



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULARLY SCHEDULED
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, March 09, 2023 – 4:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Planning Board Minutes (February 9, 2023) - *Jim Robertson, Chair*

4. OLD BUSINESS

5. NEW BUSINESS

A. Rezoning: Standard Rezoning –Hillview Blvd Rezoning (P23-18-RZO) –*Matthew Manley, AICP / Planning Manager*

B. Rezoning: Standard Rezoning – Upward Crossing Rezoning (P23-07-RZO) –*Matthew Manley, AICP / Planning Manager*

C. Rezoning: Conditional Zoning District – 1202 Greenville Highway (P22-111-CZD) – *Matthew Manley, AICP – Planning Manager*

6. OTHER BUSINESS

7. ADJOURNMENT

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

**Minutes of the Planning Board
Regular Meeting - Electronic
February 9, 2023**

Members Present: Andrea Martin, Barbara Cromar, Tamara Peacock, Samantha Jamison, Neil Brown, Peter Hanley, Jon Blatt (Vice-Chair), Jim Robertson (Chair)

Members Absent: Yolanda Robinson

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

- I Call to Order.** *The Chair called the meeting to order at 4:01 pm. A quorum was established.*
- II Approval of Agenda.** *The Chair added Public Comment to the Agenda prior to New Business. Mr. Brown moved to approve the agenda. The motion was seconded by Mr. Hanley and passed unanimously.*
- III Approval of Minutes for the meeting of October 10, 2022.** *Mr. Hanley moved to approve the Planning Board minutes of the meeting of December 2022 with the addition of Samantha Jamison's name to the attendance role. The motion was seconded by Ms. Cromar and passed unanimously.*
- IV Public Comment.** Attendees were offered the opportunity to make general comments and given 3 minutes to speak.

Gale Fortner of Greenville Highway spoke in opposition to the proposed development at 1202 Greenville Highway.
- V Old Business**
- V(A) Election of Officers**
The sitting Chairman, Jim Robertson, was nominated and approved to continue to serve as Chairman. Nomination by Mr. Brown, Second by Mr. Hanley.
For Vice Chair, Tamara Peacock was nominated and approved to serve. Nomination by Mr. Brown, Second by Mr. Hanley.
- VI New Business**
- VI(A) Standard Rezoning – Signal Hill Rezoning - R-20 to R-15 (P23-06-RZO).** Staff gave a 12-minute presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. Planning Board asked questions related to application of zoning and subdivision standards should development occur on the subject property. In total Planning Board considered this item for 35 minutes.
The applicant spoke in favor of the petition:
Travis Fowler, First Victory, Inc. – shared thoughts on the slight change in density. He stated that the intent of the rezoning is to reduce the cost of development to bring down the overall price of the housing.

Other public comments include the following:

Dwayne Haynes, adjoining property owner – stated that the area at the rear of the property is swampy, wet, low-lying area.

Lynne Williams, Chadwick Ave – appealed to the applicant to preserve as many trees as possible and to replant as much as possible.

Ken Fitch, 1046 Patton St – raised concerns related to lack of information related to development of the subject property and loss of habitat.

Ashley Clouse, 33 Amazing Grace Ln – asked questions about access to the subject property.

Kristie Gillam – 90 Lafollette Ln. – asked questions about the specific change in density. It was answered that the rezoning increases max unit count by approximately 16. She also asked questions about the condition of the access roads and existing septic in the area. She explained that there is City water in the area but many of the existing units are on septic.

The public comment was closed.

The Planning Board had interest in eventually knowing what type of development would take place on the subject property and looked forward to seeing the site plan at some point in the future. However, they understood that as a standard rezoning the question before them simply related to the appropriateness of the rezoning from R-20 to R-15.

Mr. Hanley moved 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 properties (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117) from R-20 (Low Density Residential) to R-15 (Medium Density Residential) based on the following:

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

The High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

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

- 1. The proposed zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.***
- 2. The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.***
- 3. The petition would potentially provide additional housing that would utilize existing infrastructure.***
- 4. The petition creates the opportunity for compatible infill development***

Mr. Blatt seconded the motion. The vote was 8 in favor and 0 opposed. Motion passed.

VI(B) Subdivision Text Amendment: Changes to Expedited and Minor Subdivisions (P22-112-STA) The Staff gave a presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a text amendment. In total, the Planning Board considered this item for 38 minutes.

The applicant, John Lively, spoke in favor of the proposal. He discussed the fact that he was unaware of the changes to the Subdivision Ordinance and how it affected his ability to subdivide his property.

One member of the public spoke and asked questions related to the development:

1. Lynne Williams, Chadwick Ave – concerned about use of additional housing for short-term rentals and environmental impacts.

Ms. Peacock moved move Planning Board recommend City Council adopt an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 2.04. Review Procedures by revising subsection F. Expedited subdivision and subsection. I. Minor subdivision, based on the following:

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

The petition aligns with the Comprehensive Plan's goals to Promote compatible infill development (Strategy PH-1.1.) and to amend zoning and/or subdivision standards to require and/or offer incentives for variation in lot sizes. (Action PH-2.1.1.).

2. We find this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- 1. The proposed text amendment creates flexibility for property owners while still limiting potential impacts to the greater community.***
- 2. The proposed text amendment removes additional obstacles to accomplish less impactful infill developments.***
- 3. The proposed text amendment could create opportunities for additional housing stock to***

Ms. Jamison seconded the motion. The vote was 8 in favor and 0 opposed. Motion passed.

VII. Other Business
VII(A) Discussion of Affordable Housing Terminology

VIII Adjournment – *The meeting was adjourned at 5:46 pm.*

Jim Robertson, Chair



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley MEETING DATE: March 9, 2023

AGENDA SECTION: New Business DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning –Hillview Blvd Rezoning (P23-18-RZO) –
Matthew Manley, AICP / Planning Manager

SUGGESTED MOTION(S):

<p><u>For Recommending Approval of C-2:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 by changing the Zoning designation from R-15 (Medium Density Residential) to C-2 (Secondary Business) based on the following:</p> <p>1. The petition is found to be <u>inconsistent</u> with the City of Hendersonville 2030 <u>Comprehensive Plan</u> based on the information from the staff analysis and the public hearing, and because:</p> <p><i>The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.</i></p> <p>2. We <u>recommend amending the Future Land Use designation</u> of the subject parcel and other parcels fronting Hillview Blvd from <i>High Intensity Neighborhood</i> to <i>Neighborhood Activity Center</i>.</p> <p>3. We <u>[find]</u> this petition to be <u>reasonable and in the public interest</u> based on the information from the staff analysis and the public hearing, and because:</p> <p>1. The proposed commercial zoning district is compatible with the surrounding area because</p>	<p><u>For Recommending Denial of C-2:</u></p> <p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 by changing the Zoning designation from R-15 (Medium Density Residential) to C-2 (Secondary Business) based on the following:</p> <p>1. The petition is found to be <u>inconsistent</u> with the City of Hendersonville 2030 <u>Comprehensive Plan</u> based on the information from the staff analysis and the public hearing, and because:</p> <p><i>The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.</i></p> <p>2. We <u>[do not find]</u> this petition to be <u>reasonable and in the public interest</u> based on the information from the staff analysis and the public hearing, and because:</p> <p>1. The proposed commercial zoning district is incompatible due to the residential character established along Hillview Blvd.</p> <p>2. The petition to increase intensity is incompatible given the property frontage on a Local street.</p>
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<p>it permits the same land uses as the adjacent parcels.</p> <p>2. The petition provides for an increase in intensity in close proximity to a major thoroughfare</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
<p><i>If Agreeable to rezoning to RCT but not C-2, start with the Motion “For Recommending Denial of C-2’ (above) and follow it with a Motion “For Recommending Approval of RCT’ (below).</i></p>	
<p><u>For Recommending Approval of RCT:</u></p> <p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject properties (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792 by changing the Zoning designation from R-15 (Medium Density Residential) to RCT (Residential-Commercial Transition) based on the following:</p> <p>1. The petition is found to be <u>inconsistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p><i>The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.</i></p> <p>2. We recommend <u>amending the Future Land Use designation</u> of the subject parcel and other parcels fronting Hillview Blvd from <i>High Intensity Neighborhood</i> to <i>Neighborhood Activity Center</i>.</p> <p>3. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed commercial zoning district is compatible with the surrounding area because it permits some of the same land uses as the adjacent parcels.2. The RCT zoning district allows for a transition from residential to commercial by accounting for street improvements3. The RCT permits neighborhood-oriented commercial uses	

SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Brentley Orr, applicant/property owner, and Kenneth M. Gordon of Bickering Brothers, LLC, property owner. The applicant is requesting to rezone the subject property at 210, 212, & 214 Hillview Blvd (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792) totaling .78 acres, from R-15, Medium Density Residential to C-2 Secondary Business.*

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	P23-18-RZO
PETITIONER NAME:	<ol style="list-style-type: none">1. Brentley Orr [Applicant/Owner]2. Kenneth M. Gordon of Bickering Brothers, LLC, [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Zoning District Comparison3. Draft Ordinance4. Proposed Zoning Map5. Application

STANDARD REZONING: HILLVIEW BLVD (P23-18-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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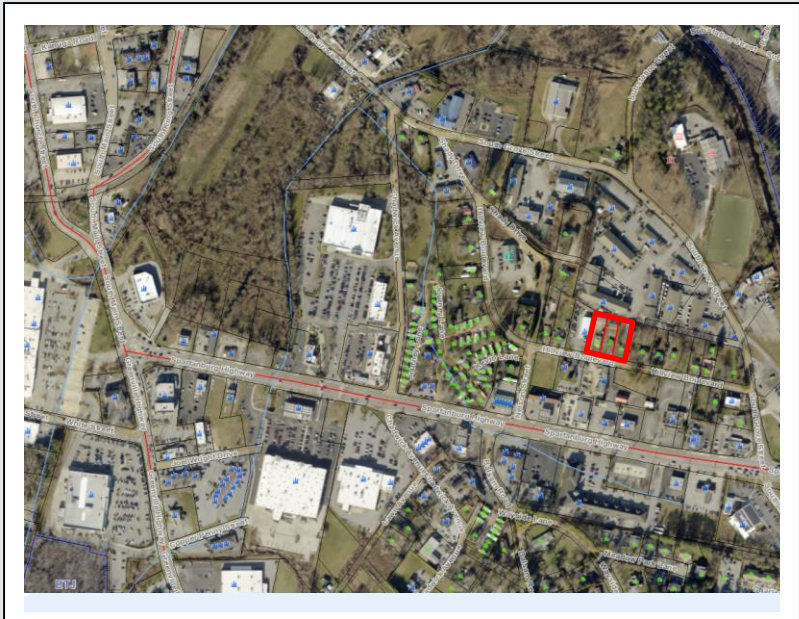
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- Project Name & Case #:
 - Hillview Blvd Rezoning
 - P23-18-RZO
- Applicant & Property Owner:
 - Brentley Orr [Applicant]
 - Brentley Orr and Kenneth M. Gordon/Bickering Brothers, LLC. [Owner]
- Property Address:
 - 210, 212, 214 Hillview Blvd
- Parcel Identification (PIN):
 - 9578-04-4785;
 - 9578-04-5733; and
 - 9578-04-5792
- Project Acreage:
 - .78 Acres
- Current Parcel Zoning:
 - R-15 Medium Density Residential
- Requested Zoning:
 - C-2 Secondary Business
- Future Land Use Designation:
 - High Intensity Neighborhood

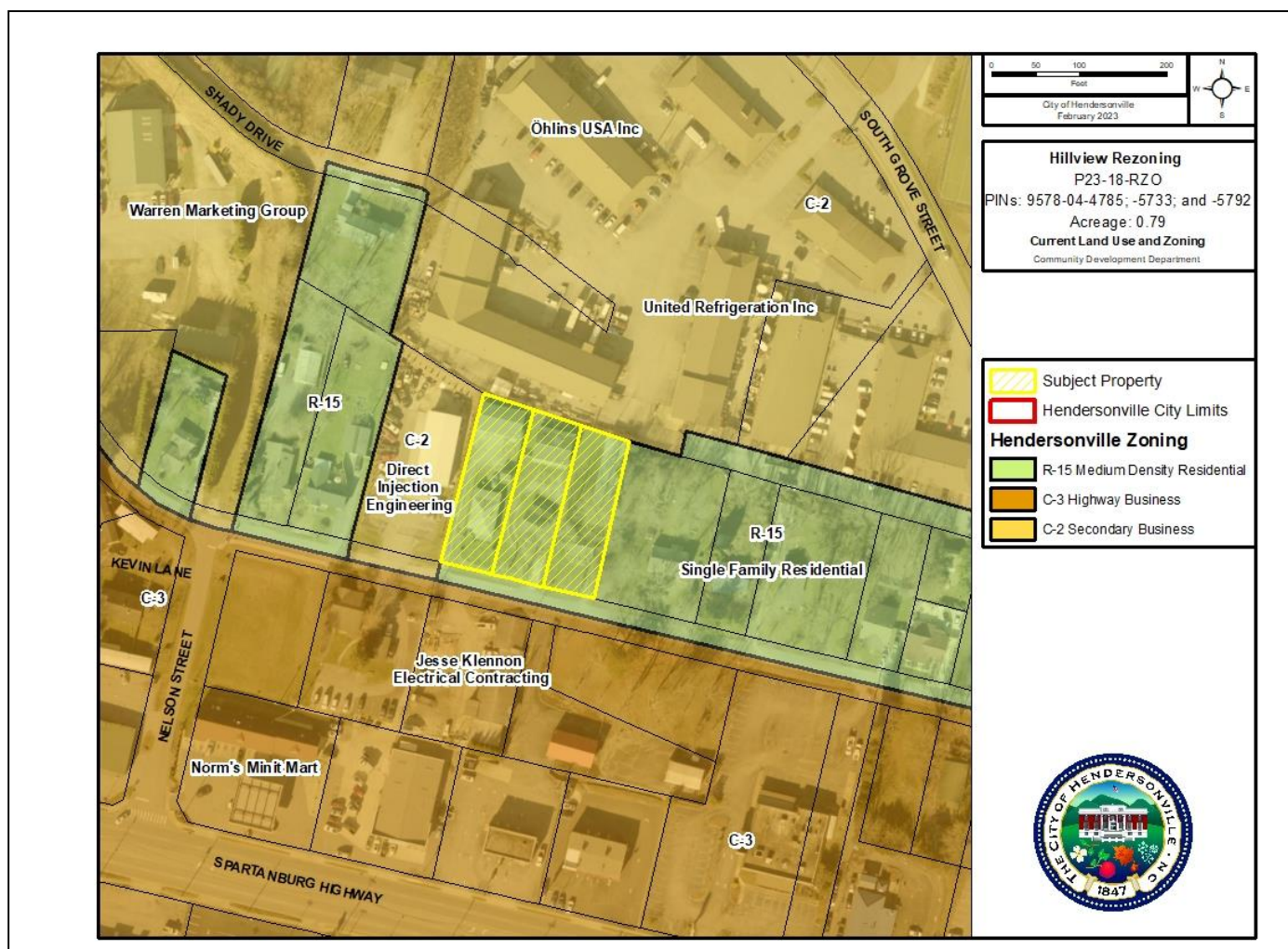


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from Brentley Orr, applicant/property owner, and Kenneth M. Gordon of Bickering Brothers, LLC, property owner. The applicant is requesting to rezone the subject property at 210, 212, & 214 Hillview Blvd (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792) totaling .78 acres, from R-15, Medium Density Residential to C-2 Secondary Business.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is located in a transition area. The uses in proximity to Spartanburg Highway are zoned C-3 and contain some of the most intense land uses found within the City. The properties with access to S. Grove St are zoned C-2 and contain a variety of commercial land uses. The R-15 zoning and single-family land uses located along Hillview Blvd represent the final remnants of what once was an entirely residential area (Hillview Subdivision originally platted July 12, 1946).

The subject property is adjacent to C-2 to the west and across the street from C-3 to the south. C-2 and C-3 are intense commercial uses. C-3 is the more intense of the two districts. See attached "Use Comparison" for additional information.

SITE IMAGES



Subject property 210 Hillview Blvd



Subject property 212 Hillview Blvd

SITE IMAGES



Subject property 214 Hillview Blvd



Direct Injection Engineering (C-2) adjacent to 210 Hillview Blvd

SITE IMAGES



Existing Single-family homes on Hillview



Existing Single-family homes on Hillview

SITE IMAGES

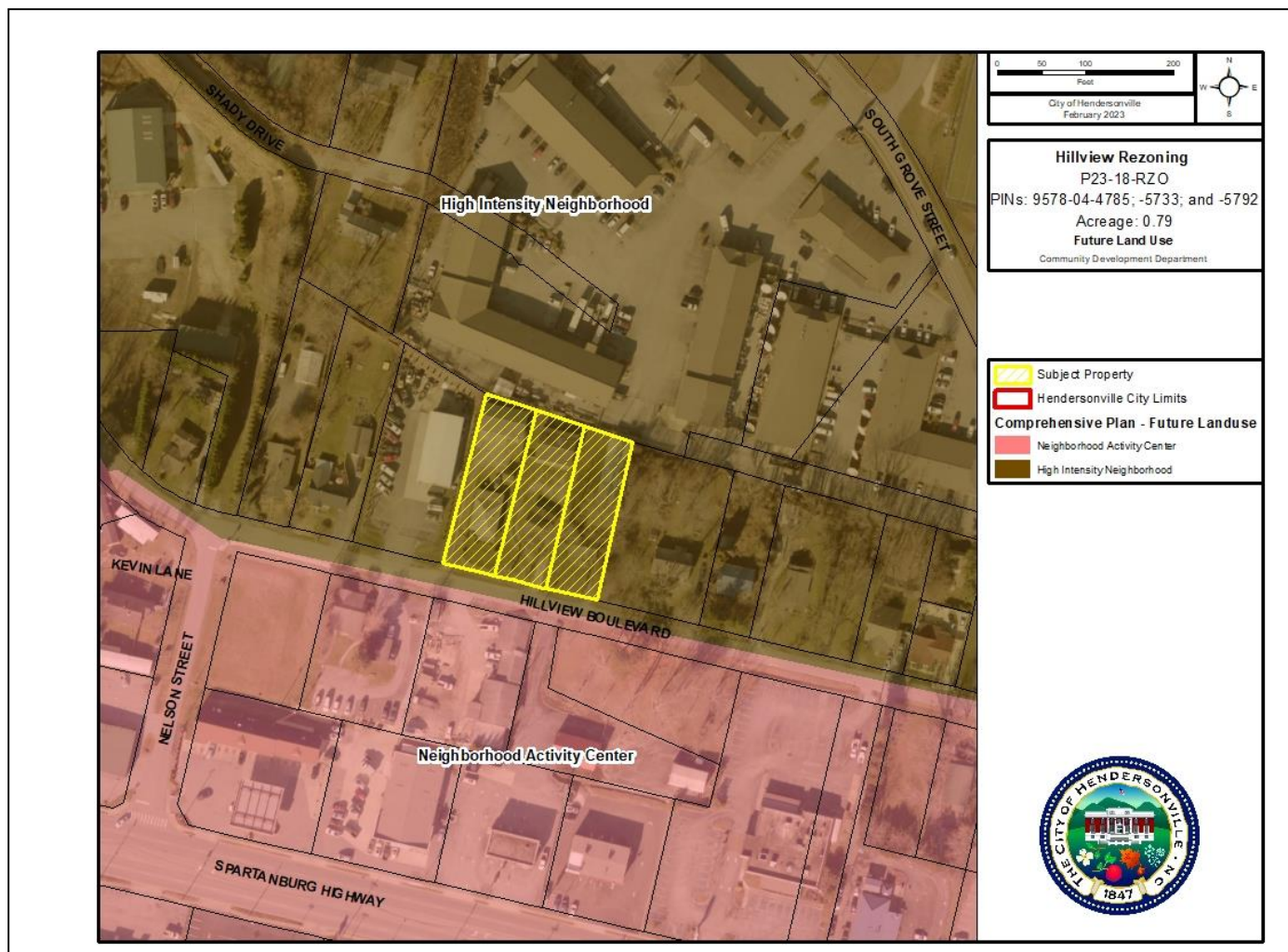


Commercial Uses with access to Hillview. Oriented towards Spartanburg Hwy



Commercial Uses visible from Hillview. Oriented towards Spartanburg Hwy

FUTURE LAND USE



City of Hendersonville Future Land Use Map

Hillview Blvd, the street providing access to the subject properties, serves at the transition line between High Intensity Neighborhood and Neighborhood Activity Center as established in the Comprehensive Plan.

The 2030 Comprehensive Plan's Future Land Use Map designates the subject property as High Intensity Neighborhood. This designation is also representative of the parcels north of Hillview Blvd, and those fronting either side of S. Grove St.

Properties to the south of Hillview Blvd are designated as Neighborhood Activity Center - as are all of the properties in the vicinity of Spartanburg Highway.

It should be noted that High Intensity Neighborhood designation calls for dense residential uses, but it does not recommend commercial uses along local streets. The commercial uses along S. Grove St that are designated as High Intensity Neighborhood would likely still be in alignment with the Comp Plan due to their location along a Minor Thoroughfare.

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

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	FRONT OF SITE: Goal LU-7 - High Intensity Neighborhood: Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods
	Strategy LU-7.1. Locations: <ul style="list-style-type: none"> • Neighborhoods between Jackson Park and US-176 [CONSISTENT]
	Strategy LU-7.2. Primary recommended land uses: <ul style="list-style-type: none"> • Single-family attached [CONSISTENT] and multi-family residential [INCONSISTENT] • Planned Residential Developments [INCONSISTENT] • Open space [INCONSISTENT]
	Strategy LU-7.3. Secondary recommended land uses: <ul style="list-style-type: none"> • Public and institutional uses [CONSISTENT] • Offices and retail along thoroughfares [INCONSISTENT] • Recreational amenities [CONSISTENT]
	Strategy LU-7.4. Development guidelines: <ul style="list-style-type: none"> • Eight or more units per gross acre [PARTIALLY CONSISTENT ~ C-3 Min. Lot Size = 7 units per acre; C-3 Minor PRD = 8.5 units per acre] • Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [PARTIALLY CONSISTENT] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT] • Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT]
Land Use & Development	Growth Management (Map 8.3a): Designated as a “Priority Infill Area” - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties
	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.

Population & Housing	<i>Strategy PH-1.1 – Promote Compatible infill development...</i>
	<i>PH-1.4. Allow redevelopment and/or reuse of single-family homes that directly front on arterials into office or high-density residential uses in coordination with the Future Land Use Map.</i>
	<i>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.</i> <i>Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</i>
	<i>Goal PH-3 – Promote safe and walkable neighborhoods.</i> <i>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i>
Natural & Environmental Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Cultural & Historic Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Community Facilities	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Water Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Transportation & Circulation	<i>TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>

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

GENERAL REZONING STANDARDS	
Compatibility	<p>The subject property is located in a transition area. The uses in proximity to Spartanburg Highway are zoned C-3 and contain some of the most intense land uses found within the City. The properties with access to S. Grove St are zoned C-2 and contain a variety of commercial land uses. The R-15 zoning and single-family land uses located along Hillview Blvd represent the final remnants of what once was an entirely residential area (Hillview Subdivision originally platted July 12, 1946).</p> <p>The subject property is adjacent to C-2 to the west and across the street from C-3 to the south. C-2 and C-3 are intense commercial uses. C-3 is the more intense of the two districts. See attached “Use Comparison” for additional information.</p>
Changed Conditions	West of the subject property, property fronting Hillview Ave was rezoned to C-2, Secondary Business.
Public Interest	The rezoning will allow for additional commercial development in an area transitioning from single-family residential due to its proximity to highway commercial zoning.
Public Facilities	A Water / Sewer Availability Request has not been received for this project. The site will be served by a City maintained street, which is classified as a “local street” in the comprehensive plan.
Effect on Natural Environment	The subject property is currently developed with single-family homes. No development is being considered as part of the standard rezoning, therefore there are no known environmental impacts at this time.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.

DRAFT COMPREHENSIVE PLAN CONSISTENCY STATEMENT FOR APPROVAL OF C-2 ZONING:

The Future Land Use designation for the subject property and other parcels fronting Hillview Blvd should be redesignated as ‘Neighborhood Activity Center’

DRAFT [Rationale for Approval of C-2 Zoning]

- *The proposed commercial zoning district is compatible with the surrounding area because it permits the same land uses as the adjacent parcels.*
- *The petition provides for an increase in intensity in close proximity to a major thoroughfare*

DRAFT COMPREHENSIVE PLAN CONSISTENCY STATEMENT FOR DENIAL OF C-2 ZONING:

[See Above]

DRAFT [Rational for Denial]

- *The proposed commercial zoning district is incompatible due to the residential character established along Hillview Blvd.*
- *The petition to increase intensity is incompatible given the property frontage on a Local street.*

STAFF RECOMMENDATIONS:

1. Commercial - *To align the existing land uses with the future land use designation and to accommodate a transition from residential to commercial, Staff recommends the future land use be redesignated as ‘Neighborhood Activity Center’ and the Zoning District be rezoned to RCT, Residential-Commercial Transition Zoning District.*
2. High Density Residential - *To align current zoning with the Comprehensive Plan’s Future Land Use Map designation of ‘High Intensity Neighborhood’, the property should be rezoned R-6.*

The following Zoning Districts are referenced in the Staff Report. The C-2 Zoning District has been requested by the Applicant. RCT Zoning District is being presented as an alternative choice by Staff. Staff has highlighted the land uses which are permitted in the C-2 but not permitted in the RCT.

