

AGENDA

**CITY OF HENDERSONVILLE
PLANNING BOARD MEETING
City Operations Center
305 Williams Street
Monday, August 10, 2020
4:00 P.M.**

(Electronic)

- I. Call to Order**
- II. Approval of Agenda**
- III. Approval of Minutes for the meeting of July 13, 2020**
- IV. Conditional Zoning District –** Application for a conditional rezoning from James Noble. The applicant is requesting to rezone the subject property, PIN 9568-93-6593 and located at 303 Chadwick Avenue, from C-3 SU, Highway Business Special Use to C-3 CZD, Highway Business Conditional Zoning District for the purpose of constructing a minor planned residential development consisting of 4 single family dwellings (File #P20-28-CZD).
- V. Adjournment**

M E M O R A N D U M

TO: Planning Board

FROM: Development Assistance Department

RE: 303 Chadwick Ave. Rezoning

FILE #: P20-28-CZD

DATE: August 10th, 2020

PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from James Noble for the development of four single family dwellings on a 0.71-acre lot. The subject property is identified as parcel number 9568-93-6593 and is currently vacant. The applicant is requesting to rezone the subject property from C-3 SU, Highway Business Special Use to C-3 CZD, Highway Business Conditional Zoning District.

On May 14th, 1998, City Council at its regular meeting rezoned the subject property from R-15 Medium Density Residential to C-3 SU to allow the property owner to operate a florist shop out of the existing single-family structure. The rezoning was approved with the following conditions: 1) The operation would be housing in the existing residential structure. 2) no additional structures could be added to the property. 3) advertising would be limited to 1 sign 12 square feet in area.

Mr. Noble started the conditional rezoning process in October of 2019. His original plan had 6 single family homes on the subject property. Following the neighborhood compatibility meeting held on November 13th, 2019, Mr. Noble postponed his application. The minutes from the November 13th neighborhood compatibility meeting are on page 11 of your memo. A new Neighborhood Compatibility meeting was required by the City for this project. More information from this meeting can be found on page 3.

EXISTING LAND USE & ZONING

The subject property is currently zoned C-3 SU, Highway Business Special Use and is currently vacant.

Parcels to the north are zoned R-15 Medium Density Residential and C-3 Highway business and contain residential and commercial uses. Parcels to the east and south are zoned R-15 and include residential uses. Parcels to the west are zoned R-15 Medium Density Residential and C-3 Highway business. Surrounding land uses and zoning

districts are shown on the “Existing Land Use Map” and “Existing Zoning Map” on page 14 and 15.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is classified as Medium Intensity Neighborhood on the 2030 Comprehensive Plan’s Future Land Use Map. The goal of the Medium Intensity Neighborhood classification is to “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.”

The recommended primary and secondary land use in High intensity Neighborhood are as follows:

Recommended Primary Land Uses:

- Single-family attached and detached residential
- Open space

Recommended Secondary Land Uses:

- Limited multi-family residential along roadways designated as Boulevards or Major Thoroughfares on the Future Land Use Map
- Planned Residential Developments
- Local public and institutional uses
- Recreational amenities

High Intensity Neighborhood Development Guidelines:

- Two to eight units per gross acre
- At least 60% open space in new developments on three or more acres
- Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2

The 2030 Comprehensive Plan’s Future Land Use Map designates parcels to the north as Neighborhood Activity Center and Medium Intensity Neighborhood. Parcels to the east are designated as Medium Intensity Neighborhood. Parcels to the south are designated as Medium Intensity Neighborhood. Parcels to the west are designated Neighborhood Activity Center.

The 2030 Comprehensive Plan’s Future Land Use Map is located on page 16.

PLAN REVIEW: The site plan is on page 17 of your memo

Buildings

The site contains a 4 single family structures. The building envelop for these structures are 1,380 Square Feet.

Lot Size

The average lot size shown on the site plan is 7,691 Square feet.

Entrance

Three of the homes would access their driveways off of Chadwick Ave. One house would access their drive from Narva Road.

Sidewalks

Sidewalks will be provided on the subject property's frontage on Narva Road and Chadwick Ave.

