

## **AGENDA**

**CITY OF HENDERSONVILLE  
PLANNING BOARD MEETING  
City Operations Center  
305 Williams Street  
Monday, September 14, 2020  
4:00 P.M.**

**(Electronic)**

- I. Call to Order**
- II. Approval of Agenda**
- III. Approval of Minutes for the meeting of August 10, 2020**
- IV. Conditional Zoning District –** Application for a conditional rezoning from the City of Hendersonville. The applicant is requesting to rezone the subject property, PIN 9568-78-5480 and 9568-78-5391 and located at 422 – 432 N. Church Street, from C-1, Central Business District to C-1 CZD, Central Business Conditional Zoning District for a 91,550 sq. ft. parking garage. (File #P20-30-CZD)
- V. Adjournment**

## **M E M O R A N D U M**

**TO:** Planning Board  
**FROM:** Development Assistance Department  
**RE:** City of Hendersonville Parking Deck  
**FILE #:** P20-30-CZD  
**DATE:** September 14<sup>th</sup>, 2020

### **PROJECT DESCRIPTION**

The Development Assistance Department is in receipt of a Conditional Rezoning application from the City of Hendersonville for the development of a four-story parking deck on 0.66 acres. The subject project is located at the intersection of 5<sup>th</sup> Ave W. and Church Street, and is identified by parcel numbers 9568-78-5480, 9568-78-5391, and 9568-78-6365. The applicant is requesting to rezone the subject property from C-1, Central Business to C-1 CZD, Central Business Conditional Zoning District.

Per the City's Zoning Ordinance "Any development or redevelopment involving more than 50,000 ft<sup>2</sup> of gross floor area" must undergo a conditional rezoning. This application is a conditional rezoning review. The preliminary site plan is subject to recommendation by the Planning Board and approval by City Council.

### **EXISTING LAND USE & ZONING**

The subject property is zoned C-1, Central Business and is currently comprised of several structures and a parking lot.

Parcels to the north are zoned C-1 Central Business. Parcels to the east and south are zoned C-1 and MSH, Main Street Historic Overlay District and contain various commercial uses. The parcels located to the west are zoned C-1, PCD, Planned Commercial Development and CMU, Central Mixed Use. Surrounding land uses and zoning districts are shown on the "Existing Land Use Map" and "Zoning Map" on page 11 and 12 respectively.

### **COMPREHENSIVE PLAN CONSISTENCY**

The subject property is classified as Downtown Core on the 2030 Comprehensive Plan's Future Land Use Map.

The goal of the Downtown Core classification is to "Maintain, enhance, and grow

Downtown as a vibrant, mixed-use gathering place and cultural center with an emphasis on retail, arts and entertainment uses. Maintain a highly urban, pedestrian focused environment through building and streetscape design.”

The primary and secondary recommended land uses are as follows:

Primary recommended land use:

- Neighborhood retail sales and services
- Restaurants
- Arts, cultural and entertainment establishments

Secondary recommended land use:

- Multi-family residential
- Live-work units
- Offices
- Public and institutional uses
- Pedestrian amenities

The 2030 Comprehensive Plan’s Future Land Use Map designates parcels located to the north, east and south as Downtown Core. The parcels to the west of the subject property are classified as Downtown Core and Downtown Support. The parcels to the north west of the subject property are classified as Urban Institutional.

The 2030 Comprehensive Plan’s Future Land Use Map is located on page 13.

## **PLAN REVIEW**

The site plan is located on page 14 of your memo.

### **Buildings**

The site plan shows a four-story 91,550 square foot parking deck.

### **Entrance/Exit**

The site plan shows vehicular entrances and exits on 5<sup>th</sup> Avenue West and Church Street.

### **Parking**

The parking deck proposes to provide 253 total parking spaces.

- 245 Standard
- 6 Accessible car
- 2 Accessible Van

### **Landscaping**

Section 15-9 (d) Landscaping for Vehicular Use Areas excuses parking decks from vehicular use landscaping with the expectation that the deck be screened in such a way as to minimize the visibility of vehicles parked in the deck from pedestrian and vehicular view.

## NEIGHBORHOOD COMPATIBILITY

A neighborhood compatibility meeting concerning the application was held on August 24<sup>th</sup>, 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.

The public attended the meeting in person, as well as virtually through zoom. Attendees asked questions regarding facade, design, stormwater and security. A copy of the neighborhood compatibility report accompanies this memorandum on page 8.

## 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-1 Central Business to C-1 CZD, Central 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:           City of Hendersonville Parking Deck (File # P20-30-CZD)**

**List of Uses & Conditions**

**I. Stipulated Uses:**

**Only the following uses are authorized for the referenced development:**

- Parking lots and parking garages

**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.

City of Hendersonville

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

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

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

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

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

IN RE: City of Hendersonville Parking Deck  
(File # P20-30-CZD)

Be it ordained by the City Council of the City of Hendersonville:

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 9568-78-5480, 9568-78-5391, and 9568-78-6365 from C-1, Central Business to C-1 CZD, Central Business Conditional Zoning District
2. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 1<sup>st</sup>, day of October 2020.

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Barbara Volk, Mayor

ATTEST:

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Angela L. Reece, City Clerk

Approved as to form:

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Angela S. Beeker, City Attorney

Planning Report  
 Neighborhood Compatibility Meeting  
 Application for a Conditional Zoning District  
 COH Parking Deck File # P20-30-CZD  
 Tuesday, August 24, 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 two members of the public, three application representatives, and five City staff were in attendance. Additional members of the public and application representatives attended via Zoom. The following were physically in attendance:

<b>Name</b>	<b>Address</b>	<b>Name</b>	<b>Address</b>
Brian Pahle (app)	Hendersonville, NC	Ken Allen	225 N. Main St.
John Connet (app)	Hendersonville, NC		
Lew Holloway	Hendersonville, NC		
Susan Frady	staff		
Daniel Heyman	staff		
Tyler Morrow	staff		
Terri Swann	staff		
Allison Nock	staff		
Carol Sitzer	N. Main Street		

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 project will go before the Planning Board in September and City Council will hear the project after that. Mr. Heyman stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is virtual meeting and Mr. Heyman explained the process and the steps to participate in the meeting. This is an informal meeting o lease state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Heyman stated the property is zoned C-1, Central Business. The applicants are asking for a conditional rezoning to C-1 CZD, Central Business Conditional Zoning District as this project exceeds 50,000 square feet in size. This project is for a parking garage. If approved, the project will be limited to what is on the approved plan.