USE	RCT	C-2	C-3	C-4	R-6
Accessory dwelling units	SS	SS	SS	SS	SS
Accessory uses and/or structures	P	P	P	P	P
Adult care centers	SS	SS	SS	SS	-
Adult care homes	SS	-	-	-	SS
Animal hospitals & clinics	SS	SS	SS	-	-
Animal boarding facilities	-	SU	SU	-	-
Automobile car washes	SS	P	P	SS	-
Automobile sales & service	-	P	P	-	-
Automotive paint & body work	-	SU	P	-	-
Banks & other financial institutions	SS	P	P	P	-
Bed & breakfast facilities	SU	P	P	SU	SU
Bus stations	-	SU	SU	-	-
Business services	SS	P	P	P	-
Camps	-	-	-	-	P
Child care centers	SU	SU	SU	SU	-
Child care home	SS	-	-	-	SS
Civic clubs & fraternal organizations	SU	SU	SU	SU	-
Congregate care facilities	-	SS	SS	-	-
Construction trades facilities	-	SS	SS	-	-
Convenience stores with or without gasoline sales	-	P	P	P	-
Cultural arts buildings	-	P	P	-	-
Dance & fitness facilities	-	P	P	P	-
Dry cleaning & laundry (≤2,000SF)	-	P	P	P	-
Dry cleaning & laundry (≤6,000SF)	-	P	P	-	-
Farm equipment sales & service	-	P	P	-	-
Food pantries	-	SS	SS	-	-
Food processing establishments	-	-	SS	-	-
Funeral homes	-	P	P	-	-
Golf driving ranges, par 3 golf	-	P	P	-	-
Greenhouses & nurseries, commercial	SS	P	P	-	-
Home occupations	P	P	P	P	P
Hotels	-	P	P	-	-

USE	RCT	C-2	C-3	C-4	R-
Laundries, coin-operated	SS	P	P	P	-
Manufacturing, light	-	SU	-	-	-
Microbreweries	-	SS	SS	-	-
Mini-warehouses	-	-	SU	-	-
Mobile food vendors	-	SS	SS	-	-
Mobile home sales	-	-	SS	-	-
Motels	-	P	P	-	-
Music & art studios	P	P	P	P	-
Neighborhood community centers	P	P	-	-	P
Newspaper office & printing establishments	-	P	P	-	-
Nursing homes	-	SS	SS	-	-
Offices, business, professional & public	SS	P	P	P	-
Parking lots & parking garages	-	P	P	-	-
Parks	P	P	P	P	P
Personal services	SS	P	P	P	-
Pet-sitting	SU	-	-	SU	-
Planned residential development (minor)	SS	SS	SS	-	SS
Private clubs	-	SU	SU	-	-
Progressive care facilities	-	SS	SS	-	-
Public & semi-public buildings	-	P	P	-	-
Public utility facilities	SU	SU	SU	SU	SU
Recreational facilities, indoors	-	P	P	-	-
Recreational facilities, outdoors, commercial	-	P	P	-	-
Religious institutions	P	P	P	P	SS
Repair services, miscellaneous	-	P	P	-	-
Residential care facilities	SU	P	P	-	SU
Residential dwellings, single-family	P	P	P	P	P
Residential dwellings, multi-family	-	SS	-	P	-
Residential dwellings, two-family	P	P	P	-	P
Rest homes	-	SS	SS	-	-
Restaurants	SU	P	P	SU	-
Restaurants, drive-in	-	-	P	-	-
Retail stores	SS	P	P	SS	-

USE	RCT	C-2	C-3	C-4	R-
School, post secondary, business, technical & vocational	-	P	P	-	-
Schools, primary & secondary	-	P	P	-	SU
Service stations	-	P	P	P	-
Shelter facilities	-	P	P	-	-
Signs	SS	SS	SS	SS	SS
Storage yards	-	-	-	-	-
Telecommunications antennas	SS	SS	SS	SS	SS
Telecommunications towers	-	-	SS	-	-
Theaters, indoor	-	P	P	-	-
Wholesale businesses	-	P	P	-	-

RCT also has the following provision:

5-13-4. - Access.

To provide adequate room for increased vehicular traffic, at the time the use of the property changes to a commercial use, the street or streets on which the property fronts shall be widened to a minimum pavement width of 12 feet as measured from the center line of the street, from property line to property line. The widened streets shall meet the design and construction specifications of NCDOT.

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBERS: 9578-04-4785; 9578-04-5733; AND 9578-04-5792 BY CHANGING THE ZONING DESIGNATION FROM R-15 (MEDIUM DENSITY RESIDENTIAL) TO C-2 (SECONDARY BUSINESS)

IN RE: Parcel Numbers: 9578-04-4785; 9578-04-5733; & 9578-04-5792
(File # P23-18-RZO)

WHEREAS, the City is in receipt of a Zoning Map Amendment application from Brently Orr [Applicant / Owner] and Kenneth M. Gordon of Bickering Brothers, LLC. [Owner].

WHEREAS, the Planning Board took up this application at its regular meeting on March 9th, 2023; voting [redacted] 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 called meeting on April 12th, 2023, 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 9578-04-4785; 9578-04-5733; & 9578-04-5792 from R-15 Medium Density Residential to C-2, Secondary Business.
2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

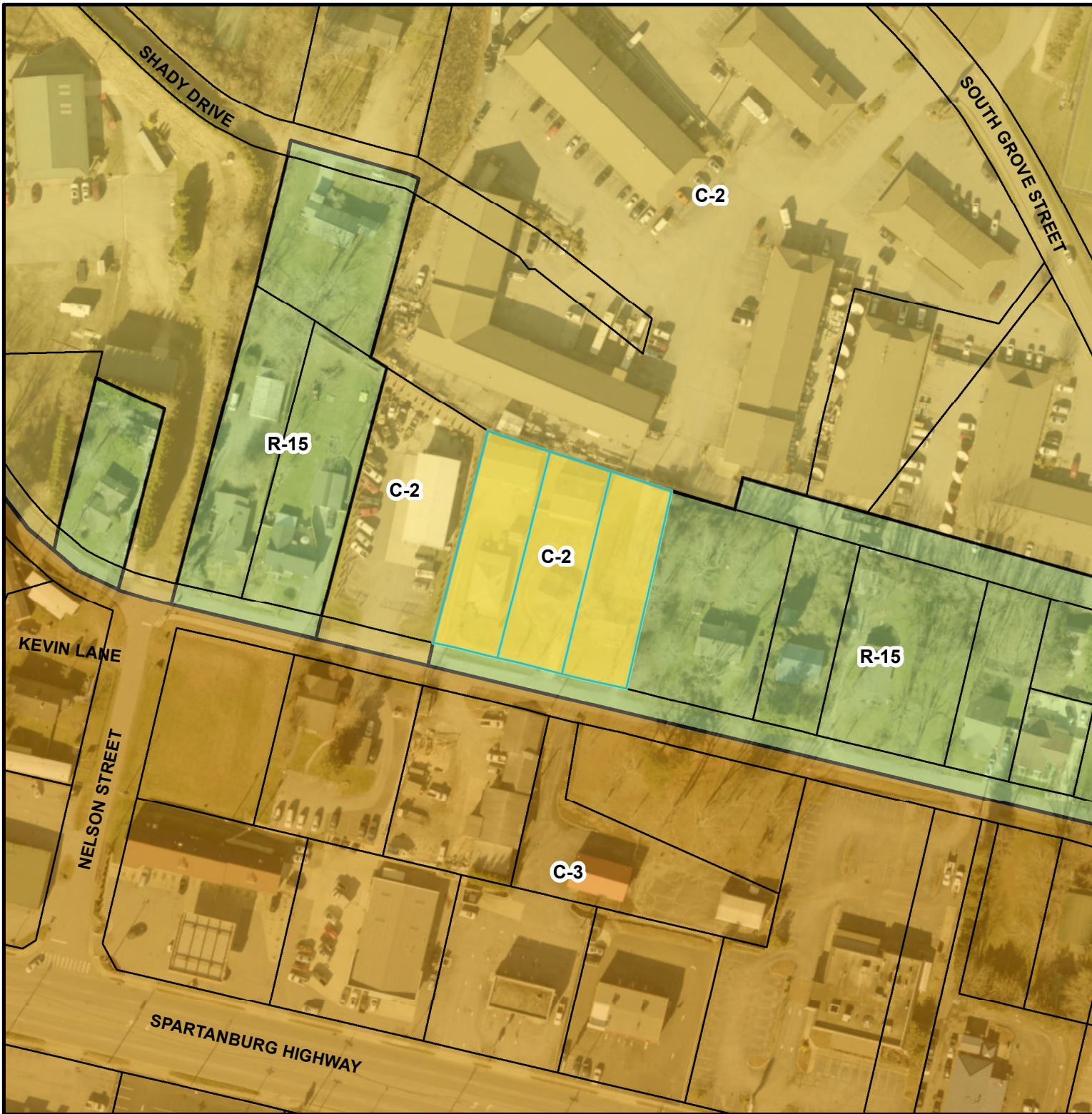
Adopted this Twelfth day of April 2023.

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

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



Hillview Rezoning
P23-18-RZO
PINs: 9578-04-4785; -5733; and -5792
Acreage: 0.79
Proposed Zoning
Community Development Department

- Hendersonville Zoning**
- Subject Property
 - Hendersonville City Limits
 - R-15 Medium Density Residential
 - C-3 Highway Business
 - C-2 Secondary Business





**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792
Phone (828) 697-3010/Fax (828) 698-6185
www.hendersonvillenc.gov

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

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

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

A. Property Information

Date: 1-30-2023

PIN(s): 9578044785, 9578045733, 9578045792

Address(es) / Location of Property: 210, 212, 214

Current Zoning: R-15

Proposed Zoning: C-2

B. Adjacent Parcel Numbers and Uses

PIN: 9578046679 Use: Residential

PIN: 9578055238 Use: Cabinetry

PIN: 9578043798 Use: Auto

PIN: _____ Use: _____

PIN: _____ Use: _____

Office Use:

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

C. Applicant Contact Information

Brentley Drew Orr

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☒ Other: individual

Brentley Drew Orr

Applicant Signature

Applicant Title (if applicable)

2647 Bobs Creek Rd

Address of Applicant

Zirconia NC 28790

City, State, and Zip Code

828 - 845 - 5405

Telephone

Borr@HvLnc.gov

Email

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

D. Section 11-1 Standards

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

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

Property Abuts regional activity center

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

Property is surrounded
Front and back with higher commercial ratings

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

Commercial business opened next door within the
past year

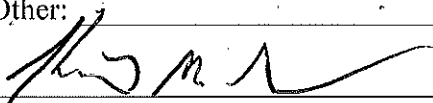
D. Property Owner Contact Information (If different from Applicant)

Kenneth M. Gordon
 * Printed Property Owner Name

Bickering Brothers LLC
 Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


 Property Owner Signature

MEMBER MGR.
 Property Owner Title (if applicable)

140 Sultana Dr.
 Address of Property Owner

Hendersonville NC 28739
 City, State, and Zip Code

828-696-5442
 Telephone

Kengordon@bellsouth.net
 Email

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

- d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

More opportunity for
Commercial business in the future

- e) **Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

no extension of infrastructure needed

- f) **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

no impact



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** March 9, 2023

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

TITLE OF ITEM: Rezoning: Standard Rezoning – Upward Crossing Rezoning (P23-07-RZO) – Matthew Manley, AICP / Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

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: 9588-21-9113) from PCD (Planned Commercial Development Conditional Zoning District) to CHMU (Commercial Highway Mixed Use) based on the following:

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

1. The Future Land Use designation of Regional Activity Center recommends restaurants & Community/Regional Services as primary land uses and the location of the subject property aligns with the goals and strategies of LU-9.
2. We **[find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:
 1. The CHMU Zoning District features Design Standards
 2. The CHMU Zoning District permits a mix of uses including those that are consistent with the interstate-oriented development occurring in this area.
 3. The subject property is located in a “Priority Growth Area”

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9588-21-9113) from PCD (Planned Commercial Development Conditional Zoning District) to CHMU (Commercial Highway Mixed Use) based on the following:

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

1. The Future Land Use designation of Regional Activity Center recommends restaurants & Community/Regional Services as primary land uses and the location of the subject property aligns with the goals and strategies of LU-9.

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

1. The proposed zoning district is incompatible with the surrounding area.

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Chris Cormier of Carolina Specialties Construction [Applicant] and Satis Patel of Upward Road Hospitality [Owner]. The applicant is requesting to rezone the 1.5 acre subject property (PIN: 9588-21-9113) located at Upward Crossing Rd, from Planned Commercial Development Conditional Zoning District (PCD) to Commercial Highway Mixed Use (CHMU).*

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

PROJECT/PETITIONER NUMBER:	P23-07-RZO
PETITIONER NAME:	<div><div>1. Chris Cormier of Carolina Specialties Construction [Applicant]</div><div>2. Satis Patel of Upward Road Hospitality [Owner]</div></div>
ATTACHMENTS:	<div><div>1. Staff Report</div><div>2. CHMU Zoning District Standards</div><div>3. Draft Ordinance</div><div>4. Proposed Zoning Map</div><div>5. Application</div></div>

STANDARD REZONING: UPWARD CROSSING (P23-07-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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EXISTING ZONING & LAND USE 3

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REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE II-4) 10

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 11



- Project Name & Case #:
 - Upward Crossing Rezoning
 - P23-07-RZO
- Applicant & Property Owner:
 - Chris Cormier/Carolina Specialties Construction [Applicant]
 - Satis Patel/Upward Road Hospitality [Owner]
- Property Address:
 - 0 Upward Crossing Dr
- Parcel Identification (PIN):
 - 9588-21-9113
- Project Acreage:
 - 1.5 Acres
- Current Parcel Zoning:
 - PCD – Planned Commercial Development Conditional Zoning District
- Requested Zoning:
 - CHMU – Commercial Highway Mixed Use
- Future Land Use Designation:
 - Regional Activity Center

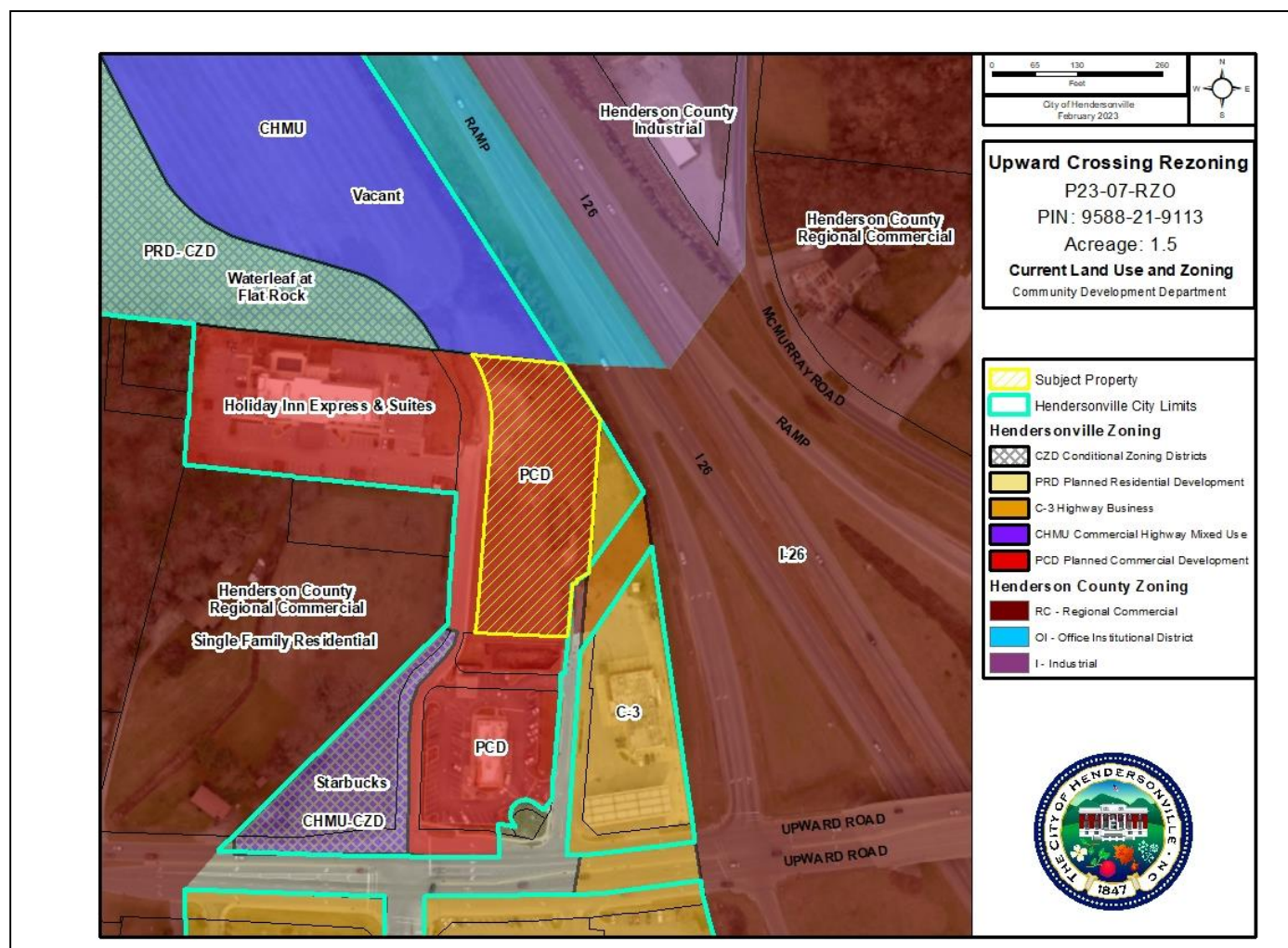


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from Chris Cormier of Carolina Specialties Construction [Applicant] and Satis Patel of Upward Road Hospitality [Owner]. The applicant is requesting to rezone the 1.5 acre subject property (PIN: 9588-21-9113) located at Upward Crossing Rd, from Planned Commercial Development Conditional Zoning District (PCD) to Commercial Highway Mixed Use (CHMU).

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

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The area around the subject property is a transitioning area which contains a wide range of interstate-oriented uses including lodging, fast food, and convenience stores, as well as recently-approved multi-family uses and industrial uses. The subject parcel is zoned PCD as it was part of a larger Planned Commercial Development – a portion of which has been developed.

The subject property is located on Upward Crossing Dr, which is a private street with access to Upward Rd. Property at the corner of Upwards Crossing and Upward Rd was recently rezoned to CHMU to allow for a Starbucks. Other recent rezonings have occurred on properties north of the site which lay between I-26 and S. Allen Rd. These properties include two PRD multi-family residential uses (under construction) that have been approved in the last two years. Additional vacant land in this area was recently annexed and zoned CHMU – a zoning district created specifically for this area. The subject property is also located in the “Upward Rd Planning District” which was adopted in 2011 along with the CHMU zoning district.

In general, this is a rapidly growing area that will continue to see growth due to its relationship with I-26.

SITE IMAGES



Access to the site along Upward Crossing Dr. Facing south towards Upward Rd



Access to the site along Upward Crossing Dr. Facing north towards future connection/access to Waterleaf Apartments

SITE IMAGES



View of I-26 / Upward Rd from eastern edge of boundary



View of site facing west towards Upward Crossing. Existing Holiday Inn Express in background.

REZONING HISTORY

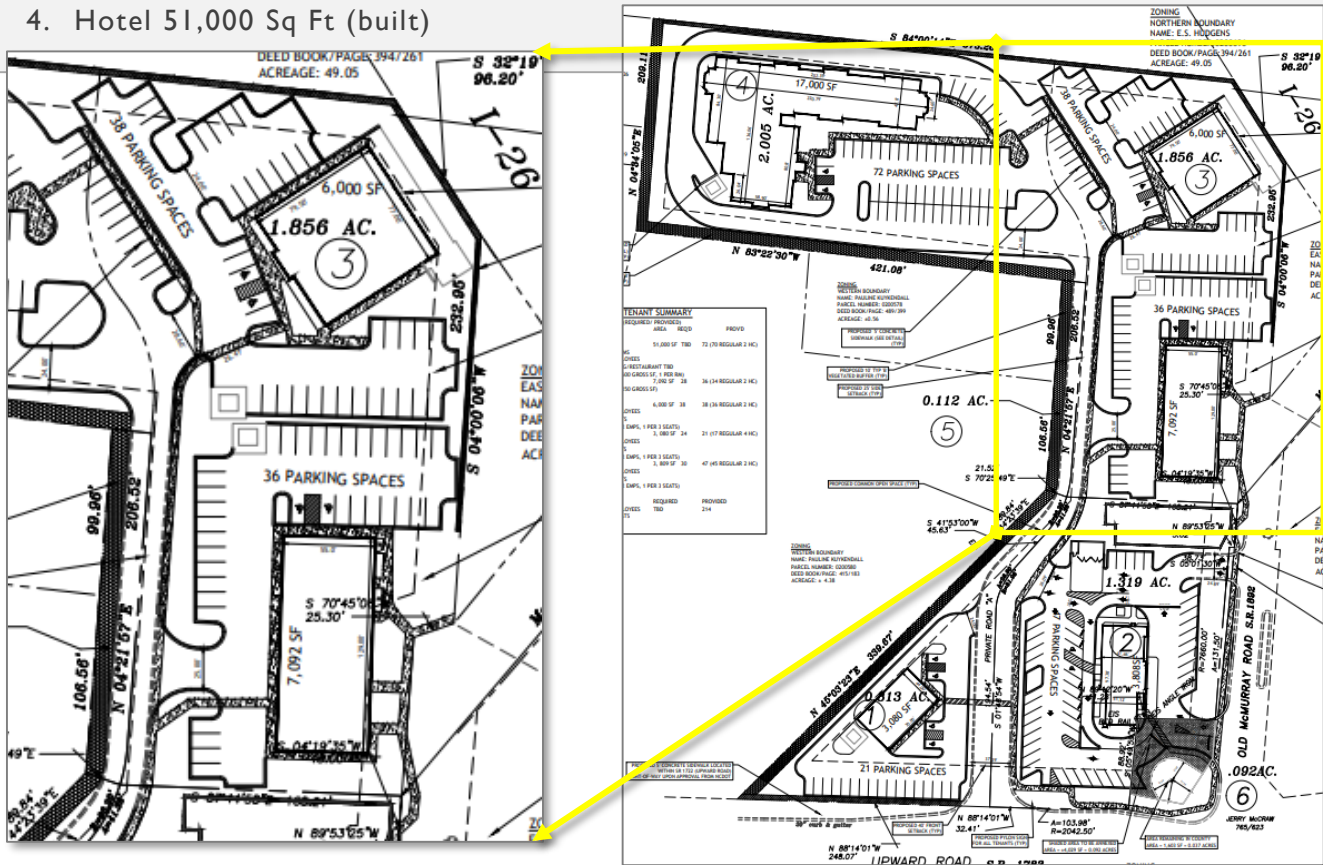
Prior Rezoning	Summary of Prior Petition	Status
Initial PCD zoning (2008) PCD Reapproved (7/3/2014) Expired (7/3/2019)	A site plan for a multi-phased retail, hotel and restaurant Planned Commercial Development.	Preliminary Site plan was approved by City Council- Final site plan was approved for portions of the development, but never fully developed.

Minutes from July 3, 2014 City Council meeting:

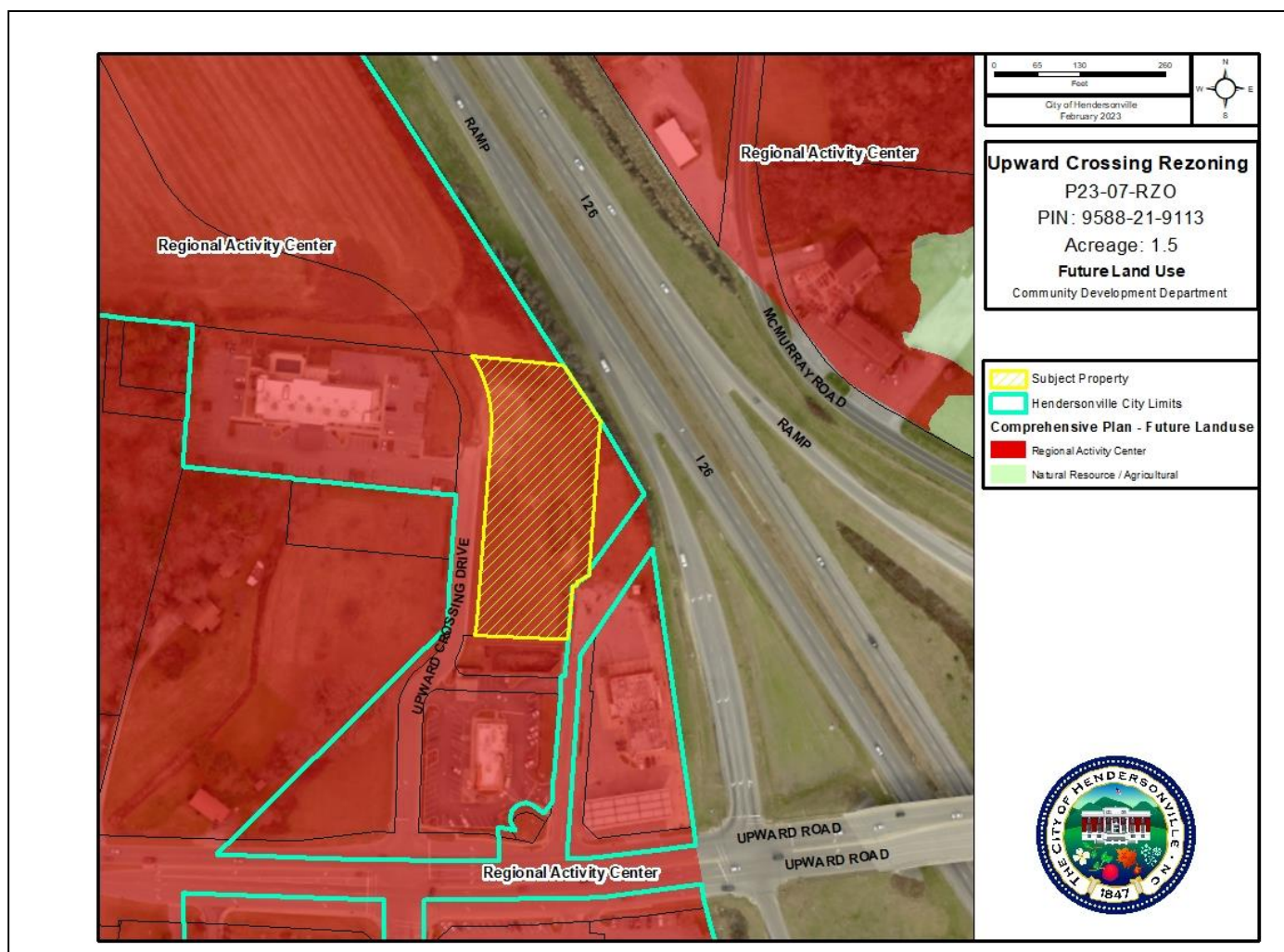
<https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=2d9a5168057e4>

Upward Road Property PCD

- 6.197 Acres
- 70,981 Sq Ft of Buildings
 1. Restaurant 3,080 Sq Ft (rezoned-Starbucks)
 2. Restaurant 3,809 Sq Ft (built)
 3. Retail 7,092 Sq Ft & Restaurant 6,000 Sq Ft (current proposal)
 4. Hotel 51,000 Sq Ft (built)



FUTURE LAND USE



City of Hendersonville Future Land Use Map

The City's 2030 Comprehensive Plan designates the subject property as **Regional Activity Center** and it is located within an **Activity Node** as indicated in the City's Future Land Use Map. Restaurants are a primary recommended land use in the Regional Activity Center designation.