NEIGHBORHOOD COMPATIBILITY

Due to the length of time between the November Neighborhood Compatibility meeting and the plan being updated, the City required the applicant to go through the neighborhood compatibility meeting process again. This meeting was held on July 27th, 2020. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

Several people representing the public attended the meeting in person as well as virtually. They had questions concerning density, traffic, stormwater runoff and flooding. A copy of the neighborhood compatibility report accompanies this memorandum on page 7.

ZONING ORDINANCE GUIDELINES

Per Section 11-4 of the City's Zoning Ordinance, the following factors shall be considered prior to adopting or disapproving an amendment to the City's Official Zoning Map:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
4. **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.
5. **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.
6. **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.

SUGGESTED MOTIONS

I move the 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 from C-3 SU, Highway Business Special Use to C-3 CZD, Highway Business Conditional Zoning District., based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE YOUR REASONS]

For Recommending Denial:

I move the Planning Board recommend the City Council not adopt an ordinance rezoning the subject property for the following reasons:

[PLEASE STATE YOUR REASONS]

IN RE: 303 Chadwick Ave. Rezoning (File # P20-28-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

- Residential dwellings, single-family
- Accessory structures
- Home occupations

II. Conditions:

(1) Shall Be Attached to the Conditional Rezoning and Satisfied Prior to Issuance of Final Site Plan Approval:

(2) Shall Be Attached to the Conditional Rezoning:

Final plans for the project shall comply with approved plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.

James Noble

Signature:_____

Printed Name:_____

Date:_____

Ordinance #____-____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF HENDERSONVILLE**

IN RE: 303 Chadwick Avenue
(File # P20-28-CZD)

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 9568-93-6593 from C-3 SU, Highway Business Special Use to C-3 CZD, Highway Business Conditional Zoning District.
2. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 3rd, day of September 2020.

Barbara G. Volk, Mayor, City of Hendersonville

Attest:

Angela L. Reece, City Clerk

Approved as to form:

Samuel H. Fritschner, City Attorney

Planning Report
Neighborhood Compatibility Meeting - **Electronic**
Application for a Conditional Zoning District
303 Chadwick Avenue File # P20-28-CZD
Monday, July 27, 2020 2:00 p.m.

Daniel Heyman, Planner, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Center. Approximately three members of the public, the applicant and four City staff were in attendance. The following were in attendance:

Name	Address	Name	Address
James Noble (app)			
David Drake	1006 Carousel Lane		
Jim Kane	1050 Carousel Lane		
Lynne Williams	309 Chadwick Avenue		
Susan Frady	staff		
Daniel Heyman	staff		
Tyler Morrow	staff		
Allison Justus	staff		
Terri Swann	staff		

Mr. Heyman opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Heyman stated comments were accepted via publicinput.com. He asked that anyone wanting to speak come forward one at a time due to social distancing and state your name and address for the record. The Planning Board will meet the second Monday in August and the City Council will meet the first Thursday in September. A previous Neighborhood Compatibility meeting was held in November but due to the site plan changes and the time, staff decided another meeting was needed. The minutes from the previous meeting will also go to the Planning Board and City Council along with the minutes from this meeting.

Mr. Heyman explained the process for the electronic meeting and how everyone would have a chance to make comments.

Mr. Heyman stated this property is currently zoned C-3SU, Highway Business Special Use. The special use was for a florist and retail. The rezoning is for a conditional zoning district. The proposed rezoning is C-3 CZD, Highway Business Conditional Zoning District for the development of four single-family dwellings. The land surrounding the property is zoned R-15, Medium Density residential and the property across the street is zoned C-3, Highway Business. If approved they will be limited to what is on the site plan.

Mr. Heyman read the written comments. Written comments were received from Caroline Beamer, Edward Serrano, Andrea Corn, David Drake, Richard Adelmann, and Noah Rose. The concerns were storm water and run-off, flooding in the area, dangerous situations with the three driveways and

backing into traffic, the narrow curve, drainage issues, too much density for this area and how two homes would be enough for that property. There were also concerns about wildlife preservation.

Mr. Heyman stated they would take callers comments now.