Brian Pahle, Assistant City Manager for the City of Hendersonville stated they have been having discussions on a parking garage for quite some time now. He presented a fact sheet. In 2000 the City first engaged Walker Parking Consultants to investigate the feasibility of a parking garage in Hendersonville. Several sites were considered. In 2006 the City engaged Walker Parking Consultants to consider a parking deck on the Dogwood Parking Lot. In 2013 the City conducted a workshop and survey to get

feedback concerning downtown parking issues. Parking was ranked as the #1 problem in downtown. In 2016 a comprehensive parking study was done of downtown. In the fall of 2018, the City engaged a hotel developer to construct a hotel on the Dogwood Parking Lot. This project has been put on hold. In 2019/2020 City Council discussed building a parking deck as a private entity and Walker Parking Consultants is contracted to provide design development and renderings for the parking deck on the optioned site.

Mr. Pahle stated the total parking spaces will be 253. The total height is four stories, the top level is uncovered and the total project budget is \$8.4 million. They plan to have a workshop on Wednesday, and this will go before the Planning Board in September. They plan to take it to City Council in November or December. In January or February of 2021, they plan to take bids on the project with an estimated completion date of April 2022.

Thomas Reddig, Architect for the project stated they want this to fit in with the community. They are working on providing good access and visibility from 5<sup>th</sup> Avenue but also have the façade fit in with the historic character of downtown. They have looked at the alley on N. Wall Street and are making this a pleasant pedestrian experience. With more greenery, benches, native plants and lighting. They have looked at the context of the city with the openings and colors and this will determine the design of the deck. They want this building to feel like it belongs at this location. They want the building patterns to be in line with the fabric of Hendersonville. This is a four-level deck that is three stories. They are screening the parking spaces so that you cannot see the cars. They are also looking at a way to conceal the ramping from street view.

Mr. Reddig showed a presentation of the parking deck with different facades and angles from the site. He showed what the building would look like on the proposed lot. The idea is to integrate banners with listed events in the area. He also pointed out the stair tower and showed the vehicular entrance. He explained each façade and pointed out the landscaping and benches. Renderings of the building were explained, and the image of the deck and tower were explained. The adjacent building is the same height as the proposed deck. It was originally a four-story deck with five levels but has been reduced. A variety of the different views were shown.

Mr. Reddig stated the deck will function as a deck, but they worked hard to find a way to serve Hendersonville but fit in well with the look and feel of historic Hendersonville.

Mr. Heyman stated staff had received one written comment from Ralph Hammond-Green who is also attending the meeting virtually.

Ralph Hammond-Green, 1232 Hyman Avenue stated he would like to commend the architects on their renderings. He stated this property is not inside the Main Street Historic District. He suggested consideration of the bays and differentiate by using different cornice and windows which would give it a better look instead of having the look of a massive building on a lot. It seems that everything in the area is smaller

buildings. He would like to differentiate the façade with different cornice and windows. He would also urge that the project be Dark Sky compliant on the outside lighting. Mr. Reddig stated that will be taken into consideration.

Ken Allen, 225 N. Main Street had concerns about the water run-off and water drainage. He stated they now have drainage problems and was worried about how far the edge of the building would be from the wall located at 411 Wall Street.

Russ Randall, Architect stated having the deck building located here where there is now only paving will significantly help the drainage. Everything will be contained under a covered deck. They do have some distance there from Wall Street and they plan to look at this concerning water drainage and any issues.

Mr. Allen stated he had been told that a wet spring is underground and the way the property adjoins, it is not a straight line. He is concerned about how far the building will be from the wall. Mr. Reddig stated the new proposed building will not be parallel to the property lines and they will look at solving the water drainage issues. Mr. Allen stated the water all drains to the corner and this causes a huge problem. Mr. Randall stated this will be controlled internally and they will look at how the water drains and they will make sure the water is collected properly. They will address all water issues.

Brenda Ramer, 511 N. Main Street stated she has the aquarium downtown and is excited about the parking deck. She likes the design of the building and the bays. The lighting is a concern because she walks out at night into the alley and there could be issues with the homeless and vagrants that frequent downtown. She does not want the homeless using this as their home base. She was also concerned about the vibrations and if this will affect the 2,000-gallon tank inside the aquarium. She would like for them to do a walk-thru of the aquarium and see if there would be any issues. She wants her fish to survive this building. Mr. Reddig stated they will evaluate so that it will not cause any damage.

Mr. Hammond-Green discussed the section along Wall Street and the catch basin going into the existing collection system. That would help with run off down Wall Street to 5<sup>th</sup> Avenue. Mr. Reddig stated some of the greenery will also help with the runoff.

Ken Fitch, 1046 Patton Street stated during one of the presentations on the parking deck it was stated that the conceptual models came from Asheville and Greenville and this town does not wish to be Asheville or Greenville. Metering of the historic district was also discussed and with the reduction in size of the parking deck is metering necessary now? Mr. Pahle stated he does not remember the discussion about Asheville or Greenville, but they would not be comparing the deck with a larger town, they would be looking at their practices for the deck. They would still have to meter Main Street and the monies made from this would go back into the resources for Main Street.

Mr. Fitch stated the conditional zoning focuses on the compatibility with the surrounding uses and with the town being a historic, small commercial area he is not sure this fits in. There will be an impact on the businesses in the historic district. This could be a major long-term issue once it is built and he is not hearing that reality fully addressed.