All parcels in the surrounding area share this same designation which can be attributed to the proximity to the interchange with I-26 and Upward Rd. I-26 is classified as a Freeway and Upward Rd is a Boulevard according to the City's Comprehensive Plan.

The 2020 Henderson County Future Land Use designation for the subject property is 'Community Service Center'. The County's 2045 Draft Comprehensive Plan designates this area as 'Community Center'. In both cases, these designations represent large commercial nodes that server broad geographic areas.

The subject parcel is also part of the Upward Rd Planning Area which was adopted in 2011 in response to the need to manage growth outside the ETJ in an area where sewer service would be desired.

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

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>Goal LU-9. - Regional Activity Center: “Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects.” [CONSISTENT]</p>
	<p>Strategy LU-9.1. Locations:</p> <ul style="list-style-type: none"> Commercial areas surrounding the US64/I-26 and Upward Road/I-26 interchanges. [CONSISTENT]
	<p>Strategy LU-9.2. Primary recommended land uses:</p> <ul style="list-style-type: none"> Community/Regional retail sales and services [CONSISTENT] Restaurants [CONSISTENT]
	<p>Strategy LU-9.4. Development guidelines:</p> <ul style="list-style-type: none"> Mitigation of bulk of large buildings through façade detailing and window coverage [CONSISTENT] Hiding of large parking lots (more than one double-row deep) from thoroughfares with out-lot structures [CONSISTENT] Provision of pedestrian connections to parking and other buildings and properties [CONSISTENT] <p><u>Activity Nodes:</u></p> <ul style="list-style-type: none"> Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors [CONSISTENT] Placement of new buildings close to the street along thoroughfares (less than 20 feet) encouraged [INCONSISTENT] Location of all parking to the side or rear of buildings or in a garage encouraged [CONSISTENT] Improved pedestrian connections to surrounding neighborhoods [CONSISTENT]
Land Use & Development	<p>Growth Management: The property is designated as a “Priority Growth Area” on the Growth Management Map (Map 8.3a). “Areas that are considered a high priority for expansion of the ETJ, annexation, and extension of infrastructure and services”. [CONSISTENT]</p>
	<p>Development Framework: The subject parcel is not listed as “Development Opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework due to the fact that the parcel was part of a previously-approved PCD that was not fully constructed. [CONSISTENT]</p>
Population & Housing	<p>No Goals, Strategies or Actions are directly applicable to this project.</p>

Natural & Environmental Resources	<i>Strategy NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management.</i>
Cultural & Historic Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Community Facilities	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Water Resources	<i>Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management.</i>
Transportation & Circulation	<i>Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>
	<i>Strategy TC-5.2. - Enhance key entrances within the City, as indicated on Map 7.3a</i>

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

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	The area around the subject property is a transitioning area which contains a wide range of interstate-oriented use. The CHMU zoning district was specifically established for this area and permits the types of uses that are likely to locate in vicinity of an interstate interchange.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The corridor along Upward Rd has seen and will continue to see growth and development. The addition of manufacturing, multi-family and interstate-oriented restaurants and services is expected for the area.
Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -
	While the petition to rezone would permit by-right development of the subject property, the CHMU district contains Design Standards which provides some assurance of compatibility and quality design.
Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	The site will be served by City water and sewer service as well as City Police and Fire. Upward Road is designated as a boulevard on the comprehensive transportation plan and is maintained by NCDOT. Upward Crossing Rd is currently privately maintained.
Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -
	Site has been previously disturbed and contains no mature trees nor environmentally sensitive features.

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

The Future Land Use designation of Regional Activity Center recommends Restaurants and Community/Regional Services as primary land uses and the location of the subject property aligns with the goals and strategies of LU-9.

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

DRAFT [Rationale for Approval]

- *The CHMU Zoning District features Design Standards*
- *The CHMU Zoning District permits a mix of uses including those that are consistent with the interstate-oriented development occurring in this area.*
- *The subject property is located in a “Priority Growth Area”*

DRAFT [Rational for Denial]

- *The proposed zoning district is incompatible with the surrounding area*

APPENDIX A - ZONING ORDINANCE
ARTICLE V. - ZONING DISTRICT CLASSIFICATIONS
Sec. 5-27. CHMU Commercial Highway Mixed Use Zoning District Classification.

Sec. 5-27. CHMU Commercial Highway Mixed Use Zoning District Classification.

The Commercial Highway Mixed Use Zoning District Classification is intended to encourage a mix of high density residential development in conjunction with appropriately scaled and compatible commercial development, consisting of community and regional retail sales and services, professional offices, research facilities, restaurants, accommodations services and similar uses. Development design becomes a critical consideration when establishing regional activity centers that create attractive and functional roadway corridors which also encourage mixed-use and walkable design. In addition to the general dimensional and use provisions, the regulations contained herein, along with those in article XVIII which apply to mixed use zoning district classifications generally, address the design of buildings and development sites.

5-27-1 Permitted uses.

The following uses are permitted by right in the CHMU Commercial Highway Mixed Use Zoning District Classification, provided they meet all requirements of this section and all other requirements established in this ordinance:

- Accessory dwelling units subject to supplementary standards contained in section 16-4, below
- Accessory uses & structures
- Adult care centers registered with the NC Department of Health and Human Services (DHSS)
- Adult care homes
- Agriculture
- Animal hospitals & clinics so long as they contain no outdoor kennels
- Automobile car washes
- Automobile sales & service
- Banks & other financial institutions
- Business services
- Camps
- Child care centers, subject to supplementary standards contained in section 16-4, below
- Child care homes
- Civic clubs & fraternal organizations, subject to supplementary standards contained in section 16-4
- Congregate care facilities, subject to supplementary standards 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, health & fitness facilities
- Day care facilities

Dry cleaning and laundry establishments containing less than 6,000 square feet of floor area

Equipment rental & sales

Funeral homes

Greenhouses & commercial nurseries

Health clubs & athletic facilities

Home occupations

Hotels & motels

Laundries, coin-operated

Lawn & garden centers

Manufacturing, light

Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in section 16-4, below

Music & art studios

Neighborhood community centers

Newspaper offices & printing establishments

Nursing homes, subject to supplementary standards contained in section 16-4, below

Offices, business, professional and public

Parking lots & parking garages

Parks

Personal services

Progressive care facilities, subject to supplementary standards contained in section 16-4, below

Public & semi-public buildings

Recreational facilities, indoors

Recreational facilities, outdoors, commercial

Religious institutions

Repair services, miscellaneous

Research & development with no outdoor storage and operations

Residential care facilities

Residential dwellings, single family

 Residential dwellings, multi-family

 Residential dwellings, two-family

Restaurants

Restaurants, drive-in

Retail stores (not including manufactured housing, boat & heavy equipment sales)

- Schools, post-secondary, business, technical and vocational
- Schools, primary & secondary
- Service stations
- Signs, subject to the provisions of article XIII, below
- Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below
- Telecommunications antennas, subject to supplementary standards contained in section 16-4, below
- Theaters, indoors

5-27-2 Special uses.

The following uses shall be permitted in the CHMU Commercial Highway Mixed Use Zoning District Classification only upon issuance of a special use permit pursuant to article X and shall be subject to supplementary standards contained in section 16-4, below:

- Bus stations
- Public utility facilities

5-27-3 Development standards.

The following standards shall apply to development within the CHMU Commercial Highway Mixed Use Zoning District Classification.

5-27-3.1 Parking and loading. The requirements of section 6-5, below, shall apply.

5-27-3.2 Dimensional requirements.

Minimum lot area in square feet:	None
Minimum lot width:	None
Open space ratio:	≥0.30
Common space ratio:	≥0.10
Yard requirements:	Varies with building type. See design standards.
Building separation:	If buildings are separated, they must be separated by at least 15 feet. This provision shall not be construed to qualify any setback provisions contained elsewhere in this ordinance.
Building height:	Varies with building type. See design standards.

5-27-3.3 Residential density. The number of residential dwellings permitted on any development tract varies with regard to the open space ratio provided as noted on the following table.

Open Space Ratio	Maximum Dwelling Units/Acre
0.40	8
0.50	10
0.60	12

5-27-4 Design standards.

NOTE: "Building design element" sub-sections noted below are not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

These standards are intended to apply to all development and redevelopment within the CHMU Commercial Highway Mixed Use Zoning District Classification. Applicants for authorization to undertake development or redevelopment within such zoning district shall demonstrate compliance with these standards or shall undergo alternative design review as provided for in article XVIII, below.

5-27-4.1 Standards of general applicability. The following standards shall apply to all development in the CHMU Commercial Highway Mixed Use Zoning District Classification regardless of use or building type.

5-27-4.1.1 General site development. Site development shall not result in the removal of lateral support for adjoining properties. Furthermore, development shall not create hazardous or dangerous conditions or result in the creation of a nuisance as specified in section 6-13, below.

5-27-4.1.2 Physical integration of uses. Residential and commercial uses may be located within the same or adjoining structures provided appropriate health and safety regulations are followed.

5-27-4.1.3 Building orientation. Primary façades, which may or may not contain an entrance to the building, shall face primary vehicular access or significant public space. A main entrance shall face a connecting walkway with a direct, safe, pedestrian connection to the street.

5-27-4.1.4 Common space. NOTE: Section 5-27-4.1.4 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Common space is intended to shape the design and character of a project through a connecting system of pedestrian areas that create a relationship among the various components of the built environment. It shall be designed to create areas where workers, residents and shoppers, as the case may be, are directly or indirectly invited to gather, browse, sit, interact or congregate. It shall be arranged as community space with open areas, landscaping, seating facilities and lighting fixtures which provide for safety and visual effects. Common spaces are intended to be places for social interaction and, thus, may include impervious surfaces.

Unless interior common space is approved by the reviewing authority, common space shall be out-of-doors. Common space design shall comply with the following:

- a) **Size.** At least ten percent of the acreage of a site shall be devoted to common space. Common space shall count toward meeting open space requirements for a project.
- b) **Trees.** One tree shall be planted for each 1,000 square feet of common space. Trees shall have a minimum caliper of three to three and one-half inches measured six inches above ground at the time of planting.
- c) **Utilities.** All utilities service lines and connections shall be underground.
- d) **Seating.** Seating shall be provided to accommodate workers, residents and/or shoppers. Seating may be accomplished in whole or in part using planters or other similar structures.
- e) **Amenities.** Common space for a development shall contain adequate amenities to animate and enliven the environment and to make it conducive for social interaction. Following is a list of such amenities: ornamental fountains, stairways, waterfalls, public art, arbors, trellises, planted beds, drinking fountains, clock pedestals, awnings, canopies, informational kiosks, and similar structures. This list is not intended to be exhaustive.

5-27-4.1.5 Architectural details. NOTE: Section 5-27-4.1.5 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

The appearance of all street side façades is important and shall be addressed in development design. Architectural elements like openings, sill details, posts, and other architectural features shall be used to establish human scale at the street level. On corner lots, the applicant shall provide distinctive architectural elements at the corner of buildings facing the intersection. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically aligned.

All buildings shall provide detailed design along all façades which are visible from a street or common space. Detailed design shall be provided by using at least three of the following architectural features:

Dormers.

Gables.

Recessed entries.

Covered porch, entries.

Cupolas or towers.

Pillars or posts.

Eaves (minimum 6-inch projection).

Off-sets in building face or roof.

Window trim (minimum nominal four inches wide).

Bay windows.

Balconies.

Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation).

Decorative cornices and roof lines (for flat roofs).

5-27-4.1.6 Building façades. NOTE: Section 5-27-4.1.6 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Front, rear and side façades of buildings shall contain at least two building materials which shall contrast in color and texture. At least 15 percent of the façade, exclusive of windows, doors and trim, shall consist of stone, brick, decorative concrete or decorative block.

5-27-4.1.7 Windows. NOTE: Section 5-27-4.1.7 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

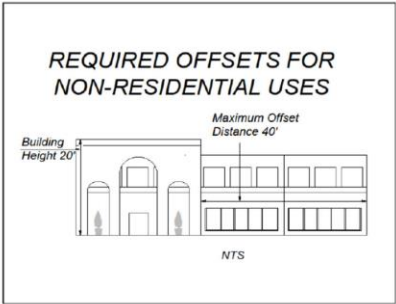
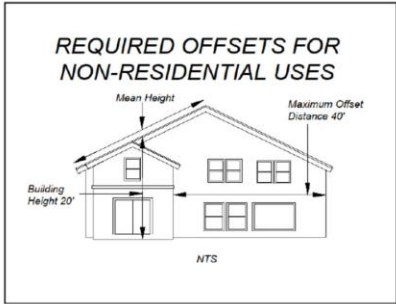
Windows shall either be (1) recessed a minimum of three inches from the façade or (2) trimmed. If trim is used, it shall be a minimum of four inches (nominal) in width and shall project beyond the façade.

5-27-4.1.8 Building scale. NOTE: Section 5-27-4.1.8 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

The scale of a building is a function of the size of the individual pieces of a building and their relationship to each other. The scale of a building is important in order to contribute to the overall diversity of building types, to give visual interest, and to maintain compatibility between buildings. These design standards regulate scale by means of offsets, that is, protrusions or breaks in the plane of façades.

a) **Scale, buildings containing nonresidential uses.** The following requirements apply to any building containing nonresidential uses, regardless whether the building also contains residential uses:

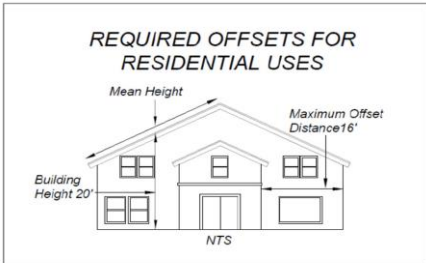
- 1) The distance between required offsets is related to the height of the building wall on a two-to-one basis. A building façade which is less than or equal to the height of the building shall not require an offset.



- 2) The height of any particular façade shall be measured from the average ground level to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or for flat roofs, to the top of the parapet.
- 3) The depth or projection of the offset shall be 1/10th the length of the longest adjacent wall panel; provided, however, the minimum offset depth shall be one foot. By means of illustration, a building with a 20-foot wall panel shall have a two-foot offset adjacent to such wall panel.
- 4) Each façade of a building visible from a street or common space shall comply with the offset requirements contained herein.

b) **Scale, buildings containing only residential uses.** The following requirements apply to any building containing only residential uses:

- 1) The distance between required offsets shall be related to the height of the building on a one-to-one basis; provided, however, no wall shall exceed 30 feet in length without an offset. A building façade which is less than or equal to the height of the building shall not require an offset. Provided, however, the provisions of this paragraph shall not be construed to require an offset for that portion of a façade containing a two-car garage.



- 2) The height of any particular façade shall be measured from the average ground level to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, or, for flat roofs, to the top of the parapet.
- 3) Offsets shall have a minimum depth or projection of two feet regardless of the length of adjacent wall façades.
- 4) Each façade of a building visible from a street or common space shall comply with the offset requirements contained herein.

5-27-4.1.9 Streets and sidewalks. Streets and sidewalks shall comply with the circulation and access requirements contained in section 18-6-4.6, below.

5-27-4.1.10 Building materials. NOTE: Section 5-27-4.1.10 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Building materials shall be used consistently on the exterior of the building and shall comply with the lists of prohibited materials contained herein.

Prohibited building materials. Unless authorized through alternative design compliance, the following building materials shall be prohibited within the CHMU Commercial Highway Mixed Use Zoning District Classification: plain concrete block (with or without paint); corrugated or ribbed metal siding; reflective glass; more than 50 percent glass on any façade; roll roofing; roll siding; plain unfinished concrete (painting does not constitute a finish); aluminum; unpainted metal; exposed plain pipe columns; metal wall siding; and any other materials not customarily used in conventional construction.

5-27-4.2 General standards for residential developments. NOTE: Section 5-27-4.2 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

5-27-4.3 General standards for nonresidential and multi-family buildings. The following standards shall apply to all buildings containing nonresidential uses and multi-family dwellings:

5-27-4.4 Specific standards for single-family and two-family detached dwellings.

5-27-4.6 Specific standards for multi-family dwellings. Multi-family dwelling consists of three or more dwelling units vertically and/or horizontally arranged. The ground floor may be available for commercial uses.

5-27-4.7 Specific standards for commercial and institutional buildings. Commercial buildings are structures which can accommodate a variety of uses mixed either horizontally (shopping center) or vertically (dwelling unit over a store). Office buildings, hotels and inns can be placed in commercial buildings. Buildings containing both commercial and residential uses shall be classified as commercial buildings for the purposes of this section. Institutional buildings are specialized public or semi-public buildings intended to serve as public gathering places. Such uses include governmental offices, churches or other places of worship, schools, hospitals, post offices, and nonprofit or charitable clubs and organizations. Note there are exceptions from the maximum height restrictions for steeples, cupolas and similar structures. These are contained in section 8-2, below.

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL NUMBERS: 9588-21-9113 BY CHANGING THE ZONING DESIGNATION FROM PCD (PLANNED COMMERCIAL DEVELOPMENT CONDITIONAL ZONING DISTRICT) TO CHMU (COMMERCIAL HIGHWAY MIXED USE)

IN RE: Parcel Numbers: 9588-21-9113
(File # P23-07-RZO)

WHEREAS, the City is in receipt of a Zoning Map Amendment application from Chris Cormier of Carolina Specialties Construction [Applicant] and Satis Patel of Upward Road Hospitality [Owner].

WHEREAS, the Planning Board took up this application at its regular meeting on March 9th, 2023; voting to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its called meeting on April 12th, 2023, 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: 9588-21-9113 from PCD (Planned Commercial Development Conditional Zoning District) to CHMU (Commercial Highway Mixed Use)
2. Any development of the parcels shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

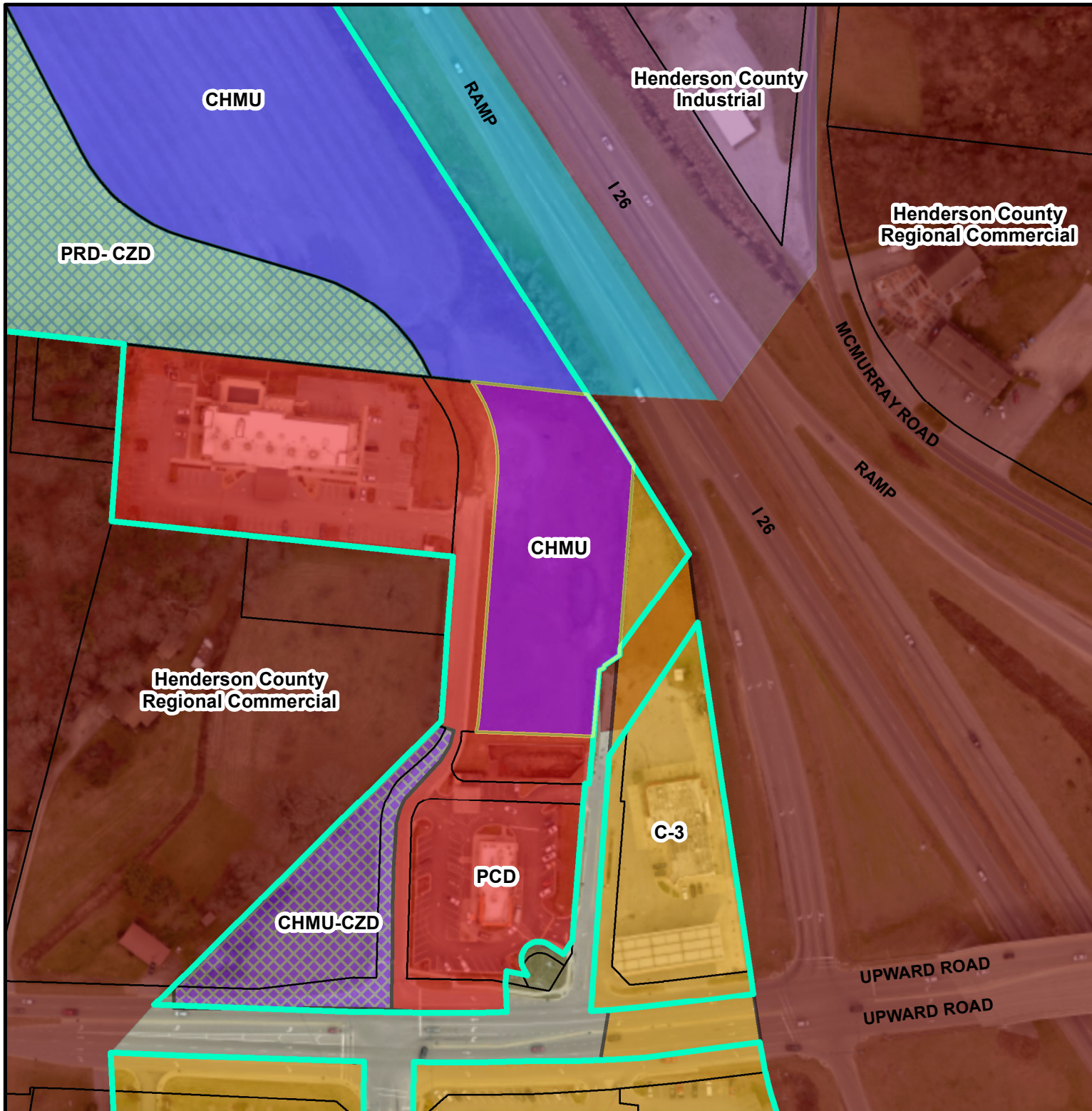
Adopted this Twelfth day of April 2023.

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

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



Upward Crossing Rezoning
P23-07-RZO
PIN: 9588-21-9113
Acreage: 1.5
Proposed Zoning
Community Development Department

- Subject Property
- Hendersonville City Limits
- Hendersonville Zoning**
 - CZD Conditional Zoning Districts
 - PRD Planned Residential Development
 - C-3 Highway Business
 - CHMU Commercial Highway Mixed Use
 - PCD Planned Commercial Development
- Henderson County Zoning**
 - RC - Regional Commercial
 - OI - Office Institutional District
 - I - Industrial





**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

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

A. Property Information

Date: JANUARY 13, 2023

PIN(s): 9588219113

Address(es) / Location of Property: UPWARD CROSSING

Current Zoning: PCD

Proposed Zoning: CHMU

B. Adjacent Parcel Numbers and Uses

PIN: 9588216205 Use: HOTEL

PIN: 9588221126 Use: VACANT LAND

PIN: 9588208756 Use: STORM WATER POND RETENTION

PIN: 9588209787 Use: GAS STATION STORE

PIN: _____ Use: _____

Office Use:

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

C. Applicant Contact InformationCHRIS CORMIER

* Printed Applicant Name

CAROLINA SPECIALTIES CONSTRUCTION

Printed Company Name (if applicable)

☐

Corporation

☒

Limited Liability Company

☐

Trust

☐

Partnership

☐

Other: _____

Applicant Signature

General Contractor

Applicant Title (if applicable)

624 7TH AVE EAST

Address of Applicant

HUNTERSVILLE NC 28792

City, State, and Zip Code

828-697-7184

Telephone

ccormier@cscwnc.com

Email

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

D. Property Owner Contact Information (If different from Applicant)

SATIS PATHE

* Printed Property Owner Name

UPWARD ROAD HOSPITALITY

Printed Company Name (if applicable)

☐

Corporation

☒

Limited Liability Company

☐

Trust

☐

Partnership

☐

Other: _____

Property Owner Signature

Property Owner Title (if applicable)

P.O. Box 759

Address of Property Owner

FLORENCE

NC.

