

AGENDA

CITY OF HENDERSONVILLE CITY COUNCIL – REGULAR MEETING

JANUARY 9, 2020 – 5:45 P.M.

Council Chambers – City Hall
160 Sixth Avenue E.
Hendersonville NC 28792

1. **Call to Order**
2. **Invocation and Pledge of Allegiance to the Flag**
3. **Public Comment Time:** *Up to 15 minutes is reserved for comments from the public for items not listed on the agenda*
4. **Consideration of Agenda**
5. **Consideration of Consent Agenda:** *These items are considered routine, noncontroversial in nature and are considered and approved by a single motion and vote.*
 - A. **Consideration of Minutes:** December 5, 2019 Regular Meeting
 - B. **Consideration of Budget Amendments**
 - i. SAFER Grant
 - ii. GIS Position
 - iii. Public Works – Patton Park Admin Building - Revenue
 - C. **Consideration of French Broad Metropolitan Planning Organization Dues Increase**
 - D. **Consideration of Three-Way Stop on Williams Street**
 - E. **Consideration of Resolution of Intent to Close a Portion of an Unimproved Right-of-way for West Pine Street located on PINs 9568-44-6575 and 9568-44-5754**
 - F. **Consideration of Eminent Domain Approval for Half-Way Tree Sewer Project**
 - G. **Consideration of Special Event Permit for Bike Night During Friday Night Music on Main**

H. Consideration of Tax Discoveries, Releases, Refunds, and Forgiven Interest

6. Recognition - Adam Murr – Certified Budget and Evaluation Officer
7. **Consideration of an Application from Marilyn Gordon of Miken, LLC to Rezone Parcels 9568-64-8536 and 9568-64-8783 Located Between White Street and Hebron Road from R-15 Medium Density Residential to C-2 Secondary Business District (Second Vote Required)**
Presenter: Senior Planner Daniel Heyman
8. **Public Hearing - Consideration of an Order to Permanently Close Ivy Lane, A Portion of Midway Street, A Portion of an Unnamed Alley, and Huger Street**
Presenter: Senior Planner Daniel Heyman
9. **Public Hearing - Consideration of Application from Mr. Mark Campbell of Carter Engineering Consultants, Inc., for a Rezoning Parcel 9568-94-4473 and located at 640 Spartanburg Highway from PCD Planned Commercial Development to C-3 CZD Highway Business Conditional Zoning District**
Presenter: Planner Tyler Morrow
10. **Discussion of Highland Lake Road**
Presenter: City Manager John Connet
11. **Presentation on Wastewater Treatment Plant Project Update**
Presenter: Wastewater Treatment Facility Manager Garret DeMoss
12. **Discussion of Options for Fire Station**
Presenter: Mr. Jim Powell, ADW Architects
13. **Review and Discussion of City Attorney Job Description and Hiring Process**
Presenter: City Manager John Connet
14. **Reports/Comments by Mayor and City Council Members**
15. **Staff Reports**
 - A. **Report on Contingencies**
 - B. **Report on Disposition of Surplus Property**
16. **Consideration of Appointments to Boards/Commissions**
17. **New Business**
18. **Adjourn**



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Brian Pahle/Adam Murr

Department: Admin

Date Submitted: 12/23/19

Presenter: Brian Pahle/Adam Murr

Date of Council Meeting to consider this item: 01/09/20

Nature of Item: Council Action

Summary of Information/Request:

Item # 05b i

Budget Amendments for SAFER Grant Costs.

These budget amendments will cover costs associated with the SAFER grant accepted by the City in 2019. These cost impacts relate to personnel and benefits, operating, and facilities. The cost breakdown was presented in a Herald the week of Dec. 23rd. I have attached a short e-mail summary of the costs in addition to the budget amendment.

There are two separate amendments. One will cover the General Fund impacts for FY20. The other amendment will provide budget for the existing grant project ordinance, used to account for the SAFER grant funds.

Existing budget capacity and an increase in fund balance appropriation is proposed to pay for these General Fund budget impacts.

Budget Impact: \$ 297,584 Is this expenditure approved in the current fiscal year budget? No If no, describe how it will be funded.

Budget amendments, attached.

Suggested Motion:

I resolve to approve the budget amendments as presented.

Attachments:

Budget Amendments

BUDGET AMENDMENT

FUND: 10

ACCOUNT NUMBER					
ORG	OBJECT	PROJECT	DESCRIPTION OF ACCOUNT	INCREASE	DECREASE
100030	423000		SALES & USE TAX	152,780.00	
100090	499200		FUND BALANCE APPROPRIATION	34,200.00	
109910	599100		CONTINGENCIES		101,854.00
104340	512100		SALARIES & WAGES REGULAR	70,595.00	
104340	512200		SALARIES & WAGES OVERTIME	9,521.00	
104340	512250		SALARIES & WAGES HOLIDAY PAY	3,491.00	
104340	512800		SALARIES & WAGES HALFTIME	4,030.00	
104340	518100		FICA	5,401.00	
104340	518300		MEDICAL INSURANCE	14,268.00	
104340	518200		RETIREMENT	6,318.00	
104340	518600		WORKER'S COMP. INSURANCE	2,026.00	
104340	550000		NON CAPITAL EQUIPMENT	63,950.00	
104340	537000		ADVERTISING	250.00	
104340	519000		PROFESSIONAL SERVICES	20,484.00	
104340	532100		TELEPHONE	1,000.00	
104340	526000		OFFICE SUPPLIES	600.00	
104340	529900		SUPPLIES & MATERIALS	500.00	
104340	521200		UNIFORMS	20,400.00	
104340	521300		PROTECTIVE EQUIPMENT	66,000.00	
FUND 10			TOTAL REVENUES	186,980.00	-
			TOTAL EXPENDITURES	288,834.00	101,854.00

An amendment to budget for one-time operational costs and recurring personnel costs for the 2019 SAFER grant hires.


CITY MANAGER

Date: 12-23-19

APPROVED BY CITY COUNCIL:

DATE: 1/9/2020

Pahle, Brian

From: Pahle, Brian
Sent: Monday, December 23, 2019 9:09 AM
To: Connet, John
Subject: SAFER Details

John,

See the SAFER budget details below...

Total FY20 Budget Impact (personnel, equipment, etc...) = \$297,584

- Personnel = \$107,010
- Operating (one-time) = \$190,574

Budget Amendment to Cover = Increase of \$186,980

- Increase Sales Tax = \$152,780
- Decrease Contingencies = \$110,604 (leaves \$100k in budget)
- Increase Fund Balance Appropriation = \$34,200 (total \$777,396)

Original Estimated Budget Impact = \$496,126

- Personnel = \$169,233
 - Operating (one-time) = \$326,893
- *HFD staff cut \$136,319 out of original request

Fund Balance Impact (EOY Estimate)

- Looking at our current financials and known upcoming costs, I would expect the City to increase its fund balance at year end, in the range of \$250k - \$500k.

Other Considerations

- A grant project ordinance will be presented at the January meeting to budget and account for the SAFER revenues coming from the grant and covering a portion of firefighter salaries.
- A CIP impact will occur in FY21 for the purchase of a second set of turn-out gear (PPE) for the new hires, approximately \$40k.
- Staff has requested to purchase additional equipment for the new fire engine early (already approved loan budget with reimbursement resolution) using cash on hand to outfit the reserve engine to function as E-3 until the new engine arrives in November. The new equipment will move onto the new E-3 when it arrives.

Thank you,
Brian

BUDGET AMENDMENT

FUND: 365

ACCOUNT NUMBER					
ORG	OBJECT	PROJECT	DESCRIPTION OF ACCOUNT	INCREASE	DECREASE
3650000	512100		Salaries & Wages Regular	802,916.00	
3650000	512250		Salaries & Wages Holiday Pay	39,705.00	
3650000	512800		Salaries & Wages Halftime	45,840.00	
3650000	518100		FICA Tax Expense	61,423.00	
3650000	518200		Retirement Expense	71,862.00	
3650000	518300		Medical Insurance	230,579.00	
3650000	498900		Grant Proceeds	1,252,325.00	
FUND 365			TOTAL REVENUES	1,252,325.00	-
			TOTAL EXPENDITURES	1,252,325.00	-

An amendment to the existing grant project ordinance to account for additional funds received for the 2019 SAFER grant award. Grant accounting and administration is done through a separate multi-year fund/ordinance to improve reporting and accounting practices.


 CITY MANAGER

Date: 12-27-19

APPROVED BY CITY COUNCIL:

DATE: 1/9/2020



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Brian Pahle/Adam Murr

Department: Admin

Date Submitted: 12/27/19

Presenter: Brian Pahle/Adam Murr

Date of Council Meeting to consider this item: 01/09/20

Nature of Item: Council Action

Summary of Information/Request:

Item # 05b ii

A budget amendment to pay for a requested new GIS Technician position. This position is identified in the water/sewer strategic planning meetings and will serve to better the system. The position was pursued now, as a Civil Engineer position is proposed to convert to a lower salary grade position, creating the budget surplus to help pay for the new GIS position.

Budget Impact: \$ 34,712 Is this expenditure approved in the current fiscal year budget? No If no, describe how it will be funded.

Through existing salary budget and an increase in septic tank disposal revenues.

Suggested Motion:

I resolve to approve the budget amendment as presented.

Attachments:

Budget Amendment

BUDGET AMENDMENT

FUND: 60

ACCOUNT NUMBER					
ORG	OBJECT	PROJECT	DESCRIPTION OF ACCOUNT	INCREASE	DECREASE
600013	451400		Septic Tank Disposal	34,721.00	
607114	512100		Salaries & Wages Regular	21,341.00	
607114	518100		FICA Tax Expense	1,633.00	
607114	518200		Retirement Expense	1,910.00	
607114	518300		Health Insurance	9,837.00	
FUND 60			TOTAL REVENUES	34,721.00	
			TOTAL EXPENDITURES	34,721.00	

An amendment to provide funding for a second GIS position in the Engineering Department. Identified in the water/sewer strategic plan, additional GIS positions are needed for the longevity and continuous improvement of the utility system. This new position will add to the capacity of the Engineering Department and its efficiency in utility GIS functions. This position is being created through the conversion of an existing Civil Engineer position to an Administrative Assistant position. The difference in salaries created the option to add a GIS position at lower cost (\$34,721), including all benefits. The remaining cost is proposed to be paid by an increase in septic tank disposal revenues. This revenue line has averaged approximately \$200k for the past 4 years and is only budgeted at \$120k. This will cover the continued future cost of the position.


 CITY MANAGER

Date: 12-27-19

APPROVED BY CITY COUNCIL:

DATE: 1/9/2020



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Adam Murr

Department: Admin

Date Submitted: 12/31/2019

Presenter: John Connet

Date of Council Meeting to consider this item: 01/09/2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 05b iii

Budget Amendment(s):

1. Public Works Patton Park Admin Building | Fund 10 | Increase | \$7,500

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Impacts are described on the amendment sheets below.

Suggested Motion:

I move City Council resolve to approve the budget amendment(s) as proposed.

Attachments:

Budget Amendment(s):

BUDGET AMENDMENT

FUND: 10

ACCOUNT NUMBER					
ORG	OBJECT	PROJECT	DESCRIPTION OF ACCOUNT	INCREASE	DECREASE
100060	461400		FACILITY RENTAL INCOME	7,500.00	
104270	552000		CAPITAL OUTLAY EQUIPMENT	7,500.00	
FUND 10			TOTAL REVENUES	7,500.00	
			TOTAL EXPENDITURES	7,500.00	

This budget amendment increases revenue from the rental of the Patton Park Admin building. The City did not budget for this revenue; however, since the adoption of the original budget, Blue Ridge Literacy Council has agreed to rent the facility for \$7,500 in fy19-20. A corresponding increase to the Public Works budget will be made, funding the purchase and installation of a heat pump for the Patton Park Admin building.