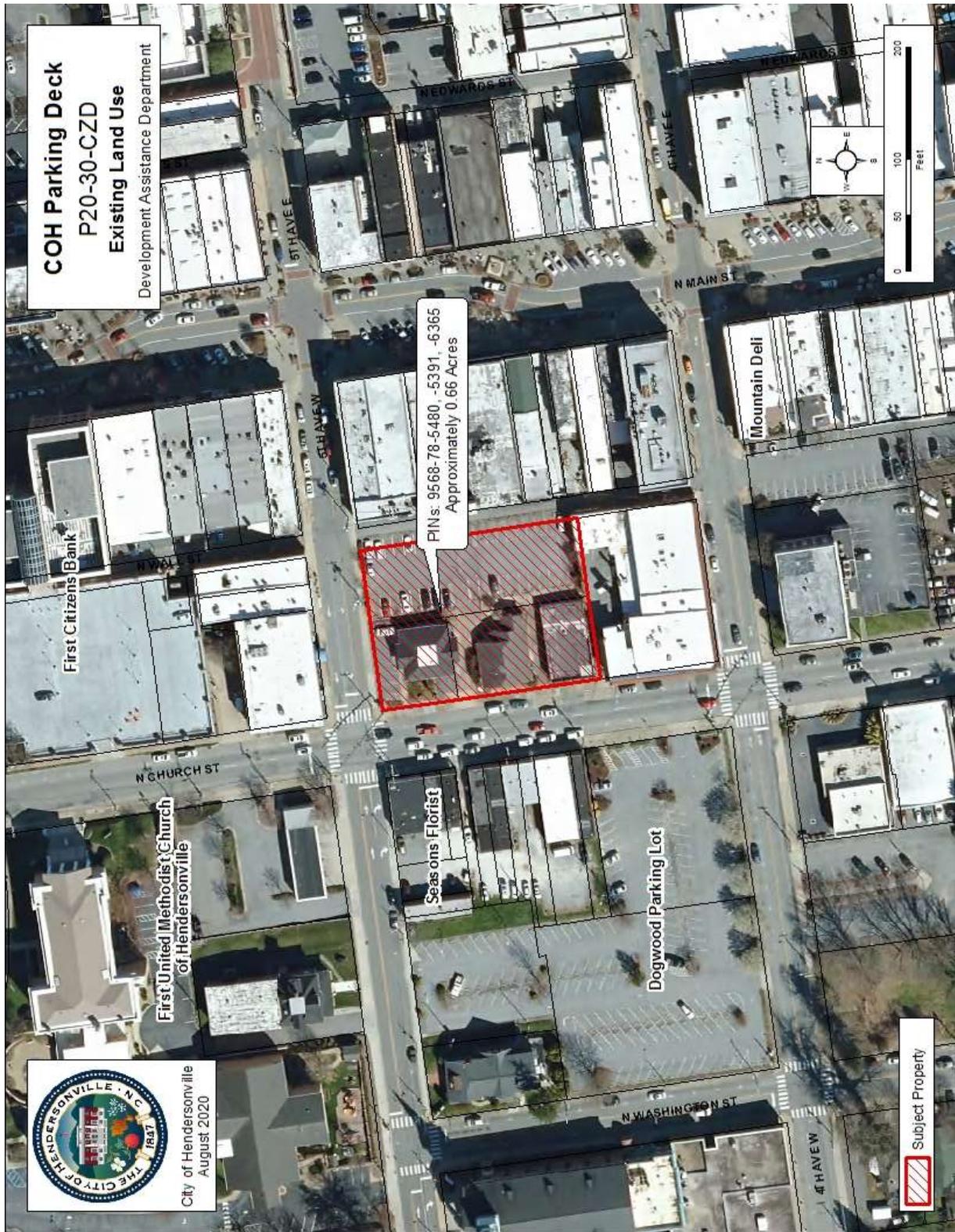
Ms. Ramer stated she would like to have a ballpark idea of when the evaluation of the aquarium could be done. She would like to preserve the 2,000-gallon tank as soon as possible. Mr. Pahle stated he would talk with the construction manager and they would get in touch with her.

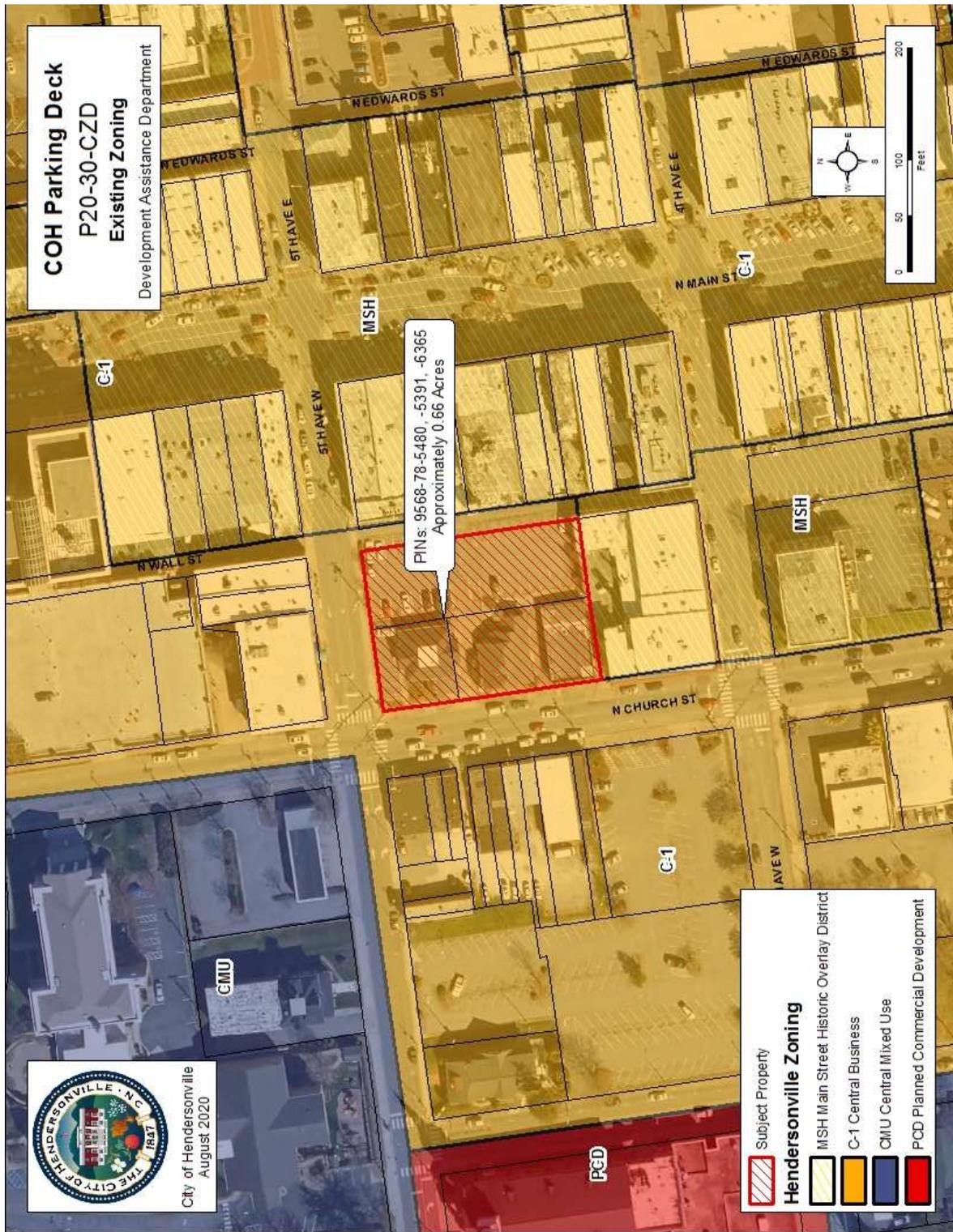
Mr. Fitch stated another concern is security. There will not be an attendant for the garage and with no security system in place this could be a major issue. The homeless and others could cause problems inside the garage. They need to address staffing and also the metering needs to be user friendly. Will the meters take both cash and cards because that is an issue. It would be helpful to have a chart for the metering and to also show the space between the Staton building and the garage.