Joseph Williams and his wife Sandy, 309 Chadwick Avenue. Mr. Williams stated he would like for the zoning to stay R-15. He stated there are drainage issues and to build over a property that already floods would only create more of a drainage problem. What Mr. Noble is requesting is just too much density. He also feels the property lines are not correct. Ms. Williams stated the traffic is already bad in this area. She would like to see the speed limit lowered from 35 mph to 20 mph. The noise will also be increased and she would like to see the zoning stay the same. Mr. Williams stated he has expressed his concerns in writing to Mr. Heyman.

Mr. Noble stated he has had the property surveyed twice and he can show this to Mr. Williams. The property lines are accurate. He plans to control the water run-off. He has been out when it has rained and has seen the drainage issues. This property is not in the floodplain. He will be adding landscaping and will control the water the best way he can. He has been a lifelong resident of North Carolina and lived his whole life in Hendersonville. He was the HOA president for Brooklyn Manor for several years and they had to address speed in that neighborhood. He plans to live in one of these homes.

David Drake, 1006 Carousel Lane stated he understands wanting to develop real estate, but he is concerned about the density for the project. Some discussion was made about the size of the lots. Mr. Noble stated some were 9,000 square feet and some were a little over 7,000 square feet. The homes will range in size from 1,200 sq. ft. to 1,400 sq. ft. They will be single story with a bonus room. Mr. Drake asked about garages on the property. Mr. Noble stated he does plan to build garages and he is looking at putting them in the rear. Mr. Drake was concerned about the 20-foot driveway and not having enough room to get out. They will have to back out onto Chadwick Avenue which is very dangerous. Mr. Noble stated there is enough room to get onto Chadwick Avenue safely. Mr. Drake stated from the edge of the structure to the property line there is only 8 feet. This only leaves 16 feet for the driveway. Mr. Noble stated he will have to adjust the garages and driveways. Mr. Drake asked if he plans to construct four houses. Mr. Noble stated yes. Mr. Drake stated he does not see how four houses will fit.

Jim Kane, 1050 Carousel Lane stated he has lived here 25 years. He feels that two homes with at least 100 feet in width is plenty for this property. He would like to see only two homes built as this would fit into the neighborhood better. They will be adding curb to an already narrow road that will create more problems. There have been a couple of close calls in the narrow curve on Chadwick Avenue. Everyone in the neighborhood would like to see the homes dropped from four to two and keep 100 feet in frontage for each home. The drainage on that whole corner has been a mess for a long time. Again, the majority of the people would like to see two homes with 100-foot frontage which is more appropriate and will maintain the integrity that has been there for 25 to 30 years.

Mr. Williams stated there was a discrepancy in the legal description and what is on the plat map. He also agrees with what the previous neighbors said. His home was built in 1935 and he has lived there since 1952 and the width on his property is 85 feet. He feels four homes is just too dense for this area.

Andrea Corn stated she owns Premier Accounting across the street. She asked Mr. Noble if the homes would be stick built or modular. Mr. Noble stated stick built. Ms. Corn asked if the homes would have front porches. Mr. Noble stated yes. Ms. Corn asked if he plans to install the sidewalk or if the city is doing that. Mr. Noble stated he will install the sidewalk as this is a city requirement for new construction. Ms. Corn asked what the price range is for the homes. Mr. Noble stated \$200,000.

Ken Fitch, 1046 Patton Street stated he does not live in the area, but the issue is changing the surface from pervious to impervious. The issue is the ditch on the east side and it not handling the run-off. This will change how the water runs in the area and could cause an even bigger drainage problem. The driveways can handle two cars but how will they handle more cars than that? Also, for staff, would changing the garages restart the whole process? There is also a huge tree in the rear yard that he is concerned about.

Mr. Noble stated the huge in the rear sits directly on the property line he shares with the Swanners. There is no plan to remove this tree.

Mr. Heyman stated it is hard to comment about changes to the site plan without a plan to review. Small lot adjustments would not require the process to restart but an increase in density would.

