City of Hendersonville

FROM: Lawrence Green, PE, PTOE

DATE: September 23, 2021

SUBJECT: Responses to Half Moon Trail TIA Review

The purpose of this memorandum is to prepare a response to the comments prepared by Kimley Horn in their letter dated September 9, 2021 on the TIA prepared by Wetherill Engineering for the Half Moon Trail Residential Development dated August 10, 2021. Listed below are the comments and Wetherill Engineering's response.

Comment #1:

- On Page 6, the text states that "the site will be developed with up to 118 dwelling units" and notes that only 112 dwelling units are proposed.

Response #1:

- The development size is now 107 Single Family Detached Dwelling Units and will be revised in the report.

Comment #2:

- The Conceptual Master Plan provided in Figure 1 specifies a permitted density of 10 units per acre. At 33.65 acres, the proposed site is permitted for up to 337 dwelling units, which is double the specified number. The "Site Information" block on the Conceptual Master Plan should be updated to reflect the correct maximum density of single-family detached dwelling units, or the text should be updated to clarify what is meant by "the site will be developed with up to 118 dwelling units".

Response #2:

- The development size will be limited to 107 Single Family Detached Dwelling Units and will be noted as such in the report.

Comment #3:

- Intersection turning movement counts were collected on Tuesday, June 15th, after the last day of classes for Henderson County Public Schools. However, the text does not acknowledge the potential implications of collecting traffic counts while school is not in session. Considering the proximity of North Henderson High School and Apple Valley Middle School to the proposed site, further justification should be provided for using data collected while school was not in session. The potential impact of COVID-19 on travel patterns is not addressed in the TIA. At a minimum, justification should be provided for using the collected traffic counts without adjustment.

Response #3:

- Wetherill Engineering contacted NCDOT for guidance on this issue. There was no local data available to determine the difference between school-time traffic counts and summer time traffic counts. However, NCDOT did have a state-wide model that indicated that May traffic conditions were 5% higher than June traffic conditions. Therefore, a 5% adjustment factor to the traffic counts collected on June 15, 2021 was utilized to reflect traffic conditions when schools were in session. In addition, the NCDOT has indicated that traffic volumes have returned to close to normal conditions but did not have the specific traffic data to justify their opinion. Therefore, no further adjustment to June 15, 2021 traffic counts other than the 5% increase will be utilized in the updated traffic report.

Comment #4:

- No caption/title is provided for Figure 1. In Figure 4 (Existing AM & PM Peak Hour Traffic Volumes): "Cedar Mill Drive" should read "Cider Mill Drive". Based on the collected traffic count data, the westbound left- and right-turn volumes are flipped at the intersection of Half Moon Trail with Ballantyne Common Circle (i.e., 9 PM peak hour eastbound right-turn movements should be shown instead of 9 eastbound left turn movements). Based on the collected traffic count data, the arrow diagrams should be updated to show zero eastbound right-turn movements (PM peak hour) and one westbound through movement (AM peak hour) at the intersection of Half Moon Trail with Cider Mill Drive (East). Based on the collected traffic count data, the arrow diagrams should be updated to show one southbound through movement during the AM and PM peak hours at the intersection of Half Moon Trail with Cider Mill Drive (West).

Response #4:

- The typographical errors will be corrected in the report.

Comment #5:

- The opening line of this section states that the "project is anticipated to having a build-out year…" but instead should read that the "project is anticipated to have a build-out year…".

Response #5:

- Editorial comment addressed.

Comment #6:

- Generic references to NCDOT traffic data are made. Consider updating the text to specify the NCDOT AADT station ID referenced in the development of a background growth rate. Based on existing peak hour traffic volumes and the proposed 1% background growth rate, the northbound through volume growth at the intersection of US 64/Chimney Rock Road with Ballantyne Common Circle should be 7 and 23 vehicles per hour during the AM and PM peak hours, respectively. It is typical practice to apply the chosen background growth rate to all turning movement volumes within the TIA study area (i.e., not just the through volumes on the major adjacent roadway). Application of the selected growth rate only to through volumes on US 64/Chimney Rock Road appears reasonable, in this case; however, justification for the proposed background traffic volume development methodology should be provided in the report text. In Figure 7 (2023 Background Peak Hour Traffic Volumes): "Cedar Mill Drive" should read "Cider Mill Drive". Based on the

collected traffic count data, the westbound left- and right-turn volumes are flipped at the intersection of Half Moon Trail with Ballantyne Common Circle (i.e., 9 PM peak hour eastbound right-turn movements should be shown instead of 9 eastbound left turn movements). Based on the collected traffic count data, the arrow diagrams should be updated to show zero eastbound right-turn movements (PM peak hour) and one westbound through movement (AM peak hour) at the intersection of Half Moon Trail with Cider Mill Drive (East). Based on the collected traffic count data, the arrow diagrams should be updated to show one southbound through movement during the AM and PM peak hours at the intersection of Half Moon Trail with Cider Mill Drive (West).

Response #6:

- NCDOT count station now referenced in report. Other typographical errors corrected in the report.

Comment #7:

- The phrase "Total Traffic Conditions" should be revised to read "Build Traffic Conditions" in all cases. In Table 2, "ITE Land Use 252" should be revised to read "ITE Land Use 210". The projected 1,211 daily trips do not meet the NCDOT minimum threshold that defines the need for a TIA, as stated within the report text. However, the minimum threshold of 1,000 daily trips defined by the City of Hendersonville Zoning Ordinance is met. The TIA report text should be updated to note this distinction and make it clear that the subject study was required, not just completed for the City's reference. Though not explicitly shown in the TIA, 50% of the traffic volume assigned to southbound US 64/Chimney Rock Road makes a westbound right-turn movement at the intersection with Ballantyne Common Circle, then completes a U-turn to the north. Based on the proposed site location and layout, trips bound for southbound US 64/Chimney Rock Road may be more likely to execute a westbound left-turn movement at the full-movement intersection with Half Moon Trail. Consider providing a supplement to Figure 8 (Site Development Peak Hour Traffic Volumes) that shows the proposed trip assignment percentages by turning movement, including that at the U-turn location on northbound US 64/Chimney Rock Road to the north of Ballantyne Common Circle. Provide further justification for the selected trip assignment within the report text and update the capacity analysis, if necessary. In Figure 9 (2023 Total Peak Hour Traffic Volumes): "Cedar Mill Drive" should read "Cider Mill Drive". Based on the collected traffic count data, the westbound left- and right-turn volumes are flipped at the intersection of Half Moon Trail with Ballantyne Common Circle (i.e., 9 PM peak hour eastbound right-turn movements should be shown instead of 9 eastbound left turn movements). Based on the collected traffic count data, the arrow diagrams should be updated to show zero eastbound right-turn movements (PM peak hour) and 22 westbound through movements (AM peak hour) at the intersection of Half Moon Trail with Cider Mill Drive (East). Based on the collected traffic count data, the arrow diagrams should be updated to show 22 and 15 southbound through movements during the AM and PM peak hours, respectively, at the intersection of Half Moon Trail with Cider Mill Drive (West).

Response #7:

- Editorial comments addressed and typographical errors corrected. Statement added to report acknowledging City of Hendersonville minimum threshold for conducting TIA is met. The U-turn movement on US 64 is at an intersection not part of the scoped study and therefore, changes are not necessary.

Comment #8:

- The results presented in Table 3 are reflective of the "Lanes, Volumes, Timings" report in Synchro 11 software. However, NCDOT and City of Hendersonville guidelines specify that analyses should be conducted based on the procedures contained within the "most recent release of the Highway Capacity Manual". The capacity analysis and accompanying Table 3 should be revised to show intersection delay and level of service based on the Highway Capacity Manual, 6th Edition methodology for stop-controlled intersections. This change is likely to have a substantial impact on the analysis results and TIA findings. Where results are presented for two-way stop-controlled intersections, only delay associated with the minor street approaches and major street left-turn movements should be presented in Table 3. Overall intersection delay is typically not reported for two-way stop-controlled intersections. Per NCDOT guidelines, the maximum queue length from SimTraffic outputs should be reported in Table 4 instead of the 95th percentile queue length.

Response #8:

- Analyses results will be modified to reflect the delay and level of service as outlined in the Highway Capacity Manual, 6th Edition for stop-controlled intersections. Queue reports will be modified to reflect maximum queues.

Comment #9:

- The City of Hendersonville Zoning Ordinance states that "all access points, regardless of the classification of the roadway facility the access points connect to, shall follow the North Carolina Department of Transportation's most current Policy on Street and Driveway Access to NC Highways". Capacity analysis results are not presented for any of the five proposed access points on Half Moon Trail. Auxiliary turn lane warrants, intersection sight distance, and pedestrian/bicycle considerations were not addressed in the TIA. Justification for the exclusion of these key analysis elements should be provided within the report text. Otherwise, additional analyses should be conducted for the five proposed access points on Half Moon Trail, and the TIA should be updated accordingly.

Response #9:

- Capacity analyses for the site access points will be added to the report with any turn lane recommendations.

APPENDIX B

EXISTING TRAFFIC COUNT DATA

TRUE DIRECTION

TRAFFIC SERVICES,INC

236-1 Grandview Dr, Sneads

919-749-3979 truedirectiontraffic@gmail.com

Count Number: SITE 1

County: HENDERSON

City: HENDERSONVILLE

Division: 14

Location: US 64 AND BALLANTYNE COMMONS

Location Type: 4-LEG

Count Type: TURNING MOVEMENT NO CLASSIFICATION

Count Start Date: 6/15/21

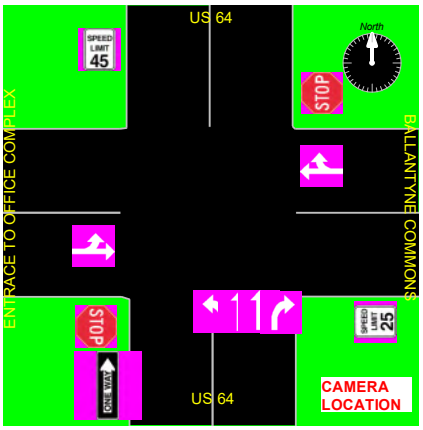
Time: 6:00AM-9:00AM AND 4:00PM-7:00PM

Video Time Used: 6:00AM-9:00AM AND 4:00PM-7:00PM (06-15)

Total Volume: 4,906

Weather: SUNNY

1. School in Session: No
2. Pedestrians Observed During Count: Yes
3. Disabled Pedestrians Present: No
4. Counted By: MICHAEL JOHNSON
5. Data Processor: MICHAEL JOHNSON
6. Signal Inventory: N/A
7. Intersection Controlled By:STOP SIGN
8. Data Collection Method: Jamar DB-400 Electronic Count Board
9. Equipment Operating Properly: Yes
10. Area Lighting: Yes
11. Construction Present: No
12. Traffic Problems Observed: No
    If Yes Describe:





LOCATION OF SITE 1

Westbound Approach



Looking Back Westbound



Westbound Approach:

Stop Sign Within 300':Yes

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Northbound Approach



Looking Back Northbound



Northbound Approach:

Stop Sign Within 300':Yes

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Eastbound Approach



Looking Back Eastbound



Eastbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 1

Groups Printed- ALL VEHICLES

	US 64 SOUTHBOUND					BALLANTYNE COMMONS WESTBOUND					US 64 NORTHBOUND					ENTRACE TO OFFICE COMPLEX EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	1	8	0	9	0	25	1	0	26	0	1	0	0	1	36
06:15 AM	0	0	0	0	0	0	0	10	0	10	0	20	0	0	20	0	1	0	0	1	31
06:30 AM	0	0	0	0	0	0	1	15	0	16	1	39	1	0	41	1	1	0	0	2	59
06:45 AM	0	0	0	0	0	0	1	14	0	15	1	52	1	1	55	0	0	0	1	1	71
Total	0	0	0	0	0	0	3	47	0	50	2	136	3	1	142	1	3	0	1	5	197
07:00 AM	0	0	0	2	2	0	2	23	0	25	0	70	3	0	73	0	0	0	0	0	100
07:15 AM	0	0	0	0	0	0	2	16	0	18	9	85	4	0	98	0	1	0	0	1	117
07:30 AM	0	0	0	0	0	0	1	23	1	25	15	89	6	0	110	1	0	0	0	1	136
07:45 AM	0	0	0	0	0	0	3	25	1	29	14	90	5	0	109	1	1	0	0	2	140
Total	0	0	0	2	2	0	8	87	2	97	38	334	18	0	390	2	2	0	0	4	493
08:00 AM	0	0	0	0	0	0	2	30	0	32	12	92	6	0	110	1	1	0	0	2	144
08:15 AM	0	0	0	0	0	0	1	28	0	29	10	85	4	0	99	1	0	0	0	1	129
08:30 AM	0	0	0	0	0	0	3	22	0	25	9	93	8	0	110	2	1	0	0	3	138
08:45 AM	0	0	0	0	0	0	3	32	0	35	8	87	5	0	100	2	2	0	0	4	139
Total	0	0	0	0	0	0	9	112	0	121	39	357	23	0	419	6	4	0	0	10	550
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 2

Groups Printed- ALL VEHICLES

	US 64 SOUTHBOUND					BALLANTYNE COMMONS WESTBOUND					US 64 NORTHBOUND					ENTRACE TO OFFICE COMPLEX EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	1	1	0	3	22	0	25	7	185	7	0	199	0	3	0	0	3	228
04:15 PM	0	0	0	1	1	0	0	22	0	22	11	275	18	2	306	0	2	0	0	2	331
04:30 PM	0	0	0	0	0	0	0	13	0	13	13	259	14	0	286	2	2	0	0	4	303
04:45 PM	0	0	0	3	3	0	0	22	0	22	8	268	21	1	298	3	0	0	0	3	326
Total	0	0	0	5	5	0	3	79	0	82	39	987	60	3	1089	5	7	0	0	12	1188
05:00 PM	0	0	0	0	0	0	0	24	0	24	5	289	26	1	321	2	3	0	0	5	350
05:15 PM	0	0	0	0	0	0	1	39	0	40	4	295	15	0	314	1	2	0	0	3	357
05:30 PM	0	0	0	0	0	0	0	28	0	28	7	268	30	0	305	5	3	0	0	8	341
05:45 PM	0	0	0	0	0	0	0	16	0	16	1	256	24	0	281	0	0	0	0	0	297
Total	0	0	0	0	0	0	1	107	0	108	17	1108	95	1	1221	8	8	0	0	16	1345
06:00 PM	0	0	0	0	0	0	2	29	0	31	5	270	17	0	292	0	1	0	0	1	324
06:15 PM	0	0	0	0	0	0	0	17	0	17	6	225	17	0	248	1	2	0	0	3	268

TRUE DIRECTION TRAFFIC SERVICES, INC.

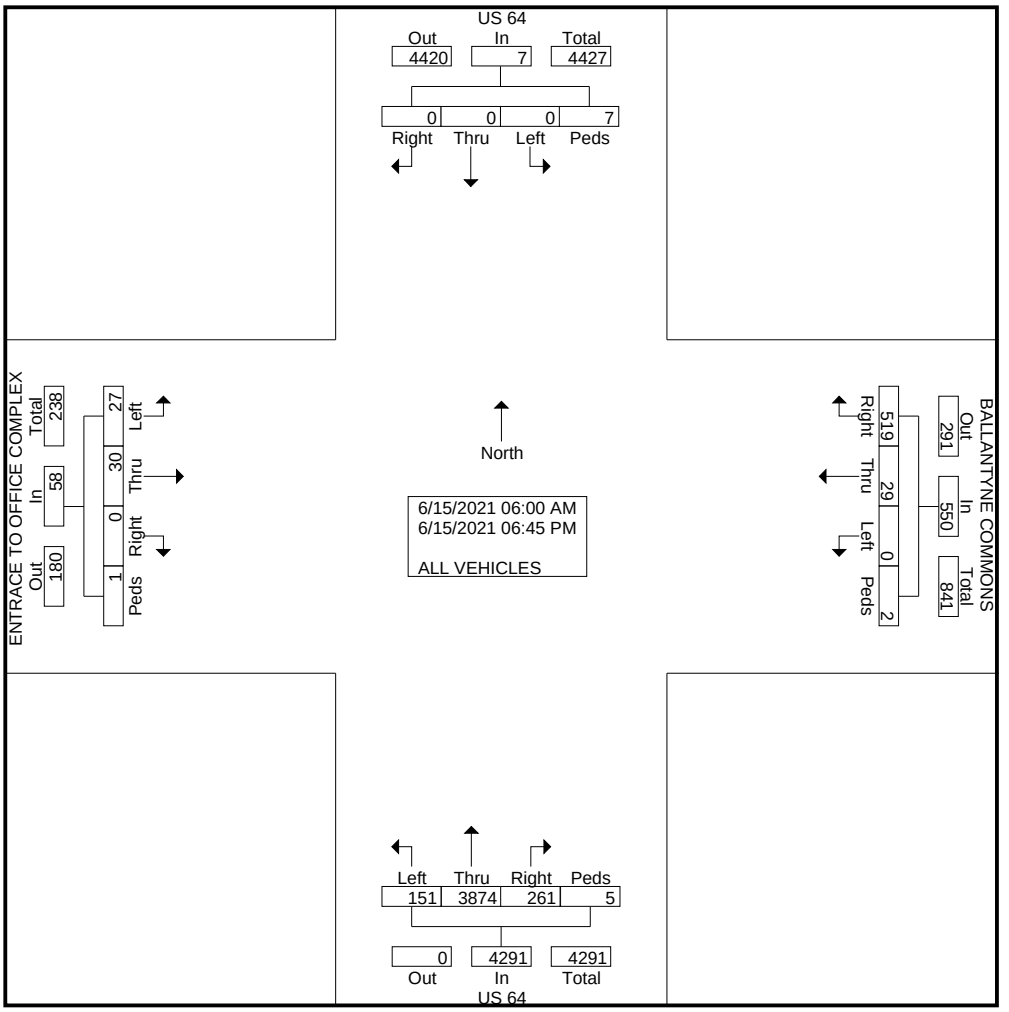
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 3

Groups Printed- ALL VEHICLES

	US 64 SOUTHBOUND					BALLANTYNE COMMONS WESTBOUND					US 64 NORTHBOUND					ENTRACE TO OFFICE COMPLEX EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:30 PM	0	0	0	0	0	0	1	22	0	23	2	235	17	0	254	2	1	0	0	3	280
06:45 PM	0	0	0	0	0	0	2	19	0	21	3	222	11	0	236	2	2	0	0	4	261
Total	0	0	0	0	0	0	5	87	0	92	16	952	62	0	1030	5	6	0	0	11	1133
Grand Total	0	0	0	7	7	0	29	519	2	550	151	3874	261	5	4291	27	30	0	1	58	4906
Apprch %	0	0	0	100		0	5.3	94.4	0.4		3.5	90.3	6.1	0.1		46.6	51.7	0	1.7		
Total %	0	0	0	0.1	0.1	0	0.6	10.6	0	11.2	3.1	79	5.3	0.1	87.5	0.6	0.6	0	0	1.2	



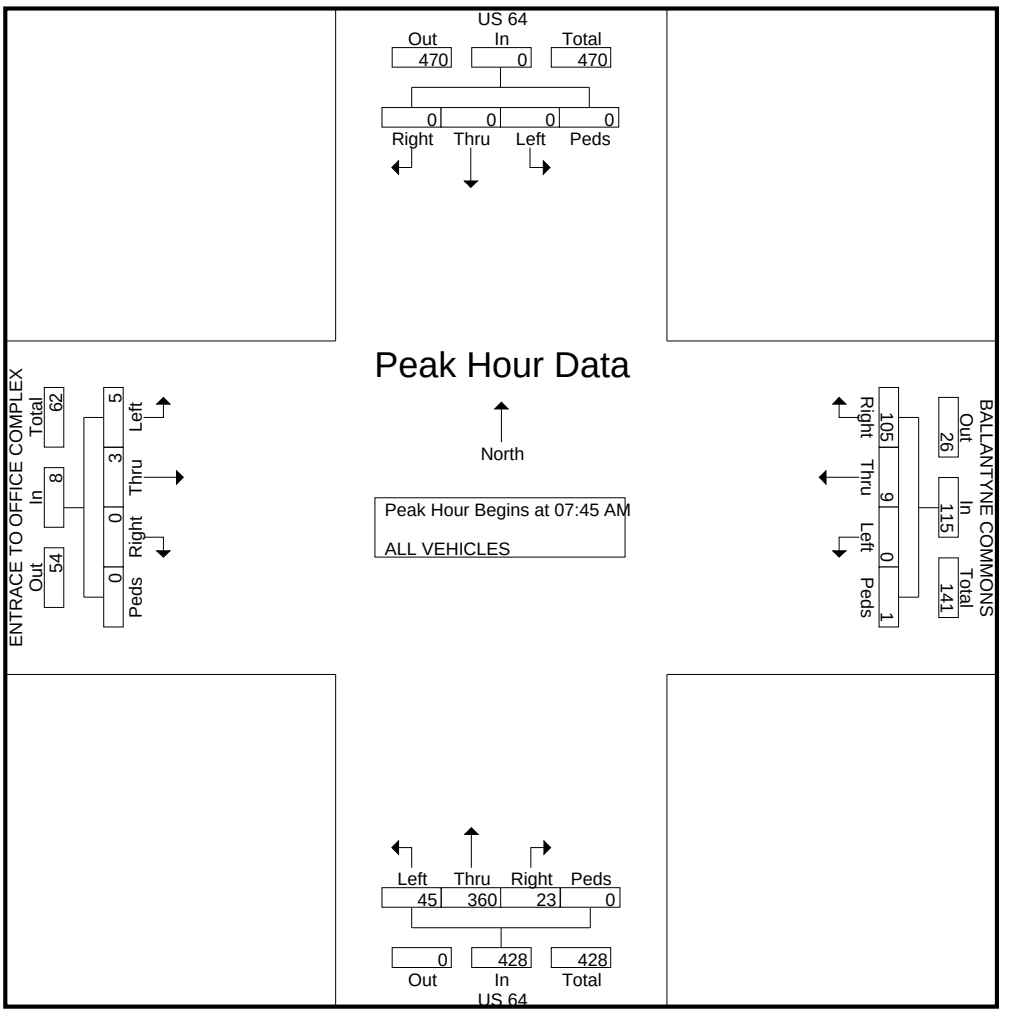
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 4

	US 64 SOUTHBOUND					BALLANTYNE COMMONS WESTBOUND					US 64 NORTHBOUND					ENTRACE TO OFFICE COMPLEX EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	0	0	0	0	0	0	**3**	25	**1**	29	**14**	90	5	0	109	1	**1**	0	0	2	140
08:00 AM	0	0	0	0	0	0	2	**30**	0	**32**	12	92	6	0	**110**	1	1	0	0	2	**144**
08:15 AM	0	0	0	0	0	0	1	28	0	29	10	85	4	0	99	1	0	0	0	1	129
08:30 AM	0	0	0	0	0	0	3	22	0	25	9	**93**	**8**	0	110	**2**	1	0	0	**3**	138
Total Volume	0	0	0	0	0	0	9	105	1	115	45	360	23	0	428	5	3	0	0	8	551
% App. Total	0	0	0	0		0	7.8	91.3	0.9		10.5	84.1	5.4	0		62.5	37.5	0	0		
PHF	.000	.000	.000	.000	.000	.000	.750	.875	.250	.898	.804	.968	.719	.000	.973	.625	.750	.000	.000	.667	.957

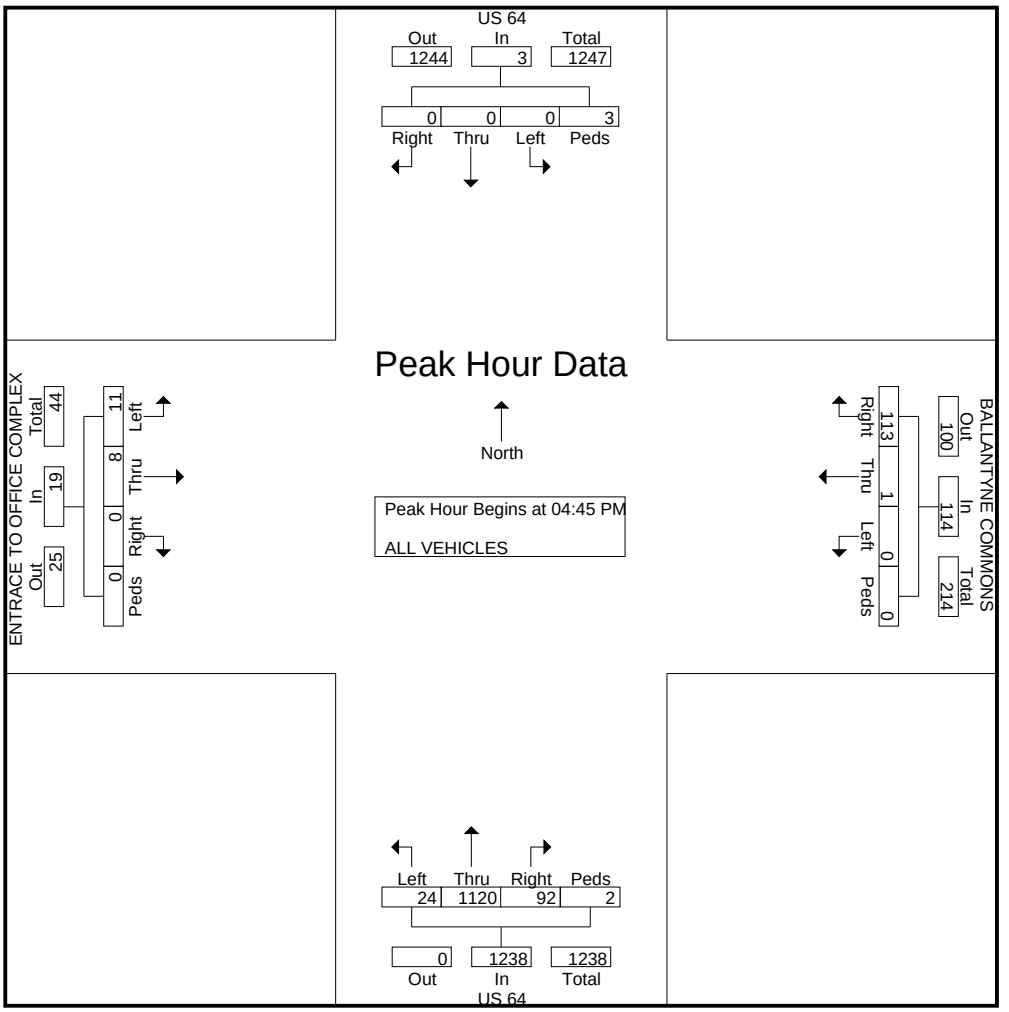


TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 5

	US 64 SOUTHBOUND					BALLANTYNE COMMONS WESTBOUND					US 64 NORTHBOUND					ENTRACE TO OFFICE COMPLEX EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	0	**3**	**3**	0	0	22	0	22	**8**	268	21	**1**	298	3	0	0	0	3	326
05:00 PM	0	0	0	0	0	0	0	24	0	24	5	289	26	1	**321**	2	**3**	0	0	5	350
05:15 PM	0	0	0	0	0	0	**1**	**39**	0	**40**	4	**295**	15	0	314	1	2	0	0	3	**357**
05:30 PM	0	0	0	0	0	0	0	28	0	28	7	268	**30**	0	305	**5**	3	0	0	**8**	341
Total Volume	0	0	0	3	3	0	1	113	0	114	24	1120	92	2	1238	11	8	0	0	19	1374
% App. Total	0	0	0	100		0	0.9	99.1	0		1.9	90.5	7.4	0.2		57.9	42.1	0	0		
PHF	.000	.000	.000	.250	.250	.000	.250	.724	.000	.713	.750	.949	.767	.500	.964	.550	.667	.000	.000	.594	.962