Mr. Heyman asked if anyone else would like to comment. No other comments were made.

Mr. Heyman stated this concludes the meeting. 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.

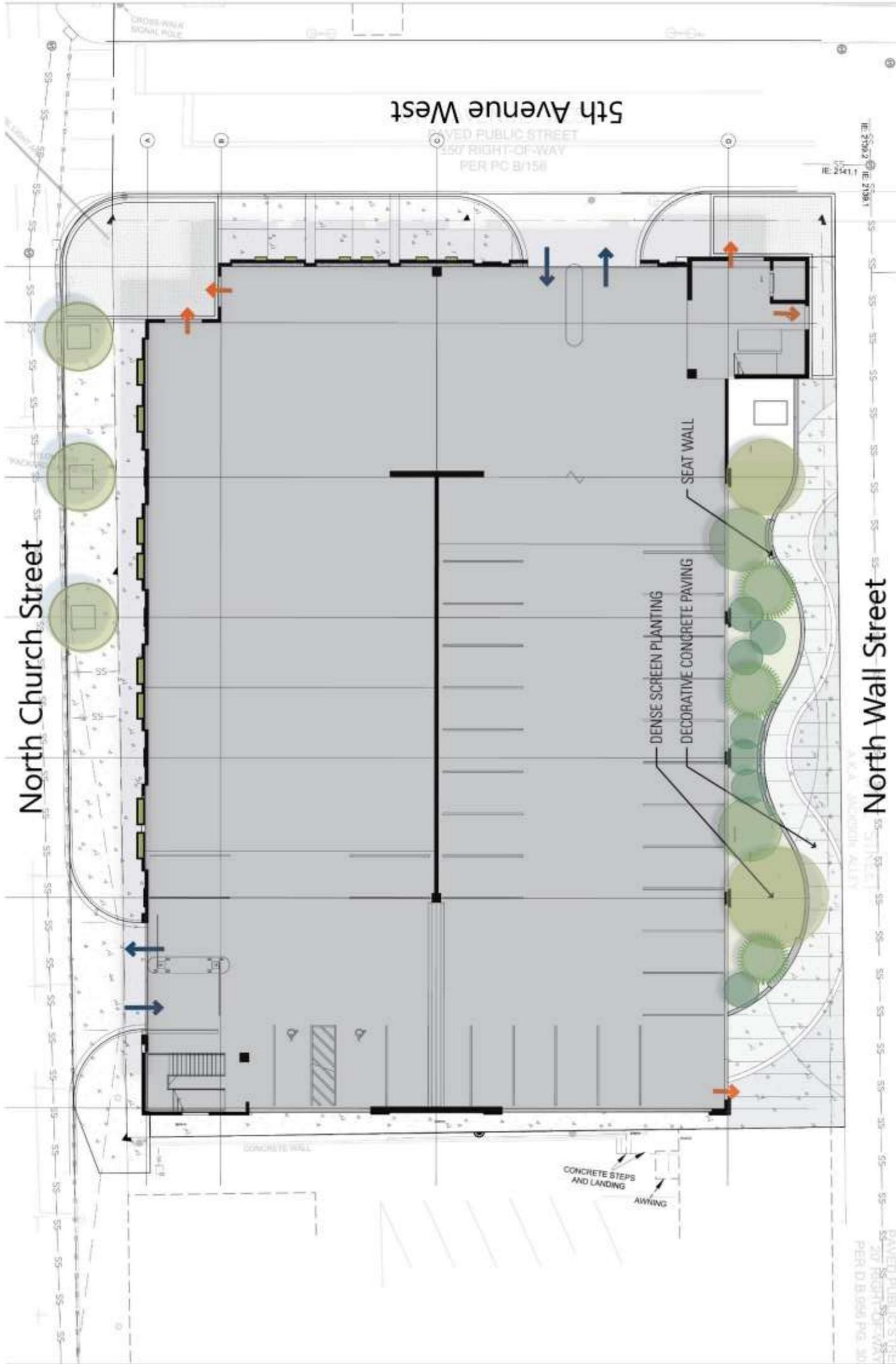
With no further comments or questions, Mr. Heyman closed the meeting at 2:46 pm.