CITY MANAGER

Date: _____

APPROVED BY CITY COUNCIL:

DATE: 12/17/2019



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: John Connet

Department: Admin

Date Submitted: 12/27/2019

Presenter: John Connet

Date of Council Meeting to consider this item: 1/09/2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 05c

The French Broad River Metropolitan Planning Organization is considering increasing the salary of its staff positions and the hiring of additional staff to focus on the transportation issues within the region. This request is being made by MPO Chairman Bill Lapsley. The salary increase and additional staff person will require a dues increase for MPO members. The City of Hendersonville's increase will be \$318 for FY 19-20 and \$1090 per year beginning FY 20-21. City staff believes that the salary increases are needed to maintain staff continuity and an additional staff member will provide additional transportation planning in our growing region.

Budget Impact: \$ 318 (FY 20) \$1090 (Future) Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

I move that the City Council resolve to support the salary increases and additional staff person at the French Broad River Metropolitan Planning Organization.

Attachments:

Email requesting additional funding

Connet, John

From: Tristan Winkler <tristan@landofsky.org>
Sent: Monday, December 09, 2019 2:04 PM
Cc: Erica Anderson; William Lapsley (Henderson Co) 2nd email; 'brownie.newman@buncombecounty.org'; Amanda Edwards (Amanda.Edwards@buncombecounty.org); 'juliemayfield@avlcouncil.com'; gwenwisler@avlcouncil.com; Kevin Ensley; Matthew Wechtel (Madison County); Hensley, Jennifer; 'Josh O'Conner (josh.oconner@buncombecounty.org)'; Autumn Radcliff; swyatt@hendersoncountync.gov; dcampbell@ashevillenc.gov; 'Ken Putnam'; jmorris@ashevillenc.gov; Barb Mee; Connet, John; bryant.morehead@haywoodcountync.gov; Jodie Ferguson (Haywood); rhites@waynesvillenc.gov; 'Elizabeth Teague'; Forrest Gilliam
Subject: MPO Dues Discussion

Follow Up Flag: Follow up
Flag Status: Completed

Be Advised: This email originated from outside of the Hendersonville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

During a discussion at last month's MPO meeting, MPO Board Chair Commissioner Lapsley recommended moving forward with a plan to add an additional staff person and address compensation at the MPO. The MPO is funded 80% by federal funds that require a 20% match from local jurisdictions, so the proposed changes would increase local dues. Below is the breakdown of the estimated dues impact for each dues-paying member if those changes were to be adopted and implemented after the January Board meeting. Please discuss this information with your respective boards so the MPO Board may consider these changes at their January 23rd meeting.

FY 2020 Amendment:

	Total	STBG Funds	Local Funds
General Increases	\$47,984	\$38,387	\$9,597

Jurisdiction	Percentage of Dues/Population	Total Dues Increase
Buncombe County	36.56%	\$3,508.66
City of Asheville	21.07%	\$2,022.09
Henderson County	23.64%	\$2,268.73
City of Hendersonville	3.32%	\$318.62
Haywood County	10.6%	\$1,017.28
Town of Waynesville	2.49%	\$238.97
Madison County	2.32%	\$222.65

The full-year increase for FY 2021 between the Proposed Changes vs. No changes:

	Total	STBG Funds	Local Funds
General Increases	\$164,162	\$131,330	\$32,833

Jurisdiction	Percentage of Dues/Population	Total Dues Increase
Buncombe County	36.56%	\$12,003.74
City of Asheville	21.07%	\$6,917.91
Henderson County	23.64%	\$7,761.72
City of Hendersonville	3.32%	\$1,090.06
Haywood County	10.6%	\$3,480.30
Town of Waynesville	2.49%	\$817.54
Madison County	2.32%	\$761.73

Thank you and let me know if you have any questions or would like more information,

Tristan Winkler

French Broad River MPO Director
 Land of Sky Regional Council
 828.251.7454
Tristan@landofsky.org



All email correspondence to and from this address is subject to public review under the NC Public Records Law.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: John Connet

Department: Admin

Date Submitted: 12/18/2019

Presenter: John Connet

Date of Council Meeting to consider this item: 1/7/2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 05d

City employees and vehicles have had numerous close calls from traffic traveling on Williams Street near the 1st Avenue East intersection. Currently, City employees must pass thru this intersection to reach the parking area/yard for the Water & Sewer trucks. At the end of the day, the trucks returning on Williams Street cannot always see the traffic coming down 1st Avenue.

Following several employee complaints, the City Safety Committee would like to recommend the installation of a three way stop at Williams Street and 1st Avenue East. There is already a stop sign coming out of the truck yard.

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? Yes No If no, describe how it will be funded.

Suggested Motion:



I move that City Council direct staff to install a three stop at the intersection Williams Street and 1st Avenue East.

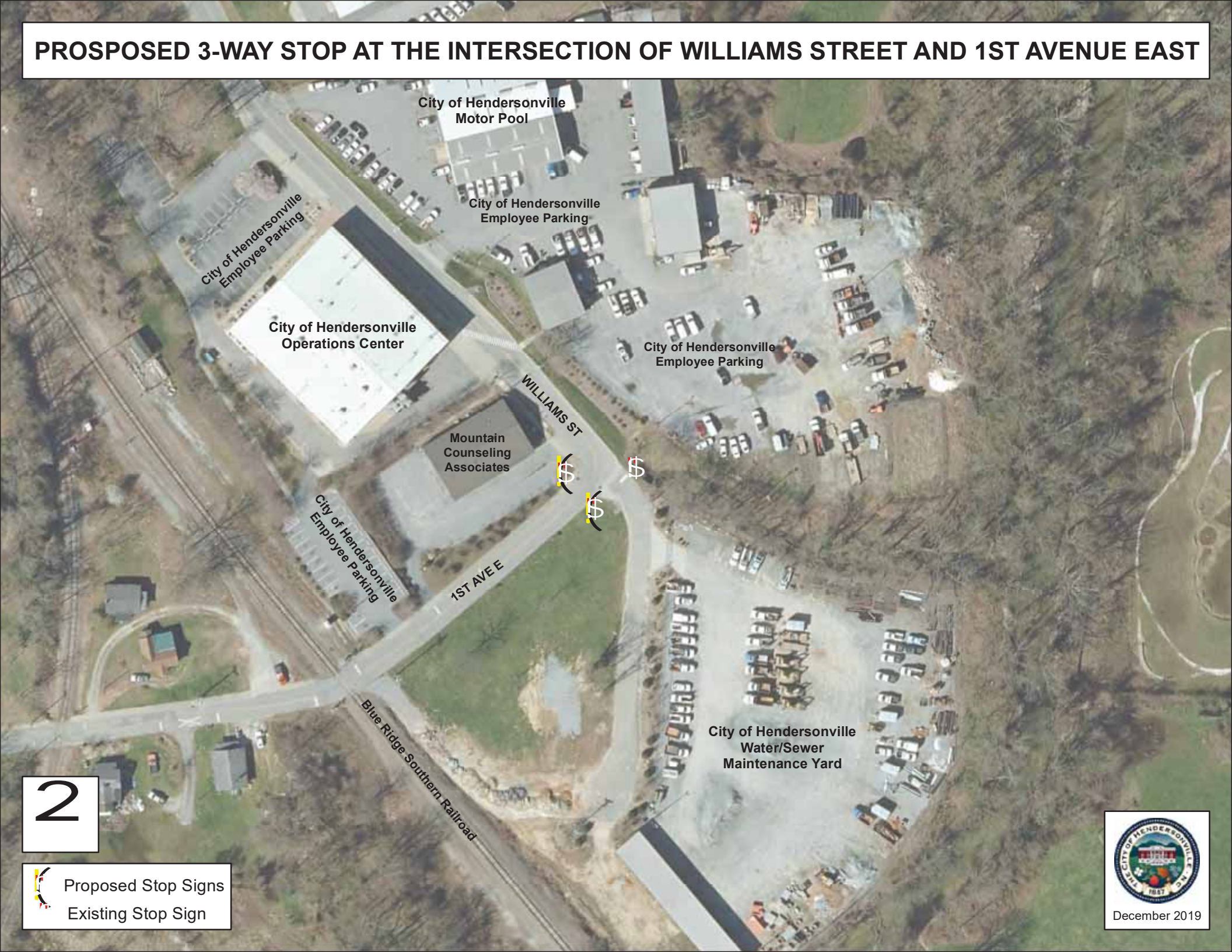
Attachments:

Map

PROPOSED 3-WAY STOP AT THE INTERSECTION OF WILLIAMS STREET AND 1ST AVENUE EAST

2

 Proposed Stop Signs
 Existing Stop Sign



December 2019



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

Submitted By: Susan Frady

Department: Development Asst Dept

Date Submitted: 12/9/19

Presenter: Susan Frady, Development Asst Director

Date of Council Meeting to consider this item: 1/9/20

Nature of Item: Council Action

Summary of Information/Request:

Item # 05e

The City has received an application from Stephen Robertson to close a portion of an unimproved right-of-way (25' ft) for West Pine Street located on PIN 9568-44-6575 and 9568-44-5754. West Pine Street is an open street with a 70' ft. right-of-way. The proposal is to leave a 45' ft. wide portion of the right-of-way and close 25' ft. of the right-of-way.

General statute 160A-299 has procedures for permanently closing streets and alleys. Whenever there is a proposal to permanently close any street or public alley, the City Council shall first adopt a resolution declaring its intent to close the street or alley and shall set a date for a public hearing. At this public hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest or the property rights of any individual.

The Resolution of Intent setting March 5, 2020 as the public hearing date is attached.

Budget Impact: \$ 0 Is this expenditure approved in the current fiscal year budget? ^{N/A} If no, describe how it will be funded.

Suggested Motion:

I move Council to adopt the Resolution of Intent for the closing of an unimproved right-of-way (25' ft.) for West Pine Street located on PIN 9568-44-6575 and 9568-44-5754 as petitioned by Stephen Robertson.

Attachments:

Resolution of Intent
Survey
Legal Description

RESOLUTION OF INTENT

A resolution declaring the intention of the City of Hendersonville City Council to consider closing a portion of an unimproved ROW (25' ft.) for West Pine Street located on PIN 9568-44-6575 and 9568-44-5754.

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

WHEREAS, Stephen Robertson, has petitioned the Council of the City of Hendersonville to close a portion of an unimproved ROW (25' ft.) for West Pine Street located on PIN 9568-44-6575 and 9568-44-5754.

WHEREAS, the City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of a portion of an unimproved ROW (25' ft.) for West Pine Street located on PIN 9568-44-6575 and 9568-44-5754.

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

1. A meeting will be held at 5:45 p.m. on the fifth day of March 2020, in the Council Chambers of City Hall to consider closing a portion of an unimproved ROW (25' ft.) for West Pine Street.
2. The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks.
3. The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street a copy of the Resolution of Intent.
4. The City Clerk is further directed to cause adequate notices of the Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

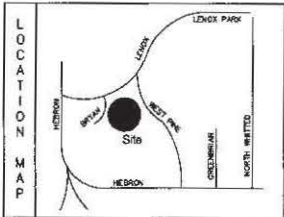
Adopted by the City Council at a meeting held on the ninth day of January 2020.