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 6

Westbound BALLANTYNE COMMS



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 7

Northbound US 64



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 8

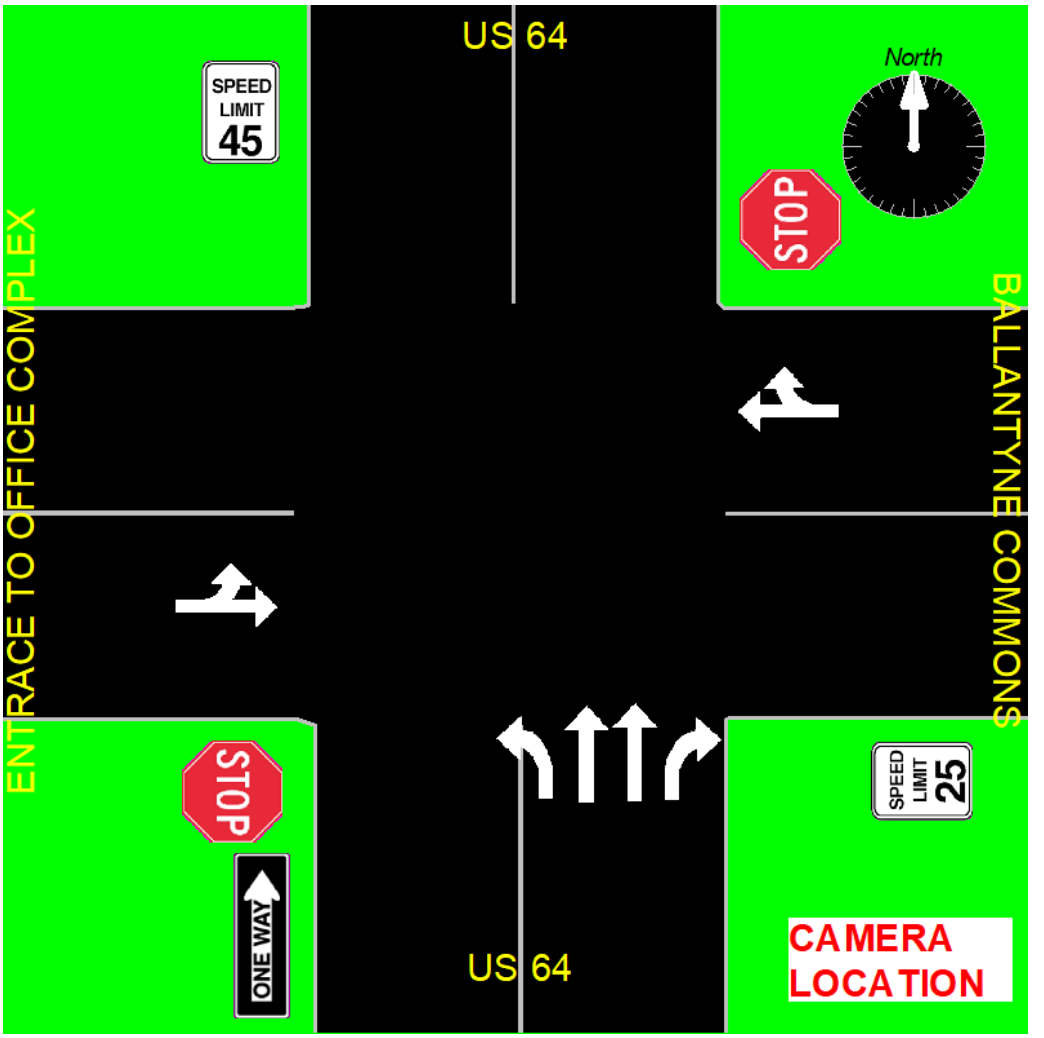
Eastbound ENTRANCE TO OFFICE



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 1
Site Code : SITE 1
Start Date : 6/15/2021
Page No : 9



TRUE DIRECTION

TRAFFIC SERVICES,INC

236-1 Grandview Dr, Sneads

919-749-3979 truedirectiontraffic@gmail.com

Count Number: SITE 2

County: HENDERSON

City: HENDERSONVILLE

Division: 14

Location: HALFMOON TRAIL AND BALLANTYNE COMMNS CIRCLE

Location Type: 4-LEG

Count Type: TURNING MOVEMENT NO CLASSIFICATION

Count Start Date: 6/15/21

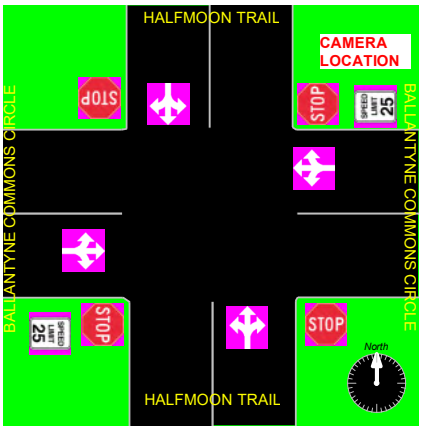
Time: 6:00AM-9:00AM AND 4:00PM-7:00PM

Video Time Used: 6:00AM-9:00AM AND 4:00PM-7:00PM (06-15)

Total Volume: 814

Weather: SUNNY NO RAIN

1. School in Session: No
2. Pedestrians Observed During Count: Yes
3. Disabled Pedestrians Present: No
4. Counted By: MICHAEL JOHNSON
5. Data Processor: MICHAEL JOHNSON
6. Signal Inventory: N/A
7. Intersection Controlled By:STOP SIGN
8. Data Collection Method: Jamar DB-400 Electronic Count Board
9. Equipment Operating Properly: Yes
10. Area Lighting: Yes
11. Construction Present: No
12. Traffic Problems Observed: No
    If Yes Describe:





LOCATION OF SITE 2

Southbound Approach



Looking Back Southbound



Southbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Westbound Approach



Looking Back Westbound



Westbound Approach:

Stop Sign Within 300':Yes

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Northbound Approach



Looking Back Northbound



Northbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Eastbound Approach



Looking Back Eastbound



Eastbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 1

Groups Printed- ALL VEHICLES

	HALFMOON TRAIL SOUTHBOUND					BALLANTYNE COMMONS CIRCLE WESTBOUND					HALFMOON TRAIL NORTHBOUND					BALLANTYNE COMMONS CIRCLE EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	0	4	0	4	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	5
06:15 AM	0	0	10	0	10	0	4	0	0	4	0	0	0	0	0	1	0	0	0	1	15
06:30 AM	0	0	6	1	7	0	12	1	0	13	0	0	0	0	0	1	2	0	0	3	23
06:45 AM	0	0	6	0	6	0	11	0	0	11	4	0	0	0	4	2	1	1	0	4	25
Total	0	0	26	1	27	0	28	1	0	29	4	0	0	0	4	4	3	1	0	8	68
07:00 AM	0	0	11	0	11	0	5	0	0	5	0	0	0	0	0	3	2	0	0	5	21
07:15 AM	0	0	10	3	13	0	16	0	1	17	0	0	0	1	1	0	1	1	1	3	34
07:30 AM	0	0	10	3	13	0	19	0	1	20	0	0	0	0	0	2	3	1	3	9	42
07:45 AM	0	0	9	0	9	0	6	0	0	6	5	1	0	1	7	2	1	0	2	5	27
Total	0	0	40	6	46	0	46	0	2	48	5	1	0	2	8	7	7	2	6	22	124
08:00 AM	0	0	13	1	14	0	5	0	2	7	2	0	0	0	2	2	3	1	1	7	30
08:15 AM	0	2	11	0	13	0	3	0	0	3	2	0	0	0	2	2	2	2	0	6	24
08:30 AM	0	1	8	0	9	0	3	0	0	3	1	0	0	0	1	3	3	2	0	8	21
08:45 AM	0	2	9	0	11	0	2	0	0	2	1	0	0	0	1	2	2	2	0	6	20
Total	0	5	41	1	47	0	13	0	2	15	6	0	0	0	6	9	10	7	1	27	95
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 2

Groups Printed- ALL VEHICLES

	HALFMOON TRAIL SOUTHBOUND					BALLANTYNE COMMONS CIRCLE WESTBOUND					HALFMOON TRAIL NORTHBOUND					BALLANTYNE COMMONS CIRCLE EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	2	6	0	8	0	5	1	0	6	1	1	1	0	3	6	10	2	0	18	35
04:15 PM	0	0	8	1	9	0	6	1	0	7	1	1	0	0	2	7	9	1	1	18	36
04:30 PM	2	2	7	2	13	0	3	1	0	4	3	0	0	0	3	8	10	0	0	18	38
04:45 PM	1	0	6	0	7	0	7	0	0	7	0	0	0	2	2	9	11	5	2	27	43
Total	3	4	27	3	37	0	21	3	0	24	5	2	1	2	10	30	40	8	3	81	152
05:00 PM	4	0	4	0	8	0	8	0	0	8	0	0	0	1	1	9	19	4	1	33	50
05:15 PM	0	0	6	1	7	0	5	3	0	8	1	0	0	6	7	8	9	2	2	21	43
05:30 PM	5	3	6	3	17	0	7	3	2	12	1	0	0	0	1	17	9	3	0	29	59
05:45 PM	0	1	4	4	9	0	8	1	0	9	0	0	0	0	0	11	14	6	0	31	49
Total	9	4	20	8	41	0	28	7	2	37	2	0	0	7	9	45	51	15	3	114	201
06:00 PM	4	1	7	3	15	0	11	2	1	14	3	0	0	2	5	11	12	1	2	26	60
06:15 PM	0	1	3	0	4	0	8	0	0	8	2	0	1	1	4	11	6	2	0	19	35

TRUE DIRECTION TRAFFIC SERVICES, INC.

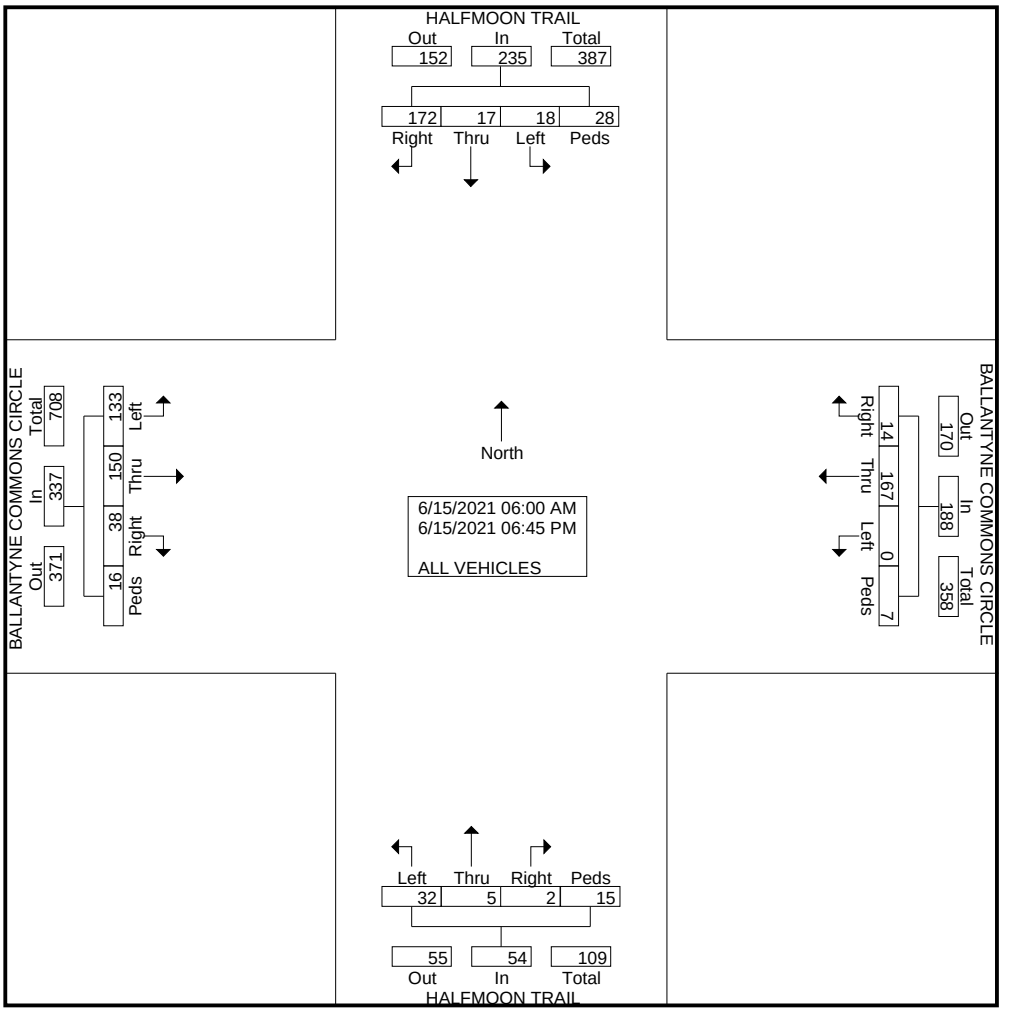
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 3

Groups Printed- ALL VEHICLES

	HALFMOON TRAIL SOUTHBOUND					BALLANTYNE COMMONS CIRCLE WESTBOUND					HALFMOON TRAIL NORTHBOUND					BALLANTYNE COMMONS CIRCLE EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:30 PM	2	1	5	5	13	0	6	0	0	6	2	2	0	1	5	7	12	1	1	21	45
06:45 PM	0	1	3	1	5	0	6	1	0	7	3	0	0	0	3	9	9	1	0	19	34
Total	6	4	18	9	37	0	31	3	1	35	10	2	1	4	17	38	39	5	3	85	174
Grand Total	18	17	172	28	235	0	167	14	7	188	32	5	2	15	54	133	150	38	16	337	814
Apprch %	7.7	7.2	73.2	11.9		0	88.8	7.4	3.7		59.3	9.3	3.7	27.8		39.5	44.5	11.3	4.7		
Total %	2.2	2.1	21.1	3.4	28.9	0	20.5	1.7	0.9	23.1	3.9	0.6	0.2	1.8	6.6	16.3	18.4	4.7	2	41.4	



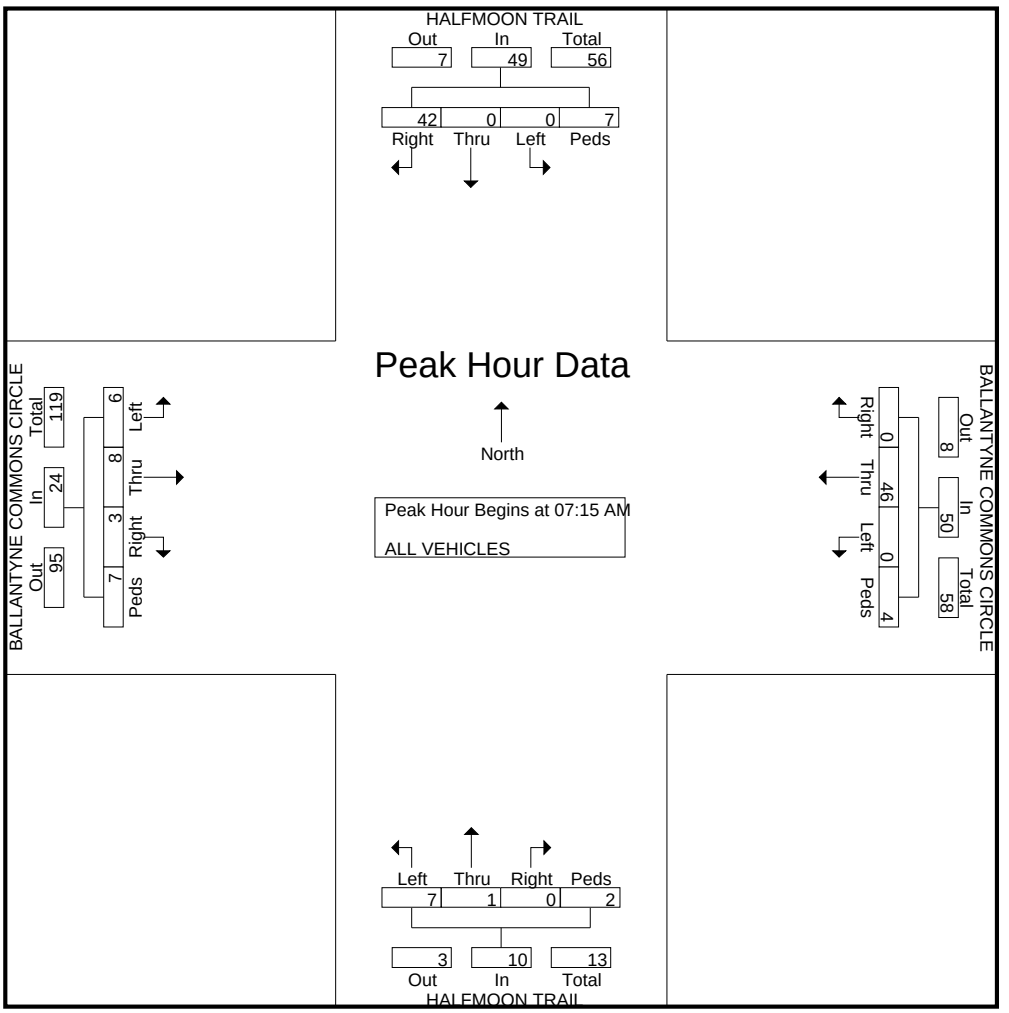
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 4

	HALFMOON TRAIL SOUTHBOUND					BALLANTYNE COMMONS CIRCLE WESTBOUND					HALFMOON TRAIL NORTHBOUND					BALLANTYNE COMMONS CIRCLE EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	0	10	**3**	13	0	16	0	1	17	0	0	0	**1**	1	0	1	**1**	1	3	34
07:30 AM	0	0	10	3	13	0	**19**	0	1	**20**	0	0	0	0	0	**2**	**3**	1	**3**	**9**	**42**
07:45 AM	0	0	9	0	9	0	6	0	0	6	**5**	**1**	0	1	**7**	2	1	0	2	5	27
08:00 AM	0	0	**13**	1	**14**	0	5	0	**2**	7	2	0	0	0	2	2	3	1	1	7	30
Total Volume	0	0	42	7	49	0	46	0	4	50	7	1	0	2	10	6	8	3	7	24	133
% App. Total	0	0	85.7	14.3		0	92	0	8		70	10	0	20		25	33.3	12.5	29.2		
PHF	.000	.000	.808	.583	.875	.000	.605	.000	.500	.625	.350	.250	.000	.500	.357	.750	.667	.750	.583	.667	.792

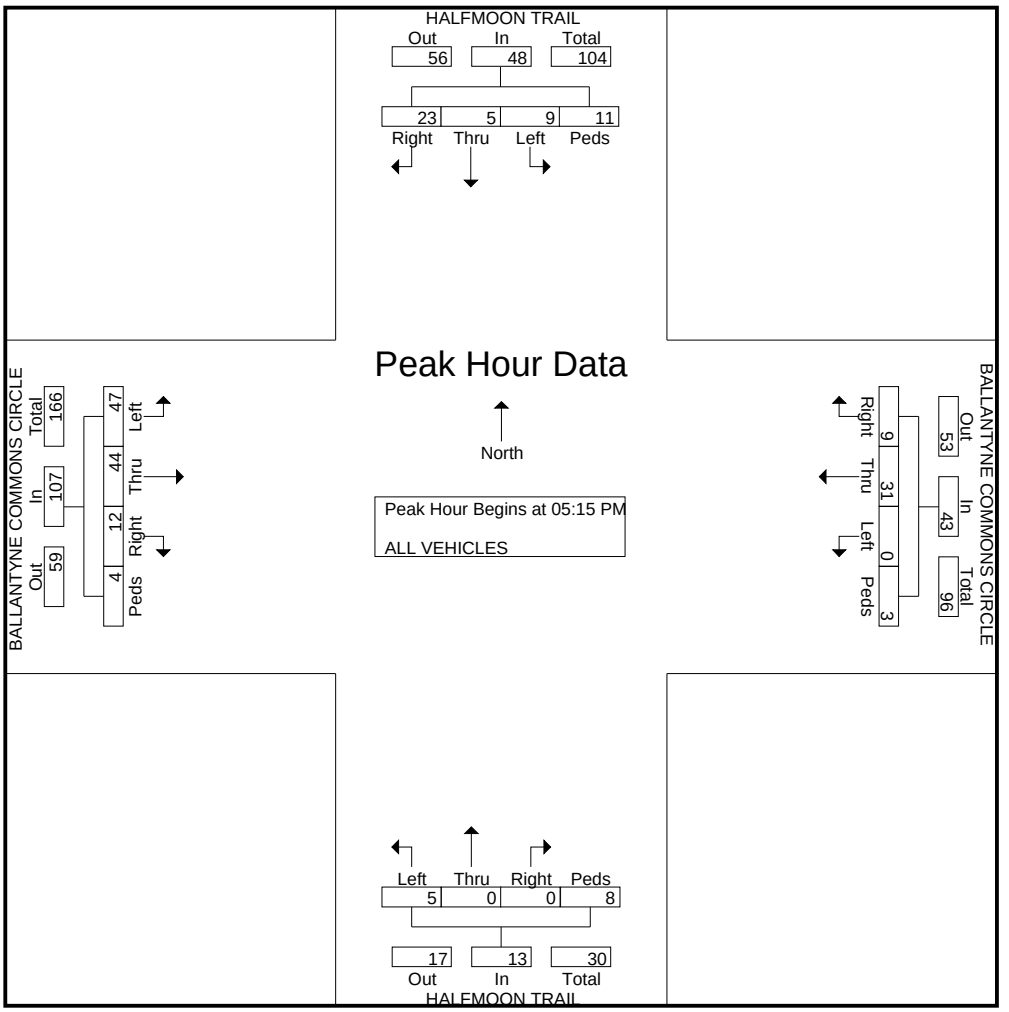


TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 5

	HALFMOON TRAIL SOUTHBOUND					BALLANTYNE COMMONS CIRCLE WESTBOUND					HALFMOON TRAIL NORTHBOUND					BALLANTYNE COMMONS CIRCLE EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:15 PM																					
05:15 PM	0	0	6	1	7	0	5	**3**	0	8	1	0	0	**6**	**7**	8	9	2	**2**	21	43
05:30 PM	**5**	**3**	6	3	**17**	0	7	3	**2**	12	1	0	0	0	1	**17**	9	3	0	29	59
05:45 PM	0	1	4	**4**	9	0	8	1	0	9	0	0	0	0	0	11	**14**	**6**	0	**31**	49
06:00 PM	4	1	**7**	3	15	0	**11**	2	1	**14**	**3**	0	0	2	5	11	12	1	2	26	**60**
Total Volume	9	5	23	11	48	0	31	9	3	43	5	0	0	8	13	47	44	12	4	107	211
% App. Total	18.8	10.4	47.9	22.9		0	72.1	20.9	7		38.5	0	0	61.5		43.9	41.1	11.2	3.7		
PHF	.450	.417	.821	.688	.706	.000	.705	.750	.375	.768	.417	.000	.000	.333	.464	.691	.786	.500	.500	.863	.879



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 6

Southbound HALFMOON TRAIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 7

Westbound BALLANTYNE COMMONS



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 8

Northbound HALFMOON TRAIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 9

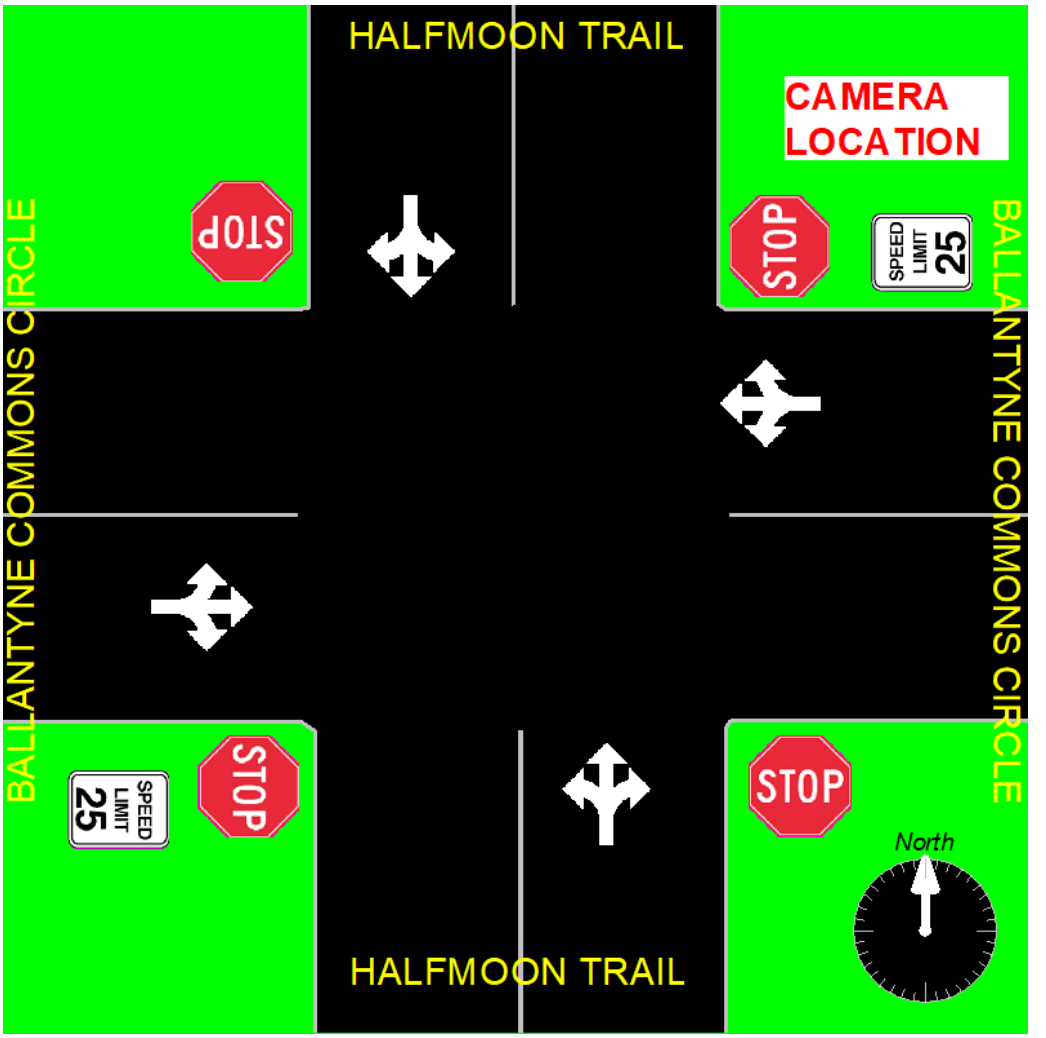
Eastbound BALLANTYNE COMMONS



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND BALLANTYNE COMMONS
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 2
Site Code : SITE 2
Start Date : 6/15/2021
Page No : 10



TRUE DIRECTION

TRAFFIC SERVICES,INC

236-1 Grandview Dr, Sneads

919-749-3979 truedirectiontraffic@gmail.com

Count Number: SITE 3

County: HENDERSON

City: HENDERSONVILLE

Division: 14

Location: HALFMOON TRAIL AND CIDER MILL RD.

