



## 1202 Greenville Hwy Apartments

City of Hendersonville, NC  
Neighborhood Meeting



# Company Introduction

- Lock7 was founded 16 years ago in Washington, DC
- Offices in D.C. and Raleigh, NC
- Focused on residential development, including mixed-use, apartments, townhomes and condos
- Missing-middle housing, both for-rent and for-sale
- Targeting markets experiencing housing shortages



# PROJECTS IN PLANNING



## REEMS CREEK TOWNHOMES

480 REEMS CREEK RD  
WEAVERVILLE, NC

- +/-140 townhomes
- 17.7 acres
- Annexing into Town of Weaverville
- Estimated completion 2024



## THE LOCKS at FUQUAY VARINA

PURFOY RD & OLD HONEYCUTT  
FUQUAY-VARINA, NC

- +/- 229 apartments, 80k sf of nonresidential space & 1 acre of civic space
- 17-acre site
- Form-based rezoning
- Estimated completion 2023



## COKER PLACE

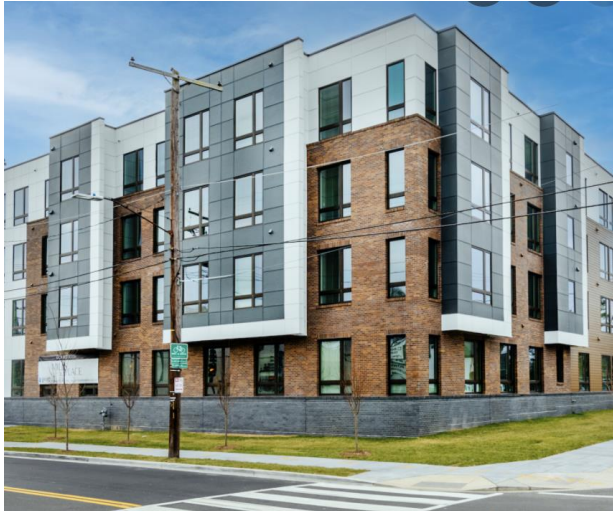
710 N ESTES DR  
CHAPEL HILL, NC

- 107-unit townhome and condo community
- 7-acre site
- 1-,2-,3-, and 4- bedroom units
- Estimated completion 2024





# SELECT PAST PROJECTS



## MILLS PLACE

1736 RHODE ISLAND AVE NE  
WASHINGTON, DC 20018

- 61-unit affordable housing project in Brookland
- Received funding from DC's Housing Production Trust Fund (HPTF)
- 13 of the units provide Permanent Supportive Housing
- Completed Winter 2020



## THE ARCHIE

4111 KANSAS AVE NW  
WASHINGTON, DC 20011

- 40-unit project located in Petworth
- 4 blocks to Georgia Ave-Petworth Metro
- Sold completed building Winter 2022