Barbara G. Volk, Mayor

ATTEST:

Tammie K. Drake, City Clerk

(Seal)



SKETCH OF RIGHT OF VACATION
Dawn & Stephen Robertson
 706 Bryan Avenue
 Hendersonville Township, Henderson County
 State of North Carolina

LINE DATA

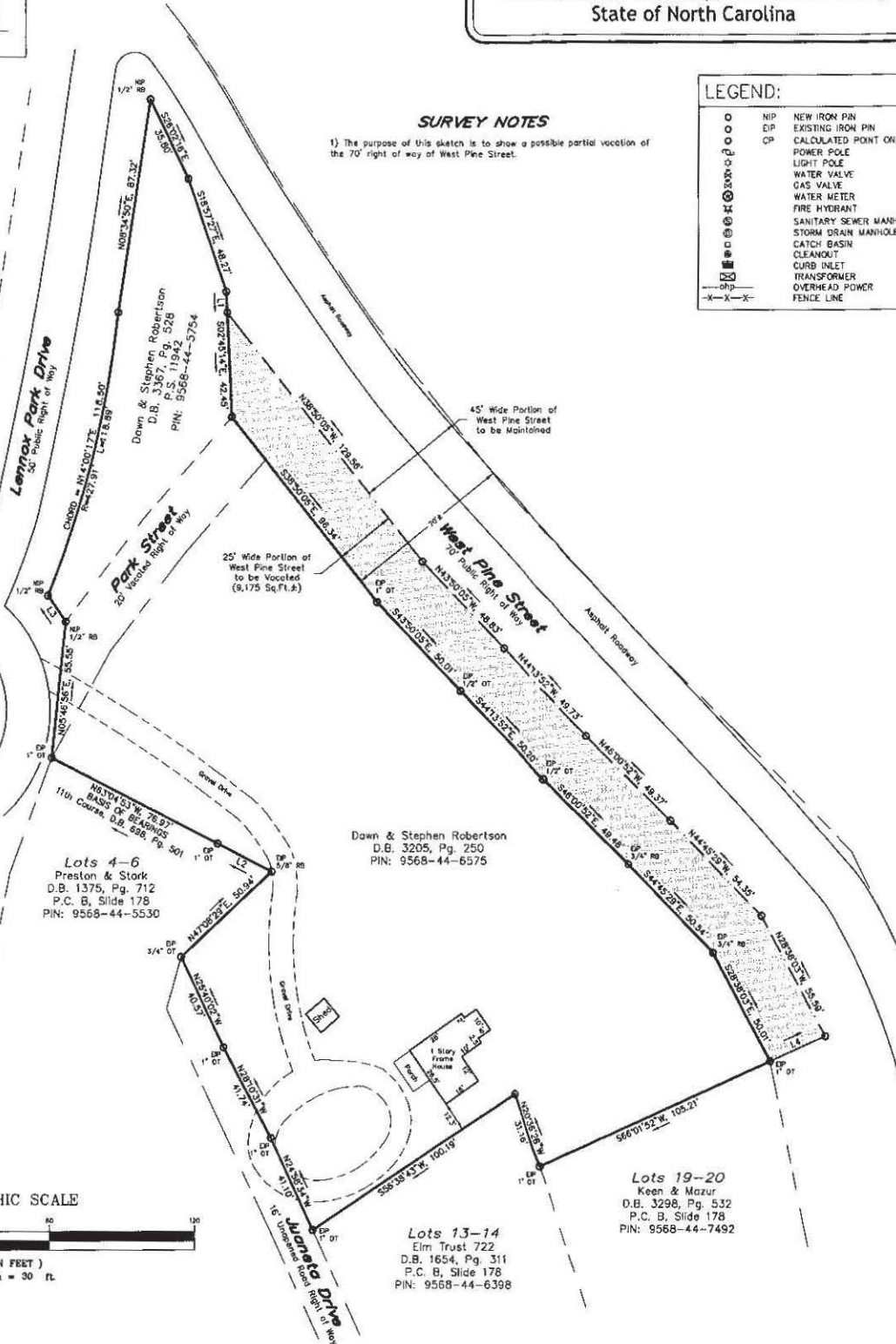
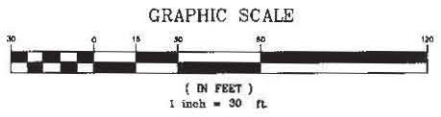
LINE	BEARING	LENGTH
L1	S82°45'14"E	6.53'
L2	N63°02'27"W	29.04'
L3	N34°41'11"W	12.69'
L4	N66°01'52"E	25.04'

SURVEY NOTES

1) The purpose of this sketch is to show a possible partial vacation of the 70' right of way of West Pine Street.

LEGEND:

○	NIP	NEW IRON PIN
◊	EP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
○		POWER POLE
○		LIGHT POLE
○		WATER VALVE
○		GAS VALVE
○		WATER METER
○		FIRE HYDRANT
○		SANITARY SEWER MANHOLE
○		STORM DRAIN MANHOLE
○		CATCH BASIN
○		CLEANOUT
○		CURB INLET
○		TRANSFORMER
○		OVERHEAD POWER
—X—X—X—		FENCE LINE



Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the plotted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.

This is to certify that the property shown on this plot was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.



FREELAND - CLINKSCALES + ASSOCIATES, INC. of NC
 Engineers & Land Surveyors
 201 2nd AVE. EAST
 HENDERSONVILLE, N.C. 28792
 (828) 687-8539
 (828) 687-4195 (fax)
 joan@ncoutlook.com
 Firm No. C-1662

REF. PLAT SLIDE	11942
REF. DEED. BOOK	3205/250 & 3367/528
TAX MAP	9568-44-5754 & 6575
PARTY CHIEF	TEC
DRAWN	TEC
DATE	November 6, 2019
DWG. NO.	H39127

West Pine Street Vacation Description

Being that certain 25 foot strip of West Pine Street to be vacated in the City of Hendersonville, Henderson County, North Carolina, and being more particularly described as follows:

Beginning found iron pipe at the intersection of the South right of way line of Park Street (vacated) and the West right of way line of West Pine Street as shown plat of Lenox Park as recorded in Plat Cabinet B, Slide 178A, Register of Deeds, Henderson County, North Carolina; Point of Beginning also being the Northernmost point of Block E of the aforesaid Lenox Park; thence along the West right of way line of West Pine Street the following six (6) courses to wit: (1) S38-50-05E for ~~74.00~~^{76.00} feet to a found iron pipe; (2) S43-50-05E for 50.01 feet to a found iron pipe; (3) S44-13-52E for 50.20 feet to a found iron pipe; (4) S46-00-52E for 49.48 feet to a found iron pin; (5) S44-45-29E for 50.54 feet to a found iron pin; (6) S 28-38-03E for 50.01 feet to a found iron pipe at the Southeast corner of Lot 18, Block E, Lenox Park; thence a new line N66-01-52E for 25.08 feet to a point; thence N28-38-03W for 55.59 feet to a point; thence N44-45-29W for 54.35 feet to a point; thence N46-00-52W for 49.37 feet to a point; thence N44-13-52W for 49.73 feet to a point; thence N43-50-05W for 48.83 feet to a point; thence N38-50-05W for 129.56 feet to a point on the West line of West Pine Street and the East line of that 0.15 Acre Parcel shown on a plat recorded at Plat Slide 11942, Register of Deeds, Henderson County, North Carolina; thence with the West right of way line of West Pine Street S02-45-14E for 42.45 feet to a found iron pin at the intersection of the North right of way line of Park Street (vacated) and the West right of way line of West Pine Street; thence S38-50-05~~W~~E for 22.34 feet to the Point of Beginning.

Containing 9,175 square feet, more or less.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Sam Fritschner

Department: Admin

Date Submitted: 31 December 2019

Presenter: John Connet

Date of Council Meeting to consider this item: 9 January 2019

Nature of Item: Council Action

Summary of Information/Request:

Item # 05f

Because of failing septic systems throughout the Halfway Tree mobile home park, the City, in conjunction with the State of North Carolina and possibly Henderson County, is looking to assist the developer in the construction of a sewer system to serve the park. We look to be approaching the property owners abutting the roadway known as Hood Heights to ask the to grant sewer easements, but since time may be critical, staff is seeking Council authorization to institute eminent domain actions against the (mostly unknown) owners of Hood Heights, as well as the abutting properties.

Budget Impact: \$0 _____ Is this expenditure approved in the current fiscal year budget? ^{N/A} If no, describe how it will be funded.

Suggested Motion:

I move the City Council to adopt the resolution authorizing the institution of eminent domain actions against the owners of Hood Heights and abutting properties for the purpose of acquisition of sewer easements.

Attachments:

Proposed resolution

RESOLUTION # _____

A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO FILE ACTIONS UNDER N.C.G.S. CHAPTER 40A WITH RESPECT TO CERTAIN REAL PROPERTIES IN HENDERSON COUNTY

WHEREAS the City Council finds it necessary in order to complete the construction of a sewer line awith related equipment within the right of way of Hope Heights in Henderson County, along with possible rights of way in adjacent properties, and

WHEREAS the City Council finds that efforts to purchase at a reasonable price certain properties needed for the said construction, and

NOW, BE IT THEREFORE RESOLVED that the City Attorney be and he is hereby authorized to cause the filing of actions under N.C.G.S. Chapter 40A with respect to the following identified real properties.

Record Owner:	PIN
Gloria M Ashley and Andrea Lynn Ashley Whiitcar	9577-17-3813
Rosalind H Ryan	9577-17-3618
Clifford A Conard and Viola M Conard	9577-17-3663
Clifford A Conard and Viola M Conard	9577-17-3454
Thomas Scott Treadway, Trustee	9577-17-4845
Sarah P. Hodges	9577-17-5764
Terry James Gibbs et ux.	9577-17-4683
James L. Horwitz and Deanna M. Horwitz	9577-17-5555
Matthew Cable and Kari Cable	9577-17-5441

Adopted this ninth day of January 2020.

Barbara Volk

Mayor, City of Hendersonville

ATTEST:

Tammie K. Drake, CMC

City Clerk



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Susan G. Frady

Department: Development Asst Dept

Date Submitted: 12-19-19

Presenter: Susan G. Frady, Development Asst Director

Date of Council Meeting to consider this item: 1-9-20

Nature of Item: Council Action

Summary of Information/Request:

Item # 05g

Bike Night

This event will replace the previous corvette nights during the Friday Night Music on Main Events. Bike Nights will be held on 6/19/20, 7/10/20, 7/24/20 and 8/7/20. During this event motorcycles will be displayed in the parking spaces along Main Street. On the remaining Friday nights, antique cars will be displayed as in past years. Main Street will be closed from Allen Street to Caswell from 5 P.M. - 8 P.M. This event is being sponsored by Shroader's Honda.

The Special Events Committee voted unanimously to approve this event.

Budget Impact: \$0 Is this expenditure approved in the current fiscal year budget? ^{N/A} If no, describe how it will be funded.

Suggested Motion:

I move City Council resolve to approve the special event permit for Bike Night.

Attachments:



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Jennifer Musselwhite

Department: Finance

Date Submitted: 12/19/2019

Presenter: Jennifer Musselwhite

Date of Council Meeting to consider this item: 01/09/2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 05h

The Deputy Tax Collector, Jennifer Musselwhite, would like to submit for your approval the tax bill adjustments occurring between November 20, 2019 and December 17, 2019. These adjustments include all Discoveries, Releases, Refunds, and Forgiven Interest. These adjustments were provided by Henderson County Tax Department. Documentation is available in the Tax Office.

Budget Impact: \$0 Is this expenditure approved in the current fiscal year budget? ^{N/A} If no, describe how it will be funded.

Suggested Motion:

I move Council to adopt the resolution directing and authorizing the Tax Adjustments submitted by Henderson County Tax and relieve the Deputy Tax Collector of the charges owed.

Attachments:

Summary Total of Tax Adjustments

**SUMMARY TOTAL OF DISCOVERIES, RELEASES, REFUNDS, AND
FORGIVEN INTEREST**

FOR TRANSACTIONS AS OF 12/17/2019

<i>VALUE CHANGE</i>	\$	(558,308)
<i>RELEASES</i>	\$	(3,345)
<i>REFUNDS</i>	\$	-
<i>FORGIVEN INTEREST</i>	\$	-
TOTAL TAX BILL ADJUSTMENTS	\$	(3,345)

Adjustments, Releases, Refunds are provided by Henderson County Tax



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Brian Pahle

Department: Admin

Date Submitted: 12/16/19

Presenter: Brian Pahle

Date of Council Meeting to consider this item: 01/09/19

Nature of Item: Council Action

Summary of Information/Request:

Item # 06

Recognition of Adam Murr for Certified Budget Evaluation Officer in North Carolina.
Brian will present the certification to Adam.