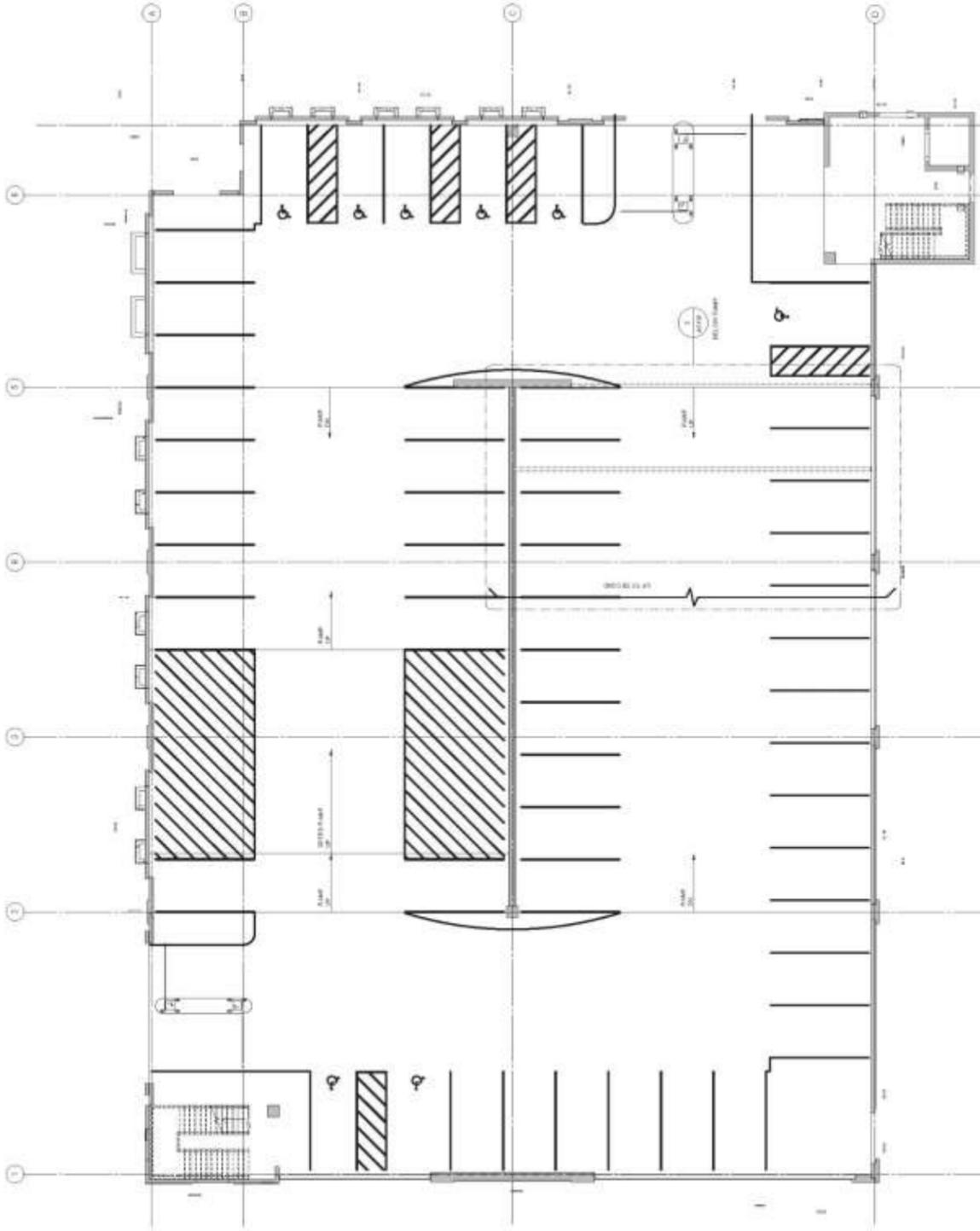


# SITE Option A

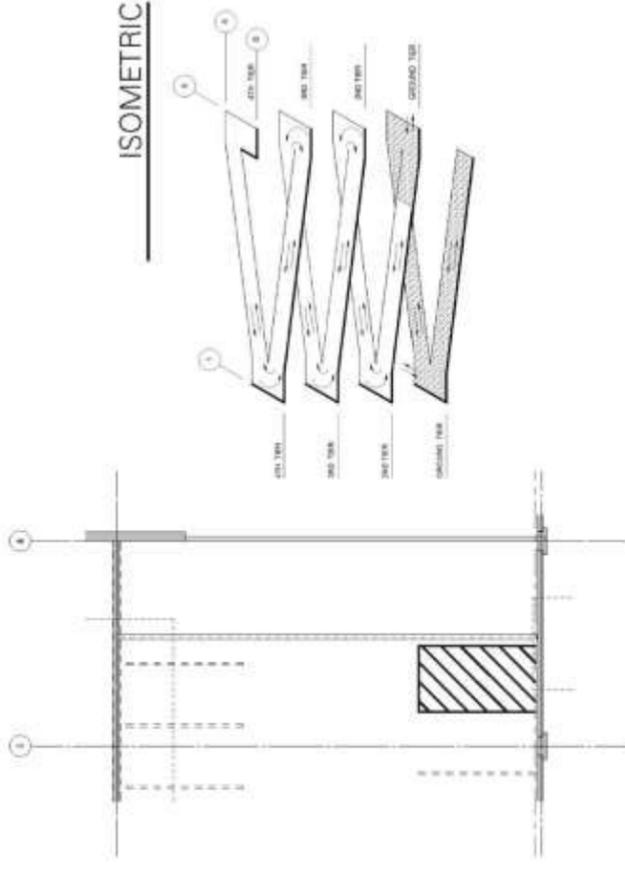


# FLOOR PLAN

LEVEL 1



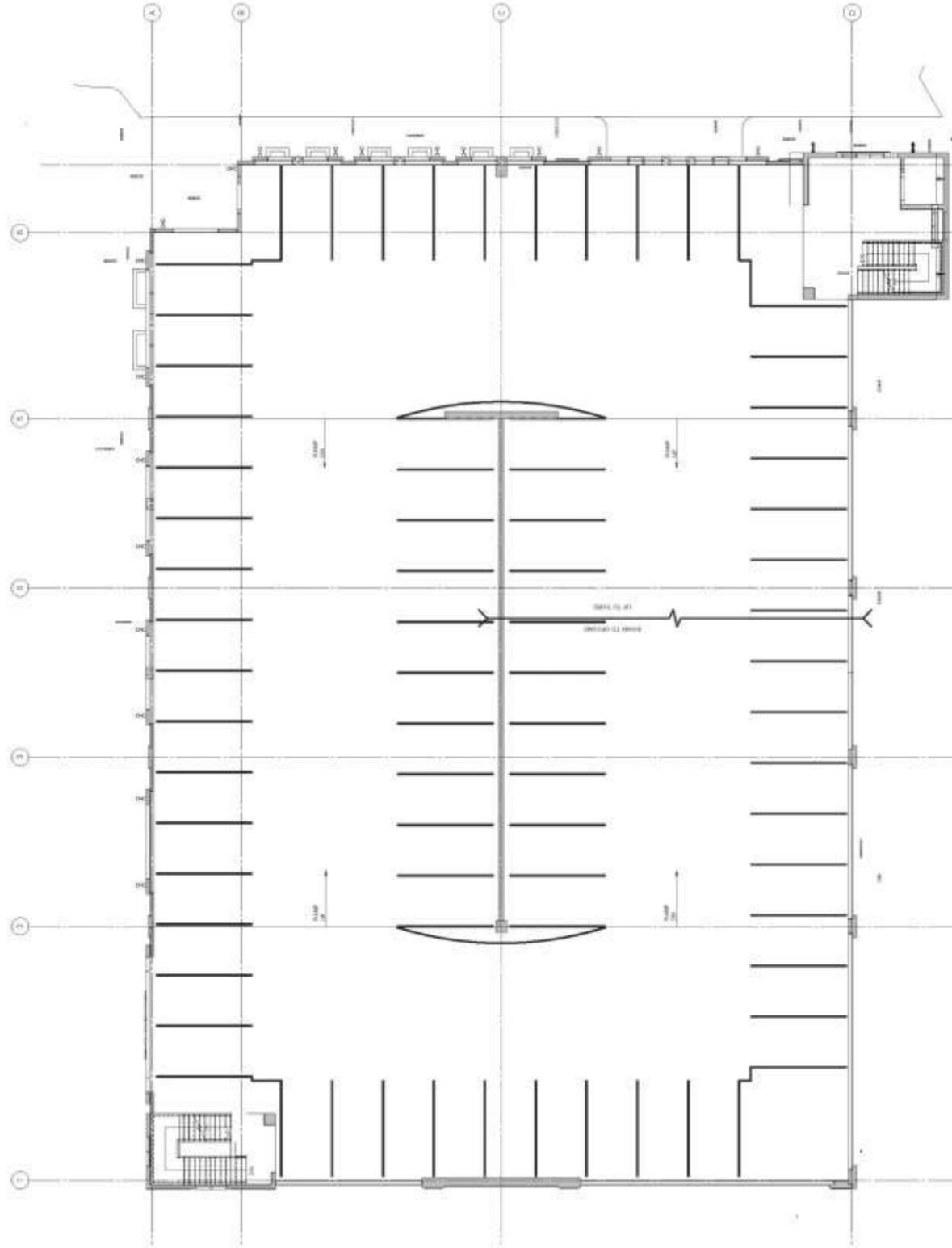
PARKING SCHEDULE				
TIER	STANDARD	ACCESSIBLE CAR	ACCESSIBLE VAN	TOTAL
TOP TIER	60	0	0	60
THIRD TIER	69	0	0	69
SECOND TIER	69	0	0	69
GROUND TIER	47	6	2	55
	245	6	2	253



GROUND TIER  
 55 SPACES

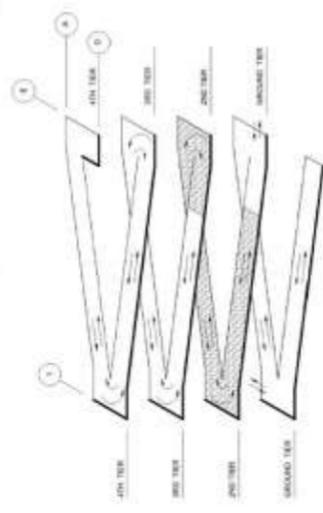
# FLOOR PLAN

LEVEL 2



PARKING SCHEDULE				
TIER	STANDARD	ACCESSIBLE CAR	ACCESSIBLE VAN	TOTAL
TOP TIER	60	0	0	60
THIRD TIER	69	0	0	69
SECOND TIER	69	0	0	69
GROUND TIER	47	6	2	55
	245	6	2	253