Mr. Noble stated the ditch on his side between him and Mr. Williams would be improved. He is talking with his developer on ways to improve the ditch and the run-off. He can fix some of the problems but if the culvert was maintained properly and cleaned out, this would eliminate some of the problem. Mr. Noble stated he wants to add to the neighborhood with the look and feel of the homes.

Mr. Williams stated the plan shows the home being built over the ditch. Mr. Noble stated the ditch is on his property and he has no desire to remove the hedge between the two properties. He will keep the swell to his side of the property and guide the water to the culvert area. Mr. Williams stated he needs to be careful to make sure this works, and he also talked about keeping the ditch clear. Mr. Noble stated he will keep the property line and lots maintained and this will improve the drainage into the culvert.

Lynne Williams, 309 Chadwick Avenue stated her family has been here over 70 years. She wanted to state for the record that she did not receive the letter notifying her of the meeting until Thursday and that was only four days before the meeting. She also stated the zoning of her property was wrong on the maps (site plan). She stated the city continues to push development which is putting the health of the public at risk due to Covid 19. She stated her grandfather put in the vegetative buffer and she wants the plants to be preserved and the buffer to remain. She would like for the alley to remain closed in the area and she would like for the R-15 zoning to remain. She sent Mr. Heyman information for him to review and also submitted a traffic study. The study shows 100 cars per hour which is over 1,000 cars a day. She submitted a diagram of the flooding on Chadwick Avenue. She has spoken to someone from Public Works and they stated the flooding has gotten worse since the pine trees were taken out on

another property. She was told by the city that land under an acre is not regulated for stormwater, but she feels this property is actually an acre and should be regulated. She believes this will need special consideration. Photos were shown of the drainage. Ms. Williams stated Ms. Rose has an underground spring in her basement, this runs under her property and into Mud Creek. The water needs to be dispersed correctly as it will be going into the creek. She stated a rep for the city is coming out to discuss the public alley with her tomorrow. She does agree with the other residents and feels four houses is just too dense. In the R-15 zoning, two houses would be permitted. This property is not in the floodplain, but the floodplain does exist about 20 to 30 feet away. She would like to see affordable work force housing in the area. There is also a natural habitat there and she would like to see the wildlife protected. She would like her right to privacy protected and maintain their quality of living. She also discussed the distance from the homes and the setback from the property line.

Mr. Noble stated he had Mr. Hill get away as far as he could from the setback line with the footprint of the homes. He isn't set on the size of the homes and this could be changed. The houses could be longer and deeper in the back.

Mr. Drake stated it is hard to come to these meetings with all these changes. Mr. Noble stated he is open to input and is not changing anything, he is trying to work with the neighbors to make this project happen. There was some question about the homes being single story homes. Mr. Noble stated the homes would have a bonus room. His intention is not to just walk away from the project once complete, he plans to live there as well.

Mr. Noble was asked what would happen if he builds the four homes and the drainage doesn't work. Mr. Noble stated he will have a plan in place and will work with the city to improve and control the water as best as he can. Maintaining the culvert and keeping it clean and free of debris is very important. Yes, it floods in the area, but it floods in the area before this house plan was even submitted. He plans to work with the city based on his approval.

Mr. Drake stated he was trying to see where the project goes from here and whether it is denied or passed. Mr. Heyman stated this is an informal meeting with the neighbors to get information on the proposed project. This is the first step in a three-step process. The next meeting will be with the Planning Board on the second Monday at 4:00 pm. Residents will be able to give their comments to the Planning Board. The Planning Board will then make a recommendation to City Council. City Council will meet the first Thursday of the month. They will make a final decision on the project. Residents can attend the City Council meeting or participate via zoom. In the current state of emergency, the meetings will be held in much the same way as this one. They will be able to submit written comments to City Council. State law and the ordinance requires the Planning Board to give a recommendation to City Council,

Mr. Heyman stated they have no official stance on this project. The city has ordinances and guidelines that must be followed.

Mr. Noble stated affordable housing is needed in Hendersonville and he feels his homes will add value to the neighborhood. The residents have stated they want affordable housing, but it appears just not on his property.

Mr. Heyman asked if there were anymore questions. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well.