Budget Impact: \$0 Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

N/A

Attachments:

N/A



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Daniel Heyman

Department: Development Asst Dept

Date Submitted: 12-27-2019

Presenter: Daniel Heyman, Senior Planner

Date of Council Meeting to consider this item: 01-09-2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 07

The City is in receipt of an application for a rezoning from Miken, LLC. The applicant is requesting to rezone the subject property, parcel numbers 9568-64-8536 and 9568-64-8783, from R-15 Medium Density Residential to C-2 Secondary Business. The total area is approximately 0.81 acres.

On December 5, 2019, the City Council voted three in favor, two opposed, to adopt an ordinance rezoning the subject property. N.C.G.S. 160A-75 prohibits adopting an ordinance on its first reading except by a two-thirds majority of the City Council. Therefore, a second reading is required.

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

Motions are on page 7 of the memo.

Attachments:

Memo
Existing land use map, existing zoning map, future land use map
Relevant section of NCDOT's proposed White Street improvements
Applicant's survey with proposed ROW overlay

MEMORANDUM

TO: City Council
FROM: Development Assistance Department
RE: Miken, LLC Rezoning
FILE #: P19-26-Z
DATE: December 5, 2019

PROJECT HISTORY

The City is in receipt of an application for a rezoning from Miken, LLC. The applicant is requesting to rezone the subject property, parcel numbers 9568-64-8536 and 9568-64-8783, from R-15 Medium Density Residential to C-2 Secondary Business. The total area is approximately 0.81 acres. Photographs of the property can be found on page 9.

COMPREHENSIVE PLAN CONSISTENCY

According to N.C.G.S.160A-383, zoning map amendments shall be made in accordance with a comprehensive plan. As shown on the map located on page 12, the 2030 Comprehensive Plan's Future Land Use Map designates the subject area as Medium Intensity Neighborhood.

The purpose of the Medium Intensity Neighborhood future land-use category 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 primary and secondary recommended land uses for the Medium Intensity Neighborhood land use category are as follows:

Primary

- Single-family attached and detached residential
- Open space

Secondary

- Limited multi-family residential along roadways designated as

Boulevards or Thoroughfares

- Planned Residential Developments
- Recreational amenities
- Local public and institutional uses
- Recreational amenities

Parcels to the north are classified as High Intensity Neighborhood and Medium Intensity Neighborhood. Parcels to the east are classified as High Intensity Neighborhood. Parcels to the south are classified as Medium Intensity Neighborhood. Parcels to the

west are classified as Medium Intensity Neighborhood.

In 2017 the North Carolina General Assembly amended G.S. 160A-383 to add the ability for governing bodies when reviewing zoning map amendments that are not in compliance with comprehensive plans, to approve the map amendment and subsequently the comprehensive plan, along with an explanation of the change in conditions.

The applicant has requested to amend the 2030 Comprehensive Plan Future Land Use Map to designate this property as High Intensity Neighborhood. The goal of the High Intensity Neighborhood classification is to “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.”

Primary Land Uses:

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

Secondary Land Uses:

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

Notable changes in conditions in the vicinity of the subject area include Kanuga Road and White Street NCDOT roadway improvements. The Kanuga Road project calls for the widening of the existing roadway. The intersection of Kanuga Road and Hebron Road will have a new roundabout constructed as well. NCDOT maps of the proposed roundabout can be found on page 13 with the subject property highlighted.

EXISTING LAND USE & ZONING

Parcel # 9568-64-8536 is currently zoned R-15 Medium Density Residential and is a vacant lot. Parcel # 9568-64-8783 is currently zoned R-15 Medium Density Residential and contains an accessory structure.

Parcels to the north are zoned R-15 Medium Density Residential and C-2 Secondary Business. The parcel to the east is zoned C-2 Secondary Business and contains Norm’s Minit Wash. Parcels to the south are zoned R-15 Medium Density Residential and contain residential uses. Parcels to the west are zoned R-15 Medium Density Residential and contain the West Hendersonville Baptist Church facility.

Surrounding land uses and zoning districts are shown on the “Existing Land Use” and “Existing Zoning” maps located on pages 10 and 11 respectively.

PROPOSED ZONING CLASSIFICATION

The subject area is proposed to be rezoned to C-2, Secondary Business zoning district which is designed primarily to accommodate existing developments of mixed commercial and light industrial uses, and certain commercial and light industrial uses compatible with one another but inappropriate in certain other zoning district classifications.

ANALYSIS

Listed in Table A is an outline of the dimensional requirements for the C-2 zoning district classification. Table B is an outline of the dimensional requirements for the R-15 zoning district classification.

Table A

Dimensional Req. C-2	Residential	Non-Residential
Minimum Lot Area	6,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width at Building Line	50 Feet	None
Minimum Front Yard	20 Feet	15 Feet
Minimum Side Yard	5 Feet & None	5 Feet & None
Minimum Rear Yard	10 Feet	None
Maximum Building Height	48 Feet	48 Feet

Table B

Dimensional Req. R-15	Residential
Minimum Lot Area	15,000 Sq. Ft.
Minimum Lot Width at Building Line	85 Feet
Minimum Front Yard	30 Feet
Minimum Side Yard	10 Feet
Minimum Rear Yard	15 Feet
Maximum Building Height	35 Feet

The following uses are permitted by right in the C-2 Secondary Business Zoning District Classification, provided that they meet all requirements of the ordinance.

C-2, Secondary Business District

Permitted Uses:

- Accessory dwelling units subject to special requirements contained in Section 16-4, below
- Accessory uses & structures
- Adult care centers registered with the NC Department of Human Resources
- Animal hospitals & clinics so long as the use contains no outdoor kennels
- Automobile car washes
- Automobile sales & service establishments
- Banks and other financial institutions
- Bed & breakfast facilities
- Business services
- Congregate care facilities, subject to special requirements contained in Section 16-4, below
- Construction trades facilities so long as the storage of equipment and materials is screened from view from
 - public rights-of-way
- Convenience stores with or without gasoline sales
- Cultural arts buildings
- Dance and fitness facilities
- Dry cleaning and laundry establishments containing less than 6,000 ft² of floor area
- City of Hendersonville Zoning Ordinance 23 Amended Through 01-05-2018
- Farm equipment sales & service
- Food pantries, subject to the special requirements contained in Section 16-4, below
- Funeral homes
- Golf driving ranges & par three golf courses
- Greenhouses & nurseries, commercial
- Home occupations
- Hotels and motels
- Laundries, coin-operated
- Microbreweries, subject to special requirements contained in Section 16-4, below
- Music and art studios
- Neighborhood community centers
- Newspaper offices and printing establishments
- Nursing homes subject to special requirements contained in Section 16-4, below
- Offices, business, professional and public
- Parking lots and parking garages
- Parks
- Personal services
- Planned residential developments (minor), subject to the requirements of Article VII, below
- Progressive care facilities subject to special requirements contained in Section 16-4, below
- Public & semi-public buildings
- Recreational facilities, indoors
- Recreational facilities, outdoors, commercial
- Religious institutions
- Repair services, miscellaneous
- Residential care facilities
- Residential dwellings, single-family
- Residential dwellings, two-family
- Rest Homes, subject to special

requirements contained in
Section 16-4, below

- Restaurants
- Retail stores
- Schools, post-secondary, business, technical and vocational
- Schools, primary & secondary
- Service stations
- Signs, subject to the provisions of Article XIII
- Telecommunications antennas, subject to special requirements contained in Section 16-4, below

- Theaters, indoor
- Wholesale businesses

Conditional Uses:

- Animal kennels
- Automotive paint and body work
- Bus stations
- Child care centers
- Civic clubs & fraternal organizations
- Light manufacturing
- Private clubs
- Public utility facilities

The R-15, Medium-Density Residential zoning district is intended for areas in which the principal use of land is for medium-density single-family residences. The permitted and conditional uses for the R-15, Medium Density Residential zoning district are listed below.

R-15, Medium-Density Residential District

Permitted Uses:

- Accessory dwelling units
- Accessory structures
- Adult care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling
- Camps
- Child care homes so long as the use is clearly incidental to the residential use of the dwelling and does not change the essential residential character of the dwelling
- Home occupations
- Parks
- Planned residential developments (minor)

- Religious institutions containing no more than 50,000 ft² of gross floor area
- Residential dwellings, single-family
- Residential dwellings, two-family
- Signs, subject to the provisions of Article XIII
- Telecommunications antennas, subject to special requirements contained in Section 16-4, below

Conditional Uses:

- Bed and breakfast facilities
- Cemeteries
- Public utility facilities
- Schools, primary & secondary, containing no more than 50,000 ft² of gross floor area

PLANNING BOARD

The Planning Board took this matter up at its regular meeting on September 9th, 2019. The Planning Board voted unanimously to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville. Changing the zoning designation of the subject parcels from R-15 Medium Density Residential to C-2 Secondary Business based on the zoning ordinance guidelines. The Planning Board also voted unanimously to recommend City Council adopt an ordinance amending the 2030 Comprehensive Land Use Plan. Changing the land use designation of the subject parcels from Medium Intensity Neighborhood to High Intensity Neighborhood.

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

For Recommending Approval with Comprehensive Plan Amendment:

I move that City Council adopt an ordinance amending the official City of Hendersonville's 2030 Comprehensive Plan Future Land Use Map for parcel numbers 9568-64-8536 and 9568-64-8783 from Medium-Intensity Neighborhood to High Intensity Neighborhood.

[PLEASE STATE YOUR REASONS]

I further move that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of parcel numbers 9568-64-8536 and 9568-64-8783 from R-15, Medium Density Residential to C-2, Secondary Business, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map amendment to High Intensity Neighborhood, the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE YOUR REASONS]

For Recommending Denial:

I move that City Council not adopt an ordinance rezoning parcel numbers 9568-64-8536 and 9568-64-8783.

[PLEASE STATE YOUR REASONS]

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

IN RE: FILE NO. P19-26-Z

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

1. Pursuant to Article XI Amendments of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of parcel numbers 9568-64-8536 and 9568-64-8783 from R-15, Medium Density Residential to C-2, Secondary Business.
2. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 5th day of December 2019.