28732

City, State, and Zip Code

828-231-8980

Telephone

satis@bellsouth.net

Email

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

D. Section 11-1 Standards

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

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

MEETS PLAN CONSISTENCY

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

COMPATIBLE WITH SURROUNDING USES

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

BETTER MEET CITY GOAL ZONING
AND ON SITE BUSINESS

- d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

Rezonning would better
suit the surrounding
neighborhood and business

- e) **Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

All public facilities service this property

- f) **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

No adverse impacts



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: March 9, 2023

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – 1202 Greenville Highway (P22-111-CZD) – *Matthew Manley, AICP – Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

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: 9578-01-3440) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District), for the construction of 165 multi-family units based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated 2-23-2023,] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1. Residential Dwellings, Multi-Family

[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

1. Due to Greenville Highway (NC 225) having been identified as a corridor “needing improvement” in the French Broad River MPO’s Comprehensive Transportation Plan and in accordance with Section 6-15 of the Zoning Code, the developer shall dedicate

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9578-01-3440) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District), based on the following:

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

The petition does not align with the City’s 2030 Comprehensive Plan’s Goals for the ‘Medium Intensity Neighborhood’ Future Land Uses Designation to provide density at a rate of 2 to 8 units per acre.

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

1. The scale of the development is out of character with the surrounding single-family neighborhood.
2. The proposal fails to address compatibility as the site plan does not scale back in intensity/density as the site transitions from Greenville Highway to the R-15 Single-Family neighborhood.
3. The extent of the proposed land disturbance would do excessive damage to urban forest

<p>right-of-way, from property line to property line, 50' from Centerline of Greenville Highway in order to accommodate future improvements.</p> <ol style="list-style-type: none">2. Developer to address/implement recommendations from City Transportation Consultant.3. Fee-in-Lieu of Sidewalk required if Condition to waive sidewalks on Garden Ln is agreed to. <p>3. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <p>The petition aligns with the City's 2030 Comprehensive Plan's Goals for the 'High Intensity Neighborhood' & 'Medium Intensity Neighborhood' Future Land Use Designations by providing high density housing and compatible infill development on a major thoroughfare.</p> <p>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none">1. The proposed density is appropriate along a Major Thoroughfare2. The petition proposes to provide additional housing to offset local rental demand <p>[DISCUSS & VOTE]</p>	<p>land and natural drainage areas within the city limits.</p> <p>[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Rezoning from David Gorman of Lock 7 Development, applicant, and Ann & Brooke Ferguson, property owner. The applicant is requesting to rezone the subject property (PIN 9578-01-3440) located at 1202 Greenville Highway from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use Conditional Zoning District) for the construction of 165 multi-family units on approximately 6.91 acres of forested land. This equates to a density of 24 units/acre.

The proposal includes the addition of 11- 3-story multi-family structures and a clubhouse with a pool totaling 273,113 Sq Ft of Gross Floor Area. The apartment buildings propose to be 45' tall – with a condition exceeding the 42' height limit by 3'. Additionally, the development proposes 214 parking spaces at a rate of 1.3 spaces / unit.

The Site Plan meets the minimum requirements for Common Space (10%) and Open Space (40%). Of the 507 trees (12" dbh+) surveyed on the site, the proposal intends to preserve 195 (38%) and remove 312 (62%). A blue line stream is present in the north corner of the site. Wetlands are also present along the northwest side of the subject property.

PROJECT/PETITIONER NUMBER:	P22-111-CZD
PETITIONER NAME:	David Gorman – Lock 7 Development [Applicant] Ann & Brooke Ferguson [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Neighborhood Compatibility Summary3. Tree Board Summary4. Proposed Site Plan / Elevations5. Wetland/Stream Delineation Map6. TIA Review Memo 2-17-237. Proposed Zoning Map8. Draft Ordinance9. Application / Owner Signature Addendum

REZONING: CONDITIONAL REZONING – 1202 GREENVILLE HIGHWAY
APARTMENTS (P22-111-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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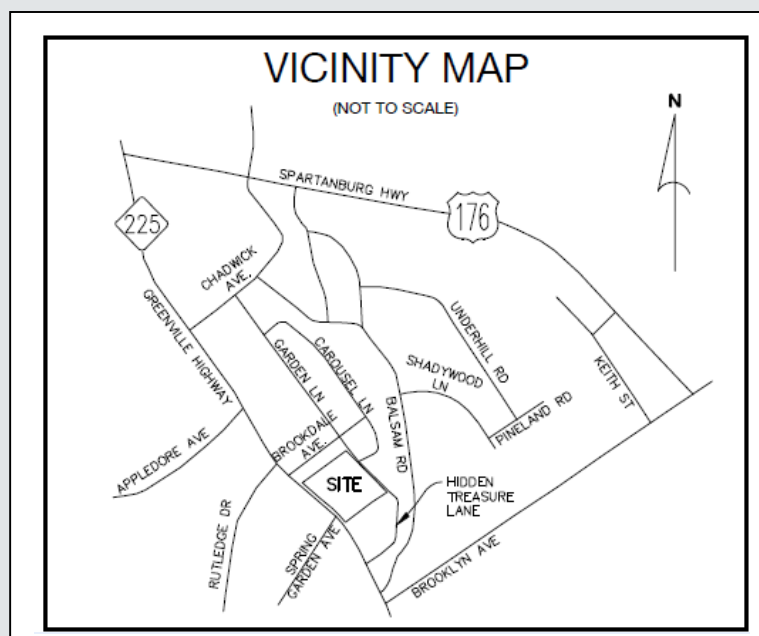
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PROJECT SUMMARY

- Project Name & Case #:
 - 1202 Greenville Highway Apartments
 - P22-111-CZD
- Applicant & Property Owner:
 - David Gorman – Lock 7 Development [Applicant]
 - Ann & Brooke Ferguson [Owner]
- Property Address:
 - 1202 Greenville Highway
- Project Acreage:
 - 6.91 Acres
- Parcel Identification (PIN):
 - 9578-01-3440
- Current Parcel Zoning:
 - GHMU
- Requested Zoning:
 - GHMU-CZD
- Requested Uses:
 - Residential, Multi-Family
- Future Land Use Designation:
 - High Intensity Neighborhood
 - Medium Intensity Neighborhood
- Neighborhood Compatibility Meeting:
 - December 14, 2022



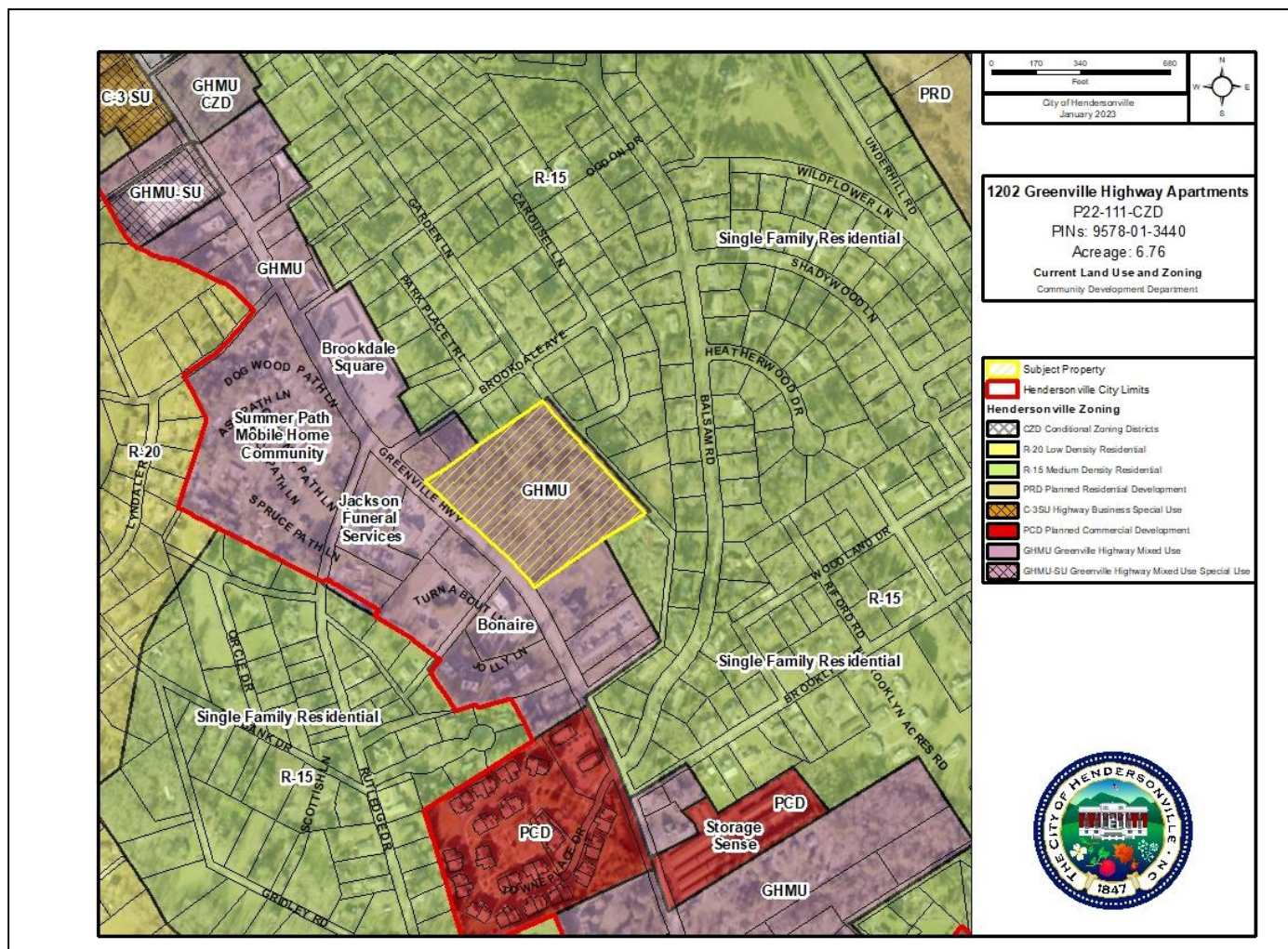
SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from David Gorman of Lock 7 Development, applicant, and Ann & Brooke Ferguson, property owner. The applicant is requesting to rezone the subject property (PIN 9578-01-3440) located at 1202 Greenville Highway from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use Conditional Zoning District) for the construction of 165 multi-family units on approximately 6.91 acres of forested land. This equates to a density of 24 units/acre.

The proposal includes the addition of 11- 3-story multi-family structures and a clubhouse with a pool totaling 273,113 Sq Ft of Gross Floor Area. The apartment buildings propose to be 45' tall – with a condition exceeding the 42' height limit by 3'. Additionally, the development proposes 214 parking spaces at a rate of 1.3 spaces / unit.

The Site Plan meets the minimum requirements for Common Space (10%) and Open Space (40%). Of the 507 trees (12" dbh+) surveyed on the site, the proposal intends to preserve 195 (38%) and remove 312 (62%). A blue line stream is present in the north corner of the site. Wetlands are also present along the northwest side of the subject property.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Greenville Highway Mixed Use (GHMU). The length of the western boundary fronts along Greenville Highway (Major Thoroughfare). Parcels fronting along this corridor are primarily Zoned GHMU. A mix of residential, retail, restaurant and professional services are present along this corridor along with varying levels of intensity. While there are a mix of uses, the corridor has a unique local character partially due to the lack of chain stores, with a few exceptions.

Parcels abutting the property to the north, east and southeast are zoned R-15. This is a low-density zoning that represents the Brookland/Brookdale neighborhood, a single-family neighborhood primarily constructed during the 1950s, 60s, & 70s with some homes built in the early 20th century.

The existing tree canopy, creek, wetlands and wet weather drainage areas on the site are the defining natural characteristics. The heavily wooded site also features a dilapidated single-family home that is proposed to be demolished.

SITE IMAGES



View of ¼ acre open area (foreground) between Greenville Highway and existing structure (background) from edge of tree line. Drainage area in center.



View along Greenville Highway facing northwest from current driveway point.

SITE IMAGES



View of “Wetland Area B” as noted on survey at property line with Linkous property.



View of “Wetland Area A” and unnamed creek in north corner of subject property

SITE IMAGES



Typical view of subject property



View of subject property from corner of Garden Ln and Carousel Ln

SITE IMAGES

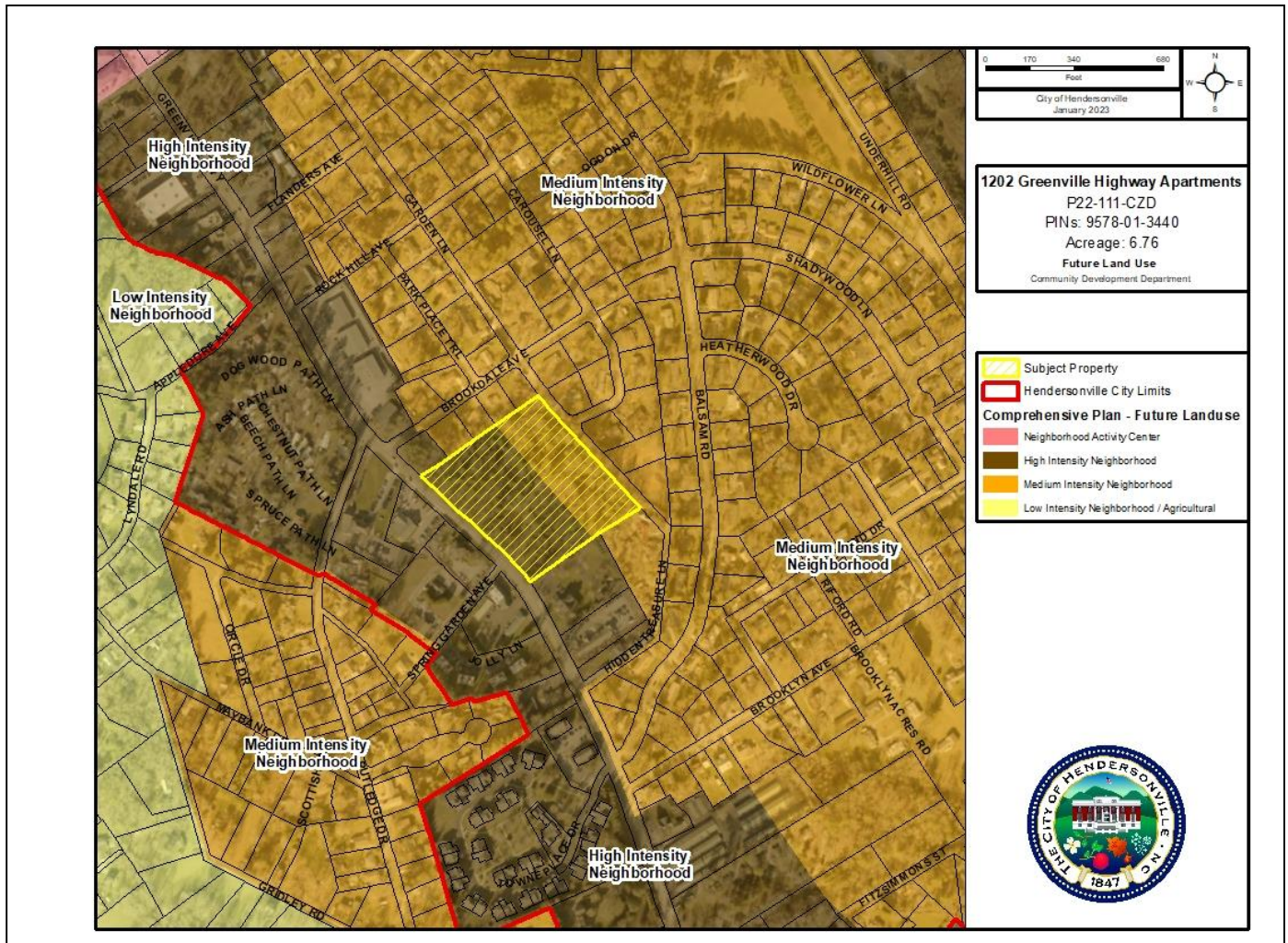


View of neighboring Hidden Treasures Mobile Home Park from southeast corner of subject property



Typical view of English ivy that has invaded certain portions of the property

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as both High Intensity Neighborhood and Medium Intensity Neighborhood in the 2030 Comprehensive Plan's Future Land Use map and fronts on a Major Thoroughfare. The two future land use designations for the subject property are also the dominant designations throughout the vicinity of the subject property. The High Intensity Neighborhood stretches along both sides of Greenville Highway. While the Medium Intensity Neighborhood designation is found primarily in the Brookland residential area, which is setback from and situated between Greenville Highway and Spartanburg Highway.

Traveling north on Greenville Highway, the subject property is located a 3/4 mile distance (15 min walk) from the Activity Node at S. Main St/Church St at the southern edge of downtown. This area contains a mix of commercial uses including four supermarkets. The subject property is also located 1 mile from the Activity Node associated with Spartanburg Hwy at the intersections of Brooklyn Ave and Shepherd St (no pedestrian facilities to this node).

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

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	REAR OF SITE: 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-6.2 Primary Land Uses: <ul style="list-style-type: none"> • Single Family attached and detached [INCONSISTENT] • Open Space [CONSISTENT]
	Strategy LU-6.3 Secondary Land Uses: <ul style="list-style-type: none"> • Limited multi-family residential along roadways designated as Boulevards or Major Throughfares on the Future Land Use Map [CONSISTENT]
	Strategy LU-6.4 Development Guidelines: <ul style="list-style-type: none"> • 2 to 8 Units per gross acre [INCONSISTENT - 24 Units/Acre proposed] • At least 60% Open Space [INCONSISTENT - 40% Open Space proposed] • 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) [CONSISTENT] • Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2. [CONSISTENT]
	FRONT OF SITE: Goal LU-7 - High Intensity Neighborhood: Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods
	Strategy LU-7.1. Locations: <ul style="list-style-type: none"> • Existing or planned high-density housing neighborhoods (greater than eight units per acre) [CONSISTENT] • Priority infill development areas where high-density development is desirable and/or expected, including: <ul style="list-style-type: none"> o Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers [CONSISTENT] o Neighborhoods near Downtown, excluding historic neighborhoods [CONSISTENT]
	Strategy LU-7.2. Primary recommended land uses: <ul style="list-style-type: none"> • Multi-family residential [CONSISTENT]
	Strategy LU-7.4. Development guidelines: <ul style="list-style-type: none"> • Eight or more units per gross acre [CONSISTENT] • Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT] • Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [CONSISTENT] • Encouragement of walkable neighborhood design, [CONSISTENT]

Land Use & Development	<p>Growth Management (Map 8.3a): Designated as a “Priority Infill Area”(front of site near Greenville Hwy) and “Preservation & Enhancement Area” (rear of site off of Greenville Hwy)</p> <p><u>Priority Infill Area</u> - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]</p> <p><u>Preservation/Enhancement Areas</u> - Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies [INCONSISTENT]</p>
	<p>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. [CONSISTENT]</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</p>
	<p>Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a. [PARTIAL/SPLIT]</p>
	<p><u>Infill development:</u> Development that takes place within existing neighborhoods, making maximum use of the existing infrastructure instead of building on previously undeveloped land.</p> <p>-Centers for Disease Control and Prevention, Healthy Places Terminology</p> <p>Examples of opportunities for infill development include: • Scattered vacant lots</p> <p>• Underutilized commercial properties</p>
Population & Housing	<p>Strategy PH-1.1 – Promote Compatible infill development...</p> <p>Action PH-1.1.1 – Develop design guidelines for infill development...</p> <p>Action PH-1.1.2 – Implement zoning map and/or text amendments as needed in the Priority Infill Areas...Amendments will bring zoning standards in line with desired form and land uses.</p> <p>Action PH-1.5.6 – Promote installation of street trees through private redevelopment.</p>
	<p>Strategy PH-2.2 – Encourage provision of affordable housing units in new developments.</p>
	<p>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</p> <p>Action PH-3.2.1 - Encourage pedestrian-friendly design features in residential developments, such as ... rear parking lots and front entrances in multi-family developments.</p>
Natural & Environmental Resources	<p>Goal NR-1. -Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</p>
	<p>Strategy NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.</p>
	<p>Strategy NR-1.3 Encourage restoration of natural habitat and drainage patterns in developed areas.</p>
	<p>Strategy NR-1.5 - Continuously assess development and preservation efforts within areas planned as Natural Resources/Agricultural on the Future Land Use Map (Map 8.3b in Chapter 8) based on their conservation value</p>

	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.
	Strategy NR-2.3. -Promote preservation of woodlands
	Strategy NR-2.4. - Promote the location and design of open space areas within developments so that they contribute to and link individual homes to the City's green infrastructure network.
	Strategy NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management
Cultural & Historic Resources	The subject property is less than 1/4 mile from a locally-designated historic landmark, the Brookland Charles Edmondston House at 299 Balsam Rd.
	The surrounding residential area appears to be a mix of pre and post-WWII early suburban development.
	No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	No Goals, Strategies or Actions are directly applicable to this project.
Water Resources	Strategy WR-2.1. Continue to fund and operate the City's stormwater management program. This program, as required through Phase II of the Federal Clean Water Act, includes the following elements: Action WR-2.1.5 Continue to require the control of post construction runoff through the City's stormwater regulations.
	Strategy WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.
	Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management
Transportation & Circulation	Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.
	Strategy TC-1.4. Encourage pedestrian connections between dead end streets and adjacent neighborhoods.
	Strategy TC-2.2. Preserve and expand the public greenway system as a core component of the bicycle and pedestrian transportation system

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

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	The subject property is currently vacant with a dilapidated single-family home and associated outbuildings. The site is heavily wooded and fronts on Greenville Highway (Major Thoroughfare). Greenville Highway presents a wide range of land uses with intensity increasing as you approach the intersection of Spartanburg Hwy. Despite the range of commercial uses, the corridor is primarily locally-owned businesses in 1-2 story structures. At the rear of the site is a well-established neighborhood defined by detached single-family homes. The density of the Brookland/Brookdale neighborhood is roughly 1.73 units/acre.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	There have been two new single-family homes constructed to the rear of the subject property on Garden Ln. Beyond that development, no significant changes have occurred in the vicinity of the subject property. The approval of the Greenville Hwy Apartments at the corner of Chadwick Ave would add an additional 80 units to the area if constructed. No Final Site Plan has been submitted for that project.
Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -
	Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between <50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved <u>2,837</u> units with rental units making up <u>1,936</u> of those units - <u>711</u> of these are under construction. If this project is approved, Hendersonville's recently-approved rental units would total <u>2,101</u> . It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes above 120% AMI. An additional gap, beyond that reflected in the '1,650 to 2,008-unit gap', exist for those income levels greater than 120% AMI.
Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	The site will be served by City water and sewer service. Greenville Hwy is designated as a Major Thoroughfare in the Comprehensive Transportation Plan and is maintained by NCDOT. The subject property will be serviced by the City Fire Dept and will also be served by the City of Hendersonville Police.

Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -
	<p>Of the total 507 trees on the site with DBH of 12” or greater, 312 trees are proposed to be cleared/removed (62%). Of the 196 trees that are slated for preservation, 38 of them are being reflected for a total of 101 Tree Credits – potentially offsetting the planting of 101 new trees that are required per zoning code for this project. In total, the developer proposes to plant 19 trees of the 120 trees required by the City’s Zoning Ordinance. Clarification is still needed on this point.</p> <p>An ephemeral stream running through the center of the site is proposed to be piped. A creek that runs along the northern corner of the property is proposed to be buffered and remain undisturbed. There are two wetland areas on the site that should remained undisturbed with the exception of flood mitigation work that is proposed under Condition #6.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the ‘High Intensity Neighborhood’ & ‘Medium Intensity Neighborhood’ Future Land Use Designations to provide high density housing and compatible infill development on major thoroughfares.

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

DRAFT [Rationale for Approval]

- *The proposed density is appropriate along a Major Thoroughfare*
- *The petition proposes to provide additional housing to offset local rental demand.*

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

The petition does not align with the City’s 2030 Comprehensive Plan’s Goals for the ‘Medium Intensity Neighborhood’ Future Land Uses Designation to provide density at a rate of 2 to 8 units per acre.

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

DRAFT [Rational for Denial]

- *The scale of the development is out of character with the surrounding single-family neighborhood.*
- *The proposal fails to address compatibility as the site plan does not scale back in intensity/density as the site transitions from Greenville Highway to the R-15 Single-Family neighborhood.*
- *The extent of the proposed land disturbance would do excessive damage to urban forest land and natural drainage areas within the city limits.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- The site plan accompanying this petition contains the following provisions:
 - 11 multi-family apartment buildings + clubhouse totaling 91,697 Sq Ft (footprint) and 273,113 Sq Ft (gross floor area) with a density of 24 Units / Acre.
 - Apartment Buildings:
 - Covers 2 Acres (30%) of Site
 - Proposed Height = 45' (Max Height 42')
 - Buildings vary in size and unit count
 - First floor garages
 - Clubhouse – 22' Tall building w/ mailroom
 - Other Amenities – Seating
 - Driveways and Parking:
 - Covers 1.42 Acres (21%) of Site
 - Parking Provided: 214 Spaces (1.3 spaces / unit)
 - Common Space = .69 Acres (10% of Site)
 - Open Space = 2.76 Acres (40% of Site)
 - Natural Features: Existing Trees, 30' Stream Buffer; 20' Transition Area; Delineated Wetlands
 - Disturbed Area = 5 Acres
 - Retaining Walls
 - Crosswalks, internal sidewalks, pedestrian connections to Greenville Hwy and Garden Ln
- Proposed Uses:
 - Residential, Multi-Family
- Developer Conditions:
 - Developer Proposed Concessions:
 - None
 - Developer Proposed Conditions:
 - Install 1 – 2" caliper tree for every 500 Sq Ft of Common Space (59 Proposed Trees in addition to the saved trees and associated credits) & Install 1 – 1.5" caliper tree and 5 – 1 Gal. shrubs for every 4,000 Sq Ft of Open Space (29 Additional Trees and 147 Shrubs). All plantings will be distributed throughout the project
 - Staff Comment: The Zoning Code requires that Common Space trees be a minimum of 3" in caliper. Developer has provided research study which demonstrates that larger caliper tree plantings may not be as successful or productive as smaller caliper plantings. Tree Board reviewed this proposed condition and made a motion recommending 2-2.5" caliper plantings.