ISOMETRIC

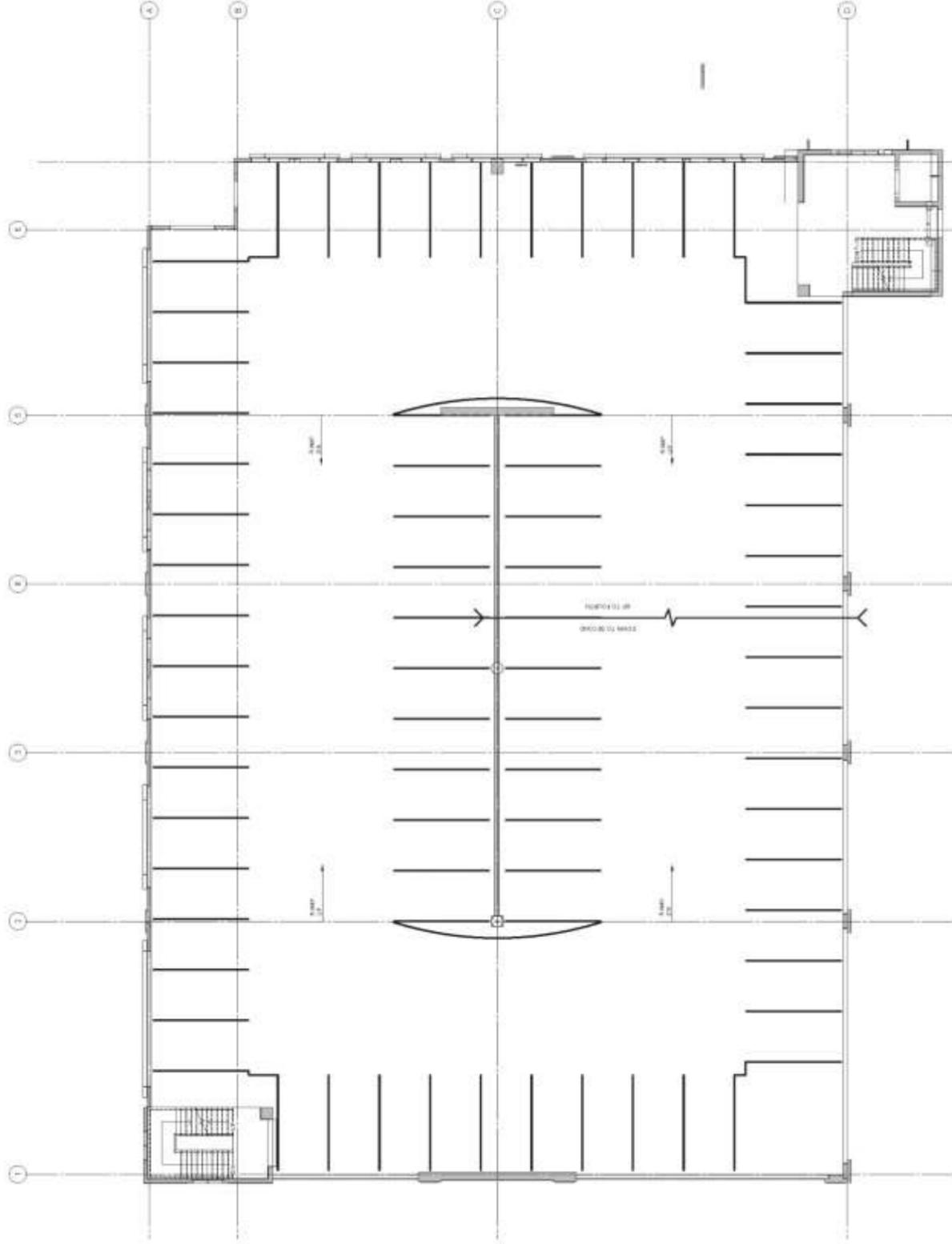


SECOND TIER  
 69 SPACES



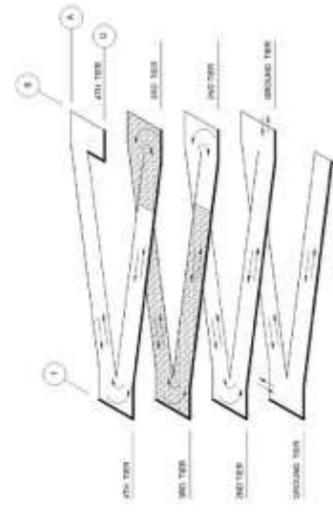
# FLOOR PLAN

LEVEL 3



PARKING SCHEDULE				
TIER	STANDARD	ACCESSIBLE CAR	ACCESSIBLE VAN	TOTAL
TOP TIER	60	0	0	60
THIRD TIER	69	0	0	69
SECOND TIER	69	0	0	69
GROUND TIER	47	6	2	55
	245	6	2	253

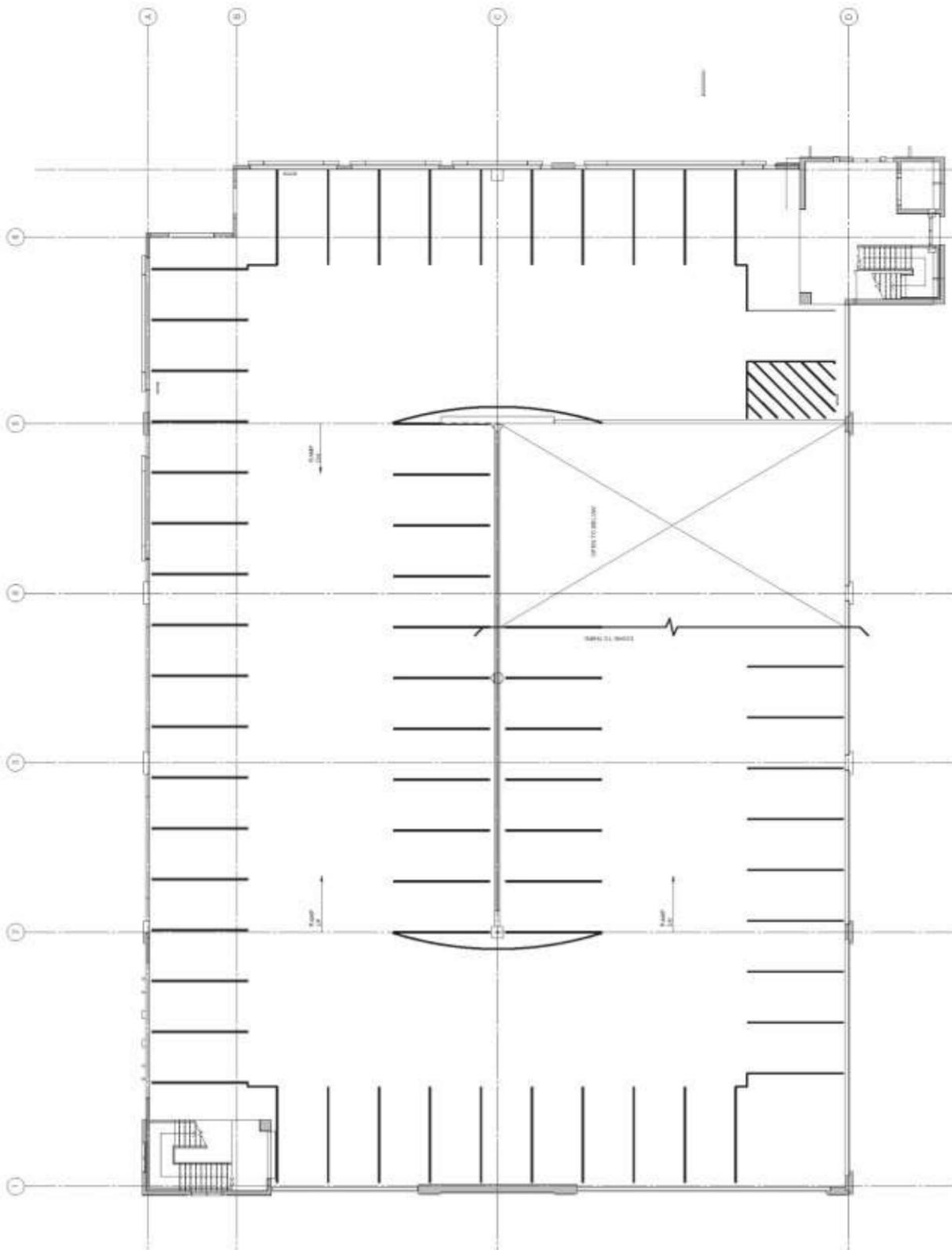
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THIRD TIER  
 69 SPACES