Barbara Volk, Mayor

ATTEST:

Tammie K. Drake, CMC, City Clerk

Approved as to form:

Samuel H. Fritschner, City Attorney



View from Hebron Road
8/7/2019



View from White Street
8/7/2019



CITY OF HENDERSONVILLE
AUGUST 2019

HEBRON ROAD REZONING

P19-26-Z

DEVELOPMENT ASSISTANCE DEPARTMENT

EXISTING LAND USE



PIN S: 9568-64-8783 &
9568-64-8536
APPROXIMATELY
0.81 ACRES


WEST HENDERSONVILLE
BAPTIST CHURCH

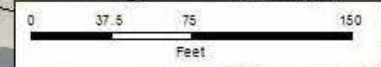
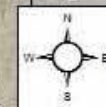
RESIDENTIAL

MINIT
CAR WASH

PAT'S HAIR
DESIGNERS

KANUGA
ANIMAL CLINIC

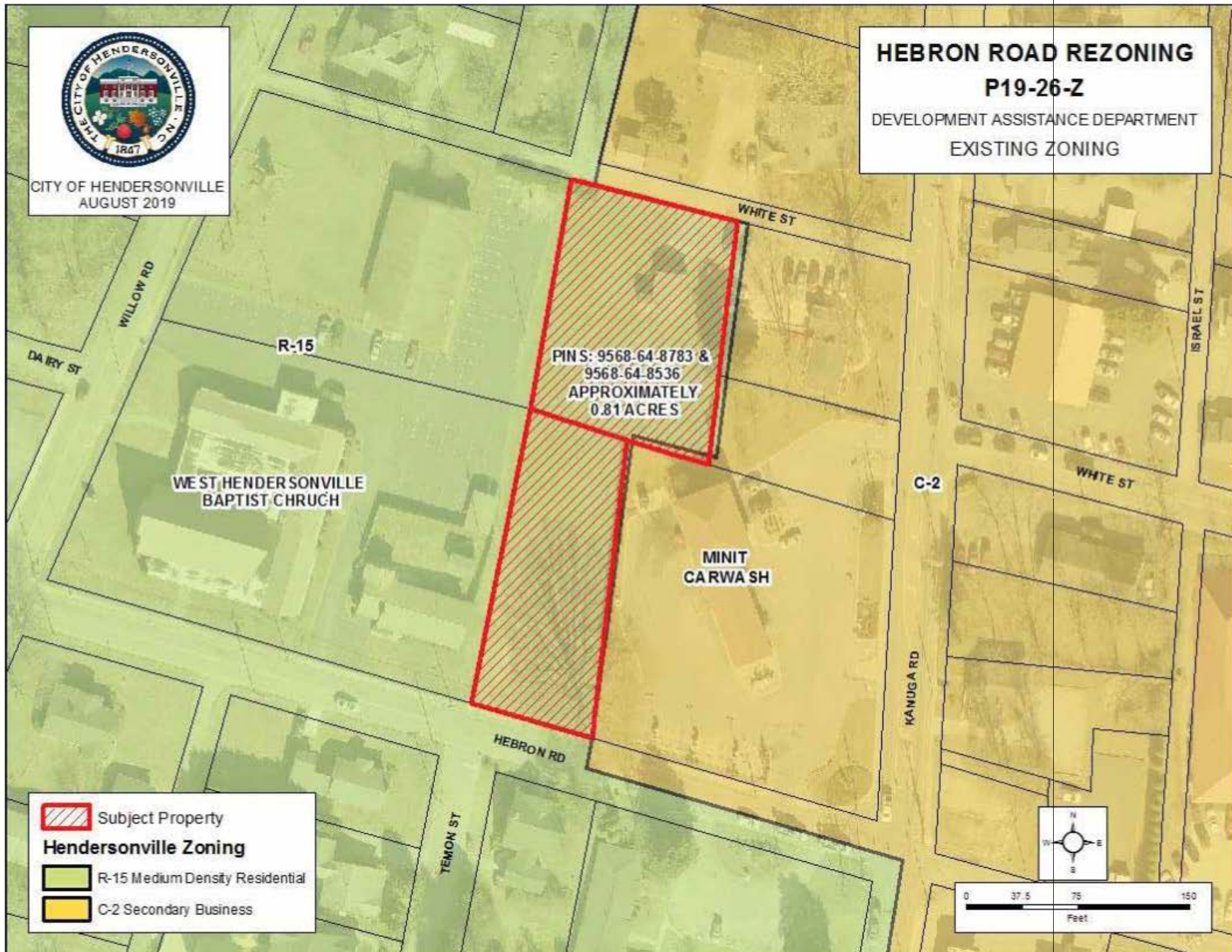
 Subject Property





CITY OF HENDERSONVILLE
AUGUST 2019

**HEBRON ROAD REZONING
P19-26-Z**
DEVELOPMENT ASSISTANCE DEPARTMENT
EXISTING ZONING




PIN S: 9568-64-8783 &
9568-64-8536
APPROXIMATELY
0.81 ACRES


WEST HENDERSONVILLE
BAPTIST CHURCH

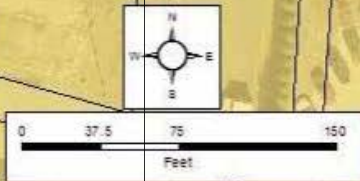
MINIT
CARWASH

 Subject Property

Hendersonville Zoning

 R-15 Medium Density Residential

 C-2 Secondary Business





HEBRON ROAD REZONING
P19-26-Z
DEVELOPMENT ASSISTANCE DEPARTMENT
FUTURE LAND USE

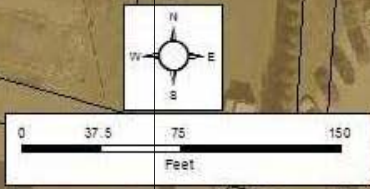


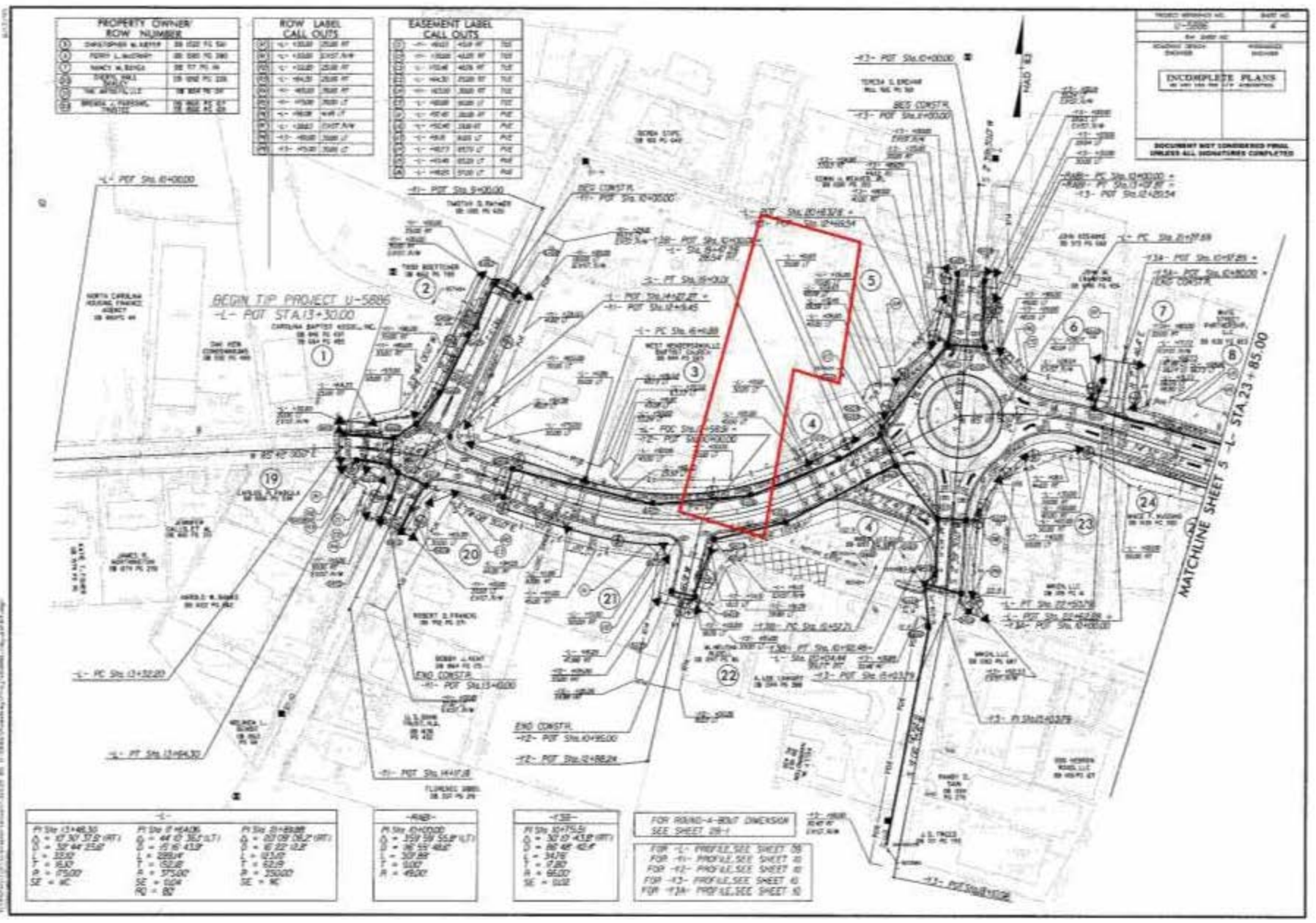
 Subject Property

Comprehensive Plan - Future Landuse

 High Intensity Neighborhood

 Medium Intensity Neighborhood





PROPERTY OWNER	ROW NUMBER
CHRISTOPHER W. RAYBURN	28 122 FT 5.0
PERRY L. BUCKNER	28 120 FT 2.80
NANCY M. BERRY	28 117 FT 1.0
DEBRA HALL	28 120 FT 2.08
THE ARTIST'S LOT	28 120 FT 2.0
WREATH, J. THOMAS	28 120 FT 2.0

ROW LABEL	CALL OUTS
1	1- 133.00 25.00 FT
2	1- 133.00 25.00 FT
3	1- 133.00 25.00 FT
4	1- 144.30 25.00 FT
5	1- 144.30 25.00 FT
6	1- 144.30 25.00 FT
7	1- 144.30 25.00 FT
8	1- 144.30 25.00 FT
9	1- 144.30 25.00 FT
10	1- 144.30 25.00 FT
11	1- 144.30 25.00 FT
12	1- 144.30 25.00 FT
13	1- 144.30 25.00 FT
14	1- 144.30 25.00 FT
15	1- 144.30 25.00 FT
16	1- 144.30 25.00 FT
17	1- 144.30 25.00 FT
18	1- 144.30 25.00 FT
19	1- 144.30 25.00 FT
20	1- 144.30 25.00 FT
21	1- 144.30 25.00 FT
22	1- 144.30 25.00 FT
23	1- 144.30 25.00 FT
24	1- 144.30 25.00 FT

EASEMENT LABEL	CALL OUTS
1	1- 40.00 4.00 FT
2	1- 133.00 4.00 FT
3	1- 133.00 4.00 FT
4	1- 133.00 4.00 FT
5	1- 133.00 4.00 FT
6	1- 133.00 4.00 FT
7	1- 133.00 4.00 FT
8	1- 133.00 4.00 FT
9	1- 133.00 4.00 FT
10	1- 133.00 4.00 FT
11	1- 133.00 4.00 FT
12	1- 133.00 4.00 FT
13	1- 133.00 4.00 FT
14	1- 133.00 4.00 FT
15	1- 133.00 4.00 FT
16	1- 133.00 4.00 FT
17	1- 133.00 4.00 FT
18	1- 133.00 4.00 FT
19	1- 133.00 4.00 FT
20	1- 133.00 4.00 FT
21	1- 133.00 4.00 FT
22	1- 133.00 4.00 FT
23	1- 133.00 4.00 FT
24	1- 133.00 4.00 FT

PROJECT WORKSHEET NO. 17-0000 SHEET NO. 13

DATE: 12/11/19

PROJECT: MIKENEN, LLC REZONING

DESIGNER: [Signature]

APPROVED: [Signature]

INCOMPLETE PLANS
 DO NOT USE FOR CONSTRUCTION

DOCUMENT NOT CONSIDERED FINAL
 UNLESS ALL NOTATIONS COMPLETED

Station	Profile	Station	Profile	Station	Profile
Pi Sta 13+45.30	Pi Sta 17+64.00	Pi Sta 21+82.00	Pi Sta 25+99.50	Pi Sta 30+15.50	Pi Sta 34+32.00
OD = 47' 30" 37.0' HT	OD = 44' 07" 35.17'	OD = 40' 09" 33.2' HT	OD = 36' 09" 31.2' HT	OD = 32' 09" 29.2' HT	OD = 28' 09" 27.2' HT
L = 32.0'	L = 28.0'	L = 24.0'	L = 20.0'	L = 16.0'	L = 12.0'
T = 36.0'	T = 32.0'	T = 28.0'	T = 24.0'	T = 20.0'	T = 16.0'
R = 7500'	R = 7500'	R = 7500'	R = 7500'	R = 7500'	R = 7500'
SE = 4C	SE = 4C	SE = 4C	SE = 4C	SE = 4C	SE = 4C