Location Type: 3-LEG

Count Type: TURNING MOVEMENT NO CLASSIFICATION

Count Start Date: 6/15/21

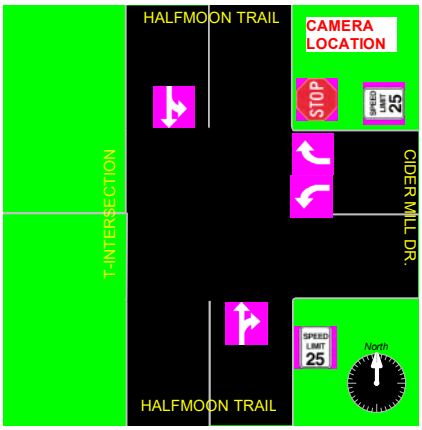
Time: 6:00AM-9:00AM AND 4:00PM-7:00PM

Video Time Used: 6:00AM-9:00AM AND 4:00PM-7:00PM (06-15)

Total Volume: 402

Weather: SUNNY NO RAIN

1. School in Session: No
2. Pedestrians Observed During Count: No
3. Disabled Pedestrians Present: No
4. Counted By: MICHAEL JOHNSON
5. Data Processor: MICHAEL JOHNSON
6. Signal Inventory: N/A
7. Intersection Controlled By:STOP SIGN
8. Data Collection Method: Jamar DB-400 Electronic Count Board
9. Equipment Operating Properly: Yes
10. Area Lighting: Yes
11. Construction Present: No
12. Traffic Problems Observed: No
    If Yes Describe:





OCATION OF SITE 3

Southbound Approach



Looking Back Southbound



Southbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Westbound Approach



Looking Back Westbound



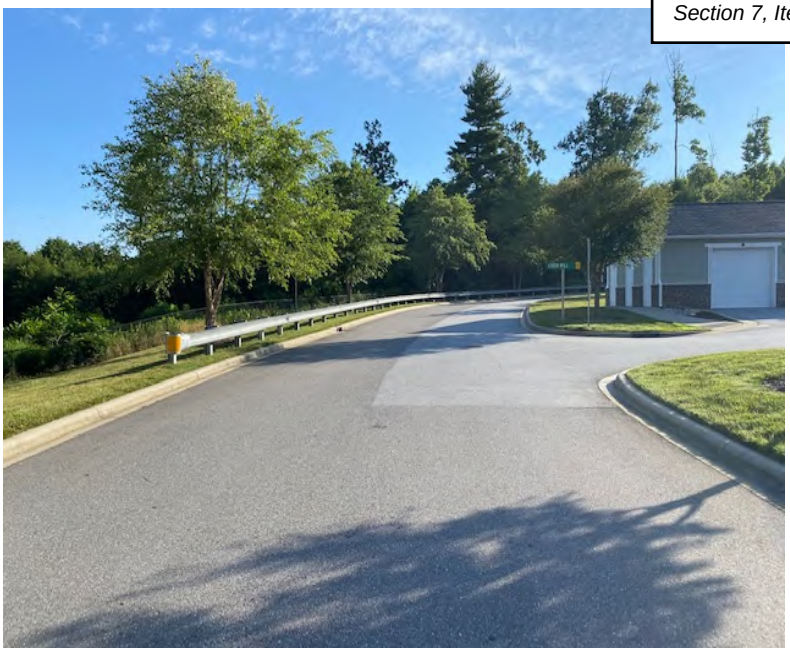
Westbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Northbound Approach



Looking Back Northbound



Northbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 1

Groups Printed- ALL VEHICLES

	HALFMOON TRAIL SOUTHBOUND					CIDER MILL DR. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4
06:15 AM	0	0	0	0	0	10	0	0	0	10	0	1	1	0	2	0	0	0	0	0	12
06:30 AM	0	1	0	0	1	6	0	1	0	7	0	0	2	0	2	0	0	0	0	0	10
06:45 AM	0	0	0	1	1	6	0	0	0	6	0	0	2	1	3	0	0	0	0	0	10
Total	0	1	0	1	2	26	0	1	0	27	0	1	5	1	7	0	0	0	0	0	36
07:00 AM	0	1	0	0	1	11	0	0	0	11	0	0	3	0	3	0	0	0	0	0	15
07:15 AM	0	0	0	0	0	10	0	0	1	11	0	1	0	0	1	0	0	0	0	0	12
07:30 AM	0	1	0	0	1	10	0	0	0	10	0	0	2	0	2	0	0	0	0	0	13
07:45 AM	0	0	0	0	0	9	0	0	0	9	0	0	3	0	3	0	0	0	0	0	12
Total	0	2	0	0	2	40	0	0	1	41	0	1	8	0	9	0	0	0	0	0	52
08:00 AM	0	1	0	1	2	13	0	1	0	14	0	1	2	0	3	0	0	0	0	0	19
08:15 AM	0	0	0	0	0	13	0	0	0	13	0	0	2	2	4	0	0	0	0	0	17
08:30 AM	0	0	0	2	2	9	0	0	0	9	0	0	3	0	3	0	0	0	0	0	14
08:45 AM	0	0	0	0	0	11	0	0	2	13	0	0	2	0	2	0	0	0	0	0	15
Total	0	1	0	3	4	46	0	1	2	49	0	1	9	2	12	0	0	0	0	0	65
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 2

Groups Printed- ALL VEHICLES

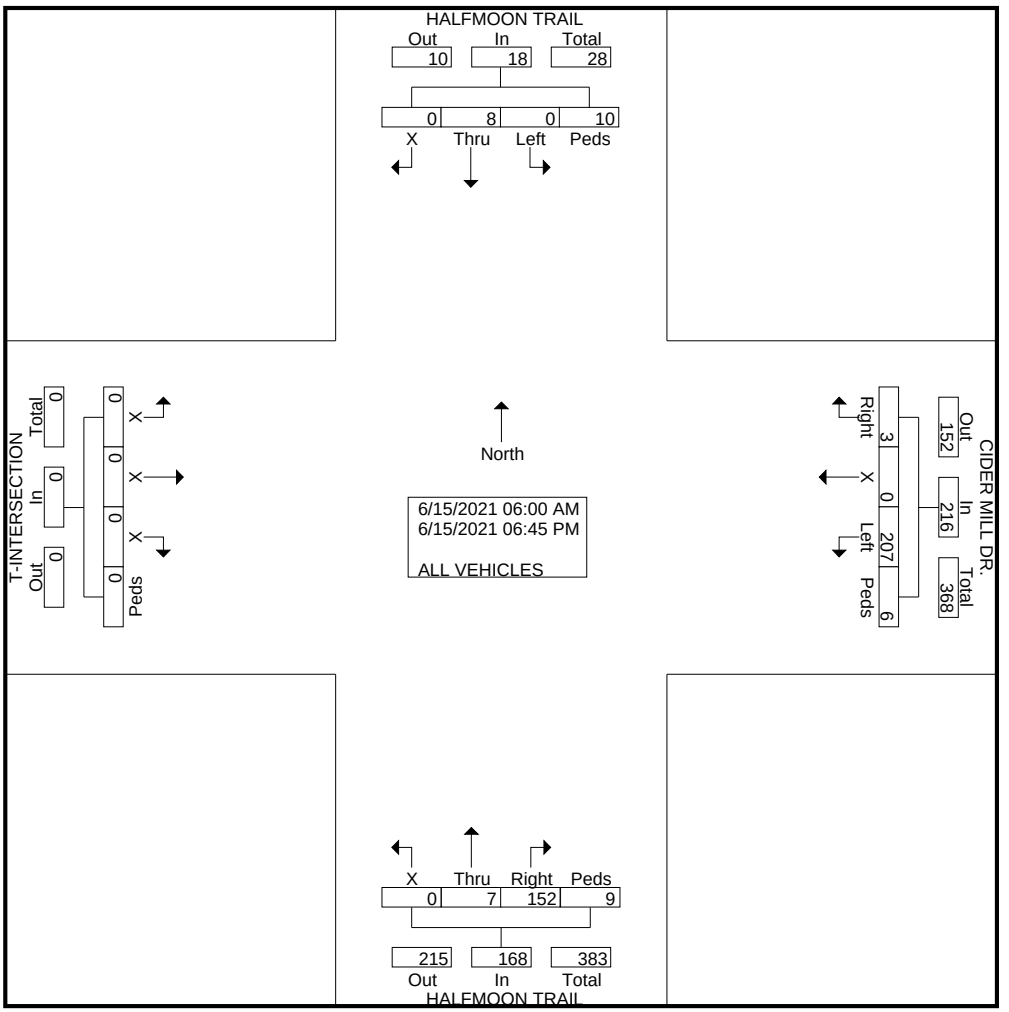
	HALFMOON TRAIL SOUTHBOUND					CIDER MILL DR. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	1	0	0	1	8	0	0	0	8	0	0	8	0	8	0	0	0	0	0	17
04:15 PM	0	0	0	0	0	8	0	0	0	8	0	0	9	0	9	0	0	0	0	0	17
04:30 PM	0	1	0	0	1	11	0	0	0	11	0	0	9	0	9	0	0	0	0	0	21
04:45 PM	0	0	0	2	2	7	0	0	0	7	0	0	9	0	9	0	0	0	0	0	18
Total	0	2	0	2	4	34	0	0	0	34	0	0	35	0	35	0	0	0	0	0	73
05:00 PM	0	0	0	0	0	8	0	0	1	9	0	0	9	0	9	0	0	0	0	0	18
05:15 PM	0	1	0	0	1	6	0	1	0	7	0	1	11	0	12	0	0	0	0	0	20
05:30 PM	0	0	0	0	0	14	0	0	0	14	0	0	20	2	22	0	0	0	0	0	36
05:45 PM	0	0	0	0	0	5	0	0	2	7	0	0	12	0	12	0	0	0	0	0	19
Total	0	1	0	0	1	33	0	1	3	37	0	1	52	2	55	0	0	0	0	0	93
06:00 PM	0	0	0	2	2	12	0	0	0	12	0	0	13	1	14	0	0	0	0	0	28
06:15 PM	0	1	0	2	3	4	0	0	0	4	0	2	11	0	13	0	0	0	0	0	20
06:30 PM	0	0	0	0	0	8	0	0	0	8	0	0	9	3	12	0	0	0	0	0	20
06:45 PM	0	0	0	0	0	4	0	0	0	4	0	1	10	0	11	0	0	0	0	0	15
Total	0	1	0	4	5	28	0	0	0	28	0	3	43	4	50	0	0	0	0	0	83
Grand Total	0	8	0	10	18	207	0	3	6	216	0	7	152	9	168	0	0	0	0	0	402
Apprch %	0	44.4	0	55.6		95.8	0	1.4	2.8		0	4.2	90.5	5.4		0	0	0	0		
Total %	0	2	0	2.5	4.5	51.5	0	0.7	1.5	53.7	0	1.7	37.8	2.2	41.8	0	0	0	0	0	

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 3



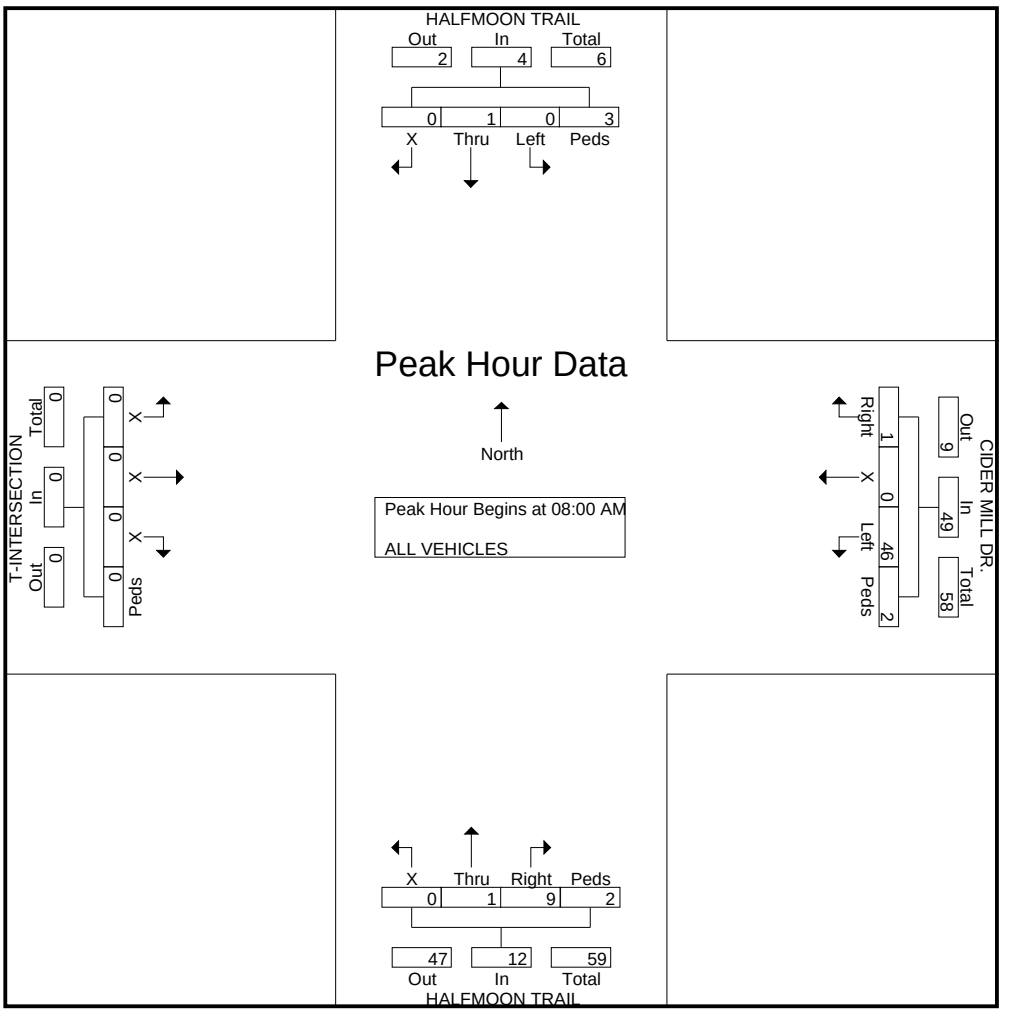
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 4

	HALFMOON TRAIL SOUTHBOUND					CIDER MILL DR. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	**1**	0	1	**2**	**13**	0	**1**	0	**14**	0	**1**	2	0	3	0	0	0	0	0	**19**
08:15 AM	0	0	0	0	0	13	0	0	0	13	0	0	2	**2**	**4**	0	0	0	0	0	17
08:30 AM	0	0	0	**2**	2	9	0	0	0	9	0	0	**3**	0	3	0	0	0	0	0	14
08:45 AM	0	0	0	0	0	11	0	0	**2**	13	0	0	2	0	2	0	0	0	0	0	15
Total Volume	0	1	0	3	4	46	0	1	2	49	0	1	9	2	12	0	0	0	0	0	65
% App. Total	0	25	0	75		93.9	0	2	4.1		0	8.3	75	16.7		0	0	0	0		
PHF	.000	.250	.000	.375	.500	.885	.000	.250	.250	.875	.000	.250	.750	.250	.750	.000	.000	.000	.000	.000	.855



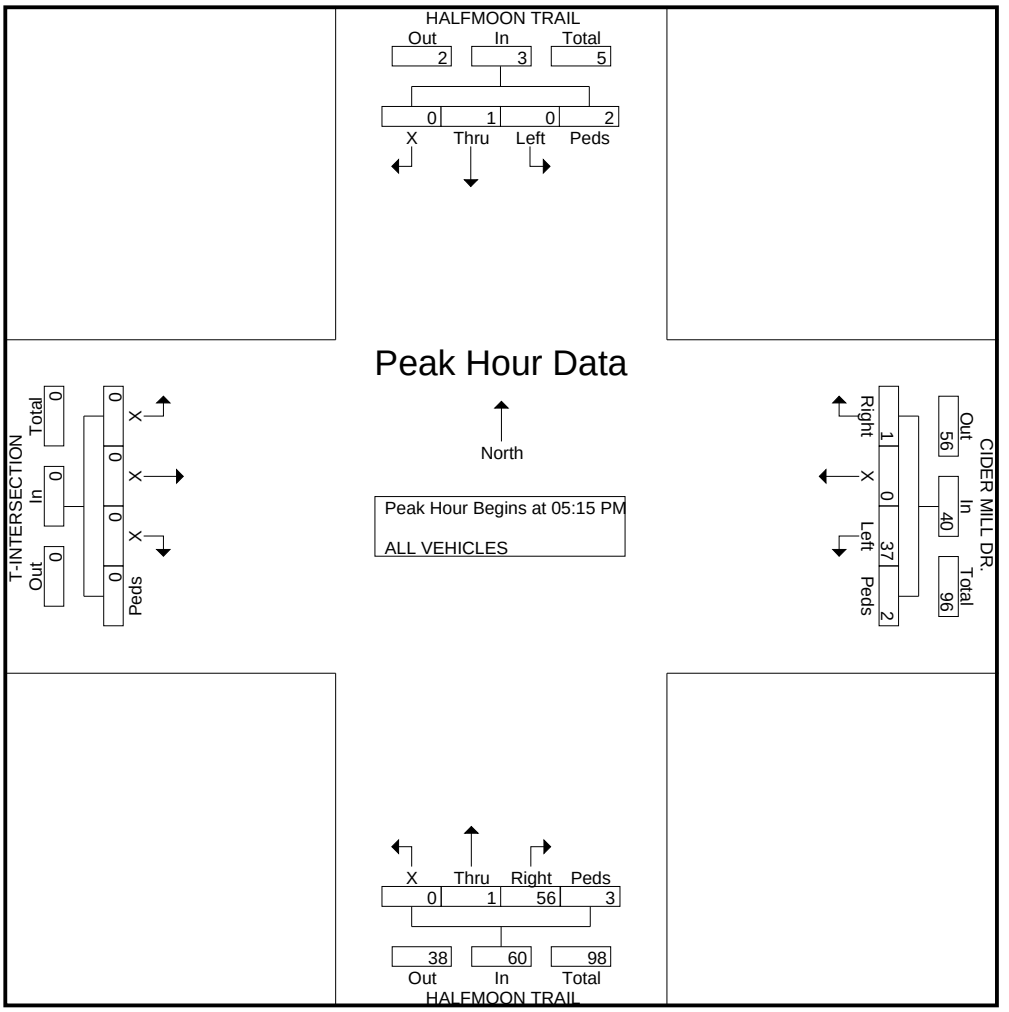
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 5

	HALFMOON TRAIL SOUTHBOUND					CIDER MILL DR. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:15 PM																					
05:15 PM	0	**1**	0	0	1	6	0	**1**	0	7	0	**1**	11	0	12	0	0	0	0	0	20
05:30 PM	0	0	0	0	0	**14**	0	0	0	**14**	0	0	**20**	**2**	**22**	0	0	0	0	0	**36**
05:45 PM	0	0	0	0	0	5	0	0	**2**	7	0	0	12	0	12	0	0	0	0	0	19
06:00 PM	0	0	0	**2**	**2**	12	0	0	0	12	0	0	13	1	14	0	0	0	0	0	28
Total Volume	0	1	0	2	3	37	0	1	2	40	0	1	56	3	60	0	0	0	0	0	103
% App. Total	0	33.3	0	66.7		92.5	0	2.5	5		0	1.7	93.3	5		0	0	0	0		
PHF	.000	.250	.000	.250	.375	.661	.000	.250	.250	.714	.000	.250	.700	.375	.682	.000	.000	.000	.000	.000	.715



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 6

Southbound HALFMOON TRAIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 7

Westbound CIDER MILL DR.



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 8

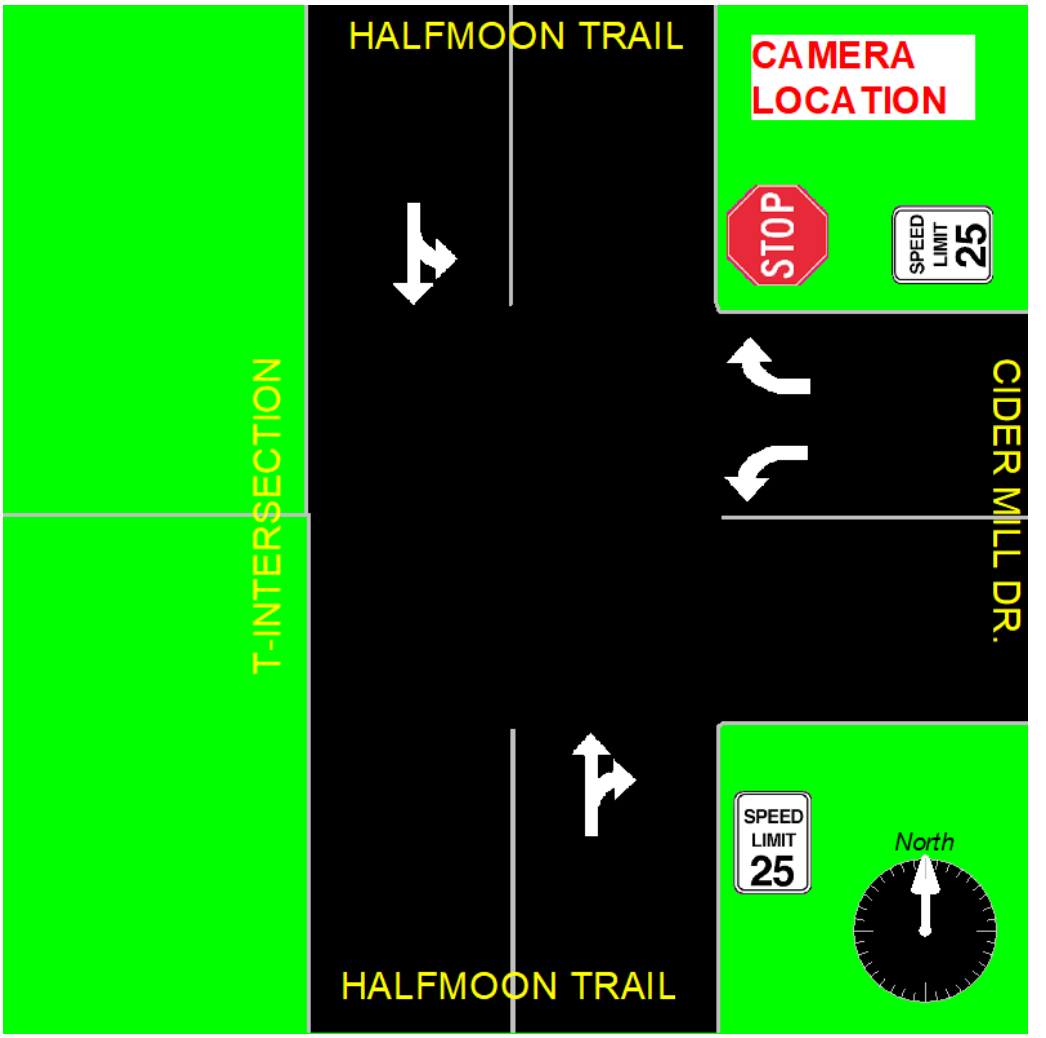
Northbound HALF MOON TARIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HAFMOON TARIL AND CIDER MILL DR.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 3
Site Code : SITE 3
Start Date : 6/15/2021
Page No : 9



TRUE DIRECTION

TRAFFIC SERVICES,INC

236-1 Grandview Dr, Sneads

919-749-3979 truedirectiontraffic@gmail.com

Count Number: SITE 4

County: HENDERSON

City: HENDERSONVILLE

Division: 14

Location: HALFMOON TRAIL AND CIDER MILL RD.

Location Type: 3-LEG

Count Type: TURNING MOVEMENT NO CLASSIFICATION

Count Start Date: 6/15/21

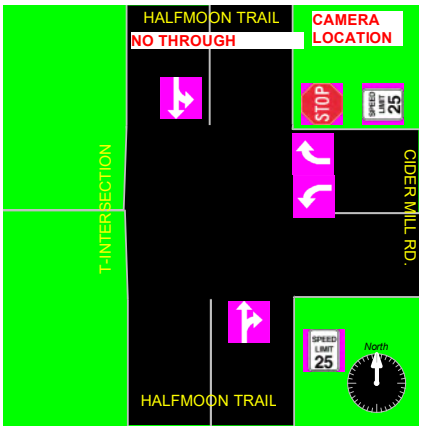
Time: 6:00AM-9:00AM AND 4:00PM-7:00PM

Video Time Used: 6:00AM-9:00AM AND 4:00PM-7:00PM (06-15)

Total Volume: 42

Weather: SUNNY NO RAIN

1. School in Session: No
2. Pedestrians Observed During Count: Yes
3. Disabled Pedestrians Present: No
4. Counted By: MICHAEL JOHNSON
5. Data Processor: MICHAEL JOHNSON
6. Signal Inventory: N/A
7. Intersection Controlled By:STOP SIGN
8. Data Collection Method: Jamar DB-400 Electronic Count Board
9. Equipment Operating Properly: Yes
10. Area Lighting: Yes
11. Construction Present: No
12. Traffic Problems Observed: Yes
    If Yes Describe: **NB HALFMOON TRAIL NO THROUGH TRAFFIC**





LOCATION OF SITE 4

Southbound Approach



Looking Back Southbound



Southbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Westbound Approach



Looking Back Westbound



Westbound Approach:

Stop Sign Within 300':Yes

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Northbound Approach



Looking Back Northbound



Northbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 1

Groups Printed- ALL VEHICLES

	HALFMOON TRAIL SOUTHBOUND					CIDER MILL RD. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
06:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	3
06:30 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	0	0	1	1	3
06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2	2
Total	0	0	0	0	0	0	2	0	2	4	0	0	0	1	1	0	1	1	2	4	9
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	1	1	0	0	0	0	0	1	0	0	2	3	0	0	0	2	2	6
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	1	1	0	0	0	1	1	1	0	0	4	5	0	0	0	2	2	9
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 2

Groups Printed- ALL VEHICLES

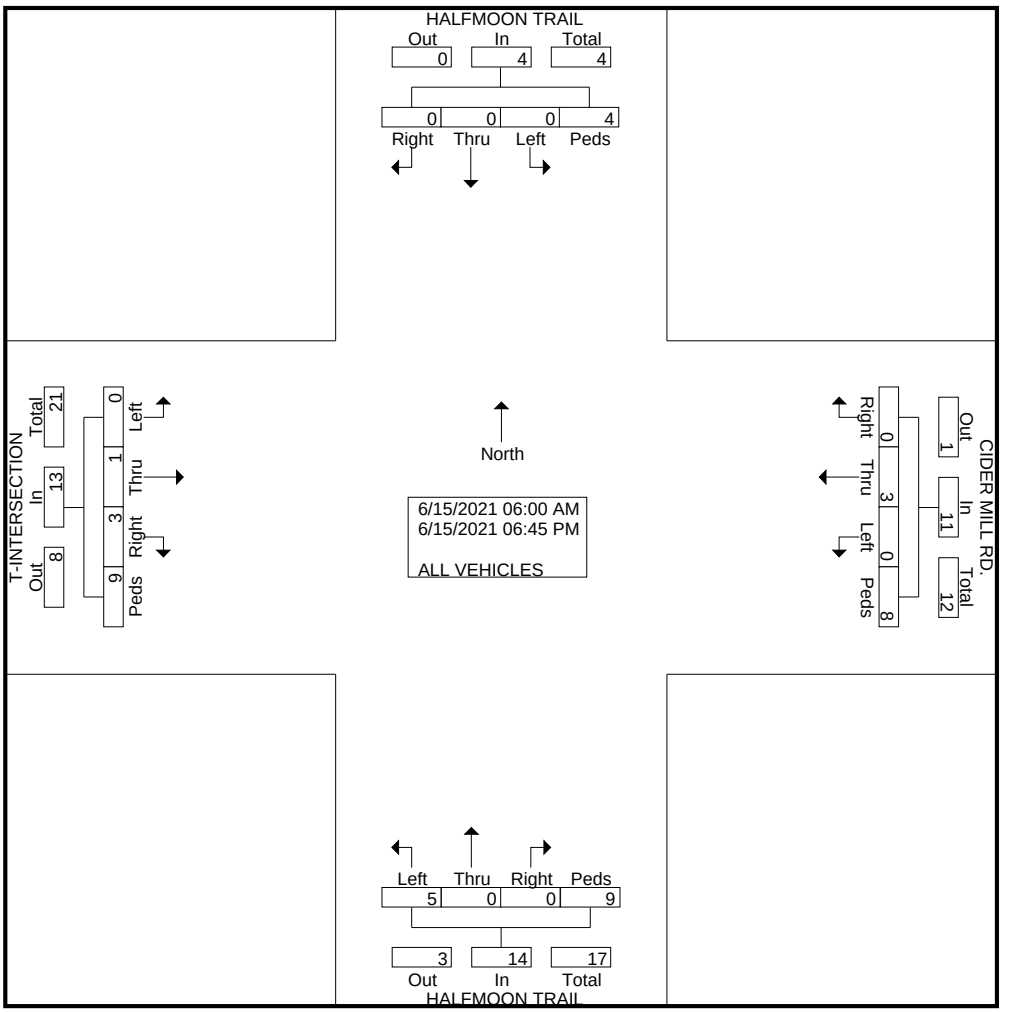
	HALFMOON TRAIL SOUTHBOUND					CIDER MILL RD. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	2
04:15 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	1	1	0	0	0	1	1	4
04:30 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
04:45 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	2	2	0	1	0	3	4	1	0	0	2	3	0	0	0	1	1	10
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	0	0	1	1	3
05:30 PM	0	0	0	1	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
05:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	1	1	2	0	0	1	3	0	0	0	1	1	6
06:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	3
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	1	2
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM	0	0	0	0	0	0	0	0	1	1	1	0	0	0	1	0	0	0	1	1	3
Total	0	0	0	0	0	0	0	0	1	1	1	0	0	1	2	0	0	2	3	5	8
Grand Total	0	0	0	4	4	0	3	0	8	11	5	0	0	9	14	0	1	3	9	13	42
Apprch %	0	0	0	100		0	27.3	0	72.7		35.7	0	0	64.3		0	7.7	23.1	69.2		
Total %	0	0	0	9.5	9.5	0	7.1	0	19	26.2	11.9	0	0	21.4	33.3	0	2.4	7.1	21.4	31	