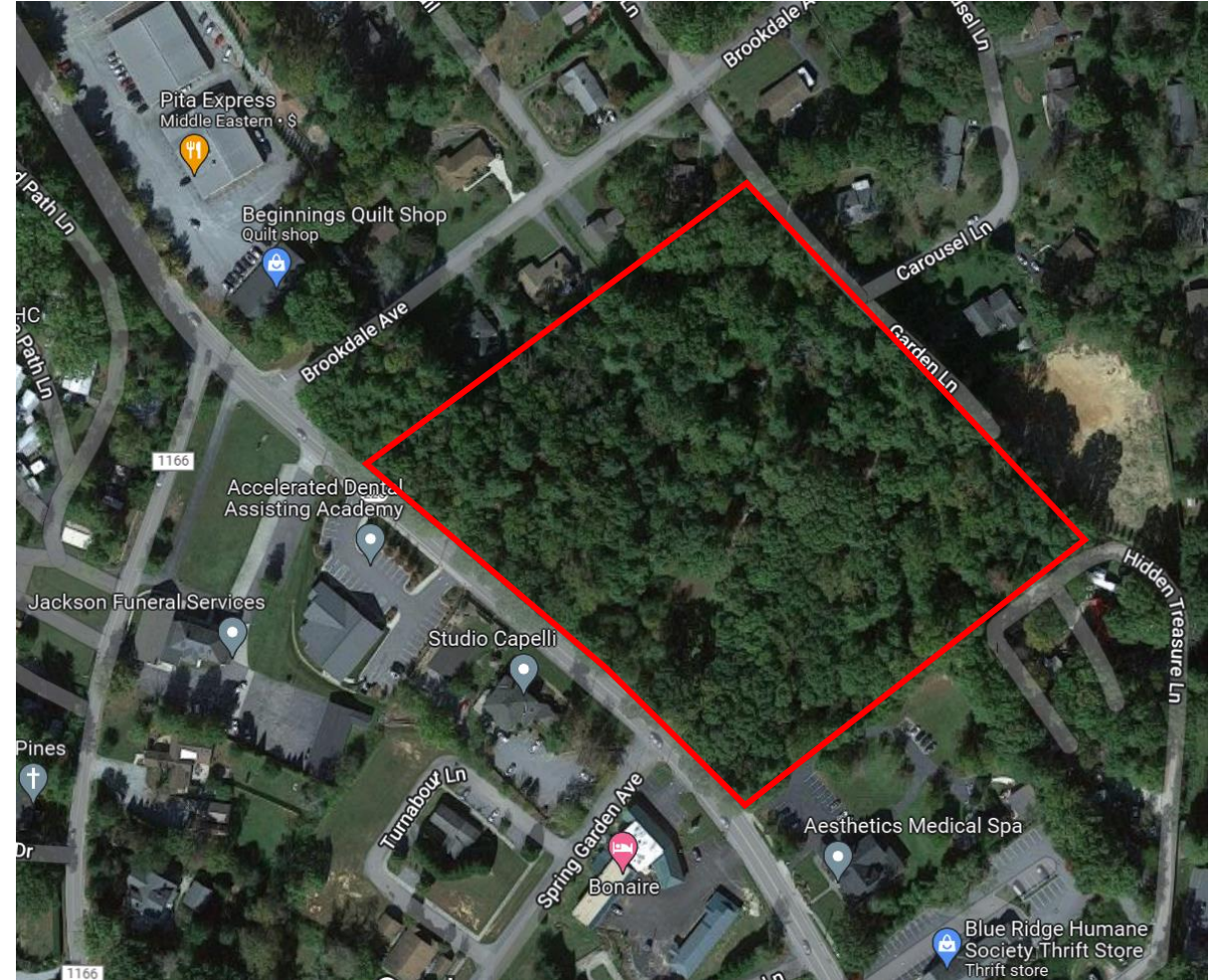
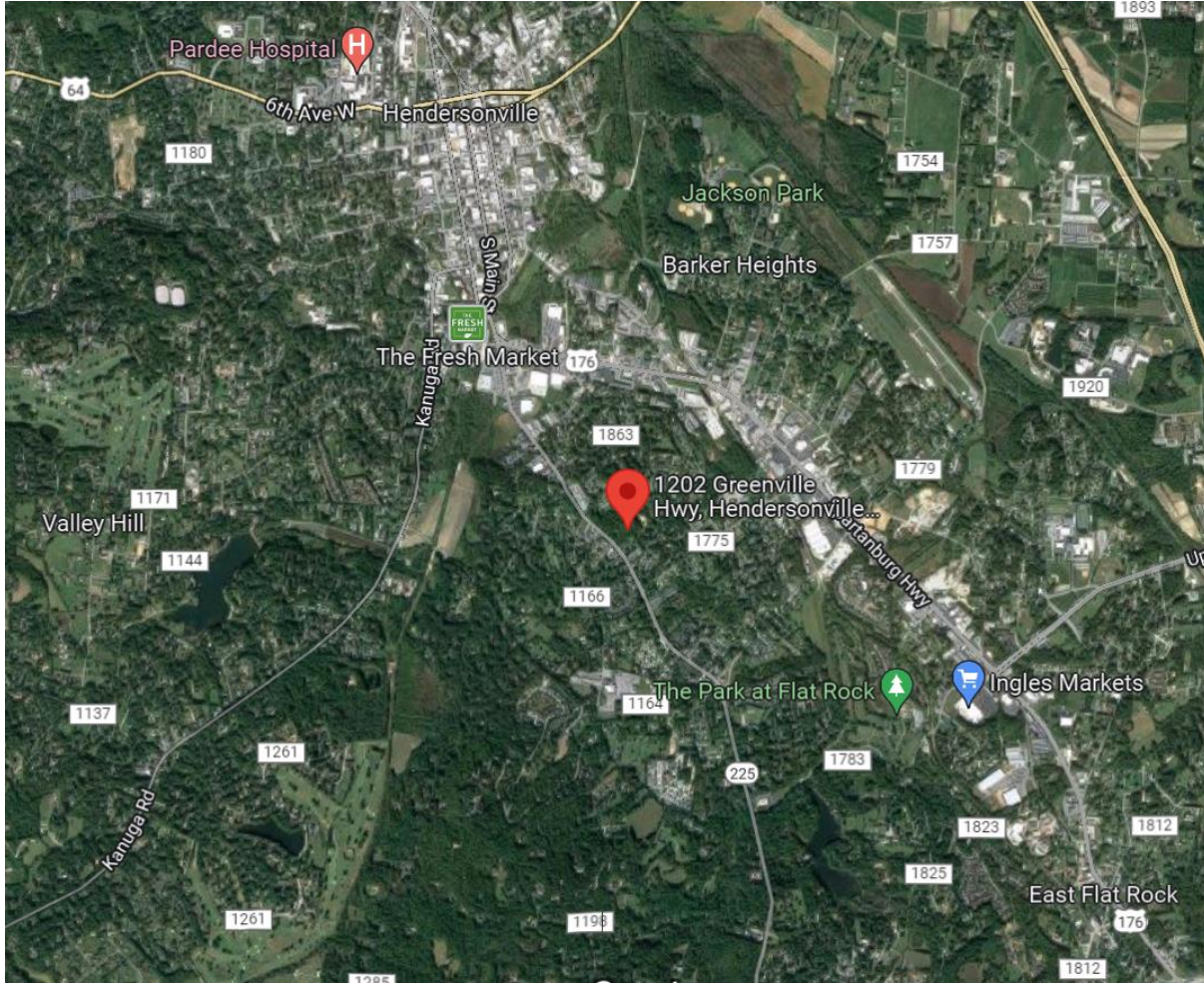
## THE COMMODORE