Station	Profile
Pi Sta 0+00.00	Pi Sta 10+15.50
OD = 35' 09" 33.0' HT	OD = 31' 09" 31.0' HT
L = 30.0'	L = 26.0'
T = 30.0'	T = 26.0'
R = 4500'	R = 4500'
SE = 4C	SE = 4C

Station	Profile
Pi Sta 10+15.50	Pi Sta 20+31.00
OD = 32' 09" 29.2' HT	OD = 28' 09" 27.2' HT
L = 34.0'	L = 30.0'
T = 34.0'	T = 30.0'
R = 6500'	R = 6500'
SE = 4C	SE = 4C

FOR ROUND-4-BEIT DIMENSION
 SEE SHEET 28-1

FOR -1- PROFILE SEE SHEET 08
 FOR -11- PROFILE SEE SHEET 10
 FOR -12- PROFILE SEE SHEET 11
 FOR -13- PROFILE SEE SHEET 12
 FOR -14- PROFILE SEE SHEET 13

17-0000-13.dwg 12/11/19 10:00 AM 17-0000-13.dwg 12/11/19 10:00 AM 17-0000-13.dwg 12/11/19 10:00 AM

PLAT OF SURVEY FOR
MIKEN, LLC

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

NOVEMBER 6th, 2019
SCALE 1" = 40'

D.A.731 PG.685
DEED NORTH



1.864 ACRES
TOTAL AREA INCLUDING
PROPOSED EASEMENT

0.874 ACRES±
AREA TO BE TAKEN FOR
PROPOSED EASEMENT

1. I HAVE BEEN ADVISED THAT THE PROPERTY LINE SURVEY...
...AND THE AREA NOT BEING A NEW SURVEY OR CHANGE IN
...ORIGINALLY SHOWN IN D.B. 11-20-10 P. 11-50

1. I HAVE BEEN ADVISED THAT THE PROPERTY LINE SURVEY...
...AND THE AREA NOT BEING A NEW SURVEY OR CHANGE IN
...ORIGINALLY SHOWN IN D.B. 11-20-10 P. 11-50

PROPOSED EASEMENT



- NOTES:**
- 1) AREA DETERMINED BY COORDINATE COMPUTATION
 - 2) THE CURRENT OWNER OF RECORD IS MIKEN, LLC AS PER D.B.R.1352, PG. 487 AND D.B. 1200, PG. 285
 - 3) THIS PLAT DOES NOT SHOW ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND/OR EASEMENTS WHETHER ACQUIRED OR CLAIMED

- LEGEND**
- EXISTING CORNER MARKERS
 - NEW CORNER MARKERS
 - CONVEYED POINT-TO-POINT
 - COMPUTED POINT-TO-POINT
 - CONVEYED EASEMENT
 - PROPOSED EASEMENT



REFERENCE TO:
D.B. 1352, PG. 487
D.B. 1200, PG. 285
D.B. 1322, PG. 361

BY: S. LLOYD WAGGONER
AS SURVEYOR

DATE: NOV 6, 2019



SURVEY BY
STEVEN LLOYD WAGGONER
NC PLS 2874

WAGGONER & BROSIE
1700 SANDHILLS, #10
R.D. #100 BOX 1139
THE COTTAGE - GREENVILLE
WAGGONER T. BOX - 1040 PIA ROAD
PHONE: 828-255-1322
FAX: 828-893-8011



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

Submitted By: Daniel Heyman, Senior Planner

Department: Development Asst Dept

Date Submitted: 12/27/2019

Presenter: Daniel Heyman, Senior Planner

Date of Council Meeting to consider this item: 01/09/2019

Nature of Item: Council Action

Summary of Information/Request:

Item # 08

The City has received an application from Charles Campbell, Marianne Ewbank Campbell, Joseph Ewbank, and Linda Ewbank to close unopened and unimproved rights-of-way including Ivy Lane, a portion of Midway Street, Huger Street, and a portion of an unnamed alley. A map, surveys, and legal descriptions are included.

The Council adopted a Resolution of Intent to close these rights-of-way at their November 7, 2019 meeting. A copy of the resolution of intent was mailed to the adjoining property owners, notification of the proposed closing was posted on the property, and the resolution of intent and notice of the public hearing was advertised four times in the legal notice section of a local newspaper.

General Statute 160A-299 has procedures for permanently closing streets and alleys. Any person may be heard on the question of whether or not the closing would be detrimental to the public interest or the property rights of any individual. If it appears to the satisfaction of the City Council after the hearing that closing this street is not contrary to the public interest, and that no individual owning property in the vicinity of the street or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, the City Council may adopt an order closing this street or alley.

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

I move Council to adopt an Order to Permanently Close unopened and unimproved Rights-of-Way for Ivy Lane, a portion of Midway Street, a portion of an unnamed alley, and Huger Street as petitioned by Charles S. Campbell Jr., Marianne Ewbank Campbell, Joseph Boothroyd Ewbank, and Linda Ewbank.

Attachments:

Order to Permanently Close
Map
Surveys

**ORDER TO PERMANENTLY CLOSE IVY LANE, A PORTION OF MIDWAY STREET, A PORTION OF AN UNNAMED ALLEY, AND HUGER STREET
(Petition of Charles S. Campbell Jr., Marianne Ewbank Campbell, Joseph Boothroyd Ewbank, and Linda Ewbank)**

NORTH CAROLINA
HENDERSON COUNTY

TO WHOM IT MAY CONCERN:

WHEREAS, North Carolina General Statute Section §160A-299 authorizes a city council to permanently close any street or public alley way within its corporate limits or area of extraterritorial jurisdiction and provides a procedure for the closing such streets or alleyways; and

WHEREAS, Charles S. Campbell Jr., Marianne Ewbank Campbell, Joseph Boothroyd Ewbank, and Linda Ewbank have petitioned the City of Hendersonville to close Ivy Lane, a portion of Midway Street, a portion of an unnamed alley, and Huger Street; and

WHEREAS, on November 7, 2019, the Hendersonville City Council adopted a resolution expressing the intention of the municipality to close portions of these streets and setting January 8, 2020 as the date of a public hearing regarding such closure; and

WHEREAS, the aforementioned resolution has been published once a week for four successive weeks prior to the public hearing in the Hendersonville Times-News (a newspaper of general and regular circulation in Hendersonville and Henderson County) and a copy thereof has been sent by certified mail to all owners of property adjoining the street as shown on the county tax records; and

WHEREAS, notice of the closings and of the public hearing has been posted in at least two places along the streets; and

WHEREAS, a public hearing was held in conformance with the aforementioned public notice on the ninth day of January, 2020.

NOW, THEREFORE, the City Council of the City of Hendersonville does hereby make the following findings of fact:

1. The closing of the street portions hereafter described are not contrary to the public interest.
2. No individual owning property in the vicinity of the streets or in the subdivision in which it is located would be deprived by the closing of such streets of reasonable means of ingress and egress to his property.

IN CONSIDERATION THEREOF, IT IS HEREBY ORDERED:

1. The following portions of streets are permanently closed and no longer existent as of the effective date of this order:

LEGAL DESCRIPTION FOR PROPOSED IVY LANE STREET CLOSURE AREA "A"
(CLOSURE AREA BEING LOCATED BETWEEN THE PROPERTIES CURRENTLY
OWNED BY MARIANNE E. CAMPBELL, CHARLES S. CAMPBELL, JR. & JOSEPH
BOOTHROYD AND BEARING PARCEL IDENTIFICATION NUMBERS 9568-18-5388 &
9568-18-8043)

BEING LOCATED WITHIN HENDERSONVILLE TOWNSHIP – HENDERSON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CALCULATED POINT LOCATED AT THE INTERSECTION OF THE NORTHERN MARGIN OF 5TH AVENUE WEST AND THE WESTERN MARGIN OF THE 30' PRIVATE RIGHT OF WAY OVER IVY LANE; SAID CALCULATED POINT BEARING NORTH CAROLINA GRID COORDINATES (NAD83-2011) OF: NORTHING= 587,782.28 FEET / EASTING= 961,825.26 FEET; THENCE RUNNING FROM SAID POINT OF BEGINNING AND WITH THE SAID WESTERN MARGIN OF IVY LANE NORTH 04°35'24" WEST 569.18 FEET TO A CALCULATED POINT LOCATED AT THE SOUTH WESTERN CORNER OF THE PROPERTY OF MARIANNE E. CAMPBELL & CHARLES S. CAMPBELL, JR. (PROPERTY BEARING PIN: 9568-18-8429 AND BEING RECORDED IN DEED BOOK 1114 PAGE 136); THENCE TURNING AND RUNNING WITH THE SOUTHERN BOUNDARY OF THE SAID CAMPBELL PROPERTY NORTH 81°45'25" EAST 30.06 FEET TO A CALCULATED POINT LOCATED ON THE EASTERN MARGIN OF THE SAID RIGHT OF WAY OVER IVY LANE; THENCE RUNNING WITH THE SAID EASTERN MARGIN OF IVY LANE SOUTH 04°35'24" E 569.45 FEET TO A CALCULATED POINT LOCATED AT THE INTERSECTION OF THE NORTHERN MARGIN OF 5TH AVENUE WEST AND THE EASTERN MARGIN OF THE SAID 30' PRIVATE RIGHT OF WAY OVER IVY LANE; THENCE TURNING AND RUNNING WITH THE NORTHERN MARGIN OF 5TH AVENUE WEST SOUTH 82°16'10" WEST 30.05 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPOSED CLOSURE AREA "A" CONTAINING 0.392 ACRES / 17,079 SQUARE FEET.

LEGAL DESCRIPTION FOR PROPOSED IVY LANE STREET CLOSURE AREA "B"
(CLOSURE AREA BEING LOCATED ACROSS THE PROPERTY CURRENTLY OWNED
BY MARIANNE E. CAMPBELL & CHARLES S. CAMPBELL, JR. AND BEARING PARCEL
IDENTIFICATION NUMBER 9568-18-8429)

BEING LOCATED WITHIN HENDERSONVILLE TOWNSHIP – HENDERSON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CALCULATED POINT LOCATED AT THE SOUTH WESTERN CORNER OF THE PROPERTY OF MARIANNE E. CAMPBELL & CHARLES S. CAMPBELL, JR. (PROPERTY BEARING PIN: 9568-18-8429 AND BEING RECORDED IN DEED BOOK 1114 PAGE 136); SAID POINT OF BEGINNING BEING LOCATED NORTH 04°35'24" WEST 569.18 FEET FROM A CALCULATED POINT LOCATED AT THE INTERSECTION OF THE NORTHERN MARGIN OF 5TH AVENUE WEST AND THE WESTERN MARGIN OF THE 30' PRIVATE RIGHT OF WAY OVER IVY LANE AND BEARING NORTH CAROLINA GRID COORDINATES (NAD83-2011) OF: NORTHING= 587,782.28 FEET / EASTING= 961,825.26 FEET; THENCE FROM SAID POINT OF BEGINNING AND WITH THE WESTERN MARGIN OF THE RIGHT OF WAY OVER IVY LANE NORTH 04°35'24" WEST 111.15 FEET TO A CALCULATED POINT LOCATED AT THE NORTHERN TERMINUS OF IVY LANE; THENCE TURNING AND FOLLOWING THE NORTHERN TERMINUS OF IVY LANE NORTH 85°24'36" EAST 30.00 FEET TO A

CALCULATED POINT LOCATED ON THE EASTERN MARGIN OF THE RIGHT OF WAY OVER IVY LANE; THENCE TURNING AND RUNNING WITH THE SAID EASTERN MARGIN IVY LANE SOUTH 04°35'24" EAST 109.23 FEET TO A CALCULATED POINT LOCATED ON THE SOUTHERN BOUNDARY OF THE SAID CAMPBELL PROPERTY; THENCE TURNING AND RUNNING WITH THE SOUTHERN BOUNDARY OF THE SAID CAMPBELL PROPERTY SOUTH 81°45'25" WEST 30.06 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPOSED CLOSURE AREA "B" CONTAINING 0.076 ACRES / 3,306 SQUARE FEET.
LEGAL DESCRIPTION FOR PROPOSED CLOSURE OF A PORTION OF MIDWAY STREET (CLOSURE AREA BEING LOCATED BETWEEN THE PROPERTY CURRENTLY OWNED BY MARIANNE E. CAMPBELL, CHARLES S. CAMPBELL, JR. & JOSEPH BOOTHROYD AND BEARING PARCEL IDENTIFICATION NUMBER 9568-18-8043)