- No Street Trees provided except for Greenville Highway. A mix of existing trees and 2 new trees will serve to satisfy street tree requirements for Greenville Highway.
 - Staff Comment: Entry Corridor standards require Street Trees along Greenville Highway every 50'. The standards allow for the use of existing trees when of sufficient size and in good health.
- No sidewalk will be constructed along Garden Lane or Hidden Treasures Lane rights-of-way.
 - Staff Comment: City standards require sidewalks be constructed along existing streets/public rights-of-way. Fee-in-lieu should be considered if sidewalk requirement is waived.
- Building Height of 45'
 - Staff Comment: Exceeds Max Height Standard for GHMU by 3' (42' Max)

OUTSTANDING ISSUES & PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Greenville Highway Mixed Use (5-22) & the Entry Corridor (5-18) with the following exceptions:

- Identify trees on tree survey and provide corresponding list [resolved].
- Illustrate 20' "transition zone" from stream buffer and shift building out of transition zone. [resolved].
- Update landscaping plan to show required plantings for Entry Corridor, Common Space & Mixed Use Developments and/or requested Tree Credits [resolved].
- Add sight triangles [resolved]
- Add dimensions of all buildings [resolved]
- Provide Elevations for all 4 sides of building [resolved]
- 50% of Vehicular Use Area Landscaping must be in islands [resolved]
- Planting Strip required [resolved]
- Provide 12'x40' Loading Zone [outstanding]
- Clarify if Tree Credits are being used. If not, landscaping plan to be updated to reflect location and species of required tree plantings [outstanding]

Additional Comments:

The [2007 French Broad River MPO Comprehensive Transportation Plan](#) identifies the Greenville Highway Corridor as "needing improvement". This improvement has a priority ranking of "medium" and involves adding turn lanes, widening shoulder and improving geometrics, possible multi-lanes (see p. 143). Given the status of the corridor, the City has the authority to require the dedication of right-of-way to accommodate the needs of future improvements per Section 6-15-2 of the Zoning Code.

Proposed City-Initiated Conditions:

- Due to Greenville Highway (NC 225) having been identified as a corridor “needing improvement” in the French Broad River MPO’s Comprehensive Transportation Plan and in accordance with Section 6-15 of the Zoning Code, the developer shall dedicate right-of-way, from property line to property line, 50’ from Centerline of Greenville Highway in order to accommodate future improvements. [outstanding]

CITY ENGINEER

Site Plan Comments:

- No easement needed for water. [resolved]
- Relocate stormwater outfall so not directed at manhole [resolved]
- Shift sewer line so not impacted by retaining wall [resolved]
- Driveway aprons to be 6” thick concrete [resolved]

Proposed City-Initiated Conditions:

- None

WATER / SEWER

Site Plan Comments:

- RPZ needs to be installed as close to meter as possible and above ground in a heated enclosure. [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- Relocate Fire Hydrant towards main drive aisle [resolved]
- Sprinkler system required in all buildings. Provide flow calculations for the system if RPZ is needed. Backflow/hotbox and FDC locations will need to be provided prior to site construction [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

STORMWATER ADMINISTRATOR

Site Plan Comments:

- Under current conditions there are existing residential flooding issues related to the function of a privately owned 24” stormwater pipe running along the northern border of the development site and;
- The development plan, as proposed, would increase the volume of water being discharged upstream of this pipe compared to current conditions and;
- The discharge of stormwater would be concentrated to a single discharge point
- Developer to submit all finalized permits for stream/wetland impact from the

state or army corps before City grants approval of the Final Site Plan.
[outstanding]

Proposed City-Initiated Conditions:

- Developer to provide a plan to alleviate the flooding on the NE corner of the development site by: [Developer Agreed]
 - a) restoring the function of the existing 24” pipe
 - b) replacing the existing 24” pipe behind 106 Brookdale utilizing a temporary construction easement,
 - c) installing additional on-site drainage infrastructure adjacent to the existing 24” pipe to mitigate flooding, or
 - d) daylighting the existing piped section of the stream behind 106 Brookdale
- Design the post-construction stormwater management system to retain the 25-year 24-hour storm event. [Developer Agreed]

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- Separate stormwater system from water/sewer system [resolved]
- Show clean outs, service should be a minimum of 90 degrees from downstream [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- Ensure proposed waste collection is adequate to meet City Standards [resolved]

Proposed City-Initiated Conditions:

- None

NCDOT

Site Plan Comments:

- Driveway offset or aligned with opposing street intersection? [resolve at final site plan]

Proposed City-Initiated Conditions:

- None

HENDERSON COUNTY SOIL & EROSION CONTROL

Site Plan Comments:

- SESC Approval will be needed since project will have greater than 1 acre of land disturbance. [resolve at final site plan]

Proposed Condition:

- None

TRANSPORTATION CONSULTANT

TIA Comments:

- An initial TIA was submitted on January 6, 2023.
- The TIA was deemed to be incomplete by the City’s Transportation Consultant. This was due to a range of Technical Revisions that were enumerated in the review memo.
- A revised TIA was resubmitted on February 13. The revised TIA was reviewed and deemed complete. The 2-17-23 TIA Review Memo is provided in your packet.
- The expected Trip Generation for the proposed development is as follows:
 - 836 Daily Trips
 - 70 AM Peak Hour Trips
 - 72 PM Peak Hour Trips
- The following intersections were included in the TIA:
 1. NC 225 at US 176/Fresh Market (signalized)
 2. NC 225 at White Street/Walgreens (signalized)
 3. NC 225 at Chadwick Avenue/Chadwick Square Court (signalized)
 4. NC 225 at Spring Garden Avenue/Access #1 (unsignalized)
 5. NC 225 at Brooklyn Avenue (unsignalized)
 6. US 176 at Chadwick Avenue (unsignalized)
 7. US 176 at Brooklyn Avenue (signalized)
 8. NC 225 at Access #2 (unsignalized)

Recommendations:

- Access 2 should be configured in a manner that eliminates the offset left arrangement with the Hendersonville Family Dental. This configuration should be agreed up by NCDOT and the City of Hendersonville
- Should the Access #2 not be able to be configured in an acceptable manner that removes the overlapping left turns into the site and Hendersonville Family Dentist office, the driveway should be converted to a RIRO. Should a RIRO be implemented at Access 2, the relocated left-turns from Access 2 to Access 1 would, based on a review of turn lane warrants, justify the installation of a left-turn lane into the site at Access 1 with 25 ft of storage. Should a turn lane be installed it should be designed in accordance with NCDOT guidelines.

Proposed Condition:

- Developer to address/implement recommendations from City Transportation Consultant.

TREE BOARD

Recommended Conditions:

- See Tree Board Summary
- Developer Agreed to Tree Board conditions in full and in part – details in summary.



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
1202 Greenville Highway Apartments (P22-111-CZD)
NCM Meeting Dates: December 14, 2022

PETITION REQUEST: Rezoning: Greenville Highway Mixed Use - Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: David Gorman, Lock 7 Development [Applicant]

Ann Ferguson & Brooke Ferguson [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 14, 2022 at 2pm in the Assembly Room at the City Operations Building at 305 S Williams St. and via Zoom. The meeting lasted approximately 1 hour and 50 minutes.

There were 34 members of the public in attendance in-person while some local residents attended virtually. The representative of the applicant, Eric Mioduski was present with other members of their development team available via Zoom.

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

There were 15 pre-submitted comments which were provided to the developer in advance of the meeting.

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

Concerns and questions from the public related to:

- Loss of forest land / wildlife habitat
- Concern of drainage and increased flooding issues / importance of stormwater storage on this site
- Incompatibility of proposed density - adjacent to R-15 Zoning (single-family neighborhood)
- Scale is out of character with Greenville Hwy (historic road)
- Increased traffic congestion
- Worsening cut-through traffic
- Existing low water pressure
- More studies needed

A full recording of the Neighborhood Compatibility Meeting is available and pre-submitted public comments are available by request.



TREE BOARD RECOMMENDATION

1202 Greenville Highway (P22-111-CZD)

Meeting Date: January 17, 2023

PETITION REQUEST: Rezoning: GHMU - Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: David Gorman, Lock 7 Inc. [Applicant]
Ann & Brooke Ferguson, Inc [Owners]

TREE BOARD ACTION SUMMARY:

The Tree Board considered this project on two occasions. The first on January 17th and then again February 21st.

The developer presented to the Tree Board at a regular meeting on Tuesday January 17, 2023. The following Tree Board members were present: Mary Davis, Mac Brackett, Becca Doll, and Joe Peiso.

JAN. 17TH SUMMARY

The subject property is a heavily wooded site. Of the total 507 trees on the site (with dbh of 12" or greater), 312 trees are proposed to be removed (62%). At the time of the Tree Board meeting, the developer's landscaping plan was lacking a minimum of 90 required tree plantings. There was also significant concern from the Tree Board members that the tree survey information submitted by the applicant lacked sufficient detail to effectively evaluate the impact of the proposed development on the existing tree canopy. Staff has agreed to bring the revised Site Plan/Landscaping Plan back to the Tree Board prior to this item proceeding to City Council.

Also of note to the Tree Board was the presence of drainage basins and wetlands on the site.

PUBLIC COMMENT

Four members of the public spoke to the Tree Board in opposition to the development. Those speaking included: Lynne Williams, David Thomas, Joe Stancarisels, and Heather Starr.

Their concerns related to the following: lack of information submitted by applicant, amount of tree loss proposed, lack of complete/accurate landscaping plan, concerns related to buffering light from the site and the need for stronger ordinances/protection of tree canopy.

MOTION

1. All areas outside of the limits of disturbance shall be maintained in as natural a vegetative state as possible with the following exceptions: control of invasive plant species and planting native vegetation to enhance wildlife habitat and/or improving the tree canopy. No turf grasses shall be planted in this area.[Developer Agreed]

2. If the final site plan varies in a way that reduces the number of trees intended for preservation (as noted on submitted plans of 01/06/23) by more than 10%, then it shall trigger a major modification and require a new CZD process, including that it be reviewed by the Tree Board again before proceeding to City Council. [Developer Agreed and added the following language:

“Arborist to have final review of existing trees to determine those that are in good health; trees that are not in good health can be removed for safety without counting against final preservation count.”]

3. All preserved trees shall be protected from grading and construction activities as prescribed in the zoning code Section 15-4 regardless of use as tree credits. [Developer agreed in part, providing this alternative language as a condition: “All preserved trees shall be protected from grading and construction activities as directed by certified arborist; all saved and removed trees will be at the final recommendation of the arborist.”

4. Invasive trees, shrubs and ground cover shall be removed, particularly English Ivy, throughout the site, especially in the areas where trees are preserved. Care shall be taken to not substantively disturb the root systems of preserved trees. Invasive trees and shrubs can be cut off at ground level and the stump treated to kill the roots. Control of English Ivy shall be confined to the recommendations found in the North Carolina Extension publication “Controlling English Ivy in Urban Landscapes” [Developer Agreed]

5. A 40 foot no disturbance zone shall be maintained around the delineated wetland found on the site. [Developer Agreed to 20’ no disturbance zone with exception of sewer connection and stormwater release]

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

BOARD ACTION

Motion/Second: Davis / Peiso Yeas: All Nays: None Recused: None

FEB 21ST MEETING SUMMARY

Due to a lack of information (regarding tree preservation and landscaping), provided in the initial site plan submittal, the Tree Board requested an opportunity to consider a revised site plan from the developer. This request was accommodated at the Tree Board’s February meeting. The primary discussion at this meeting was in regards to the language in the conditions proposed by the Developer (provided above also see condition #8 on the site plan requesting a reduction in caliper size). In short, the Tree Board considered the language as proposed and were agreeable to it. The lengthiest discussion was in regards to the request to reduce the caliper size for tree plantings. The Tree Board considered this request and due to conflicting research on the topic of whether or not tree plantings are more successful when planted as a larger or small caliper, they agreed to advise City Council that a 2”-2.5” caliper tree planting would be sufficient for the 59 trees required for the Common Space Plantings.

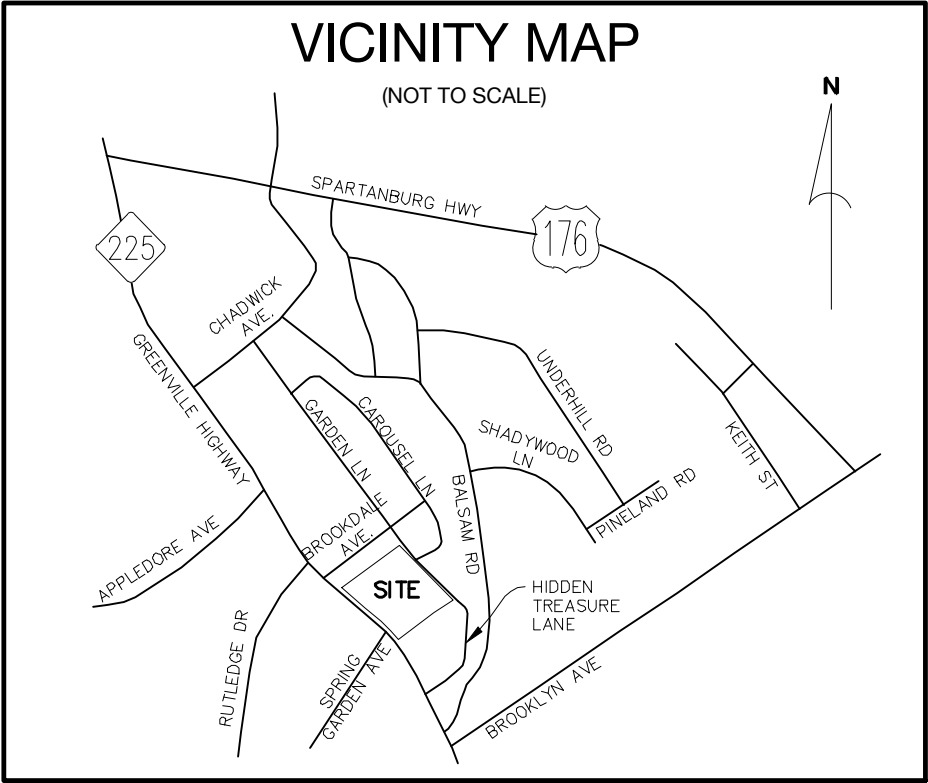
Full Minutes of the Tree Board Meeting are available upon request

1202 GREENVILLE HWY

HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:
LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

INDEX OF SHEETS		
SHEET NO	TITLE	REV
C000	COVER	1
C001	SURVEY	
C101	EXISTING CONDITIONS & DEMOLITION PLAN	1
C102	EXISTING TREE CREDITS PLAN	1
C201	SITE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE PLAN ELEVATIONS	1



Know what's below.
Call before you

DEVELOPMENT DATA	
OWNER/DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001
CONTACT:	DAVID GORMAN (202) 922-6540
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

COVER FOR:		1202 GREENVILLE HWY		FOR REVIEW ONLY	
DRAWN BY: CDC PROJECT NO.: XXX PERMIT NO.	AMP 12/24/1 xxx	LOCK 7 DEVELOPMENT — HENDERSONVILLE, NORTH CAROLINA		PRELIMINARY NOT RELEASED FOR CONSTRUCTION HENDERSONVILLE, NC	
SHEET		NO. DATE		1 01/05/2023	
C000		DESCRIPTION		2 01/25/2023	

NOTES

1. SURVEYED BOUNDARY LINES, AND NOTES REGARDING THE SUBJECT PROPERTY BOUNDARY, ARE BASED ON A REALTASURVEY SURVEY COMPLETED PREVIOUSLY BY THIS FIRM DATED DECEMBER 1ST 2022 HAVING A DRAWING NUMBER OF D22-123.
2. THE SUBJECT PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
3. THE SUBJECT PROPERTY IS ZONED GREENVILLE HIGHWAY MIXED USE DISTRICT (GHMU) PER CITY OF HENDERSONVILLE ZONING MAP. REQUIRED SETBACKS FOR THE GHMU DISTRICT VARY BASED ON DEVELOPMENT TYPE AND ARE NOT SHOWN HEREON. SEE THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR RESTRICTIONS AND ALLOWANCES.
4. THE SUBJECT PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3100857800, EFFECTIVE DATE OCTOBER 2nd, 2008.
5. FIELD WORK WAS PERFORMED FROM 10/18/2022 THROUGH 12/1/2022, BY TRADITIONAL SURVEY METHODS. THE FIELD WORK WAS ADJUSTED USING A NEAREST MINIMUM, UNCONSTRAINED LEAST SQUARES ADJUSTMENT. HORIZONTAL CLOSURE BEFORE ADJUSTMENT WAS 1:68447.
6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES. ALL ELEVATIONS SHOWN, ARE RELATIVE TO NAVD 88 DETERMINED BY A GNSS SURVEY UTILIZING STATIC GPS RECEIVERS (SEE CERTIFICATION).
7. GREENVILLE HIGHWAY, AS SHOWN ON PLAT BOOK B PAGE 208A, SCALES TO BE APPROXIMATELY 40 FEET. NO RECORD RIGHT-OF-WAY CONVEYANCE, FOR GREENVILLE HIGHWAY, WAS FOUND DURING THIS SURVEY. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CLAIMS A MAINTENANCE LIMITS RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY. THE RIGHT-OF-WAY LINE, SHOWN HEREON, FOR GREENVILLE HIGHWAY, IS APPROXIMATE AND IS BASED ON EVIDENCE OF MAINTENANCE LIMITS ON SITE.
8. WETLAND AREAS AND STREAMS, SHOWN HEREON, WERE DELINEATED BY CLEAR WATER ENVIRONMENTAL CONSULTANTS, INC. (828-698-9800). PER PROVIDED CLEAR WATER DELINEATION MAP, THE EXISTING STREAM AND WETLAND AREAS A & B ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. WETLAND AREA A & B WERE FLAGGED BY CLEAR WATER AND WERE FIELD LOCATED. THE POTENTIAL STREAM AND WETLAND AREA C, WERE NOT FLAGGED ON SITE AND ARE NOTED AS POTENTIAL WATERS PER PROVIDED CLEAR WATER DELINEATION MAP. POTENTIAL WETLANDS AND STREAMS ARE SHOWN APPROXIMATELY PER CLEAR WATER DELINEATION MAP. WETLAND AREAS SHOWN MAY BE SUBJECT TO BUFFERS IF REQUIRED BY FEDERAL, STATE, OR LOCAL ORDINANCES.
9. THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVII SECTION 17-3-2 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES. THE 30 FOOT STREAM BUFFER, SHOWN HEREON, IS MEASURED FROM TOP OF CREEK BANK. SEE THE CITY OF HENDERSONVILLE CODE OF ORDINANCES ARTICLE XVII SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
10. MONUMENTS FOUND ALONG GARDEN LANE INDICATE A VARYING RIGHT-OF-WAY WIDTH. PLAT BOOK B PAGE 208A NOTES OAKLAND AVENUE (NOW GARDEN LANE) TO BE 40' ALONG THE SUBJECT PROPERTY. THE NORTHERN MARGIN OF GARDEN LANE PER PLAT BOOK C PAGE 131 AND PLAT SLIDE 13193, APPEARS TO DISAGREE BY APPROXIMATELY 13 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6. AS SHOWN ON PLAT BOOK B PAGE 353A, ALTHOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 353A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF LOT 6 MAY ALSO BE THE ORIGINAL LOCATION OF THE NORTHERN MARGIN OF OAKLAND AVENUE (NOW GARDEN LANE) AS SHOWN ON PLAT BOOK B PAGE 208A. A PORTION OF GARDEN LANE IS CITY MAINTAINED. SEE THE APPROXIMATE CITY MAINTENANCE LIMIT AS SHOWN HEREON. THE APPROXIMATE CITY MAINTENANCE LINE IS BASED ON A STREET MAINTENANCE MAP PROVIDED BY THE CITY OF HENDERSONVILLE. A PORTION OF GARDEN LANE ALONG THE SUBJECT PROPERTY APPEARS TO BE PRIVATE.
11. MAJOR AND MINOR CONTOURS ARE SHOWN AT 10 FOOT AND 2 FOOT INTERVALS RESPECTIVELY.
12. NO INVESTIGATION OF UNDERGROUND UTILITIES, OTHER THAN ABOVE GROUND MARKINGS OR STRUCTURES, WAS MADE BY THIS FIRM DURING THIS SURVEY. SEE LINE LEGEND FOR DISCREPANCY UTILITIES, SHOWN HEREON, THAT WERE TRACED PER PROVIDED EXHIBIT VERSUS FIELD LOCATED. UNDERGROUND UTILITIES TRACED, PER PROVIDED EXHIBIT, ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
13. MONUMENTS FOUND, AS REFERENCED IN DEED BOOK 1598 PAGE 441, MAY OVERLAP THE BOUNDARY LINE AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 287. BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OIP FOUND 0.9' HIC, HOOKERY, SHOWN HEREON, IS THE SOUTH-EASTERN MOST CORNER OF THE FORMER DURANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE FEET.
14. NO CERTIFICATION IS GIVEN TO THE ACCURACY OF TREE SPECIES SHOWN HEREON. A PERSON QUALIFIED IN TREE IDENTIFICATION SHOULD BE CONSULTED FOR VERIFICATION OR IF MORE ACCURATE IDENTIFICATION IS NEEDED. ONLY TREES WITH A MINIMUM DIAMETER OF 12 INCHES ARE SHOWN. SEE SHEET TWO FOR TREE IDENTIFICATION TABLE.

SEWER STRUCTURE TABLE

1	RIM: 2126.6' INVERT IN: 2118.8' (8" PVC) INVERT OUT: 2118.8' (8" PVC)
2	RIM: 2124.1' INVERT IN: 2118.25' (8" PVC) INVERT OUT: 2118.2' (8" PVC)
3	RIM: 2122.3' INVERT IN: 2117.1' (8" DIP) INVERT OUT: 2116.85' (8" DIP)
4	RIM: 2121.4' INVERT IN: 2116.15' (8" DIP)
5	RIM: 2127.15' INVERT IN: 2120.6' (8" PVC) INVERT OUT: 2120.4' (8" PVC)
6	RIM: 2139.45' INVERT IN: 2135.3' (8" PVC) INVERT OUT: 2133.0' (8" PVC)
7	RIM: 2143.75' INVERT IN: 2138.0' (8" PVC) INVERT OUT: 2137.75' (8" PVC)
8	RIM: 2141.25' INVERT IN: 2134.05' (8" PVC) INVERT OUT: 2133.8' (8" PVC)
9	RIM: 2140.8' INVERT IN: 2133.3' (8" PVC) INVERT OUT: 2133.05' (8" PVC)
10	RIM: 2134.4' INVERT IN: 2125.8' (8" PVC) INVERT OUT: 2125.6' (8" PVC)
11	RIM: 2134.0' INVERT IN: 2124.95' (8" PVC) INVERT OUT: 2124.75' (8" PVC)
12	RIM: 2130.1' INVERT IN: 2123.95' (8" PVC) INVERT OUT: 2123.8' (8" PVC)
13	RIM: 2126.35' INVERT IN: 2120.55' (8" PVC)

STORM WATER STRUCTURE TABLE

1	GRATE: 2142.1' FLOW: 2141.9' INVERT IN: 2139.2' (18" HDPE) INVERT OUT: 2138.65' (18" HDPE)
2	GRATE: 2131.4' FLOW: 2131.2' INVERT IN: 2128.7' (18" HDPE) INVERT OUT: 2128.55' (18" HDPE)
3	GRATE: 2125.35' FLOW: 2125.15' INVERT IN: 2122.7' (24" HDPE) INVERT OUT: 2122.85' (24" HDPE)
4	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
5	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
6	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
7	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
8	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
9	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
10	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
11	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
12	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)
13	GRATE: 2126.5' FLOW: 2126.35' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (15" RCP)

I, JOSHUA R. HODGES, 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 (21 NCAC 56.1606). THAT THE SURVEY WAS COMPLETED ON 12/1/2022, AND ALL ELEVATIONS ARE BASED ON NAVD 88.