5230 GEORGIA AVE NW  
WASHINGTON, DC 20011

- 26-unit condominium project located in Petworth
- Completed Summer 2020



# 1202 Greenville Hwy Site Context





# Project Details

- +/- 185 apartment units on 6.76 acres
- City of Hendersonville zoning GHMU
  - No variances requested
- 3-stories with footprints less than 12,000 sf
- Walking trails, civic green space, pool, and clubhouse
- Working with existing grade
- Tree buffers for privacy to neighboring homes
- Working with City on affordable housing plan
- TIA conducted by Gannett Fleming found no noticeable impact

Development Standard	GHMU	Proposed
Density	No Limit	27 du/ac
Height Limit	42'	<42 ft.
Max. Building Footprint	12,000 sf	<12,000 sf
Parking Requirement	1 per unit	1.2 per unit
Minimum Setbacks		
Front	0 ft.	50 ft.
Sides	20 ft.	25-120 ft.
Rear	20 ft.	20-70 ft.

# Future Land Use

- Map calls for High Intensity Neighborhood
  - Goal: Encourage high-density housing that supports Neighborhood and Regional Activity Centers
  - Recommended Land Use: multi-family and single family attached residential, planned residential developments, open space
  - Locations: Priority infill development areas where high-density development is desirable and/or expected, including:
    - Major Thoroughfare corridors near Neighborhood Activity Centers
    - Areas surrounding Regional Activity Centers
- Located within 1 mile from two separate activity nodes in Neighborhood Activity Centers

## High-Intensity Neighborhood



### GOAL

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.

### RECOMMENDED LAND USES

#### Primary

- Single-family attached and multi-family residential
- Planned Residential Developments
- Open space

#### Secondary

- Public and institutional uses
- Offices and retail along thoroughfares
- Recreational amenities