BEING LOCATED WITHIN HENDERSONVILLE TOWNSHIP – HENDERSON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CALCULATED POINT LOCATED ON THE NORTHERN MARGIN OF THE 40 FOOT WIDE RIGHT OF WAY OVER AN UNOPENED PORTION OF MIDWAY STREET (FKA WALTON STREET IN PLAT CABINET B SLIDE 35) AT THE SOUTH EASTERN CORNER OF THE CAMPBELL / BOOTHROYD PROPERTY RECORDED IN DEED BOOK 1027 PAGE 499 – TRACT 3, PARCEL ONE; SAID POINT OF BEGINNING BEARING NORTH CAROLINA GRID COORDINATES (NAD83-2011) OF: NORTHING= 588,208.00 FEET / EASTING= 961,932.38 FEET; THENCE RUNNING ALONG THE PROPOSED CLOSURE LINE AND ACROSS MIDWAY STREET SOUTH 08°14'05" EAST 40.00 FEET TO A CALCULATED POINT LOCATED ON THE SOUTHERN MARGIN OF THE RIGHT OF WAY LOCATED OVER MIDWAY STREET; THENCE TURNING AND RUNNING WITH THE SAID SOUTHERN MARGIN OF THE RIGHT OF WAY LOCATED OVER MIDWAY STREET AND ALSO WITH THE NORTHERN BOUNDARY OF THE SAID CAMPBELL / BOOTHROYD PROPERTY RECORDED IN DEED BOOK 1027 PAGE 499 – TRACT 3, PARCEL TWO SOUTH 81°45'55" WEST 113.65 FEET TO A CALCULATED POINT LOCATED AT THE INTERSECTION OF THE SAID SOUTHERN MARGIN OF THE RIGHT OF WAY LOCATED OVER MIDWAY STREET AND THE EASTERN MARGIN OF THE 30 FOOT RIGHT OF WAY LOCATED OVER IVY LANE; THENCE TURNING AND RUNNING WITH THE SAID EASTERN MARGIN OF THE RIGHT OF WAY LOCATED OVER IVY LANE NORTH 04°35'24" WEST 40.08 FEET TO A CALCULATED POINT LOCATED ON THE NORTHERN MARGIN OF THE SAID RIGHT OF WAY LOCATED OVER MIDWAY STREET; THENCE RUNNING THE WITH THE SAID NORTHERN MARGIN OF THE RIGHT OF WAY LOCATED OVER MIDWAY STREET NORTH 81°45'55" EAST 111.10 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPOSED CLOSURE OF THE PORTION OF MIDWAY STREET DESCRIBED ABOVE CONTAINING 0.103 ACRES / 4,495 SQUARE FEET.

LEGAL DESCRIPTION FOR PROPOSED CLOSURE OF HUGER STREET – AS SHOWN IN PLAT CABINET B SLIDE 35 (CLOSURE AREA BEING LOCATED ACROSS THE PROPERTY CURRENTLY OWNED BY MARIANNE E. CAMPBELL & CHARLES S. CAMPBELL, JR. AND BEARING PARCEL IDENTIFICATION NUMBER 9568-18-8429)
BEING LOCATED WITHIN HENDERSONVILLE TOWNSHIP – HENDERSON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT LOCATED AT THE INTERSECTION OF THE NORTH WESTERN TERMINUS OF THE 40 FOOT RIGHT OF WAY LOCATED OVER HUGER STREET WITH THE NORTH EASTERN TERMINUS OF THE 30 FOOT RIGHT OF WAY LOCATED OVER IVY LANE; SAID POINT OF BEGINNING BEARING NORTH CAROLINA GRID COORDINATES (NAD83-2011) OF: NORTHING= 588,462.67 FEET / EASTING= 961,800.72 FEET; THENCE RUNNING ALONG THE NORTHERN MARGIN OF THE SAID RIGHT OF WAY LOCATED OVER HUGER STREET NORTH 64°00'25" EAST 234.14 FEET TO A CALCULATED POINT LOCATED IN THE CENTER OF A STREAM; THENCE TURNING AND RUNNING WITH THE CENTER OF THE SAID STREAM THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 31°35'12" EAST 4.05 FEET TO A CALCULATED POINT, 2) SOUTH 29°15'02" EAST 30.36 FEET TO A CALCULATED POINT AND FINALLY 3) SOUTH 21°43'06" EAST 5.68 FEET TO A CALCULATED POINT; THENCE TURNING AND LEAVING SAID STREAM AND RUNNING WITH THE SOUTHERN MARGIN OF THE SAID RIGHT OF WAY LOCATED OVER HUGER STREET SOUTH 64°00'25" WEST 251.52 FEET TO A CALCULATED POINT LOCATED ON THE EASTERN MARGIN OF THE SAID RIGHT OF WAY LOCATED OVER IVY LANE; THENCE TURNING AND RUNNING WITH THE SAID EASTERN MARGIN OF THE RIGHT OF WAY LOCATED OVER IVY LANE NORTH 04°35'24" WEST 42.96 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPOSED CLOSURE OF HUGER STREET CONTAINING 0.223 ACRES / 9,729 SQUARE FEET.

LEGAL DESCRIPTION FOR PROPOSED CLOSURE OF A PORTION OF AN UNNAMED ALLEY 12 FEET IN WIDTH AND LOCATED NORTH OF WALTON STREET - AS SHOWN IN PLAT CABINET B SLIDE 35 STREET (CLOSURE AREA BEING LOCATED BETWEEN THE PROPERTIES CURRENTLY OWNED BY MARIANNE E. CAMPBELL, CHARLES S. CAMPBELL, JR. & JOSEPH BOOTHROYD AND BEARING PARCEL IDENTIFICATION NUMBERS 9568-18-8043 & 9568-18-8429)

BEING LOCATED WITHIN HENDERSONVILLE TOWNSHIP – HENDERSON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CALCULATED POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN MARGIN OF THE UNNAMED 12 FOOT WIDE ALLEY LOCATED NORTH OF WALTON STREET – AS SHOWN IN PLAT CABINET B SLIDE 35 WITH THE EASTERN MARGIN OF THE 30 FOOT WIDE RIGHT OF WAY LOCATED OVER IVY LANE; SAID POINT OF BEGINNING BEARING NORTH CAROLINA GRID COORDINATES (NAD83-2011) OF: NORTHING= 588,341.83 FEET / EASTING= 961,810.43 FEET; THENCE RUNNING WITH THE SAID EASTERN MARGIN OF THE RIGHT OF WAY LOCATED OVER IVY LANE NORTH 04°35'24" WEST 12.02 FEET TO A CALCULATED POINT; THENCE TURNING AND RUNNING WITH THE NORTHERN MARGIN OF THE SAID 12 FOOT WIDE ALLEY NORTH 81°45'25" EAST 101.16 FEET TO A CALCULATED POINT; THENCE TURNING AND RUNNING WITH THE PROPOSED ALLEY CLOSURE LINE SOUTH 08°14'35" EAST 12.00 FEET TO A CALCULATED POINT; THENCE TURNING AND RUNNING WITH THE SAID SOUTHERN MARGIN OF THE 12 FOOT WIDE ALLEY SOUTH 81°45'25" WEST 101.93 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPOSED CLOSURE OF THE PORTION OF THE UNNAMED 12 FOOT WIDE ALLEY DESCRIBED ABOVE CONTAINING 0.028 ACRES / 1,219 SQUARE FEET.

2. The City Clerk shall forthwith cause a certified copy of this order to be filed in the Office of the Register of Deeds of Henderson County.

This order shall take effect the ninth day of January, 2020.

Barbara G. Volk, Mayor, City of Hendersonville

ATTEST:

Tammie K. Drake, City Clerk

Approved as to form:

Samuel H. Fritschner, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, _____, a notary public in Henderson County, State of North Carolina, do hereby certify that Fred H. Niehoff, Jr., in his capacity as Mayor of the City of Hendersonville, Tammie K. Drake, in her capacity as City Clerk, and Samuel H. Fritschner, in his capacity as City Attorney, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____.

My commission expires _____



CITY OF HENDERSONVILLE
OCTOBER 2019

CAMPBELL & EWBANK


P19-31-SC

DEVELOPMENT ASSISTANCE DEPARTMENT


WESTBROOK RD

MIDWAY ST

5TH AVE W

 Huger Street

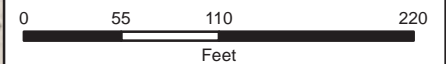
 Ivy Lane

 Unnamed Alley

 Midway Street

 Hendersonville City Limits

2

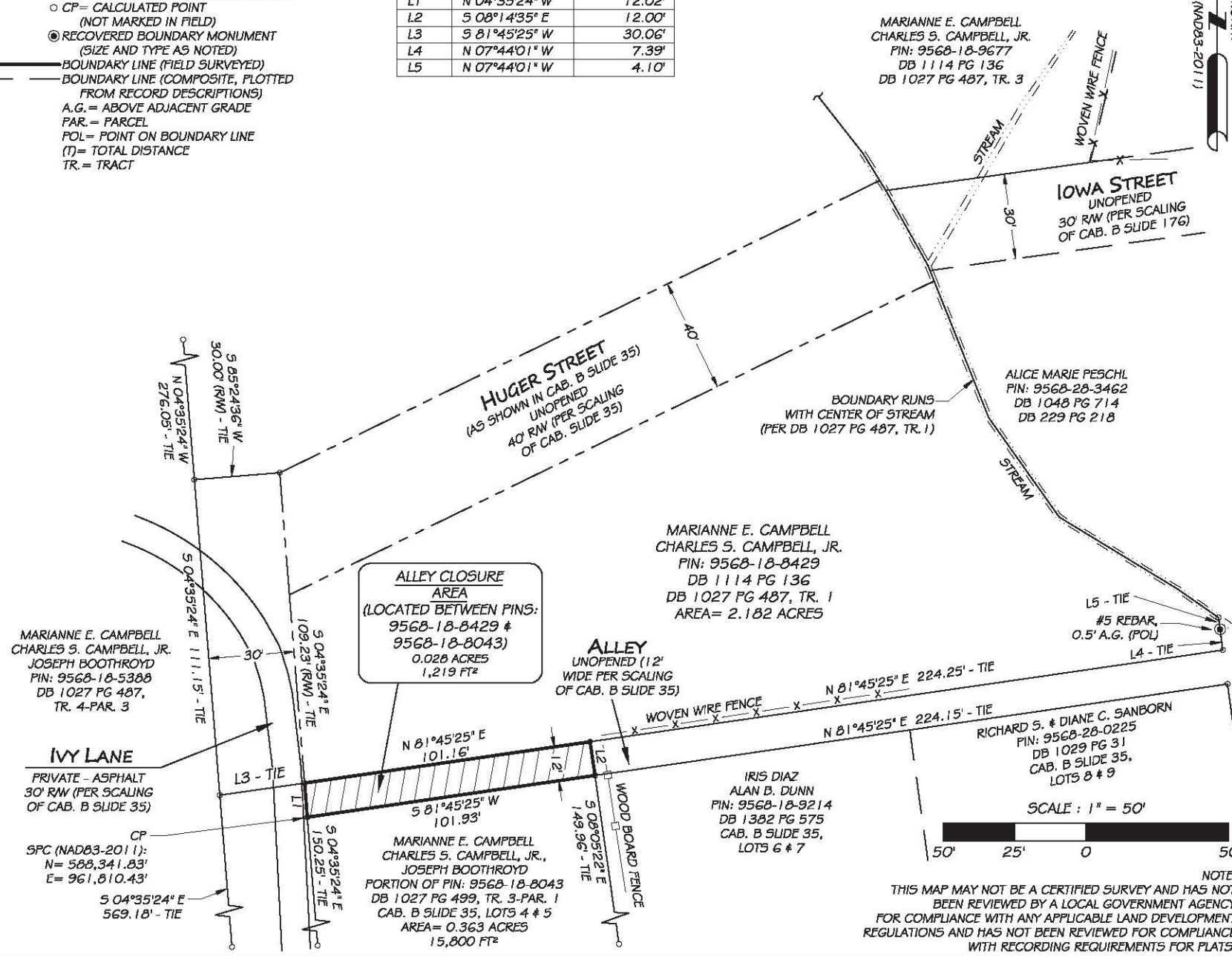


LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- RAW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CP= CALCULATED POINT
(NOT MARKED IN FIELD)
- ⊙ RECOVERED BOUNDARY MONUMENT
(SIZE AND TYPE AS NOTED)
- BOUNDARY LINE (FIELD SURVEYED)
- - - BOUNDARY LINE (COMPOSITE, PLOTTED
FROM RECORD DESCRIPTIONS)
- A.G. = ABOVE ADJACENT GRADE
- PAR. = PARCEL
- POL= POINT ON BOUNDARY LINE
- (T)= TOTAL DISTANCE
- TR. = TRACT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°35'24" W	12.02'
L2	S 08°14'35" E	12.00'
L3	S 81°45'25" W	30.06'
L4	N 07°44'01" W	7.39'
L5	N 07°44'01" W	4.10'