With no further comments or questions, Mr. Heyman closed the meeting at 2:56 pm.

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
303 Chadwick Avenue File # P19-35-CZD
Wednesday, November 13, 2019 2:30 p.m.

Daniel Heyman, Planner, convened the compatibility meeting at 2:30 pm in the Assembly Room of the City Operations Center. Approximately seven members of the public, one application representative and two City staff were in attendance. The follow signed in:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Whitney Staton (app)	112 N. Washington St.	Terri Swann	staff
Andrea Corn	304 Chadwick Avenue		
Edward Serrano	404 Balsam Road		
Carolyn Serrano	404 Balsam Road		
Jim Kane	1050 Carousel Lane		
David Drake	1006 Carousel Lane		
Craig Long	1046 Carousel Lane		
Lynne Williams	309 Chadwick Avenue		
Daniel Heyman	staff		

Mr. Heyman opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Heyman said the soonest this project could go before the Planning Board would be December or January and City Council could hear the project in January or February. Mr. Heyman stated the property is currently zoned C-3, Highway Business Special Use which would allow retail such as a gift shop and a flower shop. The applicant is proposing to rezone the property to a conditional zoning district for the construction of 4 to 6 single family homes.

Whitney Staton stated she was there representing Mr. Noble. She is the attorney assisting Mr. Noble on the project. They would like to develop the property with 1,200 to 1,500 square foot single family homes. The plan is for 4 to 6 homes. She can answer any questions from the public.

Andrea Corn owns a business at 303 Chadwick Avenue. She asked if this proposal meets all the requirements of the ordinance. Ms. Staton stated they are working on a couple of different proposals but anything they develop will have to meet the required setbacks.

Ed Serrano, Balsam Road asked if they only plan to demolish the existing home. Ms. Staton stated they plan to tear down all structures on the property but will leave the trees.

Craig Long asked what the setback requirements were for this project. Mr. Heyman explained the different setback requirements for PRD's and how most required a 30-foot setback from exterior property lines. That would be determined once a decided proposal is submitted.

David Drake, Carousel Lane stated it will be tough to squeeze six homes on this lot if there is a 30-foot setback for each one. Mr. Heyman stated the C-3 zoning has different setbacks and under conditional zoning they can reduce the setbacks. Mr. Drake asked about sidewalk requirements. Mr. Heyman stated for new construction, sidewalks are a requirement. New developments require a sidewalk from property line to property line.

Mr. Drake asked if the city requires sidewalks will they leave room in case Chadwick Avenue is widened. Mr. Heyman stated the right-of-way is considered when widening streets, but he is unaware of any plans to widen Chadwick Avenue at this time.

Mr. Drake asked if any traffic studies were involved with this project. Mr. Heyman stated no.

Jim Kane, Brookdale stated Chadwick Avenue traffic has tripled since the construction of Publix on Greenville Highway. Two cars can pass on the road, but it is tight fit, and he almost gets hit at least twice a week going through the corners. People also walk from the trailer parks and it is not safe. He believes a good traffic count needs to be done for this project. Mr. Heyman stated traffic studies are a requirement for certain projects but this one being only six units, would not require a traffic study. Traffic studies are done for projects such as the Clear Creek project with over 300 units proposed.

Mr. Kane stated he believes there is a need for housing in this town but there are better areas for the six single family dwellings. There is just not enough room for six on this lot. Traffic is his main concern.

Lynne Williams stated she is here representing her parents that live at 309 Chadwick Avenue. Her parents could not attend because her mother is in the hospital. Their property is directly next to this property. She is concerned about the setbacks. She is open to community development but feels six is just too dense.

Mr. Heyman stated there is an updated plan showing a 30-foot setback. He gave Ms. Williams a copy of the plan.

Ms. Williams stated a road study was done by Mr. Freeman, but she has not heard back from him yet. She had also talked with the city about speed bumps to slow down the speeders but was told they no longer do speed bumps and they would have extra patrol in that area. Since Chadwick Avenue is so busy, she would like for the access to the project to be off of Narva Road.