# FLOOR PLAN

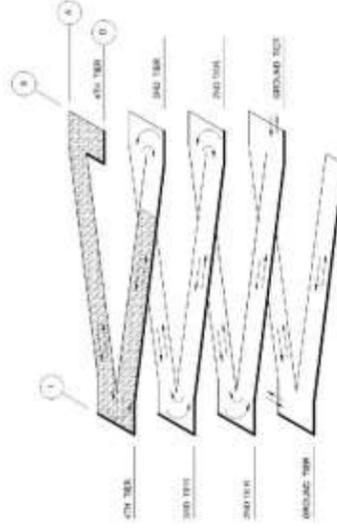
## LEVEL 4



PARKING SCHEDULE

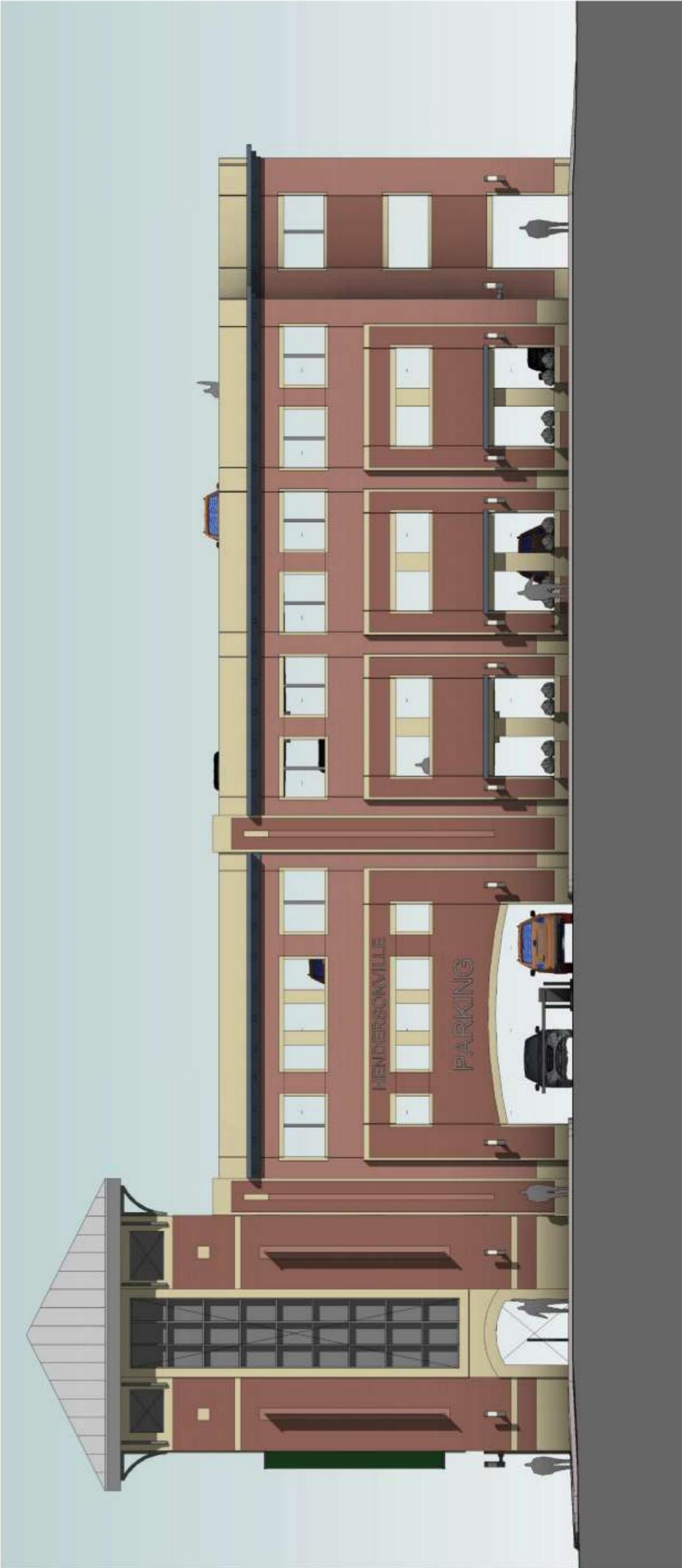
TIER	STANDARD	ACCESSIBLE CAR	ACCESSIBLE VAN	TOTAL
TOP TIER	60	0	0	60
THIRD TIER	69	0	0	69
SECOND TIER	69	0	0	69
GROUND TIER	47	6	2	55
	245	6	2	253

ISOMETRIC



TOPTIER  
 60 SPACES

**ELEVATION**  
NORTH



**ELEVATION**  
WEST