### DEVELOPMENT GUIDELINES

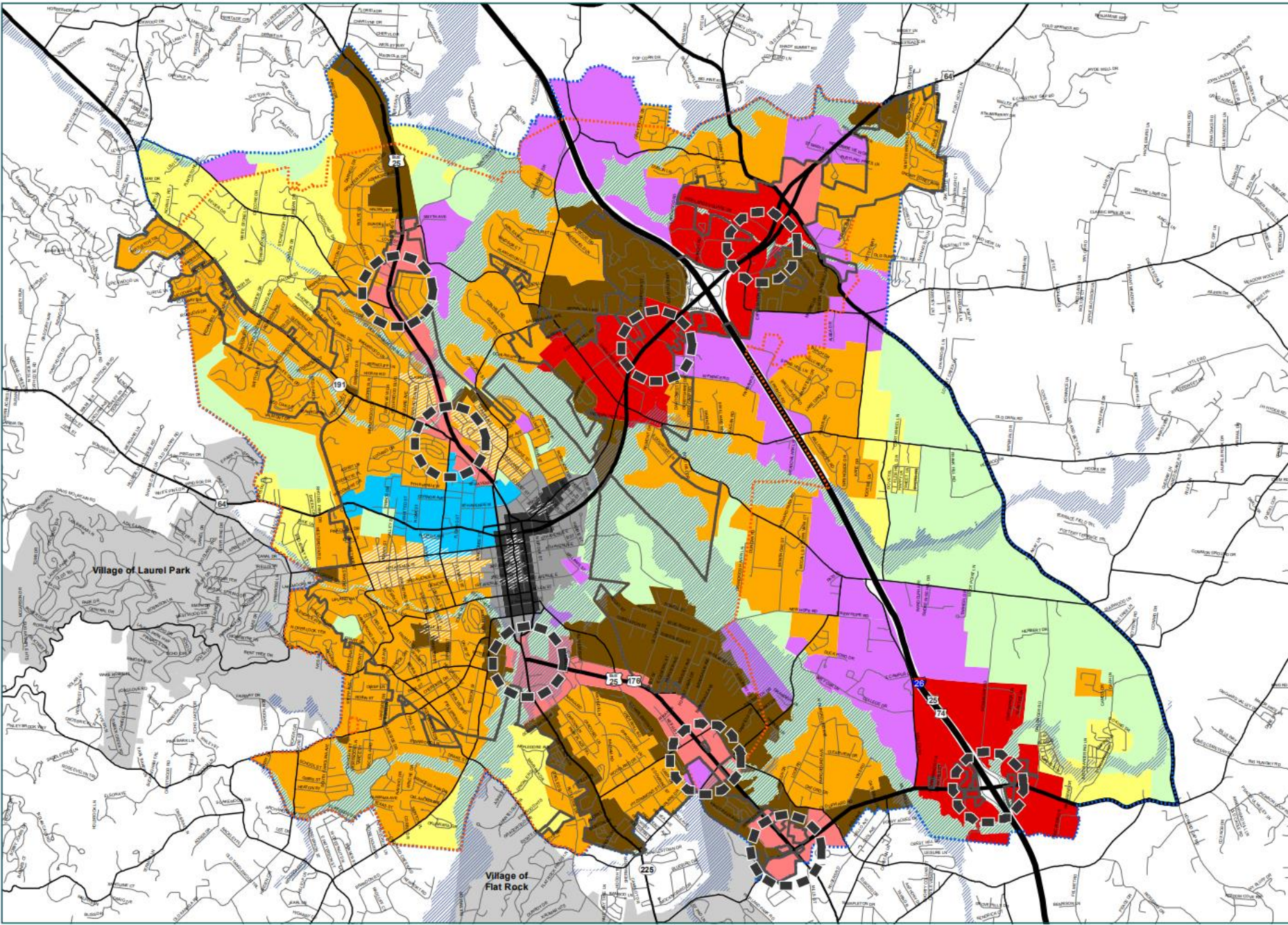
- Eight or more units per gross acre
- Placement of non-residential and higher-density residential buildings close to major roadways and Activity Centers
- At least 60% open space in new residential developments greater than three acres
- Architectural guidelines to ensure compatibility between different land uses
- Walkable neighborhood design





Map 8.3b:  
Future Land Use

- Legend**
- City Limits
  - ⋯ Extra Territorial Jurisdiction
  - ⋯ Proposed ETJ Expansion
  - Historic Districts
  - ▨ 100-Year Floodplain
- Roadway Classifications**
- Boulevard
  - Freeway
  - Major Thoroughfare
  - Minor Thoroughfare
- Future Landuse Categories**
- Business Center
  - Regional Activity Center
  - Downtown Core
  - Downtown Support
  - Urban Institutional
  - Neighborhood Activity Center
  - High Intensity Neighborhood
  - Medium Intensity Neighborhood
  - Low Intensity Neighborhood / Agricultural
  - Natural Resource / Agricultural
- Activity Node