I, JOSHUA R. HODGES, CERTIFY THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

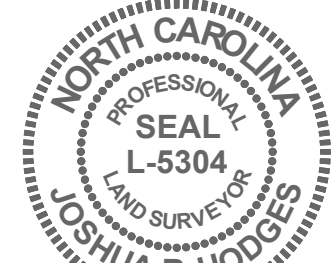
HORIZONTAL POSITIONAL ACCURACY: 1cm
VERTICAL POSITIONAL ACCURACY: 2cm
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)
DATE OF SURVEY: OCTOBER 16TH 2022
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010
VERTICAL DATUM: NAVD 88
FIXED CONTROL: NCOS CORS STATION "NOHE"
LOCALIZATION POINT: N: 591462.54 E: 989939.17
GEOD MODEL: GEOTR
COMBINED GRID FACTOR: 0.999776015
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

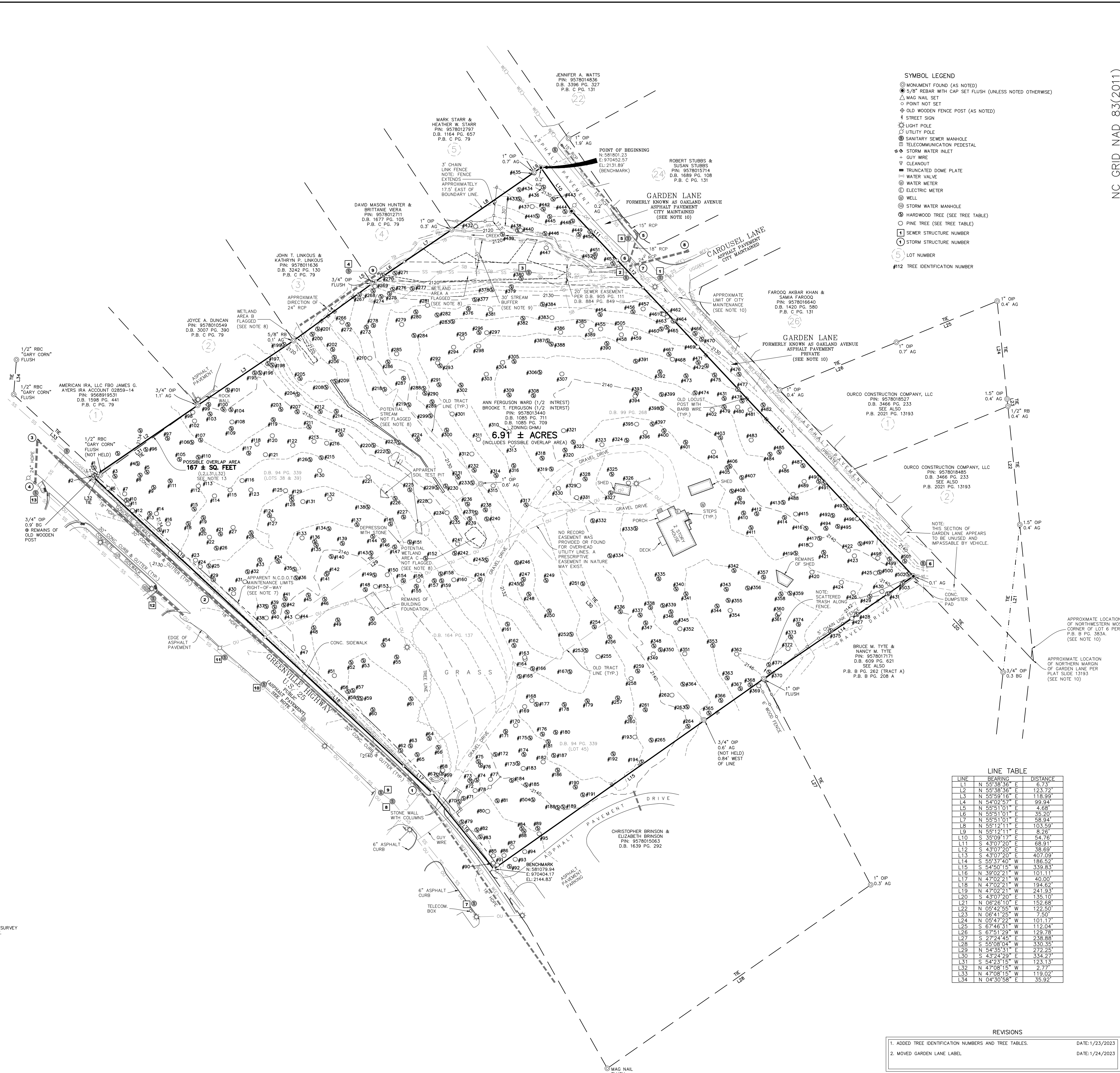
THIS DAY 01/24/2023

Joshua R. Hodges
PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\22274 1202 Greenville Hwy, Lock 7 Dev\DWG\22274-TOP & TREES REVISED-1-23-2023.DWG



SYMBOL LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR WITH CAP SET FLUSH (UNLESS NOTED OTHERWISE)
- △ MAG NAIL SET
- POINT NOT SET
- OLD WOODEN FENCE POST (AS NOTED)
- ↑ STREET SIGN
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- TELECOMMUNICATION PEDESTAL
- STORM WATER INLET
- GUY WIRE
- CLEANOUT
- TRUNCATED DOME PLATE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- WELL
- STORM WATER MANHOLE
- HARDWOOD TREE (SEE TREE TABLE)
- PINE TREE (SEE TREE TABLE)
- 1 STORM STRUCTURE NUMBER
- 1 STORM STRUCTURE NUMBER
- 5 LOT NUMBER
- #12 TREE IDENTIFICATION NUMBER

ABBREVIATION LEGEND

- AG ABOVE GRADE
- BG BELOW GRADE
- BR BRON
- BLA BLACK GUM
- CHE CHERRY
- CONC CONCRETE
- COMP CORRUGATED METAL PIPE
- D.B. DEED BOOK
- DIP DUCTILE IRON PIPE
- E EASTING
- ELL ELEVATION
- HOPE HIGH DENSITY POLYETHYLENE
- HEM HEMLOCK
- HIC HICKORY
- IP IRON PIN
- LOC LOCUST
- MAP MAP
- N NORTHING
- N.C.D.O.T. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- OP OPEN IRON PIPE
- P.B. PLAT BOOK
- PG. PAGE
- PN PINE
- PNP PINCHER IDENTIFIER NUMBER
- POP PINCHER
- REBAR REBAR
- RBC REBAR & CAP
- RCP REINFORCED CONCRETE PIPE
- R-O-W RIGHT-OF-WAY
- SDV SOUTHWOOD

LINE LEGEND

- BOUNDARY LINE (SURVEYED)
- DEED/PLAT LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- SS SS SANITARY SEWER LINE
- STORM WATER PIPE
- SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- STREAM BUFFER
- TOP OF CREEK BANK
- EDGE OF WATER
- EASEMENT (AS NOTED)
- FENCE (AS NOTED)
- TIE LINE ONLY
- EDGE OF WETLAND (PER CLEARWATER DELINEATION)
- UNDERGROUND GAS LINE (TRACED PER DOMINION ENERGY EXHIBIT)
- UNDERGROUND WATER LINE (TRACED PER CITY OF HENDERSONVILLE EXHIBIT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°38'36" E	6.73
L2	N 55°38'36" E	123.72
L3	N 55°59'16" E	118.99
L4	N 54°02'57" E	99.84
L5	N 55°51'01" E	4.68
L6	N 55°51'01" E	35.20
L7	N 55°51'01" E	58.84
L8	N 55°12'11" E	103.59
L9	N 55°12'11" E	6.26
L10	S 35°08'17" E	54.76
L11	S 43°07'20" E	68.91
L12	S 43°07'20" E	38.69
L13	S 43°07'20" E	407.09
L14	S 55°37'40" W	186.52
L15	S 54°50'15" W	339.83
L16	N 39°02'21" W	101.11
L17	N 47°02'21" W	40.00
L18	N 47°02'21" W	194.65
L19	N 47°02'21" W	241.93
L20	S 43°07'20" E	135.10
L21	N 06°28'10" E	152.68
L22	N 05°42'55" W	122.50
L23	N 06°41'25" W	7.50
L24	N 05°47'22" W	101.17
L25	S 67°46'31" W	112.04
L26	S 67°46'31" W	129.78
L27	S 27°24'45" E	248.88
L28	S 55°08'04" W	330.35
L29	S 54°35'51" W	292.78
L30	N 43°24'29" E	334.27
L31	S 54°23'15" W	123.13
L32	N 47°08'15" W	2.77
L33	N 47°08'15" W	119.02
L34	N 04°30'58" E	35.92

REVISIONS

1. ADDED TREE IDENTIFICATION NUMBERS AND TREE TABLES.	DATE: 1/23/2023
2. MOVED GARDEN LANE LABEL.	DATE: 1/24/2023

TOPOGRAPHIC SURVEY

For
LOCK 7 DEVELOPMENT
Located at: 1202 Greenville Highway

REFERENCES

D.B. 1085 PG. 711
D.B. 1085 PG. 709
D.B. 735 PG. 885
D.B. 735 PG. 881

RECORD OWNERS:

ANN FERGUSON WARD &
BROOKE T. FERGUSON
PIN: 9578013440

City of Hendersonville

Henderson County, N.C.

Date: December 1st, 2022 Drawn by: JR & JH

Job #22274

ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.
Joshua R. Hodges, PLS L-5304
200 Ridgefield Ct. Ste. 208 Asheville, NC 28806
Company License # C-2806
828.225.6562
jhodges@edholmessurveying.com



0' 50' 100' 150'

SHEET 1 OF 2

SCALE 1" = 50'

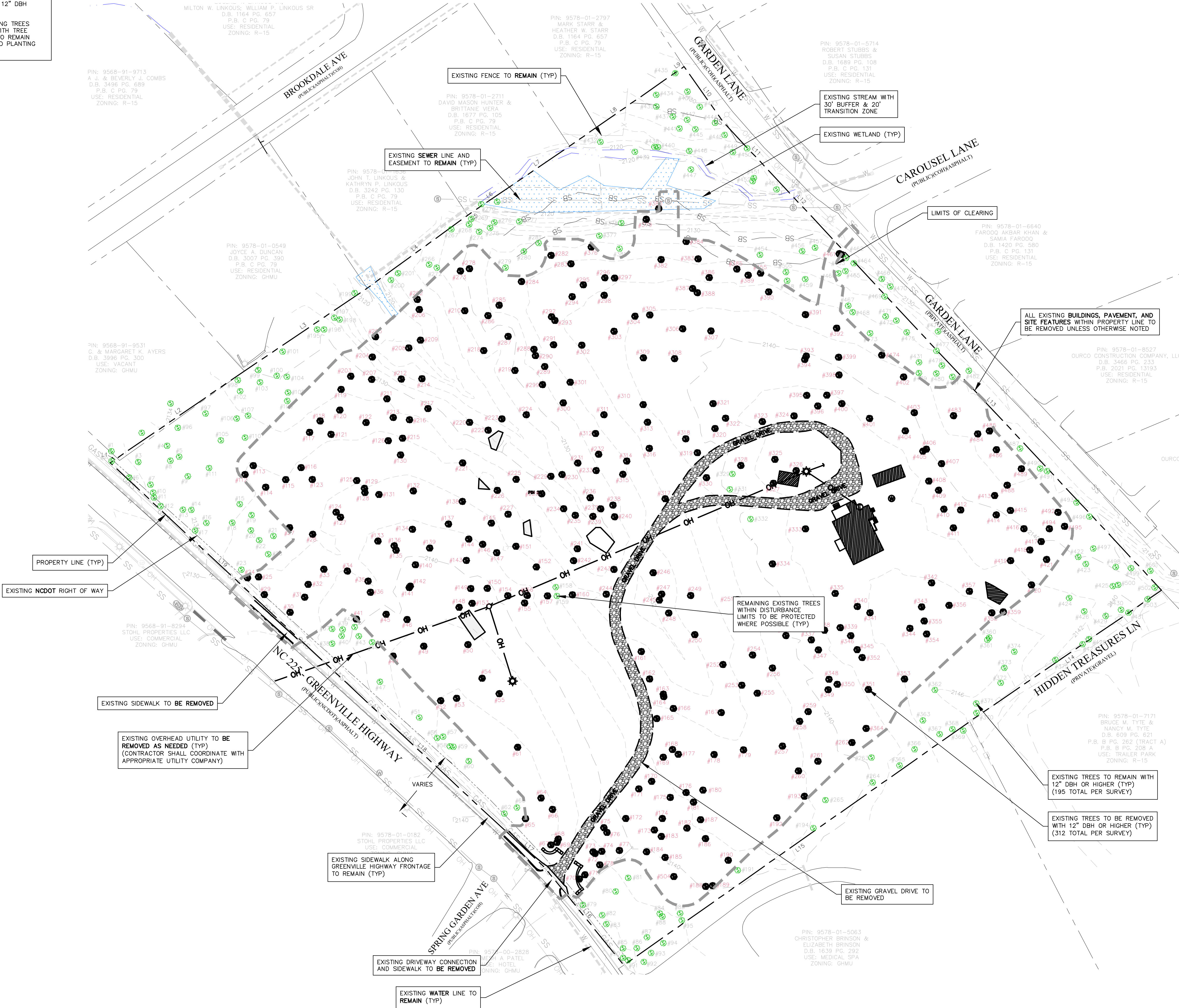
D22-126

TREE PRESERVATION SUMMARY:

TREES TO BE REMOVED 312
TREES TO REMAIN 195

SURVEYED EXISTING TREES ARE 12" DBH OR GREATER.

SEE C102 FOR TABLE OF EXISTING TREES TO BE REMOVED AND REMAIN WITH TREE ID, SPECIES, AND DBH. TREES TO REMAIN WILL INCLUDE TREE CREDITS AND PLANTING CATEGORY.



DEVELOPMENT DATA

OWNER/DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA R. HODGES, P.L.S.
(828) 225-6562

CONTACT:

ARCHITECT: NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
TED VAN DYK, A.I.A.
(919) 831-1308

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
DEED BOOK/PAGE: 1085/711
PROJECT ACREAGE: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING: GHMU C2D

SETBACKS:
FRONT: 10' (EC OVERLAY)
SIDES: 20'
REAR: 20'

DISTURBED AREA: 5.0 AC

IMPERVIOUS AREA: PRE 0.35 ACRES (03%) POST 3.51 ACRES (51%)
PERVIOUS AREA: 6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED: 214 (1.3:1 RATIO)

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)

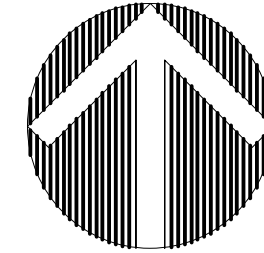
COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



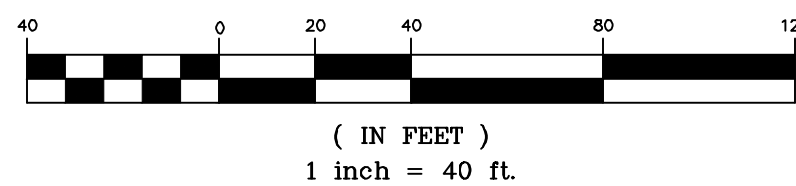
Know what's below.
Call before you dig.



NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

1202 GREENVILLE HWY

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C101

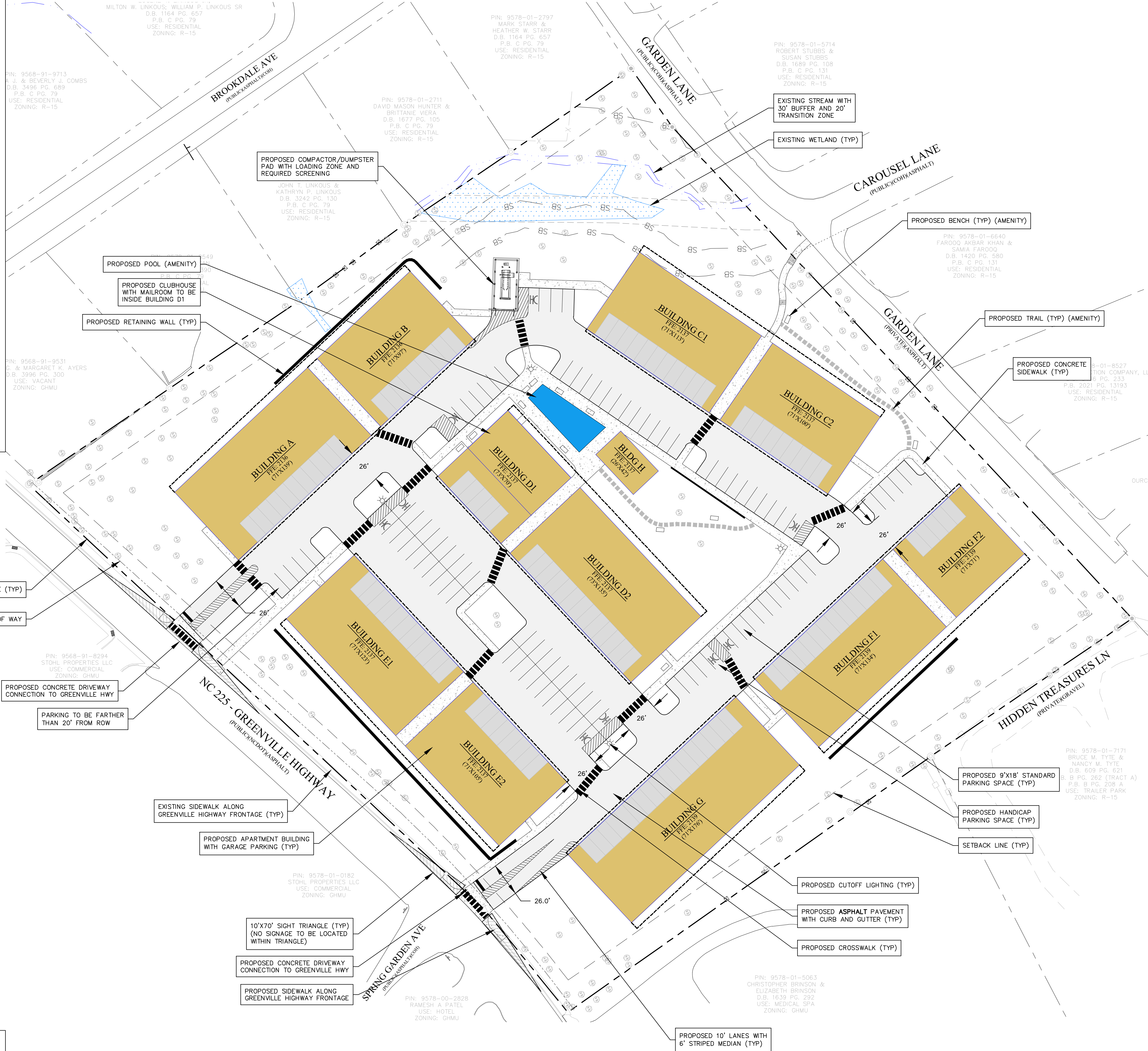
TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
1	20	OAK	Y	4	
2	18	OAK	Y	3	
3	20	OAK	Y	4	ST
4	12	SOURWOOD	Y	2	
5	18	OAK	Y	3	
6	19	PINE	Y	4	
7	16	PINE	Y	3	
8	22	OAK	Y	4	
9	19	OAK	Y	4	
10	18	OAK	Y	3	
11	15	PINE	Y	3	
12	23	PINE	Y	4	
13	20	OAK	Y	4	ST
14	25	PINE	Y	5	
15	14	POPLAR	Y	3	
16	12	PINE	Y	2	
17	24	OAK	Y	4	
18	15	OAK	Y	3	
19	12	OAK	Y	2	
20	14	OAK	Y	3	
21	12	OAK	Y	2	
22	13	PINE	Y	3	
23	12	PINE	Y	2	ST
24	12	PINE	N		
25	26	OAK	N		
26	16	OAK	Y	3	
27	12	PINE	Y	2	
28	24	POPLAR	Y	4	
29	12	MAPLE	N		
30	26	PINE	N		
31	12	PINE	N		
32	22	OAK	N		
33	14	OAK	N		
34	12	OAK	N		
35	22	POPLAR	N		
36	20	POPLAR	N		
37	20	OAK	Y	4	
38	24	PINE	Y	4	
39	14	POPLAR	Y	3	
40	12	OAK	Y	2	ST
41	14	OAK	N		
42	20	OAK	Y	4	
43	40	OAK	Y	5	
44	28	PINE	Y	5	
45	14	OAK	N		
46	28	POPLAR	N		
47	14	PINE	Y	3	ST
48	26	OAK	N		
49	40	POPLAR	N		
50	15	LOCUST	N		
51	35	PINE	Y	5	
52	17	CHERRY	N		
53	20	CHERRY	N		
54	12	CHERRY	N		
55	16	POPLAR	N		
56	13	POPLAR	Y	3	ST
57	15	HICKORY	Y	3	
58	21	OAK	Y	4	
59	15	OAK	Y	3	
60	13	CHERRY	Y	3	ST
61	12	LOCUST	N		
62	12	BLACK GUM	Y	2	
63	36	OAK	Y	5	ST
64	26	OAK	N		
65	13	HEMLOCK	N		
66	32	OAK	N		
67	15	POPLAR	N		
68	15	PINE	N		
69	31	POPLAR	N		
70	15	MAPLE	N		
71	28	OAK	N		
72	15	HEMLOCK	N		
73	15	HEMLOCK	N		
74	14	HEMLOCK	N		
75	23	OAK	N		
76	20	OAK	N		
77	16	PINE	N		
78	21	PINE	N		
79	14	POPLAR	Y	3	
80	12	PINE	Y	2	
81	20	OAK	Y	4	
82	29	OAK	Y	5	
83	12	OAK	Y	2	ST
84	22	OAK	Y	4	
85	20	PINE	Y	4	
86	18	PINE	Y	3	
87	14	PINE	Y	3	
88	13	SOURWOOD	Y	3	
89	14	OAK	Y	3	
90	16	PINE	Y	3	
91	22	PINE	Y	4	
92	14	POPLAR	Y	3	
93	22	PINE	Y	4	
94	15	PINE	Y	3	
95	22	PINE	Y	4	
96	18	PINE	Y	3	
97	17	POPLAR	Y	3	
98	17	PINE	Y	3	
99	13	SOURWOOD	Y	3	
100	16	POPLAR	Y	3	

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
101	16	OAK	Y	3	
102	14	PINE	Y	3	
103	18	OAK	Y	3	OS
104	16	OAK	Y	3	
105	17	OAK	Y	3	OS
106	16	POPLAR	Y	3	
107	32	OAK	Y	5	
108	15	PINE	Y	3	
109	15	OAK	Y	3	
110	16	OAK	Y	3	
111	18	OAK	Y	3	
112	22	PINE	N		
113	20	PINE	N		
114	28	PINE	N		
115	27	PINE	N		
116	17	PINE	N		
117	12	POPLAR	N		
118	20	PINE	N		
119	12	SOURWOOD	N		
120	16	PINE	N		
121	36	PINE	N		
122	18	PINE	N		
123	18	PINE	N		
124	16	SOURWOOD	N		
125	18	PINE	N		
126	28	OAK	N		
127	14	PINE	N		
128	14	POPLAR	N		
129	12	SOURWOOD	N		
130	14	PINE	N		
131	25	PINE	N		
132	33	PINE	N		
133	24	PINE	N		
134	18	POPLAR	N		
135	16	OAK	N		
136	13	OAK	N		
137	16	OAK	N		
138	15	OAK	N		
139	18	POPLAR	N		
140	17	POPLAR	N		
141	14	OAK	N		
142	12	OAK	N		
143	15	OAK	N		
144	13	SOURWOOD	N		
145	16	OAK	N		
146	28	OAK	N		
147	15	OAK	N		
148	30	OAK	N		
149	15	OAK	N		
150	36	PINE	N		
151	21	POPLAR	N		
152	25	OAK	N		
153	32	PINE	N		
154	12	POPLAR	N		
155	18	POPLAR	N		
156	36	PINE	N		
157	16	MAPLE	N		
158	15	POPLAR	Y	3	
159	12	MAPLE	Y	2	
160	16	PINE	N		
161	22	OAK	N		
162	24	OAK	N		
163	18	PINE	N		
164	12	PINE	N		
165	24	OAK	N		
166	28	OAK	N		
167	32	POPLAR	N		
168	14	PINE	N		
169	12	PINE	N		
170	16	PINE	N		
171	27	OAK	N		
172	13	OAK	N		
173	18	OAK	N		
174	19	OAK	N		
175	16	OAK	N		
176	36	OAK	N		
177	18	POPLAR	N		
178	32	POPLAR	N		
179	29	BLACK GUM	N		
180	15	OAK	N		
181	19	OAK	N		
182	12	PINE	N		
183	16	PINE	N		
184	24	OAK	N		
185	16	OAK	N		
186	19	OAK	N		
187	20	OAK	N		
188	14	OAK	N		
189	18	POPLAR	N		
190	24	OAK	N		
191	22	POPLAR	Y	4	
192	18	OAK	N		
193	18	PINE	N		
194	12	POPLAR	Y	2	
195	18	OAK	Y	3	
196	12	SOURWOOD	Y	2	OS
197	26	POPLAR	Y	5	
198	12	SOURWOOD	Y	2	
199	22	MAPLE	Y	4	
200	16	OAK	Y	3	