Ms. Staton said having the access off of Narva Road is not feasible because the sewer line runs from there. Mr. Noble has not purchased the property yet and depending on how this goes is whether he will purchase it or not.

Ms. Williams stated she is concerned about maintaining the character of the neighborhood. She would like to see a vegetative buffer be planted and she would also like to request a ten-foot easement from the developer. She also discussed the property being in a floodplain and the drainage into the ditch causing flooding. She would like for the developer to take this into consideration. Ms. Staton stated she will have the developer talk with an engineer. Ms. Williams showed photos of the ditch and stream with the culvert and stated she would like to see all parts of the natural habitat remain.

Ms. Williams is also concerned about the large oak tree and the large pine trees on the property. She would like the developer to save the trees and not remove them. When it floods downtown, Chadwick Avenue is used as a cut through. If this project increases flooding on Chadwick, there will be no way to get to the other side of town. She would also like to see an ecological study done and would like the homes to remain at least 30 feet from the stream with a buffer. She feels six homes is too dense and she would be fine with two or three homes on the property. She has a list of things she would like for the developer to consider and will email those to Ms. Staton.

Carolyn Serrano stated there is also a church on the corner that will be affected by this. It will cause even more traffic on Sunday. She would like to see the property developed but also feels that six is just too dense.

Ms. Williams stated she wants to see the oak and pine trees salvaged and would like to see this become affordable workforce housing. She understands that affordable housing is needed. Her parents would like to have been at this meeting, but her mother is in the hospital. She pointed out the stream to Ms. Staton and stated their property has never flooded but she is concerned that will change if the property is developed with six homes.

Mr. Kane asked about other areas in the city that are that dense. Mr. Heyman discussed other properties in the city that are similar in density.

Ms. Corn asked if these homes would be sold or used as rentals. Ms. Staton stated they are planning to sale the homes but if any of the homes are used for rentals, it would be long term rentals.

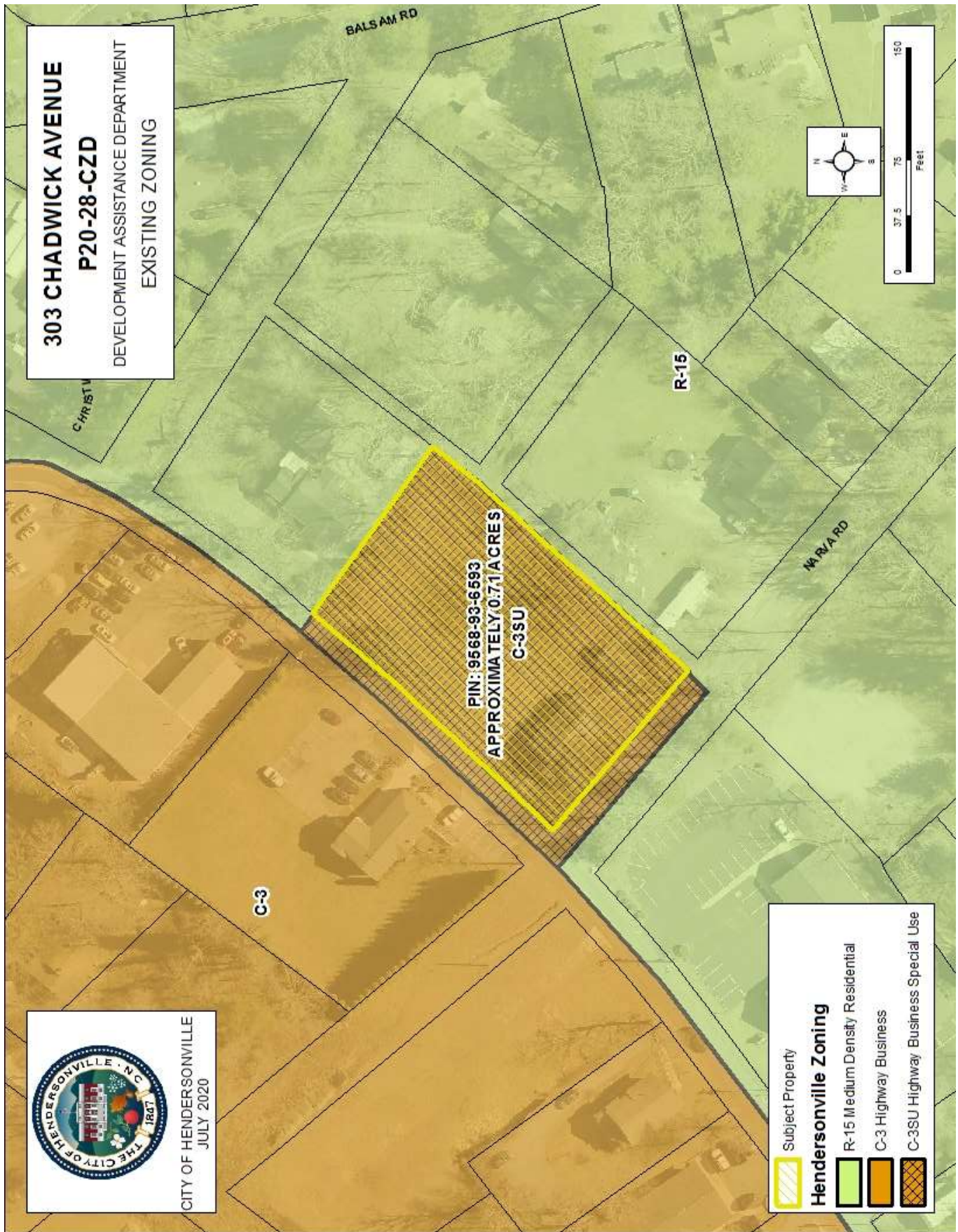
Ms. Corn was concerned about the foot traffic and the vagrants in the area. She is also concerned about the setbacks and the road being too narrow for all of the traffic.