March 2009

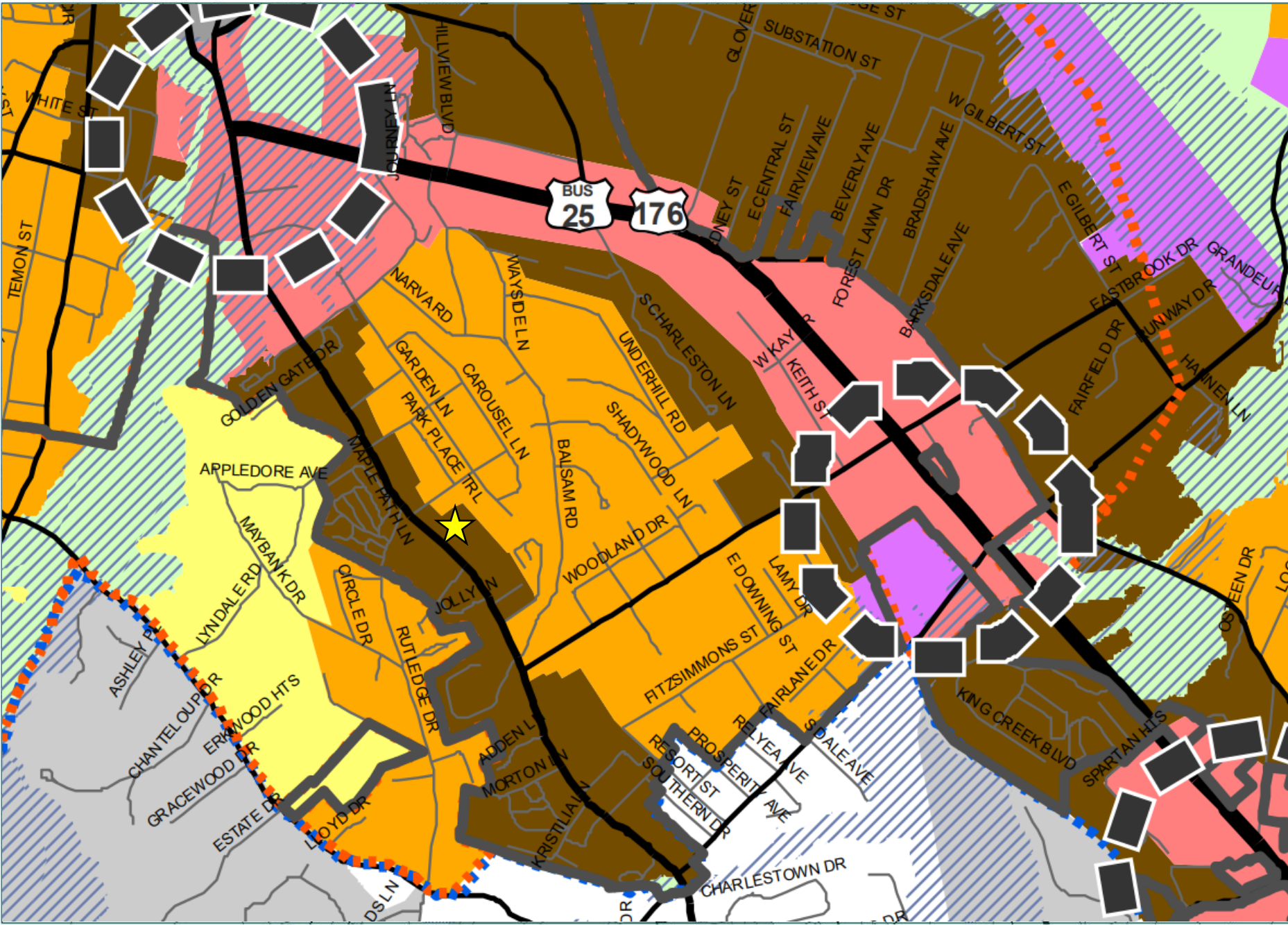
Sources:  
City of Hendersonville  
Henderson County  
USGS





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March 2009

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# 2030 Comprehensive Plan

- Chapter 2: Population and Housing Goals
  - PH-1.1 Promote compatible infill development
  - 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
  - PH- 2.2 Encourage provision of affordable housing units in new developments.
  - PH- 3.2 Encourage mixed land use patterns that place residents within walking distance of services.





# Precedent Imagery





# Why Hendersonville?

- Authentic downtown with a Main Street
- Strong sense of community
- Strong schools
- Population growth
- Great quality of life
- Shortage of housing
- Projects under development in Arden and Weaverville





# Community Benefits

- Provides high-quality, thoughtful missing-middle housing close to downtown and activity centers
- Gives more people the chance to walk and bike to nearby retail and offices which can reduce traffic
- Close to the Ecusta Trail
- Increased economic activity of new residents will support businesses in the area
- Expected project costs of \$40MM will directly benefit local contractors and subcontractors
- City will receive permit fees, tap fees, and increased tax revenue

# We Want Your Support

Please let us know your questions, concerns, and comments.

Thank you all for your time. Please don't hesitate to reach out.



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