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 3



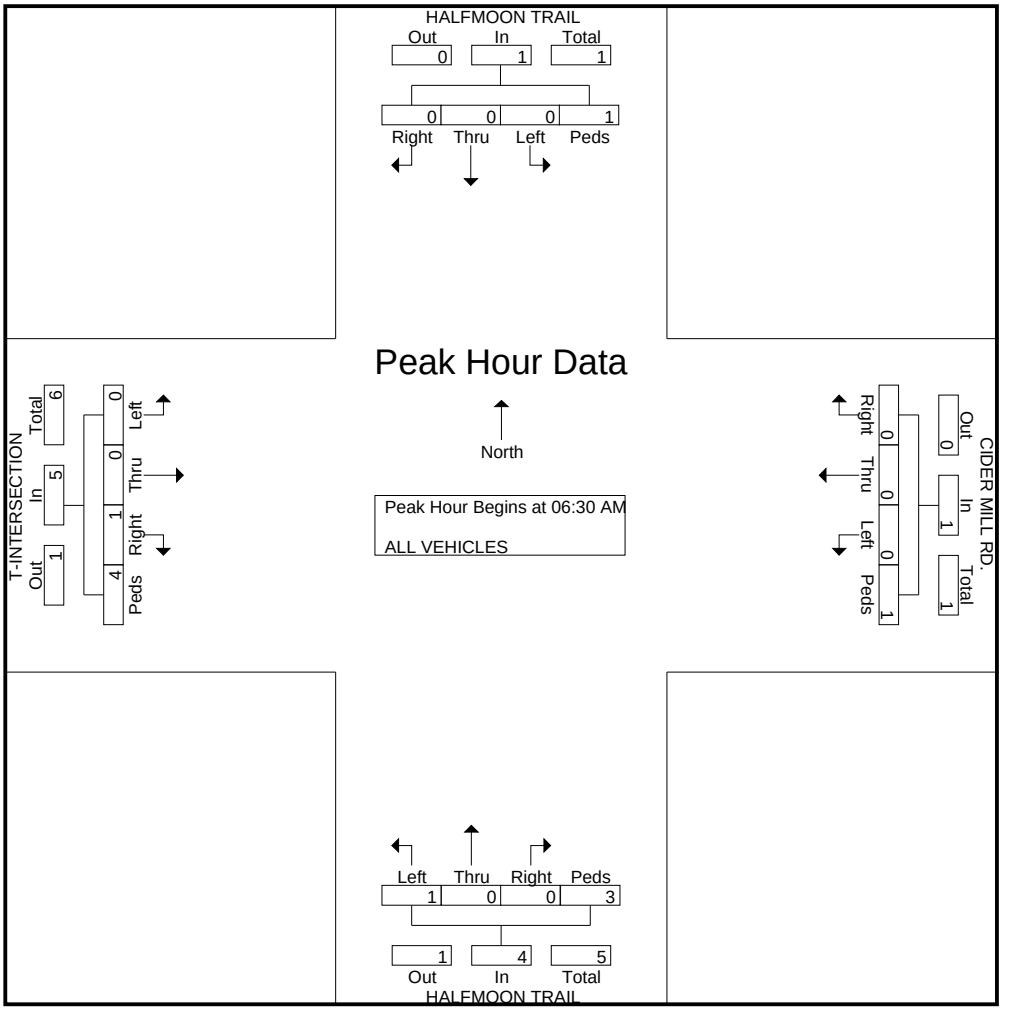
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 4

	HALFMOON TRAIL SOUTHBOUND					CIDER MILL RD. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 06:30 AM																					
06:30 AM	0	0	0	0	0	0	0	0	**1**	**1**	0	0	0	1	1	0	0	0	1	1	3
06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**1**	1	**2**	2
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	**1**	**1**	0	0	0	0	0	**1**	0	0	**2**	**3**	0	0	0	**2**	2	**6**
Total Volume	0	0	0	1	1	0	0	0	1	1	1	0	0	3	4	0	0	1	4	5	11
% App. Total	0	0	0	100		0	0	0	100		25	0	0	75		0	0	20	80		
PHF	.000	.000	.000	.250	.250	.000	.000	.000	.250	.250	.250	.000	.000	.375	.333	.000	.000	.250	.500	.625	.458



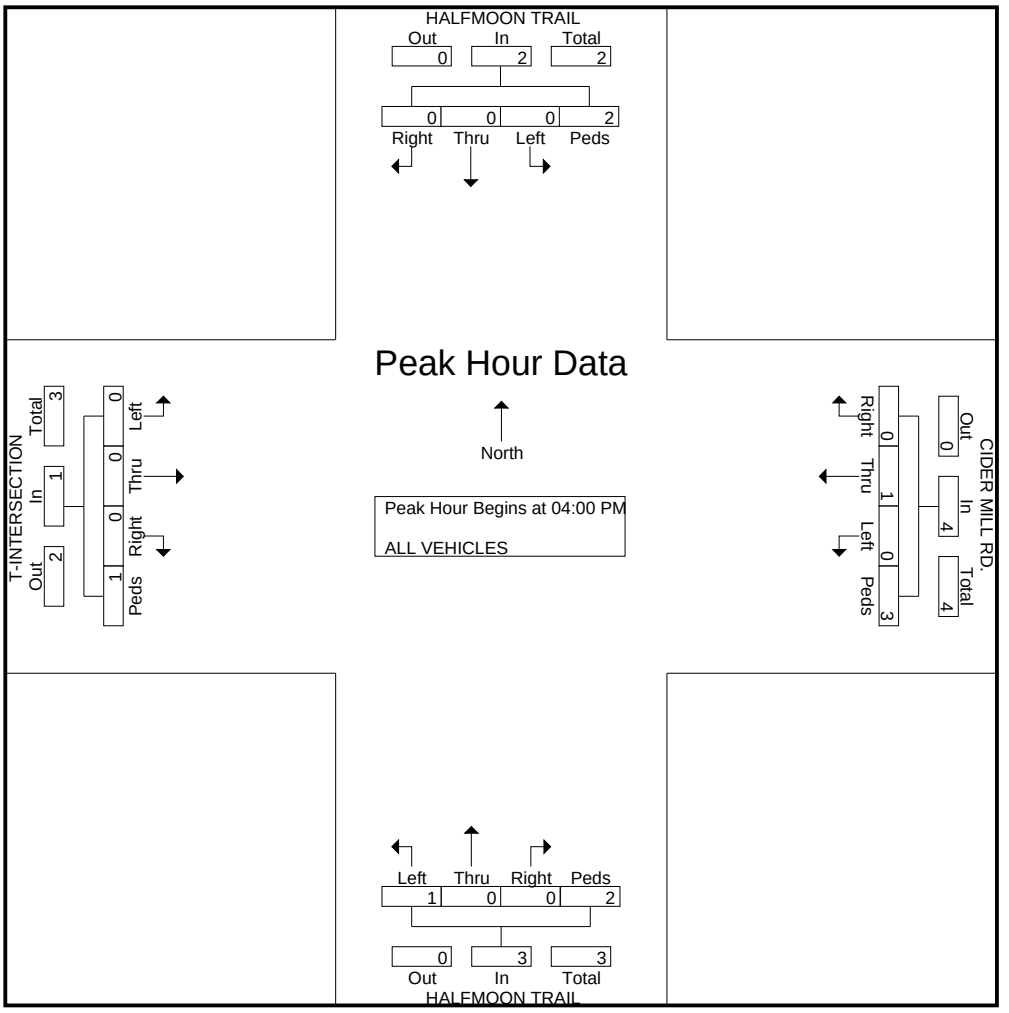
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 5

	HALFMOON TRAIL SOUTHBOUND					CIDER MILL RD. WESTBOUND					HALFMOON TRAIL NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	**1**	0	0	**1**	**1**	0	0	0	**1**	0	0	0	0	0	2
04:15 PM	0	0	0	**1**	**1**	0	0	0	**1**	1	0	0	0	**1**	1	0	0	0	**1**	**1**	**4**
04:30 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
04:45 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	2
Total Volume	0	0	0	2	2	0	1	0	3	4	1	0	0	2	3	0	0	0	1	1	10
% App. Total	0	0	0	100		0	25	0	75		33.3	0	0	66.7		0	0	0	100		
PHF	.000	.000	.000	.500	.500	.000	.250	.000	.750	1.00	.250	.000	.000	.500	.750	.000	.000	.000	.250	.250	.625



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 6

Southbound HALFMOON TR



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 7

Westbound CIDER MILL RD.



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 8

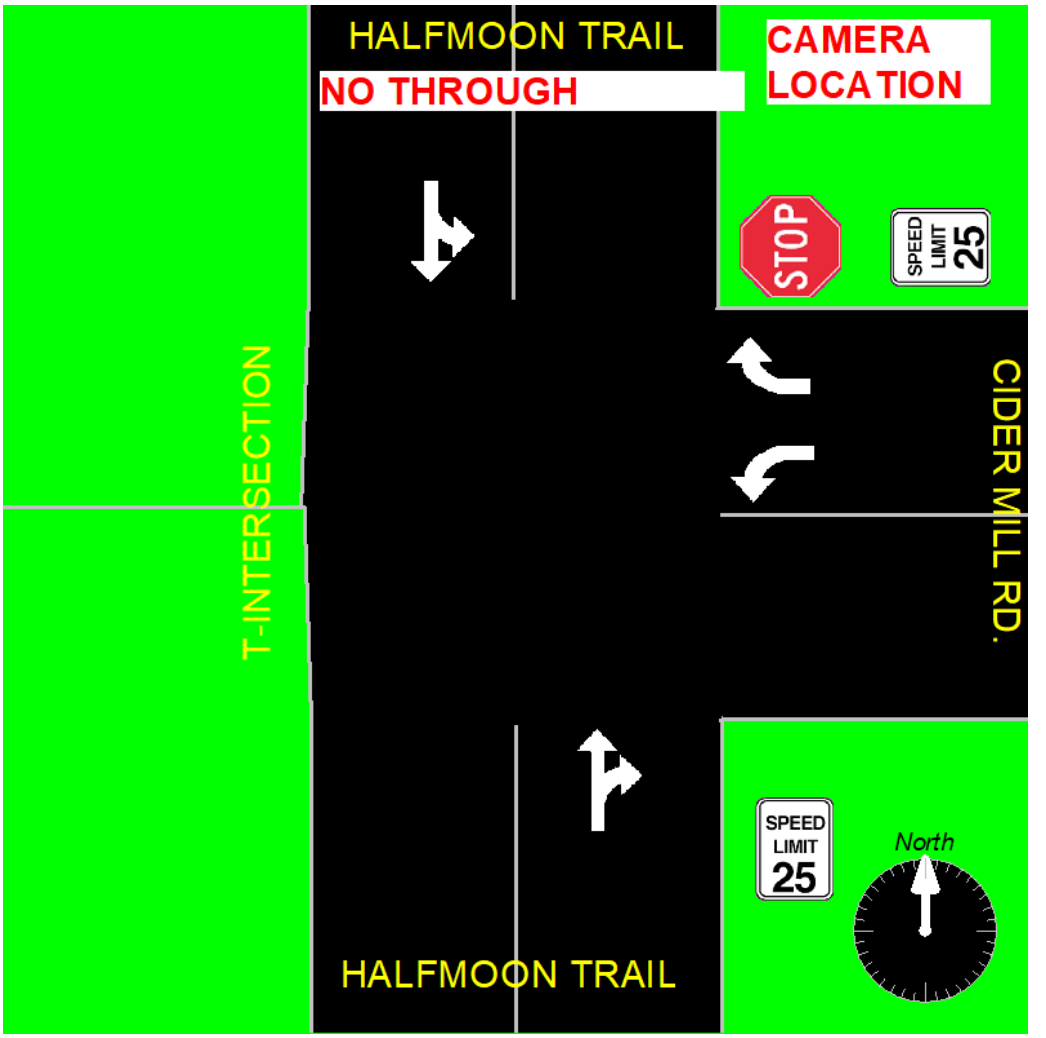
Northbound HALFMOON TRAIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TRAIL AND CIDER MILL RD.
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 4
Site Code : SITE 4
Start Date : 6/15/2021
Page No : 9



TRUE DIRECTION

TRAFFIC SERVICES,INC

236-1 Grandview Dr, Sneads

919-749-3979 truedirectiontraffic@gmail.com

Count Number: SITE 5

County: HENDERSON

City: HENDERSONVILLE

Division: 14

Location: HALFMOON TARIL AND BROOKSTONE CT. / FOXTAIL CT.

Location Type: 4-LEG

Count Type: TURNING MOVEMENT NO CLASSIFICATION

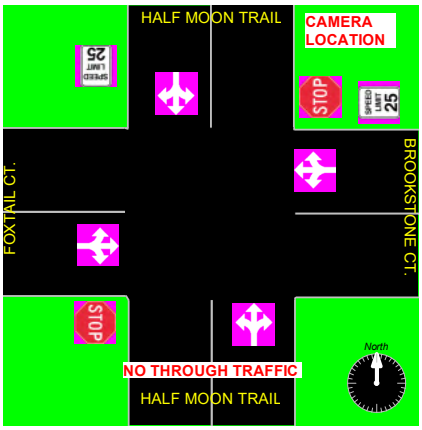
Count Start Date: 6/15/21

Time: 6:00AM-9:00AM AND 4:00PM-7:00PM

Video Time Used: 6:00AM-9:00AM AND 4:00PM-7:00PM (06-15)

Total Volume: 143

Weather: SUNNY NO RAIN



1. School in Session: No
2. Pedestrians Observed During Count: Yes
3. Disabled Pedestrians Present: No
4. Counted By: MICHAEL JOHNSON
5. Data Processor: MICHAEL JOHNSON
6. Signal Inventory: N/A
7. Intersection Controlled By:STOP SIGN
8. Data Collection Method: Jamar DB-400 Electronic Count Board
9. Equipment Operating Properly: Yes
10. Area Lighting: Yes
11. Construction Present: No
12. Traffic Problems Observed: Yes
    If Yes Describe: **SB HALFMOON TARIL NO THROUGH TRAFFIC**



LOCATION OF SITE 5

Southbound Approach



Looking Back Southbound



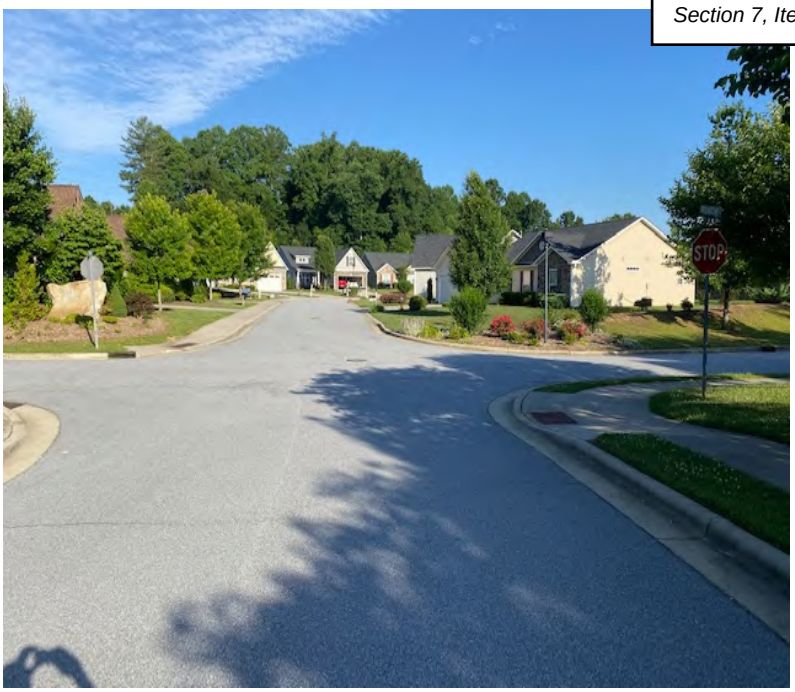
Southbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Westbound Approach



Looking Back Westbound



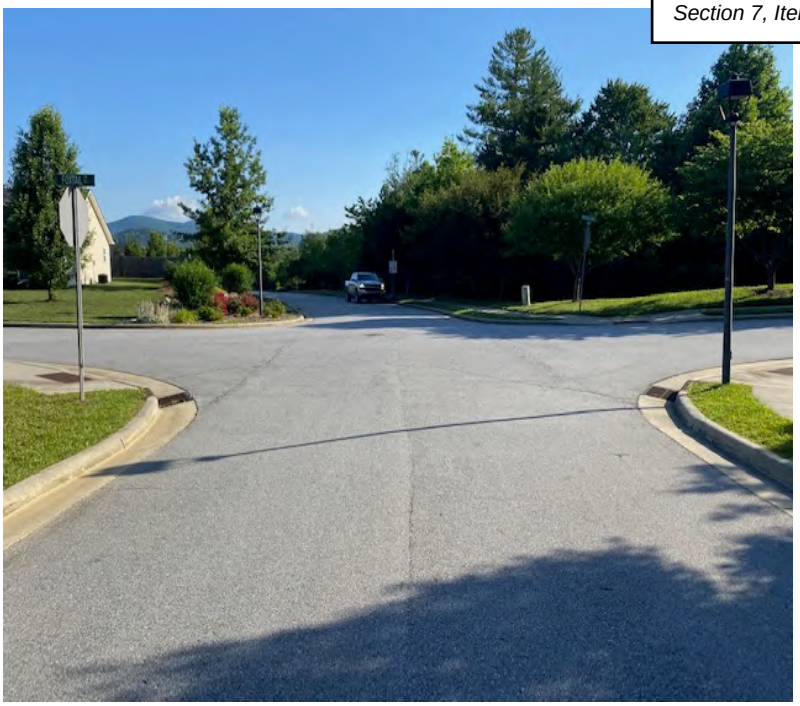
Westbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Northbound Approach



Looking Back Northbound



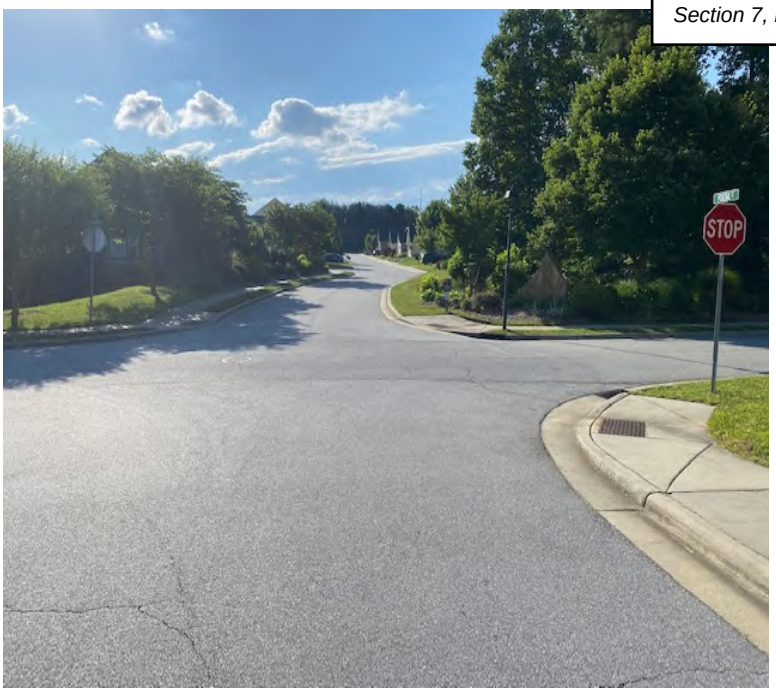
Northbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Eastbound Approach



Looking Back Eastbound



Eastbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 1

Groups Printed- ALL VEHICLES

	HALF MOON TRAIL SOUTHBOUND					BROOKSTONE CT. WESTBOUND					HALF MOON TRAIL NORTHBOUND					FOXTAIL CT. EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	2
06:15 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	2
06:30 AM	0	0	0	0	0	0	0	2	1	3	0	0	0	1	1	2	0	0	0	2	6
06:45 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	1	0	0	4	1	5	0	0	0	1	1	4	0	0	0	4	11
07:00 AM	1	0	0	1	2	0	0	1	0	1	0	0	0	0	0	1	0	0	2	3	6
07:15 AM	1	0	0	0	1	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	3
07:30 AM	0	0	1	0	1	0	0	6	0	6	0	0	0	0	0	2	0	0	0	2	9
07:45 AM	0	0	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	4
Total	2	0	1	1	4	0	0	12	0	12	0	0	0	0	0	4	0	0	2	6	22
08:00 AM	0	0	0	1	1	0	0	3	0	3	0	0	0	0	0	1	0	0	3	4	8
08:15 AM	1	0	1	0	2	0	0	2	0	2	0	0	0	0	0	1	0	0	0	1	5
08:30 AM	2	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3
08:45 AM	3	0	0	0	3	0	0	2	0	2	0	0	0	2	2	1	0	0	0	1	8
Total	6	0	1	1	8	0	0	8	0	8	0	0	0	2	2	3	0	0	3	6	24
09:00 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 2

Groups Printed- ALL VEHICLES

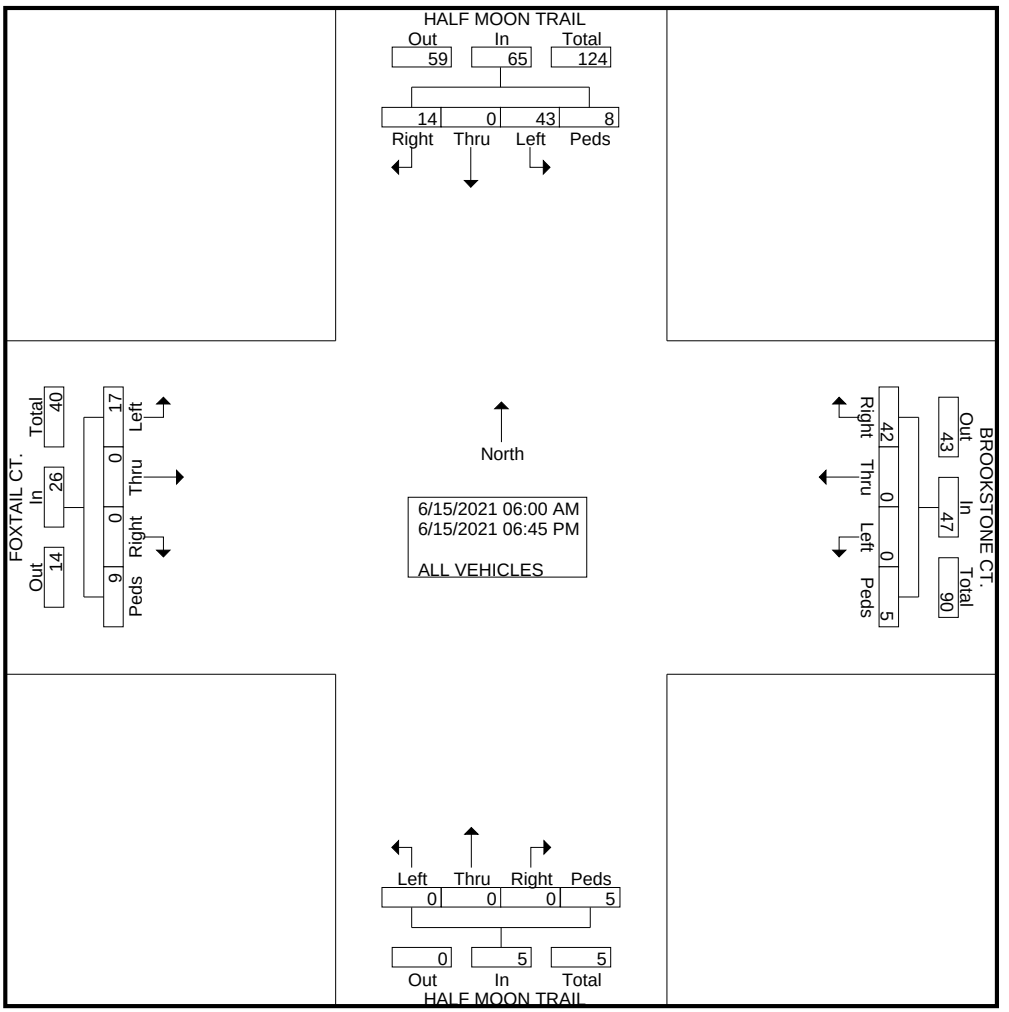
	HALF MOON TRAIL SOUTHBOUND					BROOKSTONE CT. WESTBOUND					HALF MOON TRAIL NORTHBOUND					FOXTAIL CT. EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	1	0	1	0	2	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	4
04:15 PM	4	0	1	0	5	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	6
04:30 PM	1	0	1	1	3	0	0	2	0	2	0	0	0	1	1	1	0	0	2	3	9
04:45 PM	5	0	2	0	7	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	9
Total	11	0	5	1	17	0	0	5	0	5	0	0	0	1	1	3	0	0	2	5	28
05:00 PM	4	0	1	0	5	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	6
05:15 PM	4	0	1	0	5	0	0	3	0	3	0	0	0	0	0	1	0	0	0	1	9
05:30 PM	3	0	2	0	5	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	7
05:45 PM	5	0	0	0	5	0	0	3	1	4	0	0	0	1	1	0	0	0	2	2	12
Total	16	0	4	0	20	0	0	8	1	9	0	0	0	1	1	2	0	0	2	4	34
06:00 PM	3	0	0	2	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
06:15 PM	3	0	1	3	7	0	0	2	0	2	0	0	0	0	0	1	0	0	0	1	10
06:30 PM	1	0	1	0	2	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	4
06:45 PM	1	0	0	0	1	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	4
Total	8	0	2	5	15	0	0	5	2	7	0	0	0	0	0	1	0	0	0	1	23
Grand Total	43	0	14	8	65	0	0	42	5	47	0	0	0	5	5	17	0	0	9	26	143
Apprch %	66.2	0	21.5	12.3		0	0	89.4	10.6		0	0	0	100		65.4	0	0	34.6		
Total %	30.1	0	9.8	5.6	45.5	0	0	29.4	3.5	32.9	0	0	0	3.5	3.5	11.9	0	0	6.3	18.2	