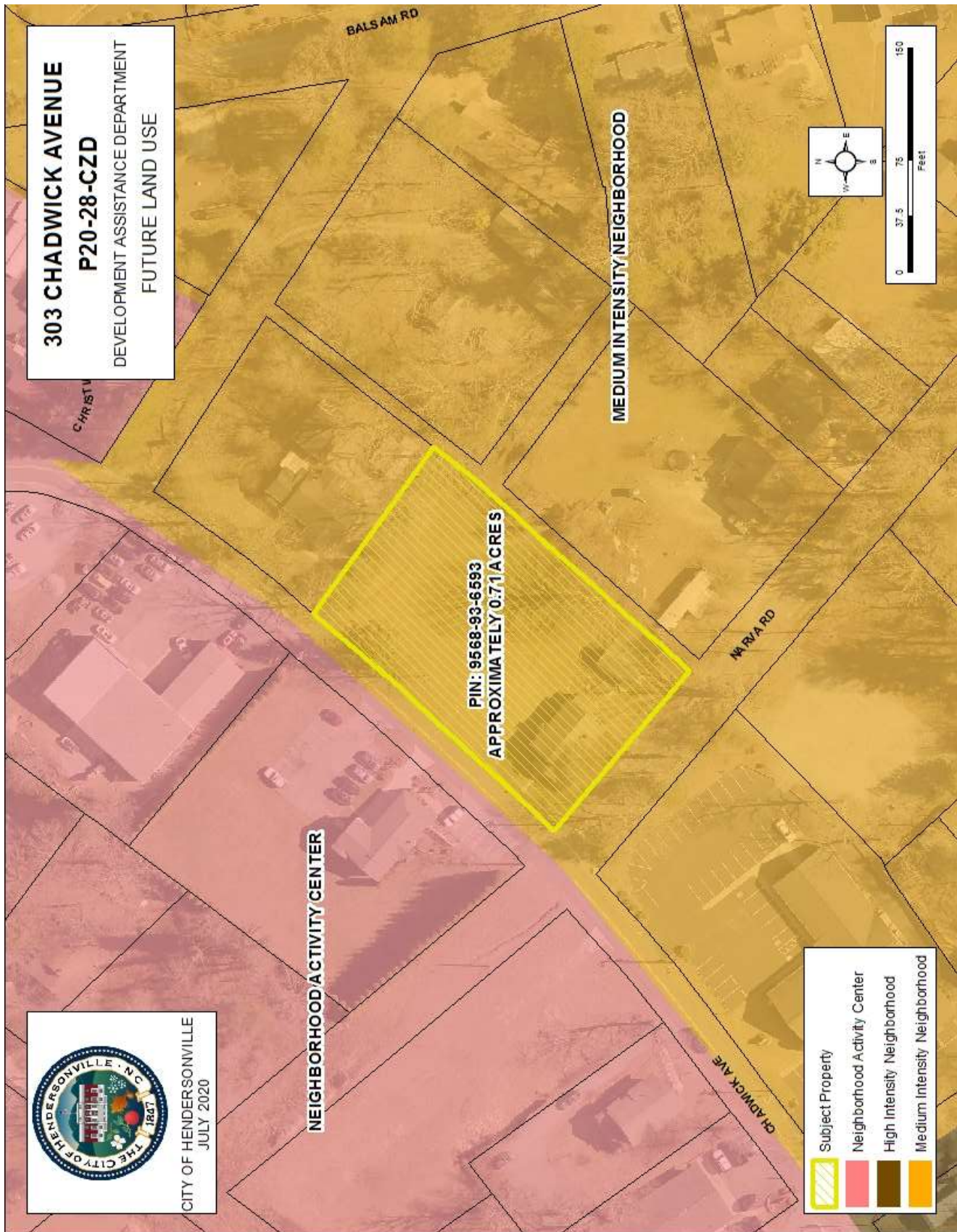
Mr. Serrano stated he would not mind two or three homes and he does realize the property needs to be developed. His main concern is the traffic and the fact that cars speed on Chadwick. It is not safe.