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY
201	16	POPLAR	Y	3	
202	20	OAK	N		
203	26	OAK	N		
204	27	POPLAR	N		
205	14	MAPLE	N		
206	36	OAK	N		
207	12	OAK	N		
208	38	POPLAR	N		
209	20	POPLAR	N		
210	19	PINE	N		
211	27	OAK	N		
212	12	SOURWOOD	N		
213	14	PINE	N		
214	26	OAK	N		
215	13	POPLAR	N		
216	18	PINE	N		
217	14	OAK	N		
218	30	OAK	N		
219	0.00	OAK	N		
220	22	POPLAR	N		
221	24	PINE	N		
222	20	OAK	N		
223	25	MAPLE	N		
224	12	OAK	N		
225	12	OAK	N		
226	14	OAK	N		
227	12	OAK	N		
228	25	PINE	N		
229	16	OAK	N		
230	13	OAK	N		
231	16	OAK	N		
232	23	POPLAR	N		
233	15	HEMLOCK	N		
234	13	PINE	N		
235	20	OAK	N		
236	16	OAK	N		
237	12	POPLAR	N		
238	15	HEMLOCK	N		
239	15	POPLAR	N		
240	26	POPLAR	N		
241	22	PINE	N		
242	22	OAK	N		
243	20	MAPLE	N		
244	30	OAK	N		
245	12	POPLAR	N		
246	23	POPLAR	N		
247	13	OAK	N		
248	16	HICKORY	N		
249	24	OAK	N		
250	27	OAK	N		
251	20	OAK	N		
252	31	OAK	N		
253	17	OAK	N		
254	15	HICKORY	N		
255	14	PINE	N		
256	25	HEMLOCK	N		
257	48	OAK	N		
258	16	PINE	N		
259	18	OAK	N		
260	15	OAK	N		
261	24	OAK	N		
262	22	PINE	N		
263	23	OAK	Y	4	
264	18	OAK	Y	3	
265	16	POPLAR	Y	3	
266	22	PINE	Y	4	
267	12	HEMLOCK	Y	2	
268	16	OAK	Y	3	
269	13	PINE	Y	3	
270	12	POPLAR	Y	2	
271	24	MAPLE	Y	4	
272	13	SOURWOOD	Y	3	
273	16	POPLAR	N		
274	28	OAK	Y	5	
275	21	PINE	Y	4	
276	12	SOURWOOD	Y	2	
277	15	POPLAR	Y	3	OS
278	15	OAK	N		
279	19	PINE	Y	4	
280	28	OAK	Y	5	PS
281	20	PINE	Y	4	
282	12	SOURWOOD	N		
283	16	OAK	N		
284	16	SOURWOOD	N		
285	22	PINE	N		
286	14	SOURWOOD	N		
287	15	PINE	N		
288	21	HEMLOCK	N		
289	20	OAK	N		
290	35	OAK	N		
291	22	OAK	N		
292	13	PINE	N		
293	30	OAK	N		
294	14	PINE	N		
295	14	PINE	N		
296	42	OAK	N		
297	17	PINE	N		
298	15	PINE	N		
299	12	SOURWOOD	N		
300	20	POPLAR	N		

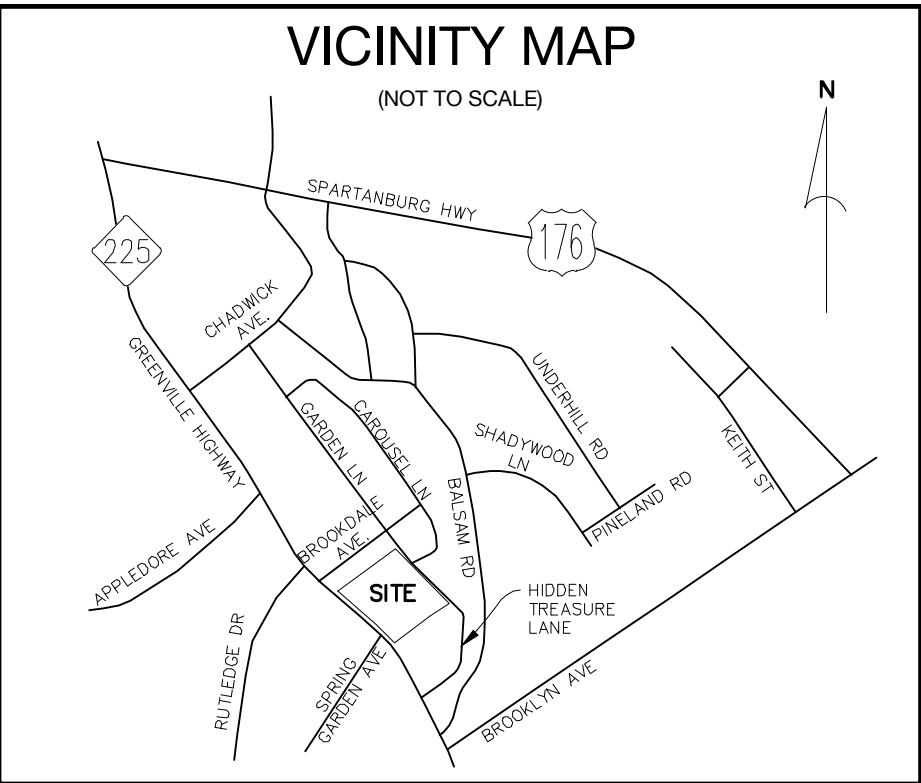
1202 GREENVILLE CONDITIONS

- ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE MAINTAINED IN AS NATURAL A VEGATIVE STATE AS POSSIBLE WITH THE FOLLOWING EXCEPTIONS: CONTROL OF INVASIVE PLANT SPECIES AND PLANTING NATIVE VEGETATION TO ENHANCE WILDLIFE HABITAT AND/OR IMPROVING THE TREE CANOPY. NO TURF GRASSES SHALL BE PLANTED IN THIS AREA.
- IF THE FINAL SITE PLAN VARIES IN A WAY THAT REDUCES THE NUMBER OF TREES INTENDED FOR PRESERVATION (AS NOTED ON SUBMITTED PLANS OF 01/31/23) BY MORE THAN 10%, THEN IT SHALL TRIGGER A MAJOR MODIFICATION AND REQUIRE A NEW C2D PROCESS, INCLUDING THAT IT BE REVIEWED BY THE TREE BOARD AGAIN BEFORE PROCEEDING TO CITY COUNCIL. ARBORIST TO HAVE FINAL REVIEW OF EXISTING TREES TO DETERMINE THOSE THAT ARE IN GOOD HEALTH; TREE THAT ARE NOT IN GOOD HEALTH CAN BE REMOVED FOR SAFETY WITHOUT COUNTING AGAINST FINAL PRESERVATION COUNT.
- ALL PRESERVED TREES SHALL BE PROTECTED FROM GRADING AND CONSTRUCTION ACTIVITIES AS DIRECTED BY CERTIFIED ARBORIST; ALL SAVED AND REMOVED TREES WILL BE AT THE FINAL RECOMMENDATION OF THE ARBORIST.
- INVASIVE TREES, SHRUBS AND GROUND COVER SHALL BE REMOVED, PARTICULARLY ENGLISH IVY, THROUGHOUT THE SITE, ESPECIALLY IN THE AREAS WHERE TREES ARE PRESERVED. CARE SHALL BE TAKEN TO NOT SUBSTANTIALLY DISTURB THE ROOT SYSTEMS OF PRESERVED TREES. INVASIVE TREES AND SHRUBS CAN BE CUT OFF AT GROUND LEVEL AND THE STUMP TREATED TO KILL THE ROOTS. CONTROL OF ENGLISH IVY SHALL BE CONFINED TO THE RECOMMENDATIONS FOUND IN THE NORTH CAROLINA EXTENSION PUBLICATION "CONTROLLING ENGLISH IVY IN URBAN LANDSCAPES".
- A 20 FOOT NO DISTURBANCE ZONE SHALL BE MAINTAINED AROUND THE NORTHERN DELINEATED WETLAND EXCEPT FOR THE CONNECTION TO SEWER AND RELEASE OF STORMWATER.
- THE DEVELOPER PROVIDES A PLAN TO ALLEVIATE THE FLOODING ON THE NW CORNER OF THE DEVELOPMENT SITE BY COMPLETING ONE OF THE FOLLOWING ACTIONS IF OFF SITE NEIGHBOR(S) WILL PERMIT ENDOACHMENT ON WORK OUTSIDE PROJECT PARCEL:
A) RESTORING THE FUNCTION OF THE EXISTING 24" PIPE,
B) REPLACING THE EXISTING 24" PIPE BEHIND 106 BROOKDALE UTILIZING A TEMPORARY CONSTRUCTION EASEMENT,
C) INSTALLING ADDITIONAL ON-SITE DRAINAGE INFRASTRUCTURE ADJACENT TO THE EXISTING 24" PIPE TO MITIGATE FLOODING, OR
D) DAYLIGHTING THE EXISTING PIPED SECTION OF THE STREAM BEHIND 106 BROOKDALE.
- DESIGN THE POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM TO RETAIN THE 25-YEAR 24-HOUR STORM EVENT FOR ANY FLOW GOING TO THE NORTHERN WETLAND/STREAM AREA. ALL OTHER STORMWATER WATER DESIGN TO MEET UDO.
- INSTALL 1 (2") CALIPER TREE FOR EVERY 500 SF OF COMMON SPACE (+/- 59 PROPOSED TREE IN ADDITION TO THE SAVED TREES AND ASSOCIATED CREDITS) & INSTALL 1 (1.5") CALIPER TREE AND 5 SHRUBS (1 GALLON) FOR EVERY 4000 SF OF OPEN SPACE (+/-29 ADDITIONAL TREES AND +/-147 SHRUBS. ALL THESE PLANTINGS WILL BE DISTRIBUTED THROUGHOUT THE PROJECT.
- NO STREET TREES TO BE PROVIDED ON OTHER STREET FRONTAGES.
- NO SIDEWALK IS TO BE CONSTRUCTED ALONG GARDEN LANE OR HIDDEN TREASURES LANE FRONTAGE.
- HEIGHT OF BUILDINGS TO NOT EXCEED 45' TALL (PER HEIGHT AS DEFINED IN SECTION 12-1)



AREA BREAKDOWN CHART

I. TOTAL PROJECT AREA:	300992 SF	100%
II. PROPOSED LOT AREA:	N/A	
III. SITE COVERAGE - BUILDING:	91697 SF	30%
IV. SITE COVERAGE - OPEN SPACE:	120300 SF	40%
V. SITE COVERAGE - STREETS AND PARKING:	62025 SF	21%
VI. SITE COVERAGE - OTHER FACILITIES:	3100 SF	1%
VII. SITE COVERAGE - COMMON OPEN SPACE:	30020 SF	10%



DEVELOPMENT DATA

OWNER/DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001
CONTACT:	DAVID GORMAN (202) 922-6540
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806
CONTACT:	JOSHUA R. HODGES, P.L.S. (828) 225-6562
ARCHITECT:	NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605
CONTACT:	TED VAN DYK, A.I.A. (919) 831-1308

PROJECT DATA

PIN:	9578-01-3440
ADDRESS:	1202 GREENVILLE HWY
DEED BOOK/PAGE:	1085/711
PROJECT ACREAGE:	6.91 ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE)
PROPOSED ZONING:	(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.) GHMU C2D
SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'
DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE: 0.35 ACRES (03%) POST: 3.61 ACRES (51%)
PERVIOUS AREA:	6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES:	(1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED:	214 (1.3:1 RATIO)

HANDICAPPED SPACES:

SPACES REQUIRED:	7
SPACES PROVIDED:	7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%)	PROVIDED: 2.76 AC (SEE L101)
-------------------------	------------------------------

COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%)	PROVIDED: 0.69 AC (SEE L101)
-------------------------	------------------------------

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

811
Know what's below.
Call before you dig.

NORTH

SITE PLAN

GRAPHIC SCALE

40 0 20 40 60 80 120
(IN FEET)
1 inch = 40 ft.

Section 5, Item C.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE
WAYNEVILLE, NC 28787
PHONE (828) 252-5388
FAX (828) 252-5385

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

MAD	CDZ SUBMITTAL	REVISED PER CDZ COMMENTS	DESCRIPTION	DATE
1	01/05/2023			
2	01/25/2023			

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

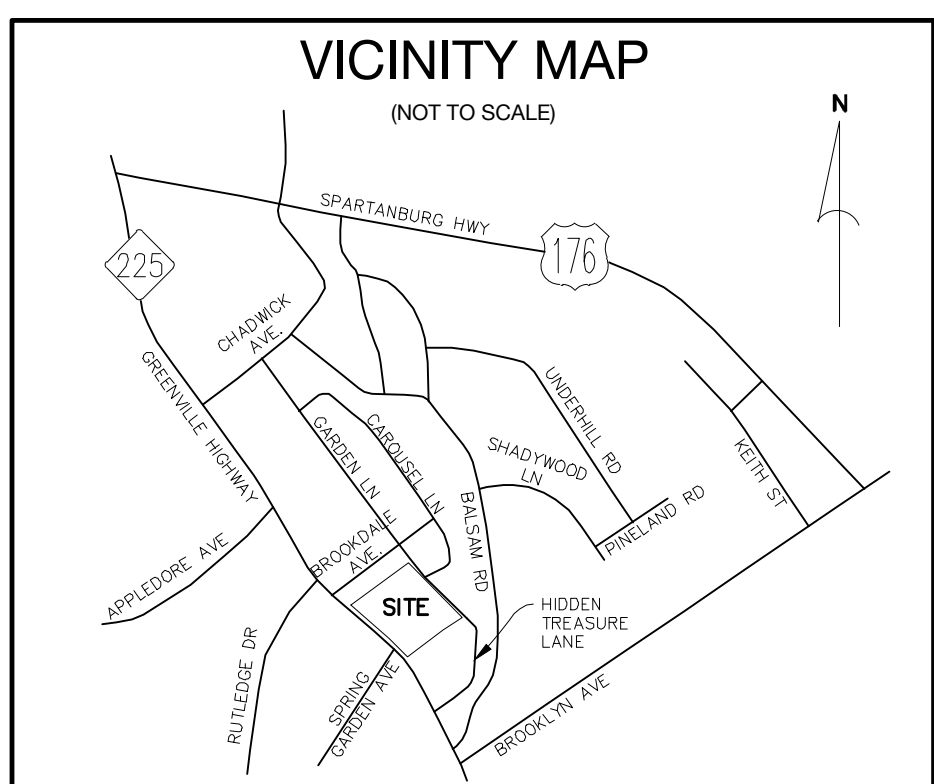
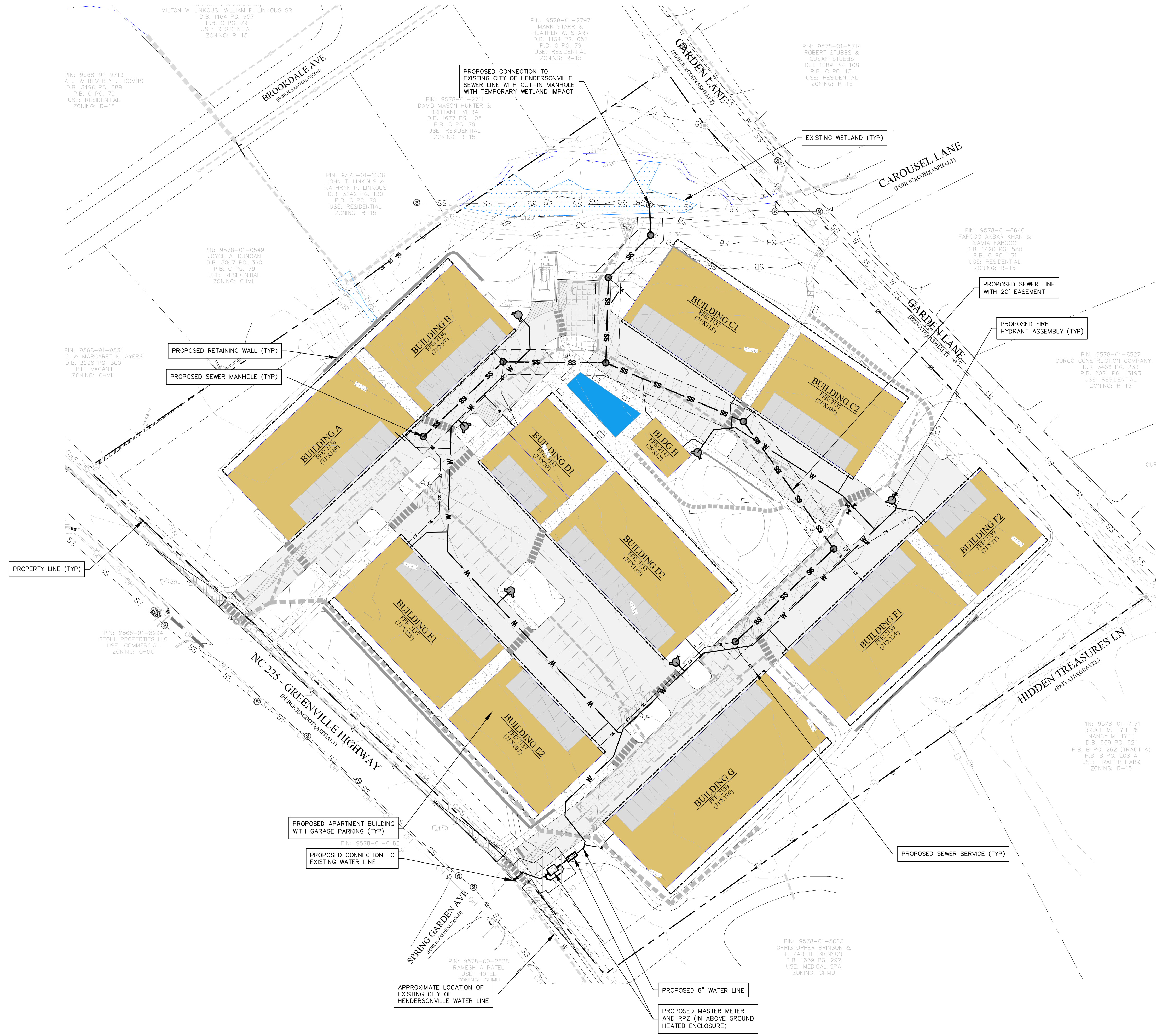
SITE PLAN FOR:

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C201



DEVELOPMENT DATA	
OWNER/DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001 DAVID GORMAN (202) 922-6540
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA R. HODGES, P.L.S. (828) 225-6562
CONTACT:	
ARCHITECT:	NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605 TED VAN DYK, A.I.A. (919) 831-1308
CONTACT:	

PROJECT DATA	
PIN:	9578-01-3440
ADDRESS:	1202 GREENVILLE HWY 1085/711
DEED BOOK/PAGE:	6.91 ACRES
PROJECT ACREAGE:	GHMU (GREENVILLE HIGHWAY MIXED USE)
CURRENT ZONING:	(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING:	GHMU C2D
SETBACKS:	
FRONT:	10' (EC OVERLAY)
SIDES:	20'
REAR:	20'
DISTURBED AREA:	5.0 AC
IMPERVIOUS AREA:	PRE: 0.35 ACRES (03%) POST: 3.51 ACRES (51%)
PERVIOUS AREA:	6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES:

(1 SPACE/UNIT) - 165 UNITS

SPACES PROVIDED:

214 (1.3:1 RATIO)

HANDICAPPED SPACES:

SPACES REQUIRED:

7

SPACES PROVIDED:

7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
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F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED:

NO MAXIMUM DENSITY

PROJECT UNITS:

165 UNITS (23.9 U/A)

OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%)

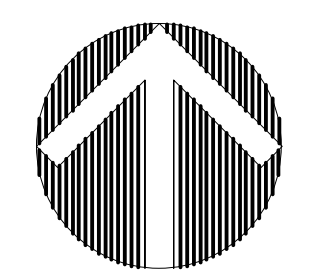
PROVIDED: 2.76 AC (SEE L101)

COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%)

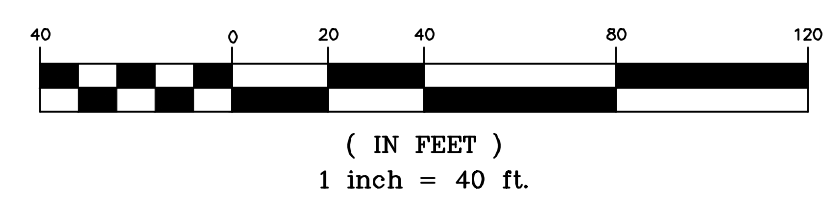
PROVIDED: 0.69 AC (SEE L101)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



UTILITY PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

1202 GREENVILLE HWY

UTILITY PLAN FOR:

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C601

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBLS LICENSE # C-2184

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE
WAYNESVILLE, NC 28774
PHONE (828) 252-5388
FAX (828) 252-5388

PLANTING SUMMARY:

STREET TREES (ST)

REQUIREMENTS: 1 LARGE MATURING TREE PER 50 LF OF FRONTAGE

GREENVILLE HIGHWAY:
FRONTAGE: 577 LF
TREES REQUIRED: 12
TREE CREDITS APPLIED: 28 (9 TREES)
TREES PROVIDED: 2

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: (PER 4,000 SF OF VUA)
1 LARGE DECIDUOUS TREE AND 2 SHRUBS

TOTAL VUA: 62,025 SF
TREES REQUIRED: 16
TREES PROVIDED: 16
SHRUBS REQUIRED: 32
SHRUBS PROVIDED: 32

PLANTING STRIPS (PS)

REQUIREMENTS: 1 LARGE EVERGREEN OR DECIDUOUS TREE AND 5 SHRUBS PER 40' LF OF PROPERTY LINE THAT PARALLELS VUA LOCATED WITHIN 100'

TOTAL PS: 96 LF
TREES REQUIRED: 2
TREE CREDITS APPLIED: 5 (1 TREES)
TREES PROVIDED: 1
SHRUBS REQUIRED: 10
SHRUBS PROVIDED: 10

*50% OF PROVIDED TREES AND SHRUBS COUNT TOWARD VUA PLANTING REQUIREMENTS IF LOCATED WITHIN 20' OF VUA

OPEN SPACE (OS)

REQUIREMENTS: 1 TREE AND 5 SHRUBS PER 4,000 SF OF OPEN SPACE. 50% OF REQUIRED TREES MUST BE CANOPY TREES.

TOTAL OS: 120,300 SF (2.76 AC)
TREES REQUIRED: 30
TREE CREDITS APPLIED: 30 (10 TREES)
SHRUBS REQUIRED: 150
SHRUBS PROVIDED: 150

COMMON OPEN SPACE (COS)

REQUIREMENTS: 1 TREE PER 500 SF OF COMMON OPEN SPACE.

TOTAL COS: 30,020 SF (0.69 AC)
TREES REQUIRED: 60
TREE CREDITS APPLIED: 60 (18 TREES)

NOTE: DETAILED SHRUB PLAN TO BE PROVIDED WITH CONSTRUCTION PERMIT DRAWINGS

PLANT SCHEDULE *

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE (MIN.)
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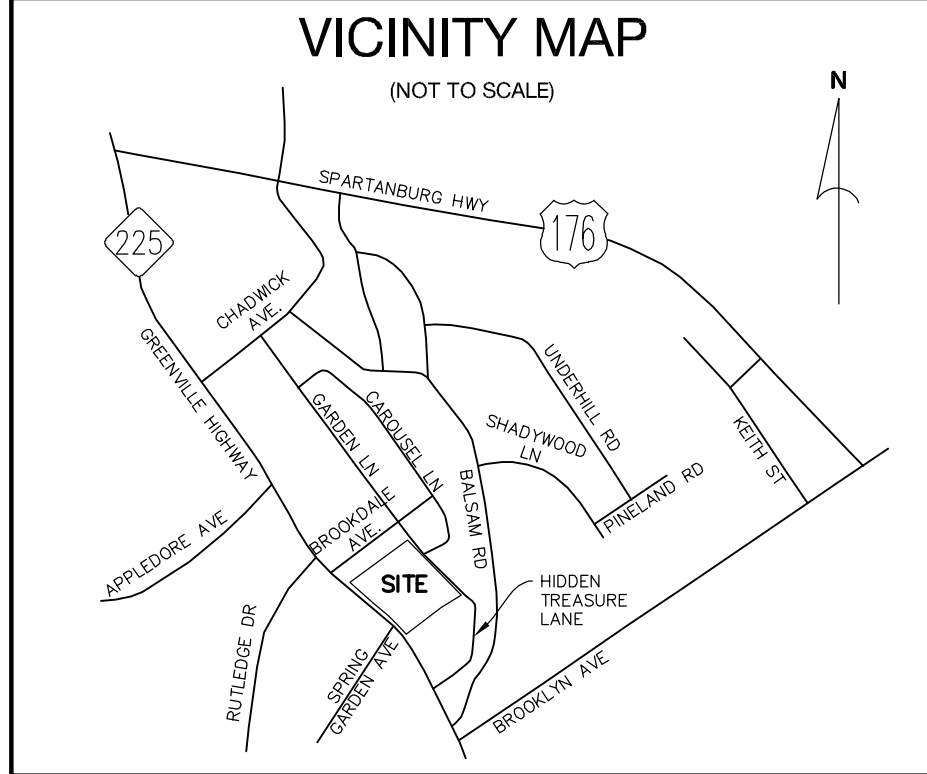
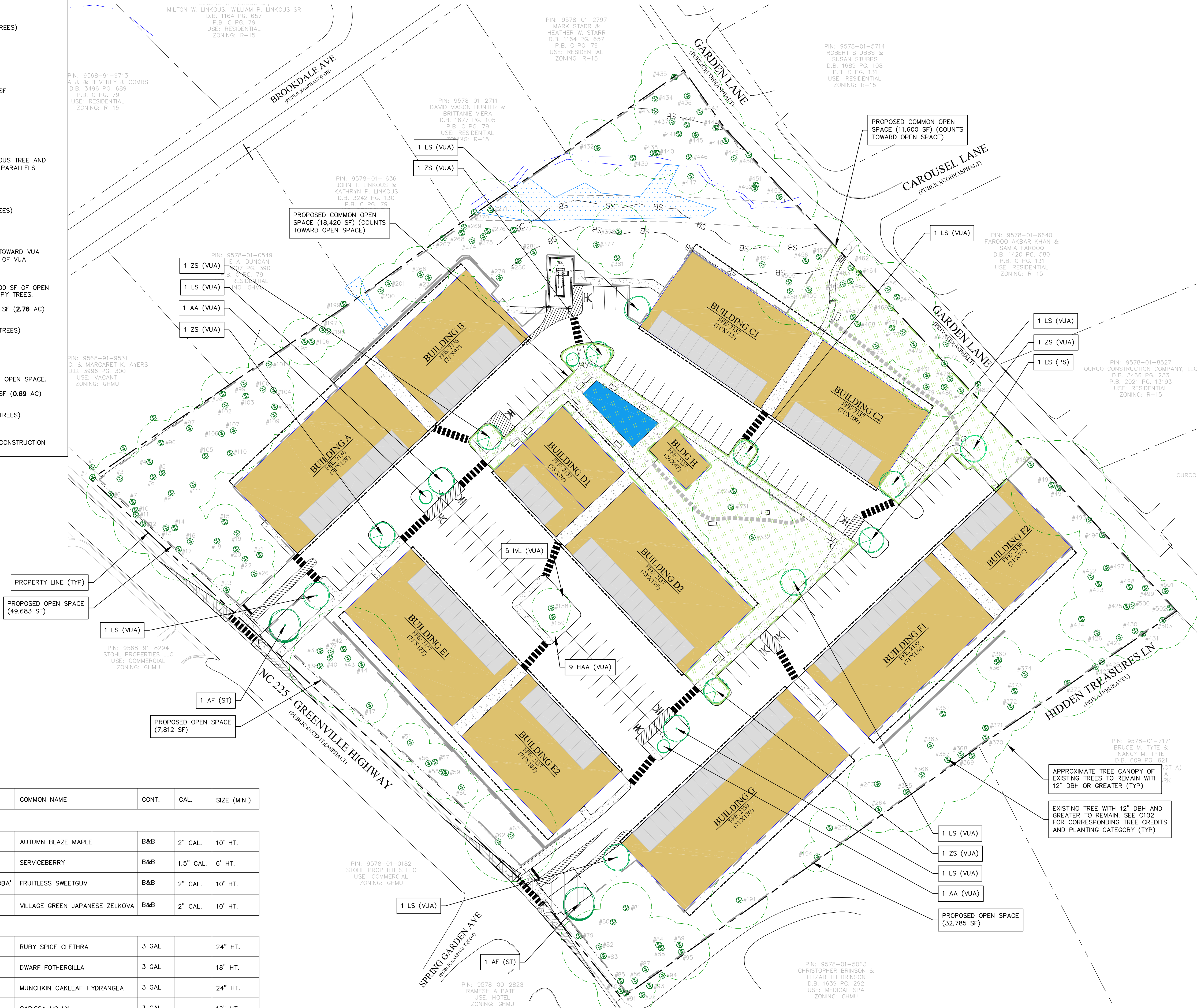
TREES

AF	2	ACER X FREEMANII	AUTUMN BLAZE MAPLE	B&B	2" CAL.	10' HT.
AA	3	AMELANCHIER ARBOREA	SERVICEBERRY	B&B	1.5" CAL.	6' HT.
LS	XX	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	B&B	2" CAL.	10' HT.
ZS	XX	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	B&B	2" CAL.	10' HT.