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 3



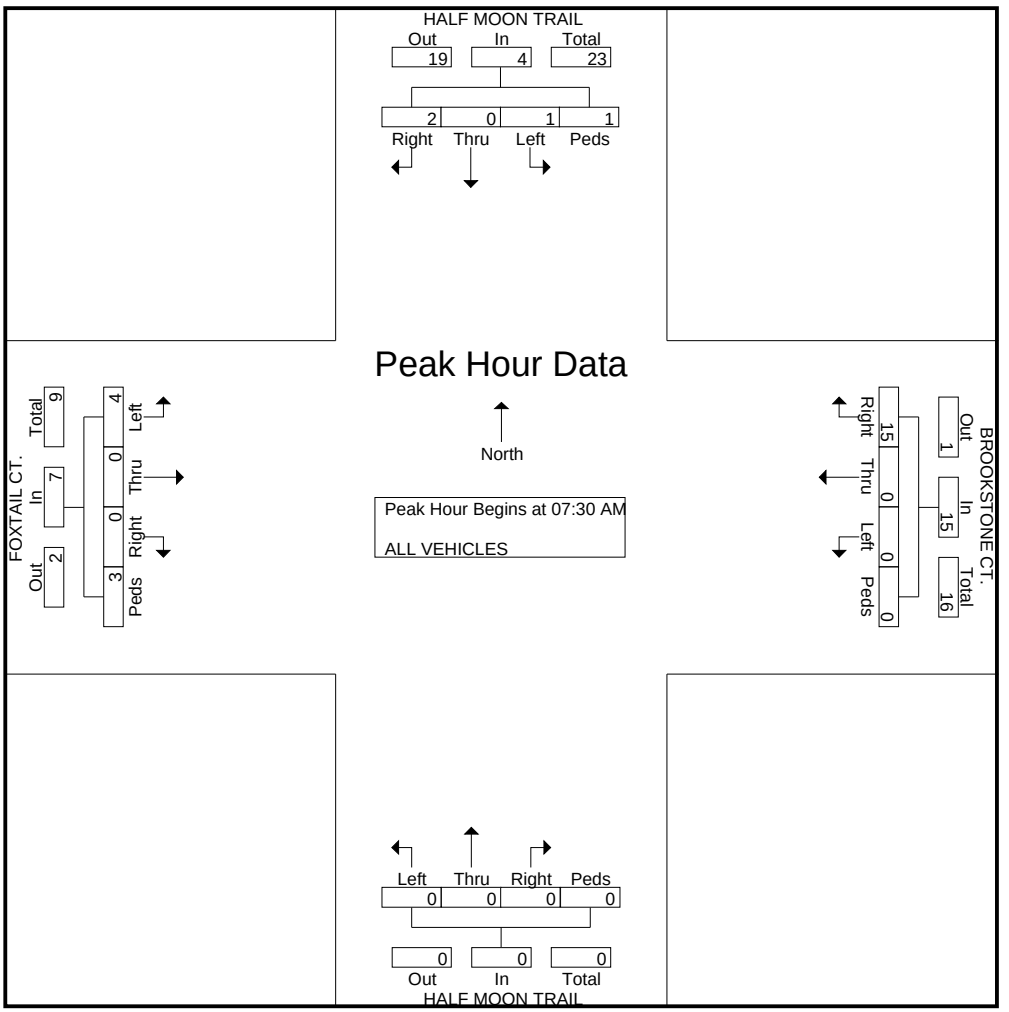
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 4

	HALF MOON TRAIL SOUTHBOUND					BROOKSTONE CT. WESTBOUND					HALF MOON TRAIL NORTHBOUND					FOXTAIL CT. EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	**1**	0	1	0	0	**6**	0	**6**	0	0	0	0	0	**2**	0	0	0	2	**9**
07:45 AM	0	0	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	4
08:00 AM	0	0	0	**1**	1	0	0	3	0	3	0	0	0	0	0	1	0	0	**3**	**4**	8
08:15 AM	**1**	0	1	0	**2**	0	0	2	0	2	0	0	0	0	0	1	0	0	0	1	5
Total Volume	1	0	2	1	4	0	0	15	0	15	0	0	0	0	0	4	0	0	3	7	26
% App. Total	25	0	50	25		0	0	100	0		0	0	0	0		57.1	0	0	42.9		
PHF	.250	.000	.500	.250	.500	.000	.000	.625	.000	.625	.000	.000	.000	.000	.000	.500	.000	.000	.250	.438	.722



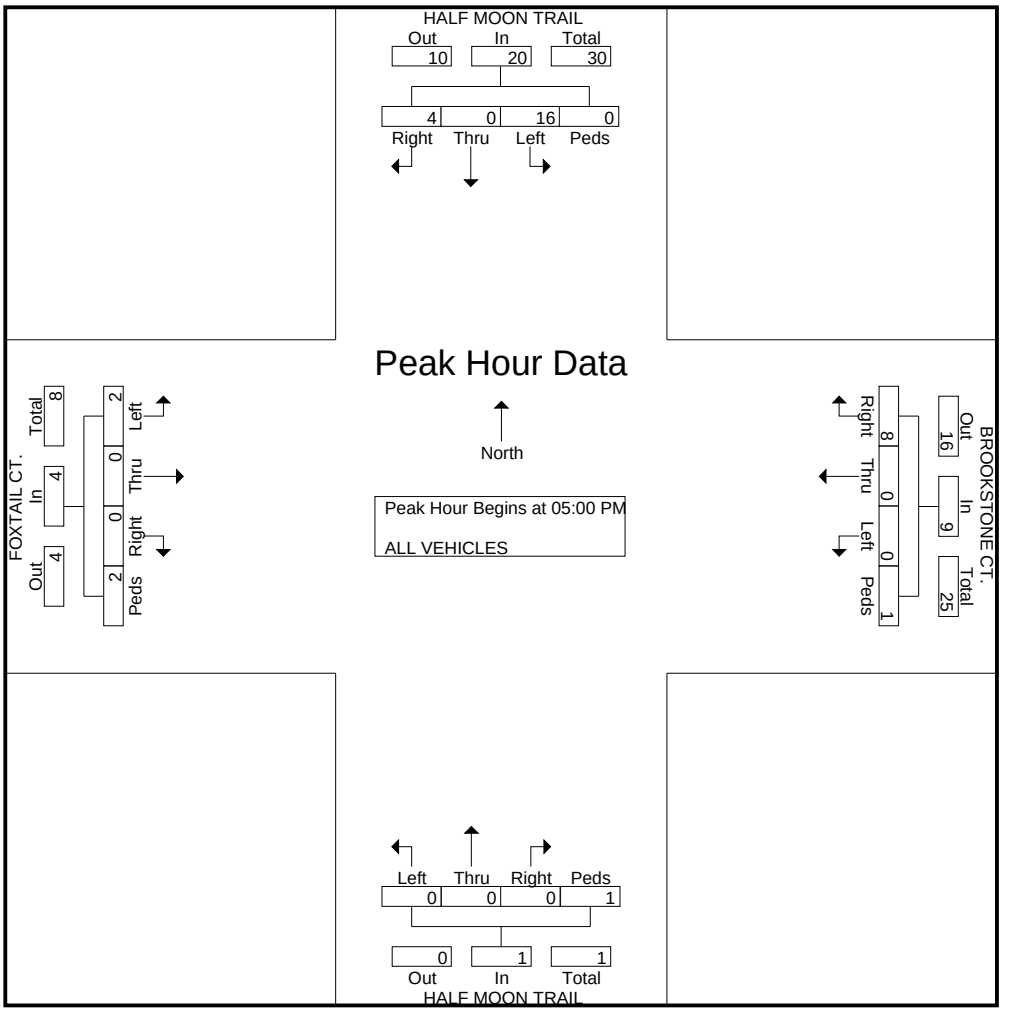
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 5

	HALF MOON TRAIL SOUTHBOUND					BROOKSTONE CT. WESTBOUND					HALF MOON TRAIL NORTHBOUND					FOXTAIL CT. EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	4	0	1	0	**5**	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	6
05:15 PM	4	0	1	0	5	0	0	**3**	0	3	0	0	0	0	0	**1**	0	0	0	1	9
05:30 PM	3	0	**2**	0	5	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	7
05:45 PM	**5**	0	0	0	5	0	0	3	**1**	**4**	0	0	0	**1**	**1**	0	0	0	**2**	**2**	**12**
Total Volume	16	0	4	0	20	0	0	8	1	9	0	0	0	1	1	2	0	0	2	4	34
% App. Total	80	0	20	0		0	0	88.9	11.1		0	0	0	100		50	0	0	50		
PHF	.800	.000	.500	.000	1.00	.000	.000	.667	.250	.563	.000	.000	.000	.250	.250	.500	.000	.000	.250	.500	.708



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 6

Southbound HALFMOON TRAIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 7

Westbound BROOKSTONE CT



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 8

Northbound HALFMOON TARIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 9

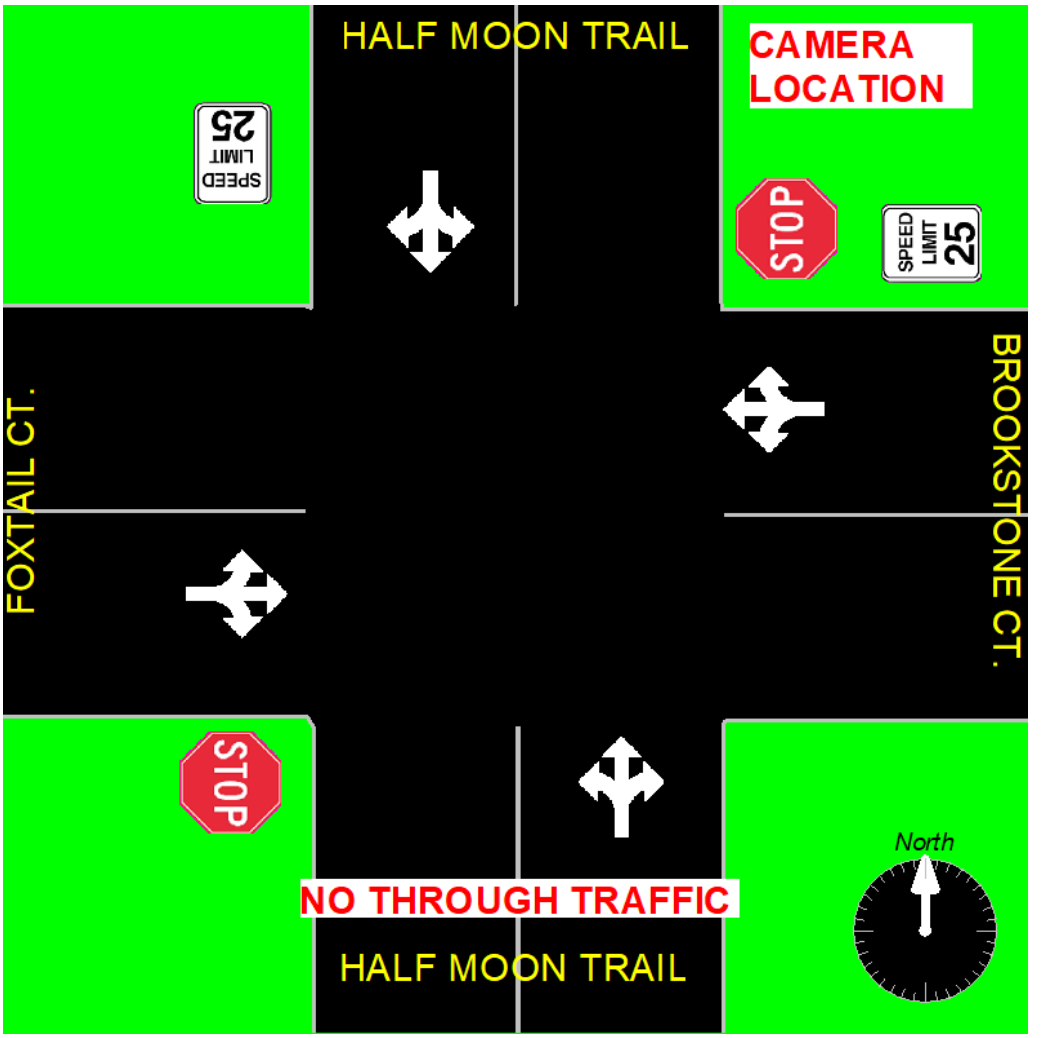
Eastbound FOXTAIL CT.



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

HALFMOON TARIL AND BROOKSTONE CT/ FOXTAI
HENDERSONVILE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 5
Site Code : SITE 5
Start Date : 6/15/2021
Page No : 10



TRUE DIRECTION

TRAFFIC SERVICES,INC

236-1 Grandview Dr, Sneads

919-749-3979 truedirectiontraffic@gmail.com

Count Number: SITE 6

County: HENDERSON

City: HENDERSONVILLE

Division: 14

Location: US 64 CHIMNEY ROCK RD. AND HALF MOON TARIL

Location Type: 3-LEG

Count Type: TURNING MOVEMENT NO CLASSIFICATION

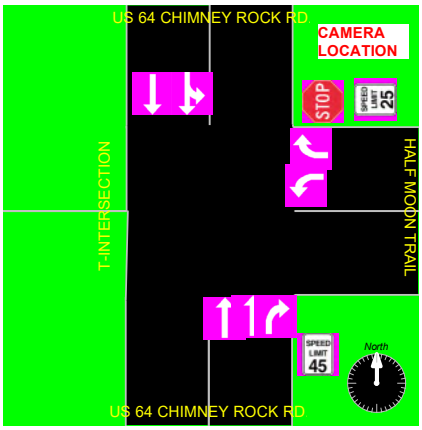
Count Start Date: 6/15/21

Time: 6:00AM-9:00AM AND 4:00PM-7:00PM

Video Time Used: 6:00AM-9:00AM AND 4:00PM-7:00PM (06-15)

Total Volume: 8,974

Weather: SUNNY NO RAIN



1. School in Session: No
2. Pedestrians Observed During Count: Yes
3. Disabled Pedestrians Present: No
4. Counted By: MICHAEL JOHNSON
5. Data Processor: MICHAEL JOHNSON
6. Signal Inventory: N/A
7. Intersection Controlled By:STOP SIGN
8. Data Collection Method: Jamar DB-400 Electronic Count Board
9. Equipment Operating Properly: Yes
10. Area Lighting: No
11. Construction Present: No
12. Traffic Problems Observed: No
    If Yes Describe:



LOCATION OF SITE 6

Southbound Approach



Looking Back Southbound



Southbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Westbound Approach



Looking Back Westbound



Westbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

Northbound Approach



Looking Back Northbound



Northbound Approach:

Stop Sign Within 300':No

Traffic Signal Within 300' No

Railroad within 300': No
If Yes Distance:

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 1

Groups Printed- ALL VEHICLES

	US 64 CHIMNEY ROCK RD. SOUTHBOUND					HALF MOON TRAIL WESTBOUND					US 64 CHIMNEY ROCK RD. NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
06:00 AM	0	103	0	0	103	2	0	0	0	2	0	24	0	0	24	0	0	0	0	0	129
06:15 AM	0	149	0	0	149	2	0	0	0	2	0	26	0	0	26	0	0	0	0	0	177
06:30 AM	0	176	0	0	176	3	0	1	0	4	0	41	0	0	41	0	0	0	0	0	221
06:45 AM	0	217	0	0	217	0	0	0	0	0	0	74	1	0	75	0	0	0	0	0	292
Total	0	645	0	0	645	7	0	1	0	8	0	165	1	0	166	0	0	0	0	0	819
07:00 AM	0	199	0	0	199	1	0	1	0	2	0	87	1	0	88	0	0	0	0	0	289
07:15 AM	1	242	0	0	243	2	0	0	0	2	0	109	0	0	109	0	0	0	0	0	354
07:30 AM	0	262	0	0	262	8	0	0	0	8	0	116	1	0	117	0	0	0	0	0	387
07:45 AM	0	240	0	0	240	4	0	0	0	4	0	168	0	0	168	0	0	0	0	0	412
Total	1	943	0	0	944	15	0	1	0	16	0	480	2	0	482	0	0	0	0	0	1442
08:00 AM	0	240	0	0	240	4	0	0	0	4	0	158	0	0	158	0	0	0	0	0	402
08:15 AM	0	260	0	0	260	3	0	0	0	3	0	134	2	0	136	0	0	0	0	0	399
08:30 AM	0	255	0	0	255	1	0	0	0	1	0	145	2	0	147	0	0	0	0	0	403
08:45 AM	0	262	0	0	262	2	0	1	0	3	0	155	3	0	158	0	0	0	0	0	423
Total	0	1017	0	0	1017	10	0	1	0	11	0	592	7	0	599	0	0	0	0	0	1627
09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 2

Groups Printed- ALL VEHICLES

	US 64 CHIMNEY ROCK RD. SOUTHBOUND					HALF MOON TRAIL WESTBOUND					US 64 CHIMNEY ROCK RD. NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	179	0	1	180	1	0	1	0	2	0	236	2	1	239	0	0	0	0	0	421
04:15 PM	0	168	0	0	168	1	0	0	0	1	0	275	5	0	280	0	0	0	0	0	449
04:30 PM	0	135	0	0	135	3	0	0	0	3	0	241	2	0	243	0	0	0	0	0	381
04:45 PM	1	126	0	0	127	1	0	1	0	2	0	288	6	0	294	0	0	0	0	0	423
Total	1	608	0	1	610	6	0	2	0	8	0	1040	15	1	1056	0	0	0	0	0	1674
05:00 PM	0	133	0	0	133	0	0	1	0	1	0	294	5	0	299	0	0	0	0	0	433
05:15 PM	0	130	0	0	130	4	0	0	0	4	0	308	5	0	313	0	0	0	0	0	447
05:30 PM	1	148	0	0	149	1	0	1	0	2	0	298	3	0	301	0	0	0	0	0	452
05:45 PM	0	129	0	0	129	2	0	1	0	3	0	271	5	0	276	0	0	0	0	0	408
Total	1	540	0	0	541	7	0	3	0	10	0	1171	18	0	1189	0	0	0	0	0	1740
06:00 PM	1	183	0	0	184	0	0	0	0	0	0	296	2	0	298	0	0	0	0	0	482
06:15 PM	1	155	0	0	156	3	0	0	0	3	0	226	3	0	229	0	0	0	0	0	388

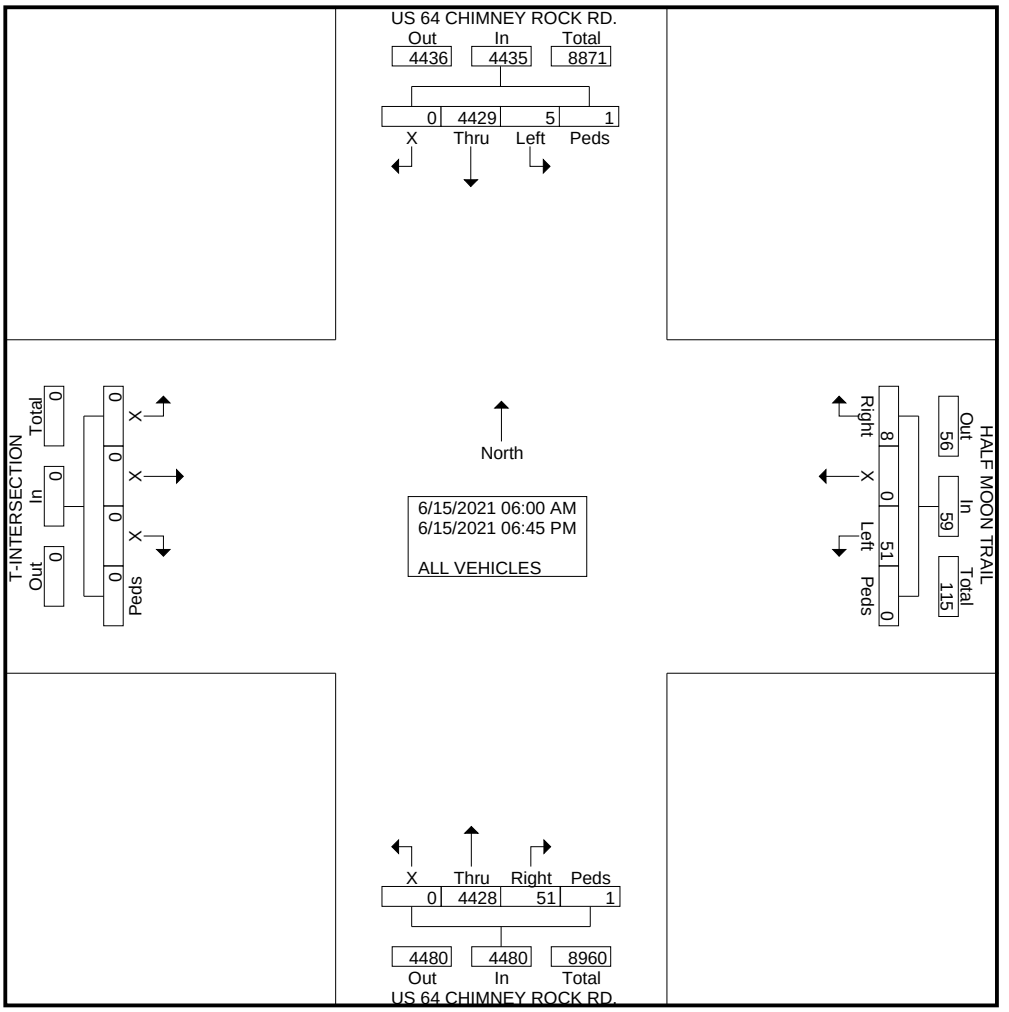
TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 3

Groups Printed- ALL VEHICLES

	US 64 CHIMNEY ROCK RD. SOUTHBOUND					HALF MOON TRAIL WESTBOUND					US 64 CHIMNEY ROCK RD. NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
06:30 PM	0	177	0	0	177	0	0	0	0	0	0	230	2	0	232	0	0	0	0	0	409
06:45 PM	0	161	0	0	161	3	0	0	0	3	0	228	1	0	229	0	0	0	0	0	393
Total	2	676	0	0	678	6	0	0	0	6	0	980	8	0	988	0	0	0	0	0	1672
Grand Total	5	4429	0	1	4435	51	0	8	0	59	0	4428	51	1	4480	0	0	0	0	0	8974
Apprch %	0.1	99.9	0	0		86.4	0	13.6	0		0	98.8	1.1	0		0	0	0	0		
Total %	0.1	49.4	0	0	49.4	0.6	0	0.1	0	0.7	0	49.3	0.6	0	49.9	0	0	0	0	0	



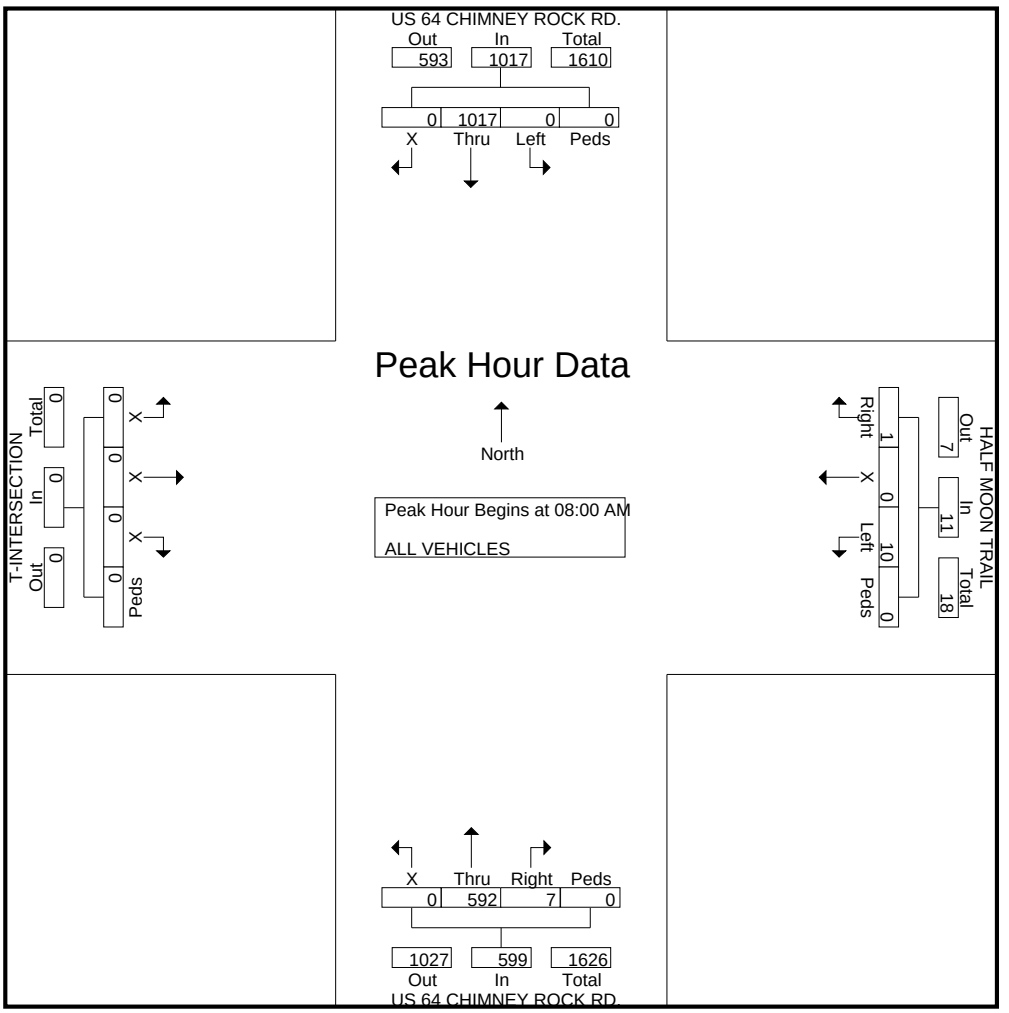
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 4

	US 64 CHIMNEY ROCK RD. SOUTHBOUND					HALF MOON TRAIL WESTBOUND					US 64 CHIMNEY ROCK RD. NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	240	0	0	240	**4**	0	0	0	**4**	0	**158**	0	0	**158**	0	0	0	0	0	402
08:15 AM	0	260	0	0	260	3	0	0	0	3	0	134	2	0	136	0	0	0	0	0	399
08:30 AM	0	255	0	0	255	1	0	0	0	1	0	145	2	0	147	0	0	0	0	0	403
08:45 AM	0	**262**	0	0	**262**	2	0	**1**	0	3	0	155	**3**	0	158	0	0	0	0	0	**423**
Total Volume	0	1017	0	0	1017	10	0	1	0	11	0	592	7	0	599	0	0	0	0	0	1627
% App. Total	0	100	0	0		90.9	0	9.1	0		0	98.8	1.2	0		0	0	0	0		
PHF	.000	.970	.000	.000	.970	.625	.000	.250	.000	.688	.000	.937	.583	.000	.948	.000	.000	.000	.000	.000	.962



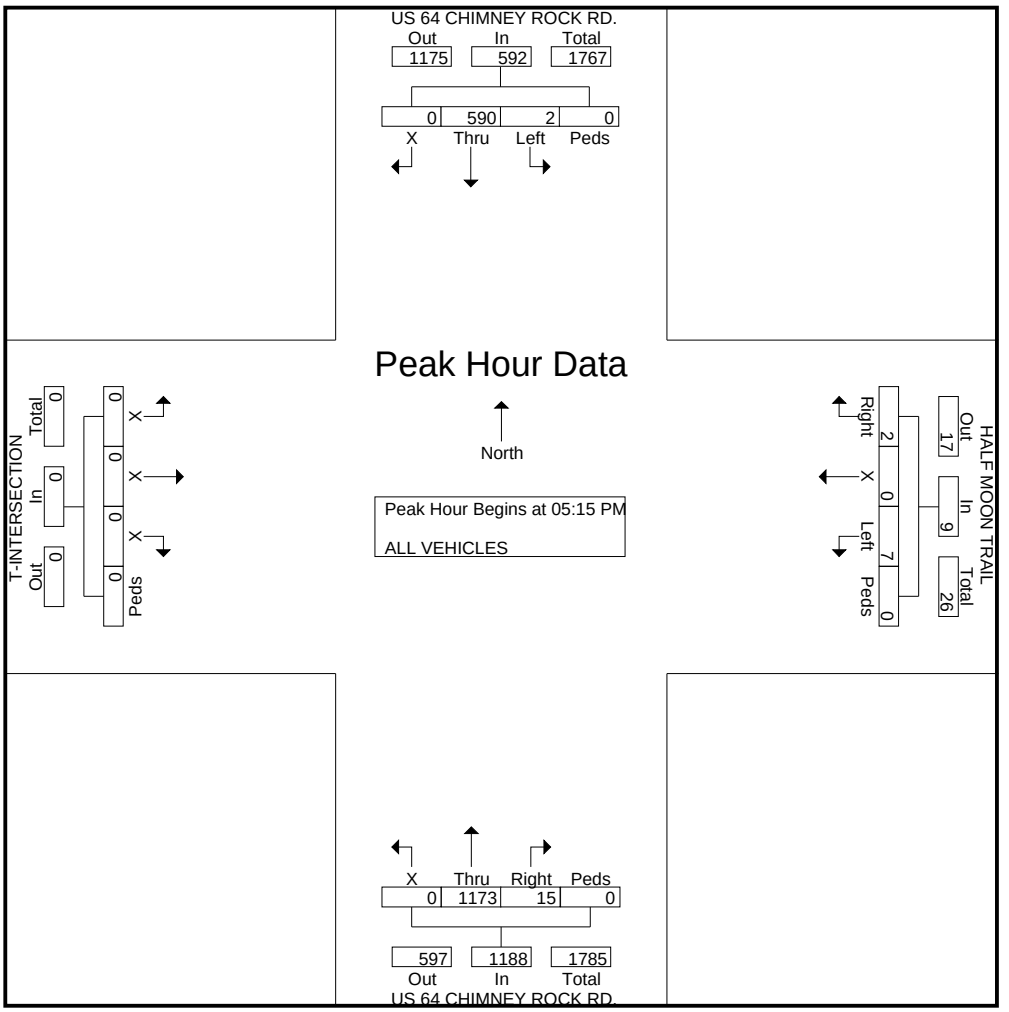
TRUE DIRECTION TRAFFIC SERVICES, INC.