Mr. Heyman asked if there were anymore questions. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well.

With no further comments or questions, Mr. Heyman closed the meeting at 2:55.







PLAT OF SITE PLAN
FOR
JAMES NOBLE

BEING THE PROPERTY DESCRIBED IN
BOOK OF RECORD 3430, PAGE 220

303 CHADWICK AVENUE
C-3 (MINOR PRD) REZONING

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 30'
JUNE XXX, 2020

PROJECT DATA

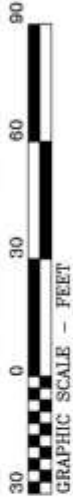
OWNER: JAMES NOBLE
PO BOX 62
EAST FLAT ROCK, NC 28726
(864)325-2062

DEVELOPER: BOBBY PARTIN
PARTIN CONSTRUCTION/HOME BUILDERS
417 SOUTH OGDENHILL AVENUE
BLACK MOUNTAIN, NC 28711
(828)243-6609

SITE PLAN BY HILL AND ASSOCIATES SURVEYORS, P.A.
403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NC 28726
(828)693-1409

PROPOSED ZONING: C-3(MINOR PRD)
PROPOSED USE: RESIDENTIAL
EXISTING NUMBER OF PARCELS: 1
PROPOSED NUMBER OF PARCELS: 4
PROJECT AREA: 30764 SQ. FT.
PROPOSED DWELLINGS: 5520 SQ. FT. 18% SITE COVERAGE
PROPOSED OPEN SPACE: NONE
PROPOSED DRIVEWAYS: 1125 SQ. FT. 4% SITE COVERAGE

PRELIMINARY



NOTES: 1- AREAS BY COORDINATE COMPUTATION.
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
3- BOUNDARY SHOWN IS PER SURVEY PROVIDED BY CLIENT. COMPLETED BY FREELAND CLINKSCALES & ASSOCIATES, INC. OF NC.
4- NOT FOR RECORDATION.

- LEGEND
- MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE



DEED REFERENCES:
B.O.R. 3430, PG. 220
P.C. "B", SLIDE 070A

TAX REFERENCES:
9568-93-6593

PARTY CHIEF:

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991
DAVID H. HILL
N.C.P.L.S. 3863
403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

CHECKED BY: DHH
DRAWN BY: DHH
DATE: JUNE XXXX, 2020
DRAWING: 20202410SP
FILE: 20202410