SHRUBS

CLA	XX	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	3 GAL		24" HT.
FGA	XX	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL		18" HT.
HQM	XX	HYDRANGEA QUEROIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	3 GAL		24" HT.
ICC	XX	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL		18" HT.
IVH	XX	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	3 GAL		18" HT.
LXG	XX	LINNAEA X GRANDIFLORA	GLOSSY ABELIA	3 GAL		24" HT.

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER AND ON THE CITY OF HENDERSONVILLE RECOMMENDED SPECIES LIST
*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.



DEVELOPMENT DATA

OWNER/DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540
CONTACT:
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGGS, P.E.
(828) 252-5388
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300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA R. HODGES, P.L.S.
(828) 225-6562
CONTACT:
ARCHITECT: NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
TED VAN DYK, A.I.A.
(919) 831-1308
CONTACT:

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
DEED BOOK/PAGE: 1085/711
PROJECT ACREAGE: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
PROPOSED ZONING: GHMU CZD
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SIDES: 20'
REAR: 20'
DISTURBED AREA: 5.0 AC
IMPERVIOUS AREA: PRE 0.35 ACRES (03%) POST 3.51 ACRES (51%)
PERVIOUS AREA: 6.56 ACRES (97%) 3.40 ACRES (49%)

ZONING DATA

PARKING CALCULATIONS:

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REQUIRED SPACES: (1 SPACE/UNIT) - 165 UNITS
SPACES PROVIDED: 214 (1.3:1 RATIO)
HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
A	3 STORIES	45'	29,833± SF
B	3 STORIES	45'	20,865± SF
C1	3 STORIES	45'	24,246± SF
C2	3 STORIES	45'	21,391± SF
D1	3 STORIES	45'	15,547± SF
D2	3 STORIES	45'	29,815± SF
E1	3 STORIES	45'	26,243± SF
E2	3 STORIES	45'	22,430± SF
F1	3 STORIES	45'	28,710± SF
F2	3 STORIES	45'	15,254± SF
G	3 STORIES	45'	37,679± SF
H	1 STORY	22'	1,100± SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 165 UNITS (23.9 U/A)

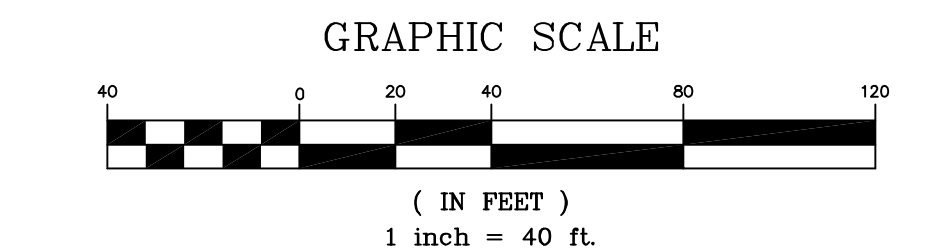
OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)
COMMON OPEN SPACE:
REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

811
Know what's below.
Call before you dig.

LANDSCAPE & RESOURCE PLAN



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

LANDSCAPE & RESOURCE PLAN FOR:

1202 GREENVILLE HWY

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

L101

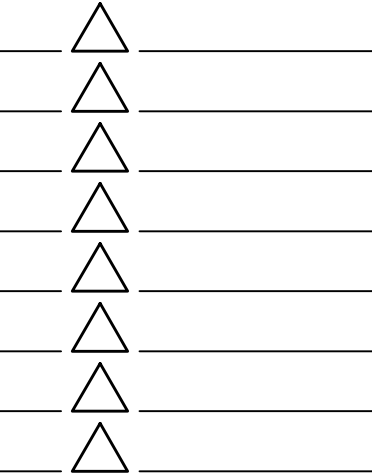


1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

25 JANUARY 2023

NOT FOR
CONSTRUCTION

- PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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Greenville Highway
Apartments
1202 Greenville Highway
Hendersonville, NC
BUILDING SCHEMATIC

DESIGNER : TDV
DRAWN : RTW/ SK
CHECKED : TDV
SCALE : AS SHOWN
JOB NUMBER : 8255
SHEET TITLE
Exterior Elevations

SHEET NUMBER
A201

ELEVATIONS ARE
PRELIMINARY & FOR
REFERENCE/ ZONING
PURPOSES ONLY
ELEVATIONS TO FOLLOW
DEVELOPMENT
STANDARDS.

Finish Schedule:

Exterior Materials

W-1	TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL
W-2	TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL
BRK-1	TYPE: BRICK MANUFACTURER: TBD COLOR: - LOCATION: - NOTE: -
T-1	TYPE: WOOD OR SYNTHETIC TRIM LOCATION: TBD COLOR: - LOCATION: - NOTE: -
T-2	TYPE: WOOD OR SYNTHETIC TRIM 4" MIN. LOCATION: TBD COLOR: - LOCATION: - NOTE: -
T-3	TYPE: HARDIE-PLANK SIDING MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE: VERTICAL OR HORIZONTAL
M-1	TYPE: METAL RAIL COLOR: TBD LOCATION: - NOTE: -
M-2	TYPE: METAL WINDOW MULLION LOCATION: TBD NOTE: TO MATCH STOREFRONT SYSTEM
C-1	TYPE: WOOD OR SYNTHETIC COLUMN MANUFACTURER: TBD COLOR: - LOCATION: - NOTE: -
ST-1	TYPE: NATURAL OR SYNTHETIC STONE MANUFACTURER: TBD COLOR: TBD LOCATION: FOUNDATION NOTE: -

Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
- ALL STOREFRONT MULLIONS TO BE KYNAR FINISH, COLOR T.B.D. U.N.O.
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
- A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
- PATCH/REPAIR ALL DAMAGED TRIM/DEAILING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.
-

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.
16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT



2 Exterior Elevation Northwest
SCALE: 1/8"=1'-0"

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.
16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

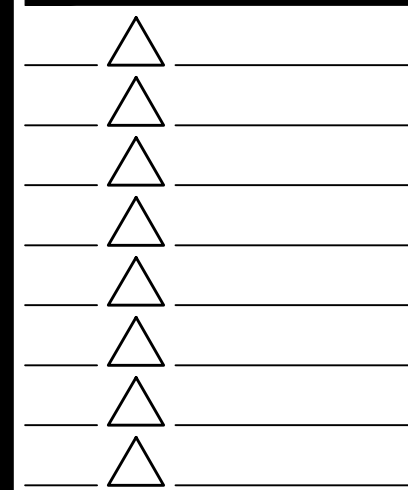


1 Exterior Elevation Southwest
SCALE: 1/8"=1'-0"

25 JANUARY 2023

NOT FOR
CONSTRUCTION

- PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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Greenville Highway
Apartments
1202 Greenville Highway
Hendersonville, NC

BUILDING SCHEMATIC

DESIGNER : TDV
DRAWN : RTW/ SK
CHECKED : TVD
SCALE : AS SHOWN
JOB NUMBER : 8255
SHEET TITLE
Exterior Elevations

SHEET NUMBER
A202

ELEVATIONS ARE
PRELIMINARY & FOR
REFERENCE/ ZONING
PURPOSES ONLY
ELEVATIONS TO FOLLOW
DEVELOPMENT
STANDARDS.

Finish Schedule:

Exterior Materials

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-

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

2
202
Exterior Elevation
SCALE: 1/8"=1'-0"

Southeast

TYPICAL ELEVATION ARTICULATION DIMENSIONS APPROX.

16' MAX- PLANE CHANGE, MATERIAL CHANGE
AND/ OR ROOF ELEMENT

1
202
Exterior Elevation
SCALE: 1/8"=1'-0"

Northwest

1202 Greenville Hwy (+/- 6.7 Ac)

Section 5, Item C.

Jurisdictional wetlands and waters identified on this map have been located within sub-meter accuracy utilizing a Trimble mapping grade Global Positioning System (GPS) and the subsequent differential correction of that data. GPS points may demonstrate uncorrectable errors due to topography, vegetative cover, and/or multipath signal error.

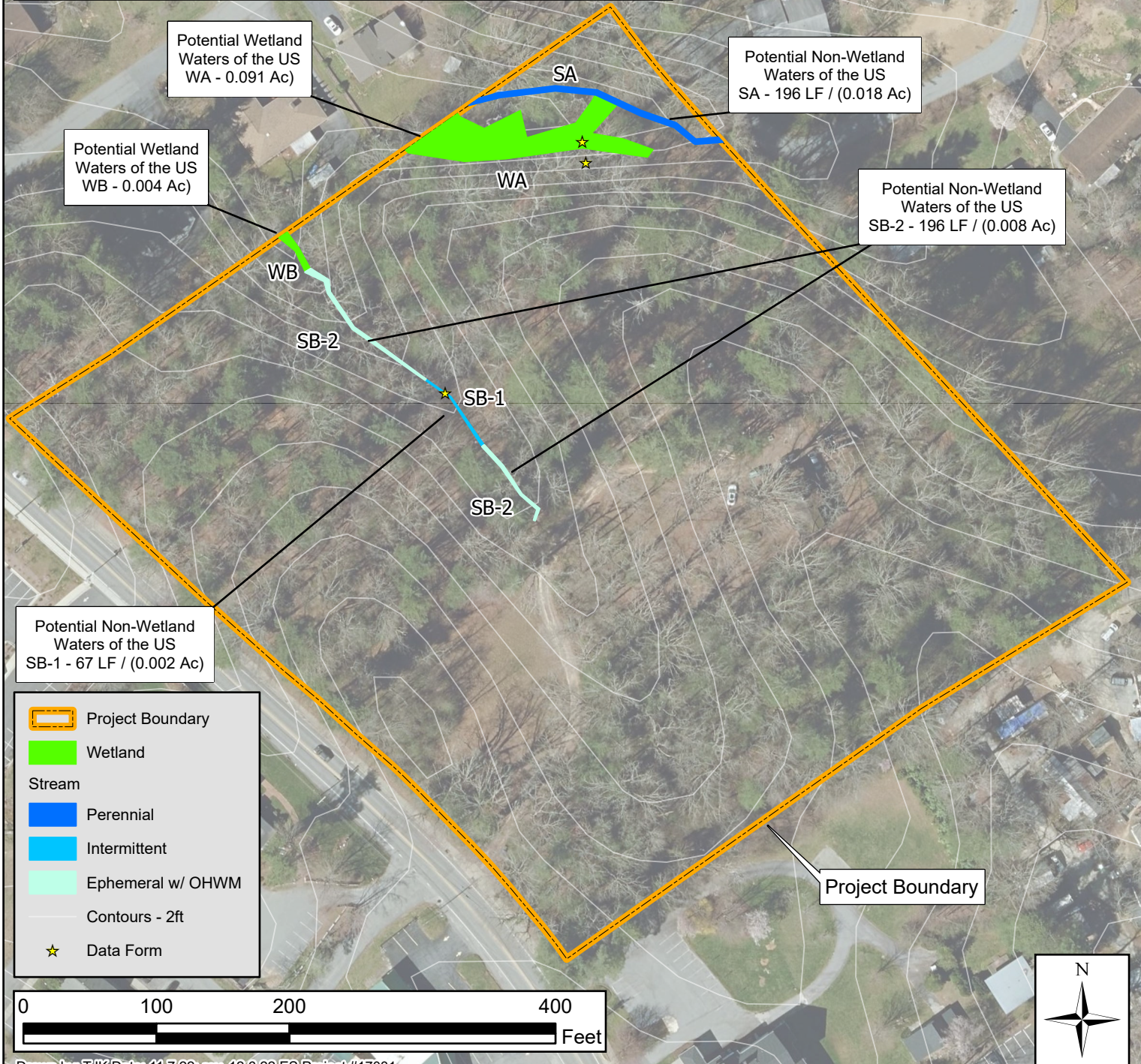
Note: The illustrated wetland and stream locations are approximate. These areas have been flagged in the field; however, they have not been surveyed. Although ClearWater Environmental Consultants, Inc. (ClearWater) is confident in our assessment, the US Army Corps of Engineers (Corps) is the only agency that can make final decisions regarding jurisdictional wetland and waters of the US delineations. Therefore, all preliminary determinations are subject to change until written verification is obtained. ClearWater strongly recommends that written verification be obtained from the Corps prior to closing on the property, beginning any site work, or making any legal reliance on this determination.

This map was prepared by ClearWater using the best information available to ClearWater at the time of production. This map is for informational purposes only and should not be used to determine precise boundaries, roadways, property boundary lines, nor legal descriptions. This map shall not be construed to be an official survey of any data depicted.

Source Data: Parcel Boundary - Henderson Co. GIS Parcels; Contours & Aerial Imagery - NC OneMap

Potentially Jurisdictional Waters of the US

Stream			Wetland	
	Linear Feet	Acres (Stream bed)		Acres
SA	196	0.018	WA	0.091
SB-1 (INT)	67	0.002	WB	0.004
SB-2 (EMP)	196	0.008		
Total	459	0.028	Total	0.095



Drawn by: TJK Date: 11.7.22; rev. 12.6.22 ES Project #17031

Henderson County,
North Carolina

ClearWater
An EnviroScience Company
145 7th Ave West, Suite B
Hendersonville, North Carolina 28792

Wetland and Stream Map
Delineated Oct. 24, 2021
Figure 5



February 17, 2023

Mr. Matthew Manley
City of Hendersonville
Community Development Department
100 N. King Street
Hendersonville, NC 28712

RE: 1202 Greenville Highway TIA Review

Dear Matthew,

At the request of the City of Hendersonville, Kimley-Horn has conducted a review of the traffic impact analysis (TIA) prepared for the 1202 Greenville Highway residential development dated February 13, 2023 by Gannett Fleming. The proposed site is located along the east side NC 225/Greenville Highway, south of Brookdale Avenue. Up to 185 mid-rise, multifamily dwelling units are proposed as part of the development, with two unsignalized access points planned along NC 225/Greenville Highway. Access #1 is planned to align with Spring Garden Avenue and Access #2 is planned to be located approximately 400 feet to the north of Access #1 along NC 225/Greenville Highway.

The analyses contained with the Draft TIA were reviewed for conformance with the traffic impact analysis guidelines presented within the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*, NCDOT *Congestion Management Capacity Analysis Guidelines*, and City of Hendersonville *Zoning Ordinance*. This memo outlines our technical review of the TIA and corresponding recommendations.

TECHNICAL REVIEW COMMENTS

The February 13, 2023 TIA submitted has addressed the comments enumerated in the January 31, 2023 TIA review memo by Kimley-Horn. The February 13, 2023 TIA is deemed complete with the following recommendations:

- A signed sealed copy of the TIA needs to be submitted to the City of Hendersonville
- Access 2 should be configured in a manner that eliminates the offset left arrangement with the Hendersonville Family Dental. This configuration should be agreed up by NCDOT and the City of Hendersonville

Should the Access #2 not be able to be configured in an acceptable manner that removes the overlapping left turns into the site and Hendersonville Family Dentist office, the driveway should be converted to a RIRO. Should a RIRO be implemented at Access 2, the relocated left-turns from Access 2 to Access 1 would, based on a review of turn lane warrants, justify the installation of a left-turn lane into the site at Access 1 with 25 ft of storage. Should a turn lane be installed it should be designed in accordance with NCDOT guidelines.



CONCLUSIONS

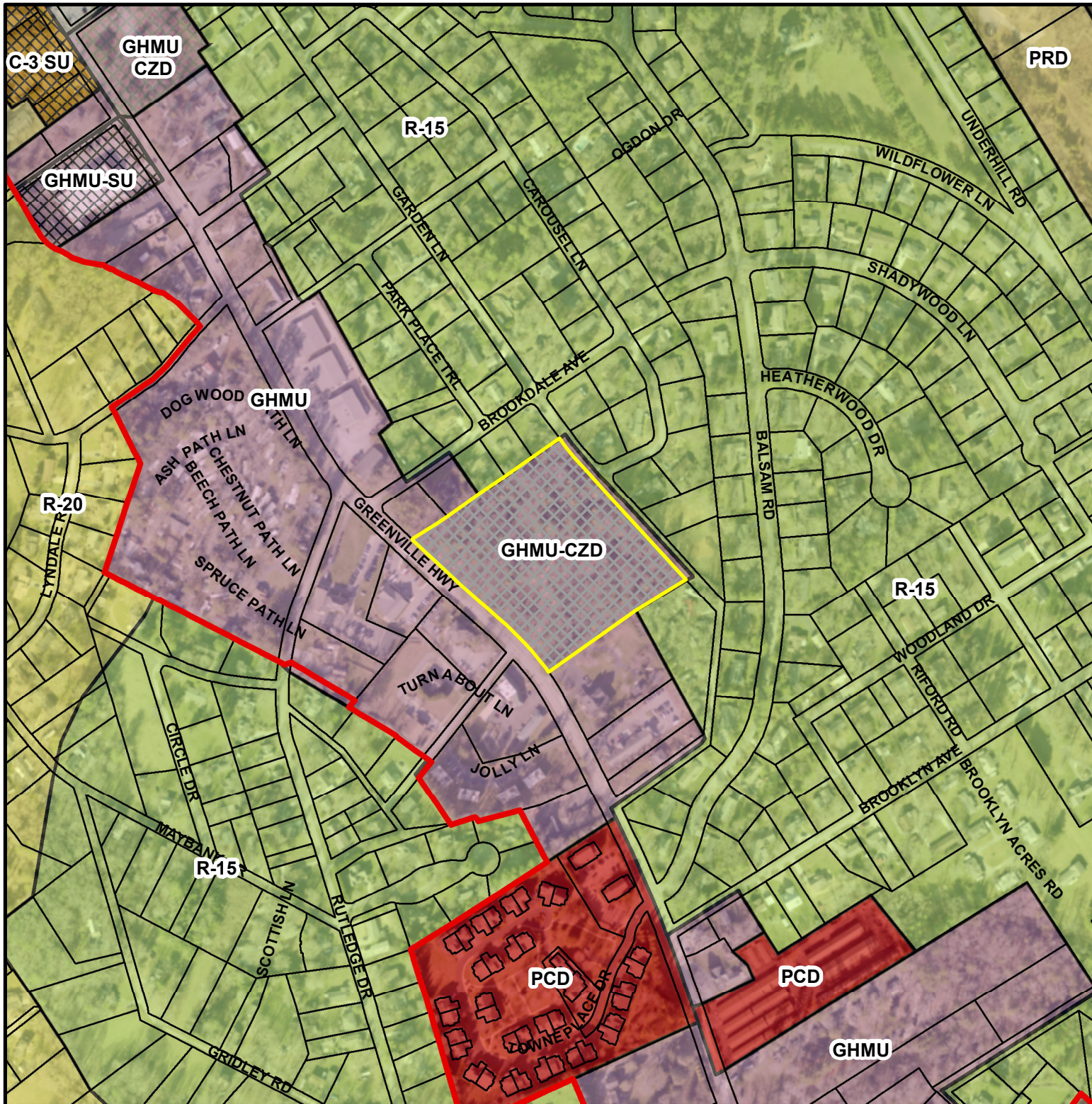
Based on a technical review of the TIA as submitted, the analysis and recommendations provide a reasonable assessment of the traffic impacts associated with the proposed development on the adjacent street network. The above items within the technical review section should be addressed and provided to the City of Hendersonville.

Please contact me at (704) 488-3055 or jonathan.guy@kimley-horn.com should you have any questions regarding this analysis.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan R. Guy".

Jonathan Guy, PE, AICP, PTOE
Vice President



1202 Greenville Highway Apartments
 P22-111-CZD
 PINs: 9578-01-3440
 Acreage: 6.76
Proposed Zoning
 Community Development Department

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



Ordinance #O-2__

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: 9578-01-3440 BY CHANGING THE ZONING DESIGNATION FROM GHMU (GREENVILLE HIGHWAY MIXED USE) TO GHMU-CZD (GREENVILLE HIGHWAY MIXED USE - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9578-01-3440
 Addresses: 1202 Greenville Hwy
 File #: 1202 Greenville Highway Apartments (P22-111-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, David Gorman of Lock 7 Development and property owners, Ann Ferguson & Brooke Ferguson, for the construction of 165 multi-family units on approximately 6.91 acres at 1202 Greenville Highway and adjacent to Garden Lane.

WHEREAS, the Planning Board took up this application at its regular meeting on March 9th, 2023; voting 0-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its called meeting on April 12, 2023, 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: 9578-01-3440, changing the zoning designation from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated February 23, 2023, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Residential Dwellings, Multi-Family
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 12TH day of April, 2023.

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 all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9578-01-3440
Addresses: 1202 Greenville Hwy
File #: 1202 Greenville Highway Apartments (P22-111-CZD)

Applicant/Developer: David Gorman, Lock 7 Development, LLC.

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: Ann Ferguson

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Property Owner: Brooke Ferguson

Signature:_____

Printed Name:_____

Title:_____

Date:_____



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

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

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

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

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

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

[Application Continued on Next Page]

Office Use:

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

A. Applicant Contact Information

David Gorman

* Printed Applicant Name

Lock 7 Development

Printed Company Name (if applicable)

☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: _____

DocuSigned by:

David Gorman

Applicant Signature

Principal

Applicant Title (if applicable)

2201 Wisconsin Ave NW

Address of Applicant

Washington, DC 20007

City, State, and Zip Code

202-922-6540

Telephone

david@lock7.com

Email

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

[Application Continued on Next Page]

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

Ann Ferguson

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other:

Ann Ferguson

dotloop verified
11/29/22 9:42 PM EST
9R0X-EDG5-ZHKX-ES5I

Property Owner Signature

Property Owner Title (if applicable)

1202 Greenville Hwy, Hendersonville, NC 28792

City, State, and Zip Code

336-926-2909

Telephone

Email

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

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

Note: Additional Owner Signature pages attached.

C. Property Information

Name of Project: 1202 Greenville Hwy

PIN(s): 9578-01-3440

Address(es) / Location of Property: 1202 Greenville Hwy

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

Current Zoning: GHMU

Total Acreage: +/- 6.76 ac

Proposed Zoning: GHMU-CZD

Proposed Building Square Footage: +/- 140,000 sf

Number of Dwelling Units: +/- 185

List of Requested Uses: _____

D. Proposed Development Conditions for the Site

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

Multifamily Development with onsite management and onsite amenities

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

Ann Ferguson and Brooke Ferguson

*Printed Owner Name

Printed Company Name (if applicable)

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other:

Ann Ferguson

dotloop verified
11/29/22 9:42 PM EST
9R0X-EDG5-ZHKX-ES5I

Property Owner Signature

Brooke Ferguson

dotloop verified
12/01/22 2:08 PM EST
LOPN-65GL-AESO-MESQ

Property Owner Title (if applicable)

1202 Greenville Hwy, Hendersonville, NC 28792

City, State, and Zip Code

336-926-2909

Telephone

Email

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