236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 5

	US 64 CHIMNEY ROCK RD. SOUTHBOUND					HALF MOON TRAIL WESTBOUND					US 64 CHIMNEY ROCK RD. NORTHBOUND					T-INTERSECTION EASTBOUND					
Start Time	Left	Thru	X	Peds	App. Total	Left	X	Right	Peds	App. Total	X	Thru	Right	Peds	App. Total	X	X	X	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:15 PM																					
05:15 PM	0	130	0	0	130	**4**	0	0	0	**4**	0	**308**	**5**	0	**313**	0	0	0	0	0	447
05:30 PM	**1**	148	0	0	149	1	0	**1**	0	2	0	298	3	0	301	0	0	0	0	0	452
05:45 PM	0	129	0	0	129	2	0	1	0	3	0	271	5	0	276	0	0	0	0	0	408
06:00 PM	1	**183**	0	0	**184**	0	0	0	0	0	0	296	2	0	298	0	0	0	0	0	**482**
Total Volume	2	590	0	0	592	7	0	2	0	9	0	1173	15	0	1188	0	0	0	0	0	1789
% App. Total	0.3	99.7	0	0		77.8	0	22.2	0		0	98.7	1.3	0		0	0	0	0		
PHF	.500	.806	.000	.000	.804	.438	.000	.500	.000	.563	.000	.952	.750	.000	.949	.000	.000	.000	.000	.000	.928



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 6

Southbound US 64 CHIMNEY ROCK RD.



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 7

Westbound HALF MOON TRAIL



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 8

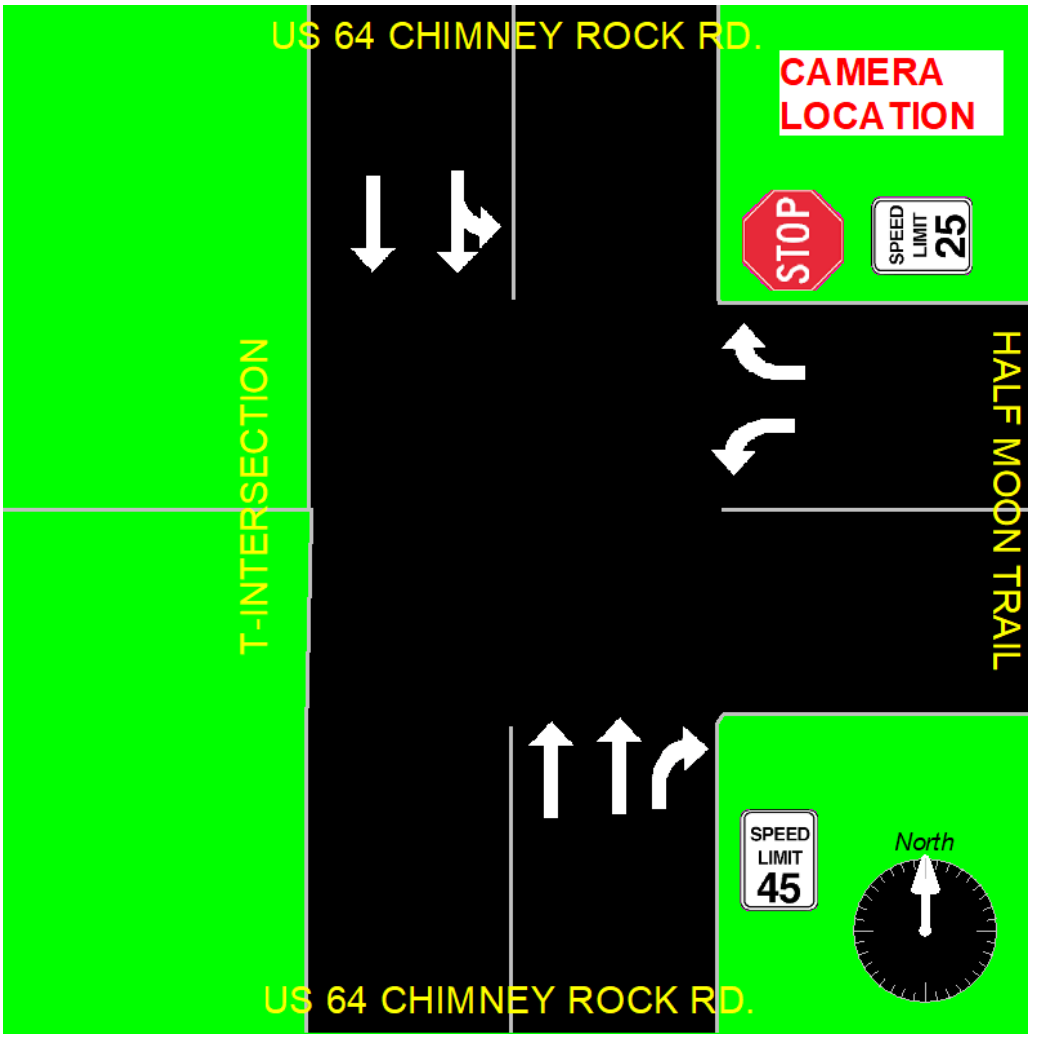
Northbound US 64 CHIMNEY ROCK RD.



TRUE DIRECTION TRAFFIC SERVICES, INC.
236-1 GRANDVIEW DR.
SNEADS FERRY NC 28460
TRUEDIRECTIONTRAFFIC@GMAIL.COM
919-749-3979
MICHAEL JOHNSON

US 64 AND HALF MOON TRAIL
HENDERSONVILLE HENDERSON CO.
Weather: SUNNY
Counted By: MICHAEL JOHNSON

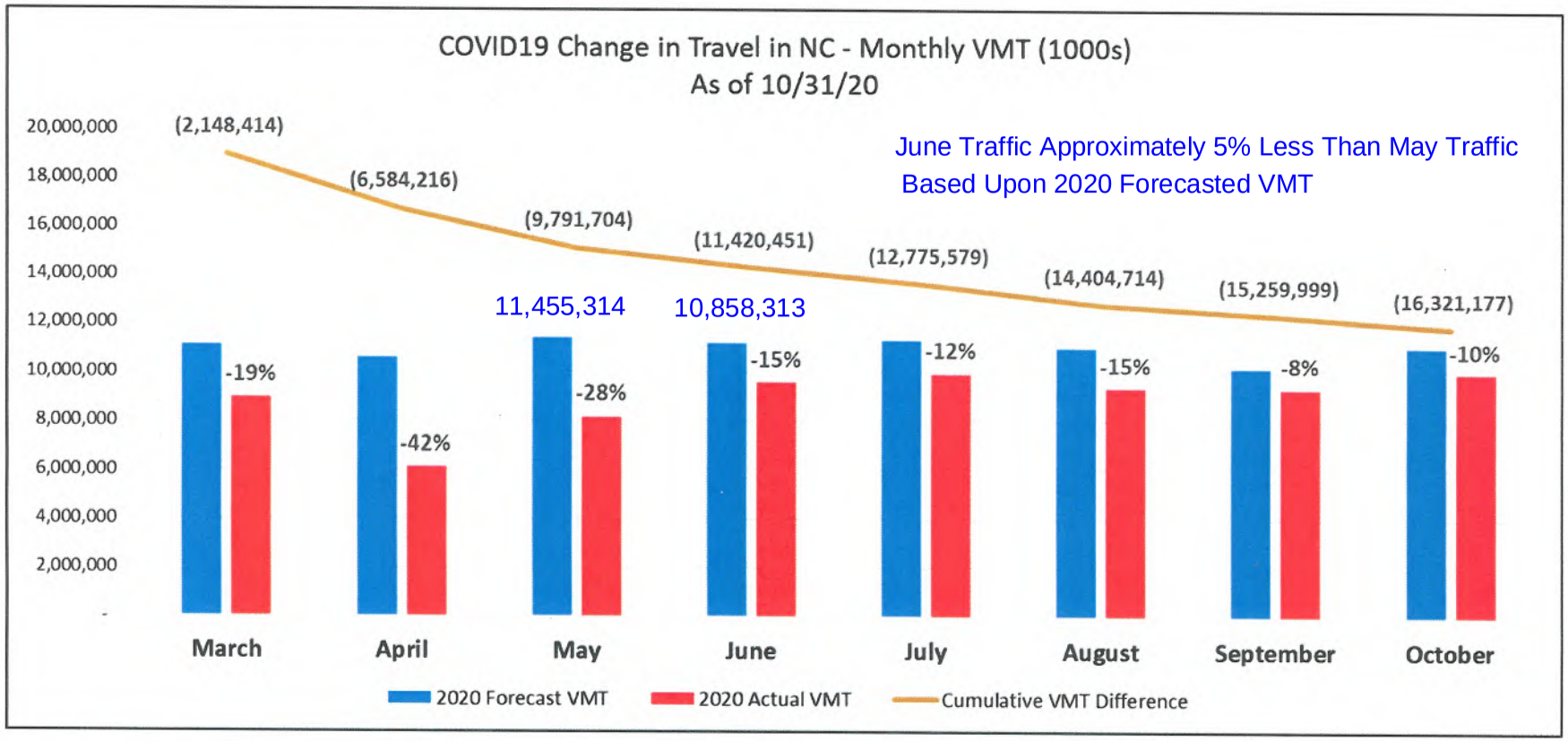
File Name : SITE 6
Site Code : SITE 6
Start Date : 6/15/2021
Page No : 9



APPENDIX C

NCDOT MONTHLY TRAFFIC TRENDS

Travel Trend – Monthly



As of end of October, we have 16 Billion less VMT than forecasted

APPENDIX D

SYNCHRO LEVEL OF SERVICE & QUEUING REPORTS

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	11	1	633	7	0	1088
Future Vol, veh/h	11	1	633	7	0	1088
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	1	688	8	0	1183

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1280	344	0	0	696	0
Stage 1	688	-	-	-	-	-
Stage 2	592	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	158	652	-	-	896	-
Stage 1	460	-	-	-	-	-
Stage 2	516	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	158	652	-	-	896	-
Mov Cap-2 Maneuver	158	-	-	-	-	-
Stage 1	460	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	28.1	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	169	896	-
HCM Lane V/C Ratio	-	-	0.077	-	-
HCM Control Delay (s)	-	-	28.1	0	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	0	0	0	16	0	0	0	1	0	2
Future Vol, veh/h	4	0	0	0	0	16	0	0	0	1	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	0	0	0	17	0	0	0	1	0	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	12	3	1	3	4	0	2	0	0	0	0	0
Stage 1	3	3	-	0	0	-	-	-	-	-	-	-
Stage 2	9	0	-	3	4	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1005	893	1084	1019	891	-	1620	-	-	-	-	-
Stage 1	1020	893	-	-	-	-	-	-	-	-	-	-
Stage 2	1012	-	-	1020	892	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	893	1084	1019	891	-	1620	-	-	-	-	-
Mov Cap-2 Maneuver	-	893	-	1019	891	-	-	-	-	-	-	-
Stage 1	1020	893	-	-	-	-	-	-	-	-	-	-
Stage 2	1012	-	-	1020	892	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1620	-	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-	-

Intersection	
Int Delay, s/veh	7.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	49	1	1	10	0	1
Future Vol, veh/h	49	1	1	10	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	53	1	1	11	0	1

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	8	7	0	0	12	0
Stage 1	7	-	-	-	-	-
Stage 2	1	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	1013	1075	-	-	1607	-
Stage 1	1016	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1013	1075	-	-	1607	-
Mov Cap-2 Maneuver	1013	-	-	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	1022	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1014	1607	-
HCM Lane V/C Ratio	-	-	0.054	-	-
HCM Control Delay (s)	-	-	8.8	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	9	3	0	49	0	7	1	0	0	0	45
Future Vol, veh/h	6	9	3	0	49	0	7	1	0	0	0	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	10	3	0	53	0	8	1	0	0	0	49
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.3	7.4	6.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	88%	33%	0%	0%
Vol Thru, %	12%	50%	100%	0%
Vol Right, %	0%	17%	0%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	8	18	49	45
LT Vol	7	6	0	0
Through Vol	1	9	49	0
RT Vol	0	3	0	45
Lane Flow Rate	9	20	53	49
Geometry Grp	1	1	1	1
Degree of Util (X)	0.01	0.022	0.06	0.047
Departure Headway (Hd)	4.271	4.041	4.048	3.465
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	835	886	887	1029
Service Time	2.31	2.064	2.064	1.502
HCM Lane V/C Ratio	0.011	0.023	0.06	0.048
HCM Control Delay	7.4	7.2	7.3	6.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.2	0.1

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	3	0	0	10	112	48	385	25	0	0	0
Future Vol, veh/h	5	3	0	0	10	112	48	385	25	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	300	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	3	0	0	11	122	52	418	27	0	0	0

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	319	549	-	-	522	209	0	0	0
Stage 1	0	0	-	-	522	-	-	-	-
Stage 2	319	549	-	-	0	-	-	-	-
Critical Hdwy	7.54	6.54	-	-	6.54	6.94	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	-	-	4.02	3.32	2.22	-	-
Pot Cap-1 Maneuver	610	442	0	0	458	797	-	-	-
Stage 1	-	-	0	0	529	-	-	-	-
Stage 2	667	515	0	0	-	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	508	442	-	-	458	797	-	-	-
Mov Cap-2 Maneuver	508	442	-	-	458	-	-	-	-
Stage 1	-	-	-	-	529	-	-	-	-
Stage 2	554	515	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	12.6	10.8	
HCM LOS	B	B	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	481	751
HCM Lane V/C Ratio	-	-	-	0.018	0.177
HCM Control Delay (s)	-	-	-	12.6	10.8
HCM Lane LOS	-	-	-	B	B
HCM 95th %tile Q(veh)	-	-	-	0.1	0.6

Intersection: 3: US 64 & Half Moon Trail

Movement	WB
Directions Served	LR
Maximum Queue (ft)	27
Average Queue (ft)	15
95th Queue (ft)	36
Link Distance (ft)	604
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Half Moon Trail & Foxtail Court/Brookstone Court

Movement	EB	WB
Directions Served	LTR	LTR
Maximum Queue (ft)	31	31
Average Queue (ft)	6	17
95th Queue (ft)	26	39
Link Distance (ft)	310	437
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 11: Cider Mill Dr (E) & Half Moon Trail

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 14: Half Moon Trail & Cider Mill Dr (W)

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	31
95th Queue (ft)	31
Link Distance (ft)	237
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 18: Half Moon Trail & Ballantyne Common Circle

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	31	31	31
Average Queue (ft)	12	30	6	31
95th Queue (ft)	37	31	27	32
Link Distance (ft)	183	326	332	111
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 22: US 64 NB & Commercial Access/Ballantyne Common Circle

Movement	WB
Directions Served	TR
Maximum Queue (ft)	30
Average Queue (ft)	29
95th Queue (ft)	31
Link Distance (ft)	584
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	8	2	1255	16	2	631
Future Vol, veh/h	8	2	1255	16	2	631
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	2	1364	17	2	686

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1711	682	0	0	1381	0
Stage 1	1364	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	82	392	-	-	492	-
Stage 1	203	-	-	-	-	-
Stage 2	687	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	82	392	-	-	492	-
Mov Cap-2 Maneuver	82	-	-	-	-	-
Stage 1	203	-	-	-	-	-
Stage 2	684	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	46.7	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	97	492	-
HCM Lane V/C Ratio	-	-	0.112	0.004	-
HCM Control Delay (s)	-	-	46.7	12.3	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	0	0	9	0	0	0	17	0	4
Future Vol, veh/h	2	0	0	0	0	9	0	0	0	17	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	0	0	10	0	0	0	18	0	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	43	38	2	38	40	0	4	0	0	0	0	0
Stage 1	38	38	-	0	0	-	-	-	-	-	-	-
Stage 2	5	0	-	38	40	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	960	854	1082	967	852	-	1618	-	-	-	-	-
Stage 1	977	863	-	-	-	-	-	-	-	-	-	-
Stage 2	1017	-	-	977	862	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	854	1082	967	852	-	1618	-	-	-	-	-
Mov Cap-2 Maneuver	-	854	-	967	852	-	-	-	-	-	-	-
Stage 1	977	863	-	-	-	-	-	-	-	-	-	-
Stage 2	1017	-	-	977	862	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	0	1	0
Future Vol, veh/h	0	1	0	0	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	0	0	1	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1	0	2	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	1	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1622	-	1021	1084
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1022	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1622	-	1021	1084
Mov Cap-2 Maneuver	-	-	-	-	1021	-
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1022	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1021	-	-	1622	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	8.5	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	3.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	40	1	1	60	0	1
Future Vol, veh/h	40	1	1	60	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	1	1	65	0	1

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	35	34	0	0	66	0
Stage 1	34	-	-	-	-	-
Stage 2	1	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	978	1039	-	-	1536	-
Stage 1	988	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	978	1039	-	-	1536	-
Mov Cap-2 Maneuver	978	-	-	-	-	-
Stage 1	988	-	-	-	-	-
Stage 2	1022	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	979	1536	-
HCM Lane V/C Ratio	-	-	0.046	-	-
HCM Control Delay (s)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	47	13	0	33	10	5	0	0	10	5	25
Future Vol, veh/h	50	47	13	0	33	10	5	0	0	10	5	25
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	51	14	0	36	11	5	0	0	11	5	27
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.7	7.2	7.6	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	45%	0%	25%
Vol Thru, %	0%	43%	77%	12%
Vol Right, %	0%	12%	23%	62%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	5	110	43	40
LT Vol	5	50	0	10
Through Vol	0	47	33	5
RT Vol	0	13	10	25
Lane Flow Rate	5	120	47	43
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.135	0.052	0.047
Departure Headway (Hd)	4.457	4.076	3.971	3.9
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	793	879	897	906
Service Time	2.54	2.104	2.015	1.976
HCM Lane V/C Ratio	0.006	0.137	0.052	0.047
HCM Control Delay	7.6	7.7	7.2	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.5	0.2	0.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	9	0	0	1	121	26	1198	98	0	0	0
Future Vol, veh/h	12	9	0	0	1	121	26	1198	98	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	300	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	10	0	0	1	132	28	1302	107	0	0	0

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	708	1465	-	-	1358	651	0	0	0
Stage 1	0	0	-	-	1358	-	-	-	-
Stage 2	708	1465	-	-	0	-	-	-	-
Critical Hdwy	7.54	6.54	-	-	6.54	6.94	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	-	-	4.02	3.32	2.22	-	-
Pot Cap-1 Maneuver	322	127	0	0	148	411	-	-	-
Stage 1	-	-	0	0	215	-	-	-	-
Stage 2	392	191	0	0	-	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	218	127	-	-	148	411	-	-	-
Mov Cap-2 Maneuver	218	127	-	-	148	-	-	-	-
Stage 1	-	-	-	-	215	-	-	-	-
Stage 2	265	191	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	29.9	18.2	
HCM LOS	D	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	167	405
HCM Lane V/C Ratio	-	-	-	0.137	0.327
HCM Control Delay (s)	-	-	-	29.9	18.2
HCM Lane LOS	-	-	-	D	C
HCM 95th %tile Q(veh)	-	-	-	0.5	1.4

Intersection: 3: US 64 & Half Moon Trail

Movement	
Directions Served	
Maximum Queue (ft)	
Average Queue (ft)	
95th Queue (ft)	
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Half Moon Trail & Foxtail Court/Brookstone Court

Movement	WB
Directions Served	LTR
Maximum Queue (ft)	26
Average Queue (ft)	5
95th Queue (ft)	22
Link Distance (ft)	437
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 11: Cider Mill Dr (E) & Half Moon Trail

Movement	NB
Directions Served	LR
Maximum Queue (ft)	29
Average Queue (ft)	6
95th Queue (ft)	25
Link Distance (ft)	380
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 14: Half Moon Trail & Cider Mill Dr (W)

Movement	WB
Directions Served	LR
Maximum Queue (ft)	68
Average Queue (ft)	26
95th Queue (ft)	67
Link Distance (ft)	237
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 18: Half Moon Trail & Ballantyne Common Circle

Movement	EB	WB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	31	31	68
Average Queue (ft)	28	24	32
95th Queue (ft)	38	44	67
Link Distance (ft)	183	326	111
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 22: US 64 NB & Commercial Access/Ballantyne Common Circle

Movement	EB	WB
Directions Served	LT	TR
Maximum Queue (ft)	27	101
Average Queue (ft)	11	49
95th Queue (ft)	32	95
Link Distance (ft)	278	584
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	11	1	649	7	0	1123
Future Vol, veh/h	11	1	649	7	0	1123
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	1	705	8	0	1221

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1316	353	0	0	713	0
Stage 1	705	-	-	-	-	-
Stage 2	611	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	149	643	-	-	883	-
Stage 1	451	-	-	-	-	-
Stage 2	504	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	149	643	-	-	883	-
Mov Cap-2 Maneuver	149	-	-	-	-	-
Stage 1	451	-	-	-	-	-
Stage 2	504	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	29.7	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	159	883	-
HCM Lane V/C Ratio	-	-	0.082	-	-
HCM Control Delay (s)	-	-	29.7	0	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	0	0	0	16	0	0	0	1	0	2
Future Vol, veh/h	4	0	0	0	0	16	0	0	0	1	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	0	0	0	17	0	0	0	1	0	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	12	3	1	3	4	0	2	0	0	0	0	0
Stage 1	3	3	-	0	0	-	-	-	-	-	-	-
Stage 2	9	0	-	3	4	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1005	893	1084	1019	891	-	1620	-	-	-	-	-
Stage 1	1020	893	-	-	-	-	-	-	-	-	-	-
Stage 2	1012	-	-	1020	892	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	893	1084	1019	891	-	1620	-	-	-	-	-
Mov Cap-2 Maneuver	-	893	-	1019	891	-	-	-	-	-	-	-
Stage 1	1020	893	-	-	-	-	-	-	-	-	-	-
Stage 2	1012	-	-	1020	892	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1620	-	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	1	0	0
Future Vol, veh/h	0	1	0	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	0	1	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1	0	2	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	1	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1622	-	1021	1084
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1022	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1622	-	1021	1084
Mov Cap-2 Maneuver	-	-	-	-	1021	-
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1022	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1622	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	7.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	49	1	1	10	0	1
Future Vol, veh/h	49	1	1	10	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	53	1	1	11	0	1

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	8	7	0	0	12	0
Stage 1	7	-	-	-	-	-
Stage 2	1	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	1013	1075	-	-	1607	-
Stage 1	1016	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	1013	1075	-	-	1607	-
Mov Cap-2 Maneuver	1013	-	-	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	1022	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1014	1607	-
HCM Lane V/C Ratio	-	-	0.054	-	-
HCM Control Delay (s)	-	-	8.8	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	9	3	0	49	0	7	1	0	0	0	45
Future Vol, veh/h	6	9	3	0	49	0	7	1	0	0	0	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	10	3	0	53	0	8	1	0	0	0	49
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.3	7.4	6.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	88%	33%	0%	0%
Vol Thru, %	12%	50%	100%	0%
Vol Right, %	0%	17%	0%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	8	18	49	45
LT Vol	7	6	0	0
Through Vol	1	9	49	0
RT Vol	0	3	0	45
Lane Flow Rate	9	20	53	49
Geometry Grp	1	1	1	1
Degree of Util (X)	0.01	0.022	0.06	0.047
Departure Headway (Hd)	4.271	4.041	4.048	3.465
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	835	886	887	1029
Service Time	2.31	2.064	2.064	1.502
HCM Lane V/C Ratio	0.011	0.023	0.06	0.048
HCM Control Delay	7.4	7.2	7.3	6.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.2	0.1

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	3	0	0	10	112	48	401	25	0	0	0
Future Vol, veh/h	5	3	0	0	10	112	48	401	25	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	300	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	3	0	0	11	122	52	436	27	0	0	0

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	328	567	-	-	540	218	0	0	0
Stage 1	0	0	-	-	540	-	-	-	-
Stage 2	328	567	-	-	0	-	-	-	-
Critical Hdwy	7.54	6.54	-	-	6.54	6.94	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	-	-	4.02	3.32	2.22	-	-
Pot Cap-1 Maneuver	601	432	0	0	447	786	-	-	-
Stage 1	-	-	0	0	519	-	-	-	-
Stage 2	659	505	0	0	-	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	498	432	-	-	447	786	-	-	-
Mov Cap-2 Maneuver	498	432	-	-	447	-	-	-	-
Stage 1	-	-	-	-	519	-	-	-	-
Stage 2	545	505	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	12.8	10.9	
HCM LOS	B	B	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	471	740
HCM Lane V/C Ratio	-	-	-	0.018	0.179
HCM Control Delay (s)	-	-	-	12.8	10.9
HCM Lane LOS	-	-	-	B	B
HCM 95th %tile Q(veh)	-	-	-	0.1	0.6

Intersection: 3: US 64 & Half Moon Trail

Movement	WB
Directions Served	LR
Maximum Queue (ft)	27
Average Queue (ft)	10
95th Queue (ft)	31
Link Distance (ft)	604
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Half Moon Trail & Foxtail Court/Brookstone Court

Movement	EB	WB
Directions Served	LTR	LTR
Maximum Queue (ft)	31	31
Average Queue (ft)	6	11
95th Queue (ft)	26	35
Link Distance (ft)	310	437
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 11: Cider Mill Dr (E) & Half Moon Trail

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 14: Half Moon Trail & Cider Mill Dr (W)

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	31
95th Queue (ft)	31
Link Distance (ft)	237
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 18: Half Moon Trail & Ballantyne Common Circle

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	31	31	31
Average Queue (ft)	6	30	6	31
95th Queue (ft)	27	31	27	32
Link Distance (ft)	183	326	332	111
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 22: US 64 NB & Commercial Access/Ballantyne Common Circle

Movement	WB
Directions Served	TR
Maximum Queue (ft)	30
Average Queue (ft)	29
95th Queue (ft)	31
Link Distance (ft)	584
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	8	2	1294	16	2	654
Future Vol, veh/h	8	2	1294	16	2	654
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	2	1407	17	2	711

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1767	704	0	0	1424	0
Stage 1	1407	-	-	-	-	-
Stage 2	360	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	75	379	-	-	474	-
Stage 1	192	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	75	379	-	-	474	-
Mov Cap-2 Maneuver	75	-	-	-	-	-
Stage 1	192	-	-	-	-	-
Stage 2	674	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	51	0	0
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	89	474	-
HCM Lane V/C Ratio	-	-	0.122	0.005	-
HCM Control Delay (s)	-	-	51	12.6	-
HCM Lane LOS	-	-	F	B	-
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	0	0	9	0	0	0	17	0	4
Future Vol, veh/h	2	0	0	0	0	9	0	0	0	17	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	0	0	10	0	0	0	18	0	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	43	38	2	38	40	0	4	0	0	0	0	0
Stage 1	38	38	-	0	0	-	-	-	-	-	-	-
Stage 2	5	0	-	38	40	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	960	854	1082	967	852	-	1618	-	-	-	-	-
Stage 1	977	863	-	-	-	-	-	-	-	-	-	-
Stage 2	1017	-	-	977	862	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	854	1082	967	852	-	1618	-	-	-	-	-
Mov Cap-2 Maneuver	-	854	-	967	852	-	-	-	-	-	-	-
Stage 1	977	863	-	-	-	-	-	-	-	-	-	-
Stage 2	1017	-	-	977	862	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0	
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	-	-	-	-
HCM Lane LOS	A	-	-	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	0	1	0
Future Vol, veh/h	0	1	0	0	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	0	0	1	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1	0	2	1
Stage 1	-	-	-	-	1	-
Stage 2	-	-	-	-	1	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1622	-	1021	1084
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1022	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1622	-	1021	1084
Mov Cap-2 Maneuver	-	-	-	-	1021	-
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1022	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1021	-	-	1622	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	8.5	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	3.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	40	1	1	62	0	1
Future Vol, veh/h	40	1	1	62	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	1	1	67	0	1

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	36	35	0	0	68	0
Stage 1	35	-	-	-	-	-
Stage 2	1	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	977	1038	-	-	1533	-
Stage 1	987	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	977	1038	-	-	1533	-
Mov Cap-2 Maneuver	977	-	-	-	-	-
Stage 1	987	-	-	-	-	-
Stage 2	1022	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	978	1533	-
HCM Lane V/C Ratio	-	-	0.046	-	-
HCM Control Delay (s)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	47	13	0	33	10	5	0	0	10	5	25
Future Vol, veh/h	50	47	13	0	33	10	5	0	0	10	5	25
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	51	14	0	36	11	5	0	0	11	5	27
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.7	7.2	7.6	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	45%	0%	25%
Vol Thru, %	0%	43%	77%	12%
Vol Right, %	0%	12%	23%	62%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	5	110	43	40
LT Vol	5	50	0	10
Through Vol	0	47	33	5
RT Vol	0	13	10	25
Lane Flow Rate	5	120	47	43
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.135	0.052	0.047
Departure Headway (Hd)	4.457	4.076	3.971	3.9
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	793	879	897	906
Service Time	2.54	2.104	2.015	1.976
HCM Lane V/C Ratio	0.006	0.137	0.052	0.047
HCM Control Delay	7.6	7.7	7.2	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.5	0.2	0.1

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	9	0	0	1	121	26	1242	98	0	0	0
Future Vol, veh/h	12	9	0	0	1	121	26	1242	98	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	300	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	10	0	0	1	132	28	1350	107	0	0	0

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	732	1513	-	-	1406	675	0	0	0
Stage 1	0	0	-	-	1406	-	-	-	-
Stage 2	732	1513	-	-	0	-	-	-	-
Critical Hdwy	7.54	6.54	-	-	6.54	6.94	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	-	-	4.02	3.32	2.22	-	-
Pot Cap-1 Maneuver	309	119	0	0	138	396	-	-	-
Stage 1	-	-	0	0	204	-	-	-	-
Stage 2	379	181	0	0	-	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	205	119	-	-	138	396	-	-	-
Mov Cap-2 Maneuver	205	119	-	-	138	-	-	-	-
Stage 1	-	-	-	-	204	-	-	-	-
Stage 2	252	181	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	31.8	18.9	
HCM LOS	D	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	157	390
HCM Lane V/C Ratio	-	-	-	0.145	0.34
HCM Control Delay (s)	-	-	-	31.8	18.9
HCM Lane LOS	-	-	-	D	C
HCM 95th %tile Q(veh)	-	-	-	0.5	1.5

Intersection: 3: US 64 & Half Moon Trail

Movement	WB
Directions Served	LR
Maximum Queue (ft)	27
Average Queue (ft)	13
95th Queue (ft)	33
Link Distance (ft)	604
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Half Moon Trail & Foxtail Court/Brookstone Court

Movement	WB
Directions Served	LTR
Maximum Queue (ft)	31
Average Queue (ft)	12
95th Queue (ft)	36
Link Distance (ft)	437
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 11: Cider Mill Dr (E) & Half Moon Trail

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 14: Half Moon Trail & Cider Mill Dr (W)

Movement	WB
Directions Served	LR
Maximum Queue (ft)	68
Average Queue (ft)	40
95th Queue (ft)	78
Link Distance (ft)	237
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 18: Half Moon Trail & Ballantyne Common Circle

Movement	EB	WB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	54	54	68
Average Queue (ft)	35	35	35
95th Queue (ft)	51	51	73
Link Distance (ft)	183	326	111
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 22: US 64 NB & Commercial Access/Ballantyne Common Circle

Movement	EB	WB
Directions Served	LT	TR
Maximum Queue (ft)	26	92
Average Queue (ft)	5	56
95th Queue (ft)	22	89
Link Distance (ft)	278	584
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	31	22	649	11	7	1123
Future Vol, veh/h	31	22	649	11	7	1123
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	24	705	12	8	1221

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1332	353	0	0	717	0
Stage 1	705	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	146	643	-	-	880	-
Stage 1	451	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	145	643	-	-	880	-
Mov Cap-2 Maneuver	145	-	-	-	-	-
Stage 1	451	-	-	-	-	-
Stage 2	491	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	27.9	0	0.1
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	214	880	-
HCM Lane V/C Ratio	-	-	0.269	0.009	-
HCM Control Delay (s)	-	-	27.9	9.1	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	1	0	-

Intersection	
Int Delay, s/veh	3.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	10	19	1	3	5
Future Vol, veh/h	3	10	19	1	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	11	21	1	3	5

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	33	22	0	0	22	0
Stage 1	22	-	-	-	-	-
Stage 2	11	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	980	1055	-	-	1593	-
Stage 1	1001	-	-	-	-	-
Stage 2	1012	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	978	1055	-	-	1593	-
Mov Cap-2 Maneuver	978	-	-	-	-	-
Stage 1	1001	-	-	-	-	-
Stage 2	1010	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.5	0	2.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1036	1593	-
HCM Lane V/C Ratio	-	-	0.014	0.002	-
HCM Control Delay (s)	-	-	8.5	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	0	0	0	16	0	41	0	1	11	2
Future Vol, veh/h	4	0	0	0	0	16	0	41	0	1	11	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	0	0	0	17	0	45	0	1	12	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	69	60	13	60	61	45	14	0	0	45	0	0
Stage 1	15	15	-	45	45	-	-	-	-	-	-	-
Stage 2	54	45	-	15	16	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	923	831	1067	936	830	1025	1604	-	-	1563	-	-
Stage 1	1005	883	-	969	857	-	-	-	-	-	-	-
Stage 2	958	857	-	1005	882	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	906	830	1067	935	829	1025	1604	-	-	1563	-	-
Mov Cap-2 Maneuver	906	830	-	935	829	-	-	-	-	-	-	-
Stage 1	1005	882	-	969	857	-	-	-	-	-	-	-
Stage 2	942	857	-	1004	881	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	8.6	0	0.5
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1604	-	-	906	1025	1563	-	-
HCM Lane V/C Ratio	-	-	-	0.005	0.017	0.001	-	-
HCM Control Delay (s)	0	-	-	9	8.6	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	9	1	0	21	0	0
Future Vol, veh/h	9	1	0	21	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	1	0	23	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	11	0	34	11
Stage 1	-	-	-	-	11	-
Stage 2	-	-	-	-	23	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1608	-	979	1070
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1000	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1608	-	979	1070
Mov Cap-2 Maneuver	-	-	-	-	979	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1000	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1608	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	4.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	49	1	10	10	0	21
Future Vol, veh/h	49	1	10	10	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	53	1	11	11	0	23

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	40	17	0	0	22	0
Stage 1	17	-	-	-	-	-
Stage 2	23	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	972	1062	-	-	1593	-
Stage 1	1006	-	-	-	-	-
Stage 2	1000	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	972	1062	-	-	1593	-
Mov Cap-2 Maneuver	972	-	-	-	-	-
Stage 1	1006	-	-	-	-	-
Stage 2	1000	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	974	1593	-
HCM Lane V/C Ratio	-	-	0.056	-	-
HCM Control Delay (s)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	9	3	0	49	0	7	1	0	0	0	65
Future Vol, veh/h	15	9	3	0	49	0	7	1	0	0	0	65
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	10	3	0	53	0	8	1	0	0	0	71
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.3	7.4	7.4	6.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	88%	56%	0%	0%
Vol Thru, %	12%	33%	100%	0%
Vol Right, %	0%	11%	0%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	8	27	49	65
LT Vol	7	15	0	0
Through Vol	1	9	49	0
RT Vol	0	3	0	65
Lane Flow Rate	9	29	53	71
Geometry Grp	1	1	1	1
Degree of Util (X)	0.01	0.034	0.061	0.068
Departure Headway (Hd)	4.306	4.158	4.095	3.482
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	827	861	876	1022
Service Time	2.354	2.184	2.116	1.527
HCM Lane V/C Ratio	0.011	0.034	0.061	0.069
HCM Control Delay	7.4	7.3	7.4	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.2	0.2

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	3	0	0	10	132	48	405	34	0	0	0
Future Vol, veh/h	5	3	0	0	10	132	48	405	34	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	300	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	3	0	0	11	143	52	440	37	0	0	0

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	330	581	-	-	544	220	0	0	0
Stage 1	0	0	-	-	544	-	-	-	-
Stage 2	330	581	-	-	0	-	-	-	-
Critical Hdwy	7.54	6.54	-	-	6.54	6.94	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	-	-	4.02	3.32	2.22	-	-
Pot Cap-1 Maneuver	599	424	0	0	445	784	-	-	-
Stage 1	-	-	0	0	517	-	-	-	-
Stage 2	657	498	0	0	-	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	480	424	-	-	445	784	-	-	-
Mov Cap-2 Maneuver	480	424	-	-	445	-	-	-	-
Stage 1	-	-	-	-	517	-	-	-	-
Stage 2	525	498	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	13	11.1	
HCM LOS	B	B	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	457	744
HCM Lane V/C Ratio	-	-	-	0.019	0.207
HCM Control Delay (s)	-	-	-	13	11.1
HCM Lane LOS	-	-	-	B	B
HCM 95th %tile Q(veh)	-	-	-	0.1	0.8

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	6	15	0	0	6
Future Vol, veh/h	3	6	15	0	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	7	16	0	0	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	16	0	-	0	29	16
Stage 1	-	-	-	-	16	-
Stage 2	-	-	-	-	13	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1602	-	-	0	986	1063
Stage 1	-	-	-	0	1007	-
Stage 2	-	-	-	0	1010	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	1602	-	-	-	984	1063
Mov Cap-2 Maneuver	-	-	-	-	984	-
Stage 1	-	-	-	-	1005	-
Stage 2	-	-	-	-	1010	-

Approach	EB	WB	SB
HCM Control Delay, s	2.4	0	8.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	1602	-	-	1063
HCM Lane V/C Ratio	0.002	-	-	0.006
HCM Control Delay (s)	7.3	0	-	8.4
HCM Lane LOS	A	A	-	A
HCM 95th %tile Q(veh)	0	-	-	0

Intersection	
Int Delay, s/veh	5.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	3	3	4	8	7	14
Future Vol, veh/h	3	3	4	8	7	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	4	9	8	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	6	0	22	5
Stage 1	-	-	-	-	5	-
Stage 2	-	-	-	-	17	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1615	-	995	1078
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	1006	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1615	-	993	1078
Mov Cap-2 Maneuver	-	-	-	-	993	-
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	1004	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1048	-	-	1615	-
HCM Lane V/C Ratio	0.022	-	-	0.003	-
HCM Control Delay (s)	8.5	-	-	7.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	5	15	2	1	7
Future Vol, veh/h	5	5	15	2	1	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	16	2	1	8

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	27	17	0	0	18	0
Stage 1	17	-	-	-	-	-
Stage 2	10	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	988	1062	-	-	1599	-
Stage 1	1006	-	-	-	-	-
Stage 2	1013	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	987	1062	-	-	1599	-
Mov Cap-2 Maneuver	987	-	-	-	-	-
Stage 1	1006	-	-	-	-	-
Stage 2	1012	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	0.9
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1023	1599	-
HCM Lane V/C Ratio	-	-	0.011	0.001	-
HCM Control Delay (s)	-	-	8.6	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	0	0	29	8	3
Future Vol, veh/h	12	0	0	29	8	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	0	0	32	9	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	43	11	12	0	-	0
Stage 1	11	-	-	-	-	-
Stage 2	32	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	968	1070	1607	-	-	-
Stage 1	1012	-	-	-	-	-
Stage 2	991	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	968	1070	1607	-	-	-
Mov Cap-2 Maneuver	968	-	-	-	-	-
Stage 1	1012	-	-	-	-	-
Stage 2	991	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1607	-	968	-	-
HCM Lane V/C Ratio	-	-	0.013	-	-
HCM Control Delay (s)	0	-	8.8	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection: 3: US 64 & Half Moon Trail

Movement	WB	SW
Directions Served	LR	L
Maximum Queue (ft)	70	31
Average Queue (ft)	45	12
95th Queue (ft)	71	38
Link Distance (ft)	604	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		500
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Half Moon Trail & Driveway D

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	12
95th Queue (ft)	35
Link Distance (ft)	556
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 6: Half Moon Trail & Foxtail Court/Brookstone Court

Movement	EB	WB
Directions Served	LTR	LTR
Maximum Queue (ft)	31	28
Average Queue (ft)	6	6
95th Queue (ft)	27	24
Link Distance (ft)	310	437
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 11: Cider Mill Dr (E) & Half Moon Trail

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 14: Half Moon Trail & Cider Mill Dr (W)

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	30
95th Queue (ft)	31
Link Distance (ft)	237
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 18: Half Moon Trail & Ballantyne Common Circle

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	49	31	31
Average Queue (ft)	6	28	6	31
95th Queue (ft)	26	54	27	31
Link Distance (ft)	183	326	332	111
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 22: US 64 NB & Commercial Access/Ballantyne Common Circle

Movement	EB	WB
Directions Served	LT	TR
Maximum Queue (ft)	26	75
Average Queue (ft)	5	47
95th Queue (ft)	22	82
Link Distance (ft)	278	584
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 25: Half Moon Trail & Driveway A

Movement	SB
Directions Served	LR
Maximum Queue (ft)	28
Average Queue (ft)	6
95th Queue (ft)	24
Link Distance (ft)	299
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 27: Driveway B & Half Moon Trail

Movement	NB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	12
95th Queue (ft)	36
Link Distance (ft)	401
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 29: Half Moon Trail & Driveway C

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	6
95th Queue (ft)	26
Link Distance (ft)	506
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 32: Half Moon Trail & Driveway E

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	6
95th Queue (ft)	27
Link Distance (ft)	384
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	21	16	1294	31	26	654
Future Vol, veh/h	21	16	1294	31	26	654
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	17	1407	34	28	711

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1819	704	0	0	1441	0
Stage 1	1407	-	-	-	-	-
Stage 2	412	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	69	379	-	-	467	-
Stage 1	192	-	-	-	-	-
Stage 2	637	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	65	379	-	-	467	-
Mov Cap-2 Maneuver	65	-	-	-	-	-
Stage 1	192	-	-	-	-	-
Stage 2	599	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	62.5	0	0.5
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	101	467	-
HCM Lane V/C Ratio	-	-	0.398	0.061	-
HCM Control Delay (s)	-	-	62.5	13.2	-
HCM Lane LOS	-	-	F	B	-
HCM 95th %tile Q(veh)	-	-	1.6	0.2	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	0	0	9	0	27	0	17	39	4
Future Vol, veh/h	2	0	0	0	0	9	0	27	0	17	39	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	0	0	10	0	29	0	18	42	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	114	109	44	109	111	29	46	0	0	29	0	0
Stage 1	80	80	-	29	29	-	-	-	-	-	-	-
Stage 2	34	29	-	80	82	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	863	781	1026	870	779	1046	1562	-	-	1584	-	-
Stage 1	929	828	-	988	871	-	-	-	-	-	-	-
Stage 2	982	871	-	929	827	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	847	772	1026	862	770	1046	1562	-	-	1584	-	-
Mov Cap-2 Maneuver	847	772	-	862	770	-	-	-	-	-	-	-
Stage 1	929	818	-	988	871	-	-	-	-	-	-	-
Stage 2	973	871	-	918	817	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	8.5	0	2.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1562	-	-	847	1046	1584	-	-
HCM Lane V/C Ratio	-	-	-	0.003	0.009	0.012	-	-
HCM Control Delay (s)	0	-	-	9.3	8.5	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	29	1	0	13	1	0
Future Vol, veh/h	29	1	0	13	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	1	0	14	1	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	33	0	47	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	14	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1579	-	963	1041
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	1009	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1579	-	963	1041
Mov Cap-2 Maneuver	-	-	-	-	963	-
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	1009	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	963	-	-	1579	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	2.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	40	1	30	62	0	14
Future Vol, veh/h	40	1	30	62	0	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	1	33	67	0	15

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	82	67	0	0	100	0
Stage 1	67	-	-	-	-	-
Stage 2	15	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	920	997	-	-	1493	-
Stage 1	956	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	920	997	-	-	1493	-
Mov Cap-2 Maneuver	920	-	-	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.1	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	922	1493	-
HCM Lane V/C Ratio	-	-	0.048	-	-
HCM Control Delay (s)	-	-	9.1	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	79	47	13	0	33	10	5	0	0	10	5	38
Future Vol, veh/h	79	47	13	0	33	10	5	0	0	10	5	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	86	51	14	0	36	11	5	0	0	11	5	41
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8	7.3	7.7	7.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	57%	0%	19%
Vol Thru, %	0%	34%	77%	9%
Vol Right, %	0%	9%	23%	72%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	5	139	43	53
LT Vol	5	79	0	10
Through Vol	0	47	33	5
RT Vol	0	13	10	38
Lane Flow Rate	5	151	47	58
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.174	0.052	0.062
Departure Headway (Hd)	4.63	4.137	4.019	3.886
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	778	866	883	904
Service Time	2.63	2.172	2.079	1.983
HCM Lane V/C Ratio	0.006	0.174	0.053	0.064
HCM Control Delay	7.7	8	7.3	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.6	0.2	0.2

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	9	0	0	1	134	26	1257	127	0	0	0
Future Vol, veh/h	12	9	0	0	1	134	26	1257	127	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	130	-	300	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	10	0	0	1	146	28	1366	138	0	0	0

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	740	1560	-	-	1422	683	0	0	0
Stage 1	0	0	-	-	1422	-	-	-	-
Stage 2	740	1560	-	-	0	-	-	-	-
Critical Hdwy	7.54	6.54	-	-	6.54	6.94	4.14	-	-
Critical Hdwy Stg 1	-	-	-	-	5.54	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	-	-	4.02	3.32	2.22	-	-
Pot Cap-1 Maneuver	305	111	0	0	135	392	-	-	-
Stage 1	-	-	0	0	200	-	-	-	-
Stage 2	375	171	0	0	-	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	191	111	-	-	135	392	-	-	-
Mov Cap-2 Maneuver	191	111	-	-	135	-	-	-	-
Stage 1	-	-	-	-	200	-	-	-	-
Stage 2	234	171	-	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	34.2	19.9	
HCM LOS	D	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1
Capacity (veh/h)	-	-	-	146	387
HCM Lane V/C Ratio	-	-	-	0.156	0.379
HCM Control Delay (s)	-	-	-	34.2	19.9
HCM Lane LOS	-	-	-	D	C
HCM 95th %tile Q(veh)	-	-	-	0.5	1.7

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	20	9	0	0	4
Future Vol, veh/h	9	20	9	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	22	10	0	0	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	10	0	-	0	52	10
Stage 1	-	-	-	-	10	-
Stage 2	-	-	-	-	42	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1610	-	-	0	957	1071
Stage 1	-	-	-	0	1013	-
Stage 2	-	-	-	0	980	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	1610	-	-	-	951	1071
Mov Cap-2 Maneuver	-	-	-	-	951	-
Stage 1	-	-	-	-	1007	-
Stage 2	-	-	-	-	980	-

Approach	EB	WB	SB
HCM Control Delay, s	2.3	0	8.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	1610	-	-	1071
HCM Lane V/C Ratio	0.006	-	-	0.004
HCM Control Delay (s)	7.2	0	-	8.4
HCM Lane LOS	A	A	-	A
HCM 95th %tile Q(veh)	0	-	-	0

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	10	4	8	4	9
Future Vol, veh/h	10	10	4	8	4	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	11	4	9	4	10

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	22	0	34	17
Stage 1	-	-	-	-	17	-
Stage 2	-	-	-	-	17	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1593	-	979	1062
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	1006	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1593	-	976	1062
Mov Cap-2 Maneuver	-	-	-	-	976	-
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	1003	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1034	-	-	1593	-
HCM Lane V/C Ratio	0.014	-	-	0.003	-
HCM Control Delay (s)	8.5	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	3	12	7	4	15
Future Vol, veh/h	3	3	12	7	4	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	13	8	4	16

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	41	17	0	0	21	0
Stage 1	17	-	-	-	-	-
Stage 2	24	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	970	1062	-	-	1595	-
Stage 1	1006	-	-	-	-	-
Stage 2	999	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	967	1062	-	-	1595	-
Mov Cap-2 Maneuver	967	-	-	-	-	-
Stage 1	1006	-	-	-	-	-
Stage 2	996	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	1.5
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1012	1595	-
HCM Lane V/C Ratio	-	-	0.006	0.003	-
HCM Control Delay (s)	-	-	8.6	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	7	12	3	10	17
Future Vol, veh/h	2	7	12	3	10	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	8	13	3	11	18

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	55	15	0	0	16	0
Stage 1	15	-	-	-	-	-
Stage 2	40	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	953	1065	-	-	1602	-
Stage 1	1008	-	-	-	-	-
Stage 2	982	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	946	1065	-	-	1602	-
Mov Cap-2 Maneuver	946	-	-	-	-	-
Stage 1	1008	-	-	-	-	-
Stage 2	975	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.5	0	2.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1036	1602	-
HCM Lane V/C Ratio	-	-	0.009	0.007	-
HCM Control Delay (s)	-	-	8.5	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	0	0	19	27	12
Future Vol, veh/h	8	0	0	19	27	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	0	0	21	29	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	36	42	0	-	0
Stage 1	36	-	-	-	-	-
Stage 2	21	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	950	1037	1567	-	-	-
Stage 1	986	-	-	-	-	-
Stage 2	1002	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	950	1037	1567	-	-	-
Mov Cap-2 Maneuver	950	-	-	-	-	-
Stage 1	986	-	-	-	-	-
Stage 2	1002	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1567	-	950	-	-
HCM Lane V/C Ratio	-	-	0.009	-	-
HCM Control Delay (s)	0	-	8.8	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection: 3: US 64 & Half Moon Trail

Movement	WB	WB	SW
Directions Served	L	R	L
Maximum Queue (ft)	59	24	52
Average Queue (ft)	21	5	23
95th Queue (ft)	55	21	56
Link Distance (ft)	592	592	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			500
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 6: Half Moon Trail & Foxtail Court/Brookstone Court

Movement	WB
Directions Served	LTR
Maximum Queue (ft)	28
Average Queue (ft)	11
95th Queue (ft)	34
Link Distance (ft)	423
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 11: Cider Mill Dr (E) & Half Moon Trail

Movement	NB
Directions Served	LR
Maximum Queue (ft)	29
Average Queue (ft)	6
95th Queue (ft)	25
Link Distance (ft)	380
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 14: Half Moon Trail & Cider Mill Dr (W)

Movement	WB
Directions Served	LR
Maximum Queue (ft)	53
Average Queue (ft)	29
95th Queue (ft)	57
Link Distance (ft)	237
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 18: Half Moon Trail & Ballantyne Common Circle

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	53	31	31	31
Average Queue (ft)	39	24	6	25
95th Queue (ft)	55	43	27	45
Link Distance (ft)	183	326	332	111
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 22: US 64 NB & Commercial Access/Ballantyne Common Circle

Movement	EB	WB
Directions Served	LT	TR
Maximum Queue (ft)	48	52
Average Queue (ft)	20	37
95th Queue (ft)	50	54
Link Distance (ft)	278	584
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 25: Half Moon Trail & Driveway A

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 27: Driveway B & Half Moon Trail

Movement	NB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	6
95th Queue (ft)	26
Link Distance (ft)	358
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 29: Driveway C

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	6
95th Queue (ft)	26
Link Distance (ft)	483
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 31: Half Moon Trail & Driveway D

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 33: Half Moon Trail & Driveway E

Movement	EB
Directions Served	LR
Maximum Queue (ft)	28
Average Queue (ft)	6
95th Queue (ft)	24
Link Distance (ft)	376
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	21	16	1294	31	26	654
Future Vol, veh/h	21	16	1294	31	26	654
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	100	500	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	17	1407	34	28	711

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1819	704	0	0	1441	0
Stage 1	1407	-	-	-	-	-
Stage 2	412	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	69	379	-	-	467	-
Stage 1	192	-	-	-	-	-
Stage 2	637	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	65	379	-	-	467	-
Mov Cap-2 Maneuver	65	-	-	-	-	-
Stage 1	192	-	-	-	-	-
Stage 2	599	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	56.3	0	0.5
HCM LOS	F		

Minor Lane/Major Mvmt	NET	NER	WBLn1	WBLn2	SWL	SWT
Capacity (veh/h)	-	-	65	379	467	-
HCM Lane V/C Ratio	-	-	0.351	0.046	0.061	-
HCM Control Delay (s)	-	-	87.8	15	13.2	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	1.3	0.1	0.2	-

Entry #: 19

Date Submitted: 8/18/2021 11:01 AM

Date:
8/17/2021

Name of Project
Half Moon Heights

Address/Location of Property
297 Rustling Pines Lane

List 10 digit PIN or 7 digit PID number for each property
9680-00-1446

Check type of Development
Residential

Current Zoning
PRD

Proposed Zoning
PRD

List requested uses
Residential single family housing

Total Acreage
33.65

Proposed Building Sq. ft.
212,000

Dwelling Units
106

Conceptual Plan

Conditional Zoning District Petition (Continued)

Proposed conditions for the site:
See site plan.

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

Explain consistency with the City's Comprehensive Plan:
Our plan is consistent with the city's plan and compatible with the surrounding properties.

Explain compatibility with surrounding land uses:
The proposed high density single family housing is compatible with the adjoining apartment development and single family high density residential projects. The size, scale, design, and architectural materials are compatible with adjoining properties and surrounding neighborhood.

Explain whether changed conditional require a map amendment:
No map amendment is required.

Explain how the petition is in the public interest:
This project is providing needed single family housing. The roads have been designed to provide safe ingress and egress and accommodate cars trucks and emergency vehicles. It will also provide safe pedestrian circulation with an internal sidewalk connecting to the adjoining properties.

Explain whether adequate public facilities are available:
Adequate water and sewer capacity are available. Existing water and sewer is accessible to the site. An existing road to city specs is installed through the project connecting to highway 64. Proposd utilities will comply with the standards of city of Hendersonville and state of North Carolina.

Explain the impact the petition would have on the natural environment:
The proposed roads and lot layout requires the site to be mass graded due to the topography. The developer will attempt to preserve as much existing slope vegetation on the perimeter of the site to reduce the visual impact of the development on the surrounding property owners. The preserved slope vegetation will serve as a vegetative buffer for the adjoining properties. Additional landscape buffer will be planted where need to reduce the visual impact of the development. Street trees and house planting will also be planted along with bare root trees to be planted on slopes.

Additional information:
The type and size of the project signs has yet to be determined. The developer will submit drawings and application to the city of Hendersonville for their review prior to their constructing of the signs. The lighting of the signs will comply with the city of Hendersonville requirements. Street lights will be provided with an approximate spacing of every 250 feet. The light fixtures will be a 100% cutoff, provided by Duke Energy. The developer requests that the city provide curbside garbage pick up. There are no plans for providing a dumpster. Mail kiosks will be provided.

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

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

Signature pages for Conditional Zoning District Petition

Designated Agent
Joseph Schlotterbeck

Address
PO Box 609, Fairview, North Carolina 28730

Phone
(828) 767-7171

Email
joe.s@bh-builder.com

Applicant Name
Half Moon Land Holdings, LLC

Address
PO Box 609, Fairview, North Carolina 28730

Phone
(828) 767-7171

Signature



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

Property Owner Name
TRIANGLE BALLANTYNE HENDERSONVILLE, INC

Address
165 S York St, Gastonia, North Carolina 28053

PID or PIN #
9680001446

Signature



Property Owner Name

Address
165 S York St, Gastonia, North Carolina 28053

PID or PIN #

Signature

Signature pages for Conditional Zoning District Petition (continued)

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

Property Owner Name

Address

PID or PIN #

Signature

Property Owner Name

Address

PID or PIN #

Signature

Property Owner Name

Address

PID or PIN #

Signature

City of Hendersonville
General Application
Owner Signature Addendum

Application Information

Date of Application 8-18-2021 Application Number P21-44-CZD/SUB

Name of Project Half Moon Heights Phase # (if subdivision) 1

Parcel Identification Number(s) (PIN) 9680-00-1446

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

* ^ Printed Name Triangle Ballantyne Hendersonville, Inc.

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature [signature]

Title Vice President Email william.ratchford@southwoodrealty.com

Address of Property Owner 297 Rustling Pines Ln.

* ^ Printed Name _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* ^ Printed Name _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the City Council except through sworn testimony at the public hearing. (Applicable if box is checked.)

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.

City of Hendersonville

Certification of Mailing of Public Notice

IN RE: Half Moon Heights File # P21-44-CZD

I hereby certify that official notice of the City Council Meeting on November 4, 2021, has been sent with regard to this matter by U.S. Mail on the date indicated below and as specified in this document.

The parties to whom notice was mailed are indicated on the sheets attached hereto as Exhibit A. Those listed on Exhibit A were mailed the letter, a copy of which is attached as Exhibit B.

Date Mailed: 10.18.21

Site posted this date per Section 7-4-8 of the City of Hendersonville Zoning Ordinance.

Terri Swann
Administrative Assistant III

Henderson County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Terri Swann.

Date: 10/18/2021

Notary Signature: Lisa N Stepp

Notary Printed Name: Lisa N Stepp

(Official Seal)

LISA N STEPP NOTARY PUBLIC HENDERSON COUNTY, NC

My Commission Expires: Sept 5, 2026

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

Order Confirmation
Not an Invoice

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

Date:	10/14/2021
Order Number:	6419909
Prepayment Amount:	$ 0.00

Column Count:	1
Line Count:	116.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
HEN Times-News	2	10/24/2021 - 10/31/2021	Public Notices
HEN blueridgenow.com	2	10/24/2021 - 10/31/2021	Public Notices

Total Order Confirmation	**$32.84**

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Hendersonville City Council will hold two public hearings on Thursday, November 4, 2021, at 5:45 p.m., or as soon thereafter as possible in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. Conditional Zoning District– World of Clothing Mini Storage (P21-52-CZD) - Application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the redevelopment of a 126,913 sq. ft. mini-warehouse facility on approximately 8.24 acres.

II. Conditional Zoning District – Half Moon Heights (P21-44-CZD) - Application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicants and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9680-00-1446 and located on Half Moon Trail, from PRD-CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 95 single-family homes on approximately 33.65 acres.

NOTICE IS HEREBY GIVEN that some Hendersonville City Council Members may participate remotely in these hearings at the above designated time/day/place and will give additional notice complying with applicable laws should an electronic meeting become necessary.

Digital/written public hearing comments will be accepted until twenty-four hours prior to the scheduled public hearing and will be accepted during the meeting from those attending in person and also from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public comment for this public hearing prior to the meeting may do so twenty-four hours prior to the meeting (by 5:45 p.m. on Wednesday November 3rd) to be considered by the City Council.

Digital pubic hearing comments must comply with security criteria in the Council's Public Comment Policy, available on the City's website by visiting https://www.hendersonvillenc.gov/public-comment.

The meeting instructions to join by Zoom will be available on the City's website by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is:
https://zoom.us/j/95746846396?pwd=YmlXdXdHcjRFVlM2VElacEVwT1ZLZz09#success
Dial-in by phone: (646) 558-8656
Meeting ID: 957 4684 6396
Passcode: 28792

The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk, Angela Reece at 697-3000 no later than 24 hours in advance of the meeting.

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Hendersonville City Council will hold two public hearings on Thursday, November 4, 2021, at 5:45 p.m., or as soon thereafter as possible in the City Operations Assembly Room located at 305 Williams Street, Hendersonville NC to consider the following:

I. **Conditional Zoning District– World of Clothing Mini Storage (P21-52-CZD) -** Application for a conditional rezoning from Daniel Renckens of Canvass Capital, LLC, applicant and Dreams Dominion, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9579-56-0884 and PIN 9579-46-9642 and located at 135 Sugarloaf Road, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District for the redevelopment of a 126,913 sq. ft. mini-warehouse facility on approximately 8.24 acres.

II. **Conditional Zoning District – Half Moon Heights (P21-44-CZD) -** Application for a conditional rezoning from Joseph Schlotterbeck of Half Moon Land Holdings, LLC, applicants and Triangle Ballantyne Hendersonville, Inc., property owners. The applicants are requesting to rezone the subject property, PIN 9680-00-1446 and located on Half Moon Trail, from PRD-CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a housing development containing 95 single-family homes on approximately 33.65 acres.

NOTICE IS HEREBY GIVEN that some Hendersonville City Council Members may participate remotely in these hearings at the above designated time/day/place and will give additional notice complying with applicable laws should an electronic meeting become necessary.

Digital/written public hearing comments will be accepted until twenty-four hours prior to the scheduled public hearing and will be accepted during the meeting from those attending in person and also from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public comment for this public hearing prior to the meeting may do so twenty-four hours prior to the meeting (by 5:45 p.m. on Wednesday November 3rd) to be considered by the City Council.

Digital pubic hearing comments must comply with security criteria in the Council's Public Comment Policy, available on the City's website by visiting https://www.hendersonvillenc.gov/public-comment.

The meeting instructions to join by Zoom will be available on the City's website by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is:

https://zoom.us/j/95746846396?pwd=YmlXdXdHcjRFVlM2VElqcEVwT1ZLZz09#success

Dial-in by phone: (646) 558-8656
Meeting ID: 957 4684 6396
Passcode: 28792

The City of Hendersonville is committed to providing accessible facilities, programs, and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact the City Clerk, Angela Reece at 697-3000 no later than 24 hours in advance of the meeting.

Run two times: Sunday, October 24, 2021
Sunday, October 31, 2021

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: James Miller, Fire Chief

MEETING DATE: November 4, 2021

AGENDA SECTION: NEW BUSINESS

DEPARTMENT: Hendersonville Fire Department

TITLE OF ITEM: Lease of Space in Thomas H. Thompson Emergency Services Center to Provide Temporary Housing for Fire Department Personnel and Equipment During Construction of Fire Station 1 – *James Miller, Fire Chief*

SUGGESTED MOTION(S):

I move that the City Council adopt the Resolution to Approve Lease of Space to Provide Temporary Facilities for the Hendersonville Fire Department as presented.

SUMMARY:

Attached for consideration by the City Council is a proposed *Resolution to Approve Lease of Space to Provide Temporary Facilities for the Hendersonville Fire Department*. The Resolution authorizes the City Manager to sign a two-year lease with Henderson County through which the County will lease space to house Hendersonville Fire Department personnel and equipment in the Thomas H. Thompson Emergency Services Center during the construction of the new Fire Station 1. The annual price for the lease is $1.00 per year.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

1. Resolution to Approve Lease of Space to Provide Temporary Facilities for the Hendersonville Fire Department

2. Lease Agreement

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE LEASE OF SPACE TO PROVIDE TEMPORARY FACILITIES FOR THE HENDERSONVILLE FIRE DEPARTMENT

WHEREAS, the City of Hendersonville is in the process of planning for the construction of a new Fire Station 1; and

WHEREAS, the Hendersonville Fire Department will need to locate personnel and equipment to temporary locations while the new Fire Station 1 is under construction; and

WHEREAS, Henderson County has agreed to lease certain portions of the Thomas H. Thompson Emergency Services Center to the City of Hendersonville for use by the City of Hendersonville Fire Department personnel during the construction of Fire Station 1 for the cost of $1.00 per year; and

WHEREAS, the City Council wishes to enter into such a lease with Henderson County;

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

1. The Lease Agreement for the lease of space within the Thomas H. Thompson Emergency Services Center for use by the City of Hendersonville Fire Department personnel during the construction of Fire Station 1, for the cost of $1.00 per year, for a term of two years is hereby approved as presented. The City Manager is authorized to sign the Lease Agreement on behalf of the City of Hendersonville.
2. The City Manager shall have the authority to extend the Lease Agreement as necessary through the completion of construction of Fire Station 1.
3. The City of Hendersonville hereby extends its thanks to the Henderson County Board of Commissioners.

Adopted by the City Council of the City of Hendersonville, North Carolina on this _____ day of _____, 20____.

_____

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

_____

Angela L. Reece, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

LEASE AGREEMENT

This Interlocal Agreement, pursuant to Article 12 of Chapter 160A, is made by and between the County of Henderson, a body corporate and politic of the State of North Carolina (the "County") and the City of Hendersonville, a municipal corporation of the State of North Carolina (the "City").

Facts Leading to Agreement

A. The City needs additional space to house firefighting apparatus and firefighters during the period of the construction of their new fire department building in northern Hendersonville.

B. The County has space in its Thomas H. Thompson Emergency Services Center (the "Thompson Center") which could in the short-term house the apparatus and firefighters of the City.

Statement of Agreement

The parties agree, pursuant to N.C. Gen. Stat. §160A-274, as follows:

1. The County hereby leases to the City the following spaces office space in the Thompson Center (hereafter the "leased premises"):

A. Apparatus parking and equipment storage as shown on attachments 1 and 2.

B. Firefighter berthing, equipment storage, and shared kitchen facilities as shown on attachments 1 and 3.

C. Firefighter parking as shown on attachment 4.

2. This lease shall begin October 1, 2021, and shall end September 30, 2023 .

3. The City will pay to the County as rent the sum of One Dollar ($1.00) per year.

4. The City will be responsible for installation and payment for the cost of the following:

A. Such internet and cable television service as it desires in the leased premises during the term of this Agreement.

B. Such wall and floor coverings, and such additional lighting for the berthing and other space as it desires.

C. Such radio and other communication facilities and equipment (including speakers) as it desires, to the extent that the same does not conflict or interfere with the existing communication facilities and equipment in the Thompson Center.

5. The City will be responsible for the repair of any property damaged by them during the term of this Agreement. It is anticipated by the parties that this may include the repair and repaving of the access (including roads for ingress and egress, and any turn-around area) to the apparatus parking area, at the end of the term of this agreement.

Executed with authority of their respective governing boards, this the _____ day of September, 2021.

COUNTY OF HENDERSON

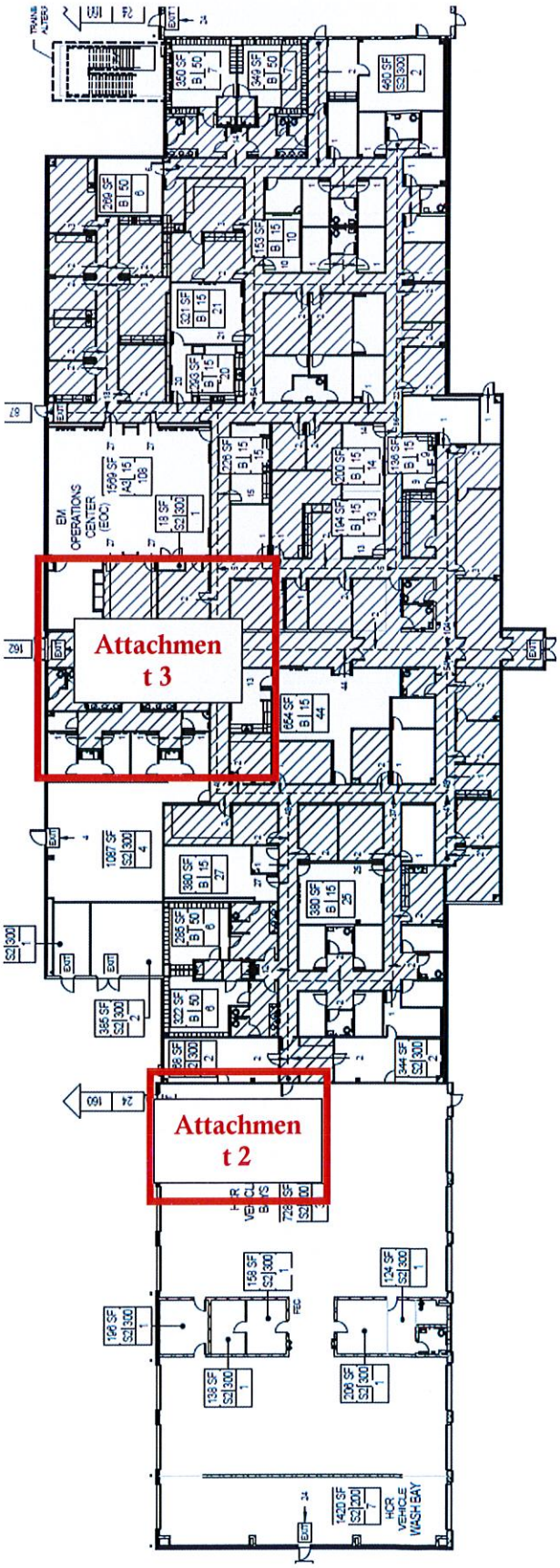
By:_____
JOHN MITCHELL
County Manager

CITY OF HENDERSONVILLE

By:_____
JOHN F. CONNET
City Manager

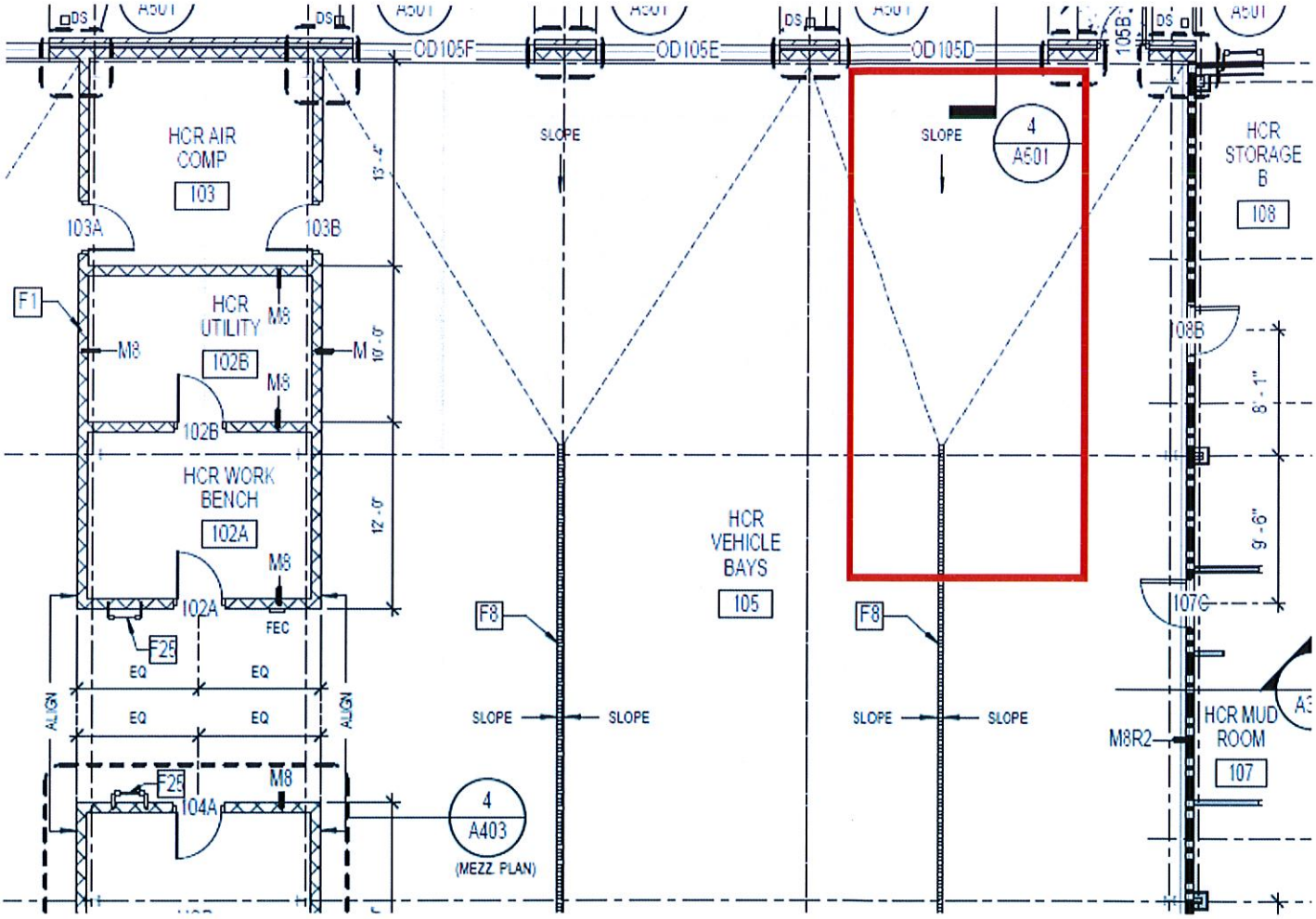
Attachment 1

Building Scope



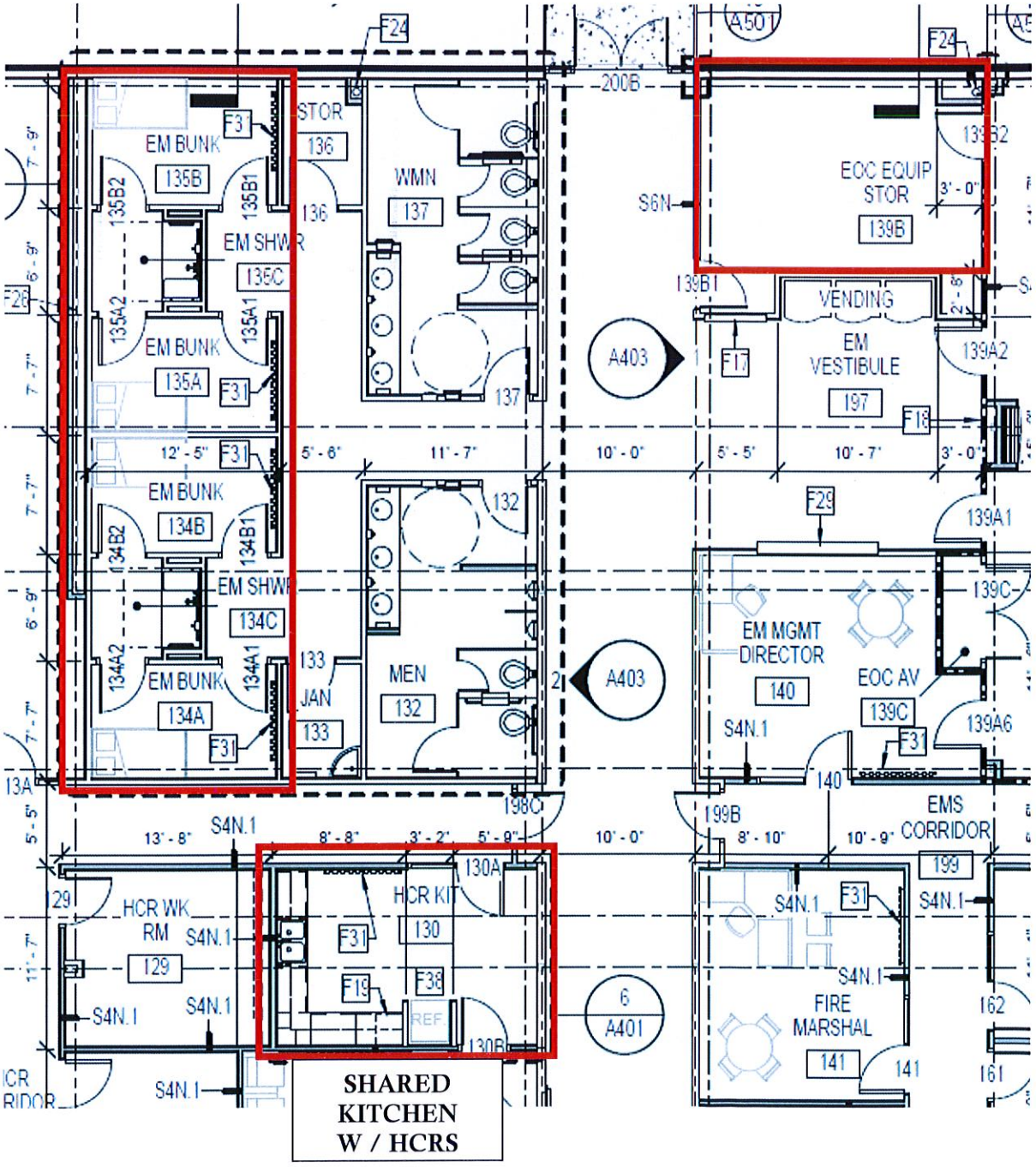
Attachment 2

Apparatus Parking



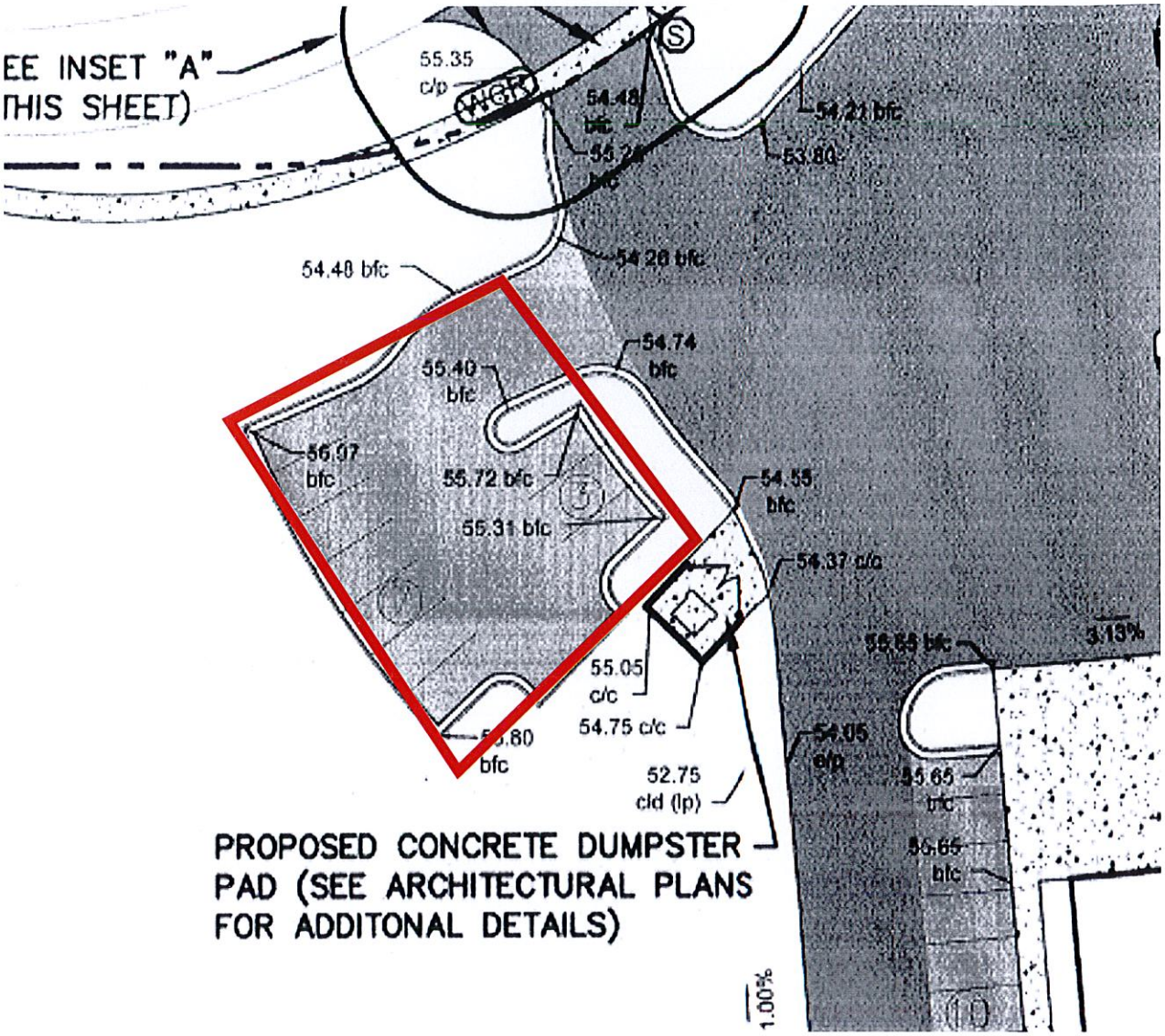
Attachment 3

Berthing area, shared kitchen and common area



Attachment 4

Staff Parking



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** November 4, 2021

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Creation of a Staff Attorney Position – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move that the City Council create a Staff Attorney position in Pay Grade 24 of the City of Hendersonville Pay and Classification Schedule

SUMMARY:

The paralegal position with the City of Hendersonville has become vacant. City Attorney Angie Beeker and I have discussed the open position. We feel that there is sufficient work to justify the creation of a staff attorney position. If this position is approved, we will not be hiring a paralegal.

BUDGET IMPACT: $ $69,447.03 - $ 87,0000

Is this expenditure approved in the current fiscal year budget? Partially

If no, describe how it will be funded. A budget amendment will be presented at your December meeting to fund the remaining salary for this position.

ATTACHMENTS:

Draft job description

Job Description

Staff Attorney

Description of Work: The Staff Attorney performs complex professional and administrative work in the rendering of legal services to the City under the direction and supervision of the City Attorney.

Essential Duties, Skills, and Demands of the Position: The following duties are those considered most essential to the position. This does not preclude the delegation of other duties considered as necessary by management to successfully complete an assignment or project.

- Performs legal research and prepares opinions of various legal questions as directed by the City Attorney.
- Provides legal advice to City Departments to assist them in performing their functions in compliance with State and Federal laws, the City Charter, Ordinances, regulations and Resolutions of the City Council.
- Prepares, or reviews the departmental preparation, of public bid documents, requests for proposals, and the documentation for other public procurement processes.
- Prepares and reviews municipal contracts, agreements, deeds, leases, policies and other legal documents as directed by the City Attorney.
- Conducts, or coordinates title examinations for land acquisitions and/or conveyances, or any other matter that necessitates an examination of title.
- Assists City Departments in enforcement of the City Code of Ordinances, including but not limited to minimum housing violations, and the preparation and filing of nuisance liens.
- Conduct searches of public records, including but not limited to City records and ordinances, and property tax records.
- Assists the City Attorney in keeping the City Code of Ordinances up to date.
- Responds to, or reviews departmental responses to, public records requests.
- Assists the City Attorney, as appropriate, in the bringing or defending of lawsuits by or against the City, including but not limited to legal research and writing, drafting of pleadings, legal memoranda, motions, and preparing and responding to discovery requests.
- Attends City advisory boards and commissions as directed by the City Attorney.
- Provides legal advice and representation to the staff appearing in front of City boards (Zoning Board of Adjustment, Planning Board, and other advisory boards)
- File legal documents, deeds, plats, pleadings, and other legal documents at the Henderson County Courthouse and the Henderson County Register of Deeds Office.
- Perform any other duties as directed by the City Attorney.

Qualifications

Comprehensive knowledge in a variety of legal areas, including but not limited to, municipal law, public records law, open meetings law, property and real estate law, eminent domain, contracts, comprehensive knowledge of local, state, and federal laws and court decisions affecting municipalities; ability to anticipate legal problems and involvement as may affect the City; ability to present complex ideas effectively in oral and written form; ability to establish and maintain effective working relationships with

City officials and staff, court officials, members of the bar, and the general public. Strong knowledge of real estate law, public bidding and contracting laws, zoning/subdivision and other planning laws is preferred. Exhibits good professional judgement and provides sound counsel and advice. Proficiency in Microsoft Word, Excel and Powerpoint is preferred. Ability to train on other software systems and programs.

Special Requirements

Must have Juris Doctor degree from an accredited law school and license to practice law in the State of North Carolina (or obtain within 12 months of hire). 3-5 years of legal experience in municipal/public administration or real estate law, is preferred. Possession of an appropriate driver's license valid in the State of North Carolina.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, *City Manager*

MEETING DATE: November 4, 2021

AGENDA SECTION: BOARD/COMMISSION/COMMITTEE APPOINTMENTS

DEPARTMENT: ADMINISTRATION

TITLE OF ITEM: Henderson County Rail2Trail Advisory Committee Appointment – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move that City Council appoint _____ to the the Henderson County Rail2Trail Advisory Committee.

SUMMARY: The Henderson County Rail2Trail Advisory Committee has a vacancy.

ATTACHMENTS:

None