DATE: 9/12/2019
 PROJECT NO.: #12955
 DRAWN BY: JBW
 DRAWING NO.: A-19-2295
 SCALE: 1"=50'
 HENDERSONVILLE TOWNSHIP
 HENDERSON COUNTY, NC

EXHIBIT MAP ILLUSTRATING PROPOSED
 CLOSURE OF:
UN-NAMED ALLEY
 (12' WIDE ALLEY NORTH OF WALTON STREET
 AS ILLUSTRATED IN PLAT CABINET B SLIDE 35)
 MAP PREPARED FOR:
 WINDSOR BUILT HOMES, INC.

MCABEE ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYING
 J. Barry West, PLS
 J. Wallace S. McAbee, PLS (feminitus)
 Eric S. McAbee, PLS
 3 McAbee Trail, Fairview North Carolina, 28730
 www.mcabeesurvey.com Firm License Number: C-654

NOTE:
 THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT
 BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY
 FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT
 REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE
 WITH RECORDING REQUIREMENTS FOR PLATS.

LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- RAW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CP= CALCULATED POINT (NOT MARKED IN FIELD)
- RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
- BOUNDARY LINE (FIELD SURVEYED)
- - - BOUNDARY LINE (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
- A.G.= ABOVE ADJACENT GRADE
- B.G.= BELOW ADJACENT GRADE
- ENC.= APPARENT ENCROACHMENT
- ITL= INTERIOR TRACT LINE
- PAR.= PARCEL
- POL= POINT ON BOUNDARY LINE
- REF.= REFERENCE
- (T)= TOTAL DISTANCE
- TR.= TRACT
- WS= WATER SPIGOT

STREET CLOSURE AREA
(LOCATED BETWEEN PIN: 9568-18-8043)
0.103 ACRES
4,495 FT²

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
JOSEPH BOOTHROYD
PIN: 9658-18-5388
DB 1027 PG 487,
TR. 4-PAR. 3

IVY LANE
PRIVATE - ASPHALT
30' RW (PER SCALING
OF CAB. B SLIDE 35)

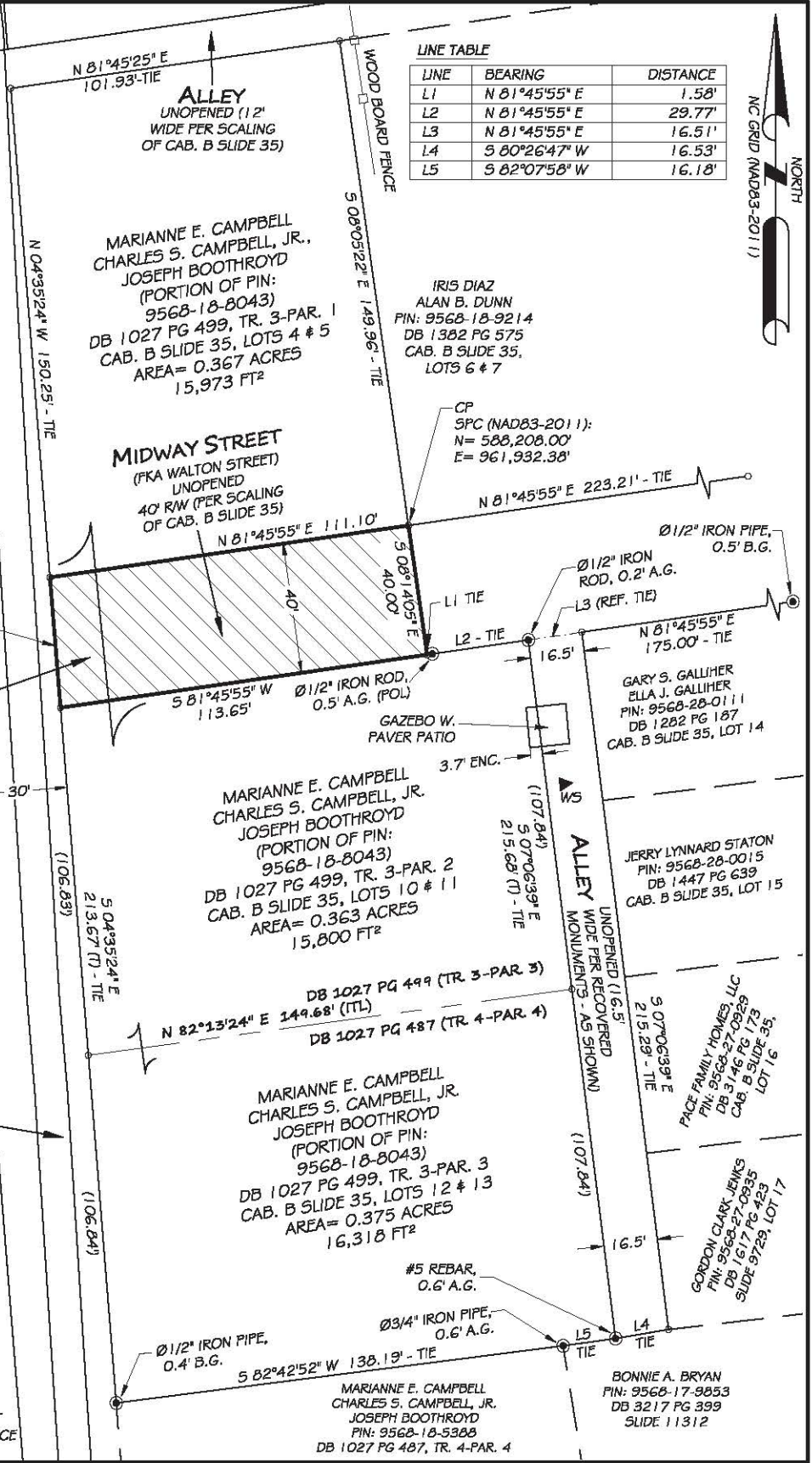
SCALE: 1" = 50'



NOTE:
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°45'55" E	1.58'
L2	N 81°45'55" E	29.77'
L3	N 81°45'55" E	16.51'
L4	S 80°26'47" W	16.53'
L5	S 82°07'58" W	16.18'



McAbee Associates, P.A.
PROFESSIONAL LAND SURVEYING

Eric S. McAbee, PLS J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)

3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

EXHIBIT MAP ILLUSTRATING PROPOSED CLOSURE OF A PORTION OF:

MIDWAY STREET
(FKA WALTON STREET)

MAP PREPARED FOR:
WINDSOR BUILT HOMES, INC.

DATE: 9/12/2019
PROJECT NO.: #12955
DRAWN BY: JBW
DRAWING NO.: A-19-2293
SCALE: 1"=50'

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, NC

NOTE:
SEE SHEET ONE FOR LEGEND
& ABBREVIATIONS

SCALE: 1" = 50'



**STREET CLOSURE
AREA B**
(LOCATED ACROSS PIN:
9568-18-8429
0.076 ACRES
3,306 FT²)

IVY LANE
PRIVATE - ASPHALT
30' RW (PER SCALING
OF CAB. B SLIDE 35)

**STREET CLOSURE
AREA A**
(LOCATED BETWEEN PINS:
9568-18-5388 &
9658-18-8043
0.392 ACRES
17,079 FT²)

HUGER STREET
(AS SHOWN IN CAB. B SLIDE 35)
UNOPENED
40' RW (PER SCALING
OF CAB. SLIDE 35)

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
PIN: 9568-18-8429
DB 1114 PG 136
DB 1027 PG 487, TR. 1
AREA = 2.182 ACRES

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.,
JOSEPH BOOTHROYD
(PORTION OF PIN:
9568-18-8043)
DB 1027 PG 499, TR. 3-PAR. 1
CAB. B SLIDE 35, LOTS 4 & 5
AREA = 0.363 ACRES
15,800 FT²

MIDWAY STREET
(FKA WALTON STREET)
UNOPENED
40' RW (PER SCALING
OF CAB. B SLIDE 35)

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
JOSEPH BOOTHROYD
(PORTION OF PIN:
9568-18-8043)
DB 1027 PG 499, TR. 3-PAR. 2
CAB. B SLIDE 35, LOTS 10 & 11
AREA = 0.363 ACRES / 15,800 FT²

NOTE:
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT
BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY
FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE
WITH RECORDING REQUIREMENTS FOR PLATS.



**McABEE
ASSOCIATES, P.A.**
PROFESSIONAL LAND SURVEYING

Eric S. McAbee, PLS J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

EXHIBIT MAP ILLUSTRATING PROPOSED
CLOSURE OF:

IVY LANE

MAP PREPARED FOR:
WINDSOR BUILT HOMES, INC.

DATE: 9/12/2019
PROJECT NO.: #12955
DRAWN BY: JBW
DRAWING NO.: A-19-2292
SCALE: 1"=50'
SHEET TWO OF TWO
HENDESONVILLE TOWNSHIP
HENDESON COUNTY, NC

SHEET 2
MATCHLINE



LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- RW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CP= CALCULATED POINT
(NOT MARKED IN FIELD)
- ⊙ RECOVERED BOUNDARY MONUMENT
(SIZE AND TYPE AS NOTED)
- BOUNDARY MONUMENT SET BY MCABEE
(RBS= #4 REBAR W. MCABEE CAP SET)
- BOUNDARY LINE (FIELD SURVEYED)
- - - BOUNDARY LINE (COMPOSITE, PLOTTED
FROM RECORD DESCRIPTIONS)
- A.G.= ABOVE ADJACENT GRADE
- B.G.= BELOW ADJACENT GRADE
- C&G= CONCRETE CURB & GUTTER
- CSW= CONCRETE SIDEWALK
- ITL= INTERIOR TRACT LINE
- OHU— OVERHEAD UTILITY LINE
- PAR.= PARCEL
- POL= POINT ON BOUNDARY LINE
- (T)= TOTAL DISTANCE
- TR.= TRACT
- UTILITY POLE

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
JOSEPH BOOTHROYD
(PORTION OF PIN:
9568-18-8043)
DB 1027 PG 499, TR. 3-PAR. 2
CAB. B SLIDE 35, LOTS 10 & 11
AREA= 0.363 ACRES / 15,800 FT²

DB 1027 PG 499 (TR. 3-PAR. 3)
N 82°13'24" E 149.68' (ITL)
DB 1027 PG 487 (TR. 4-PAR. 4)

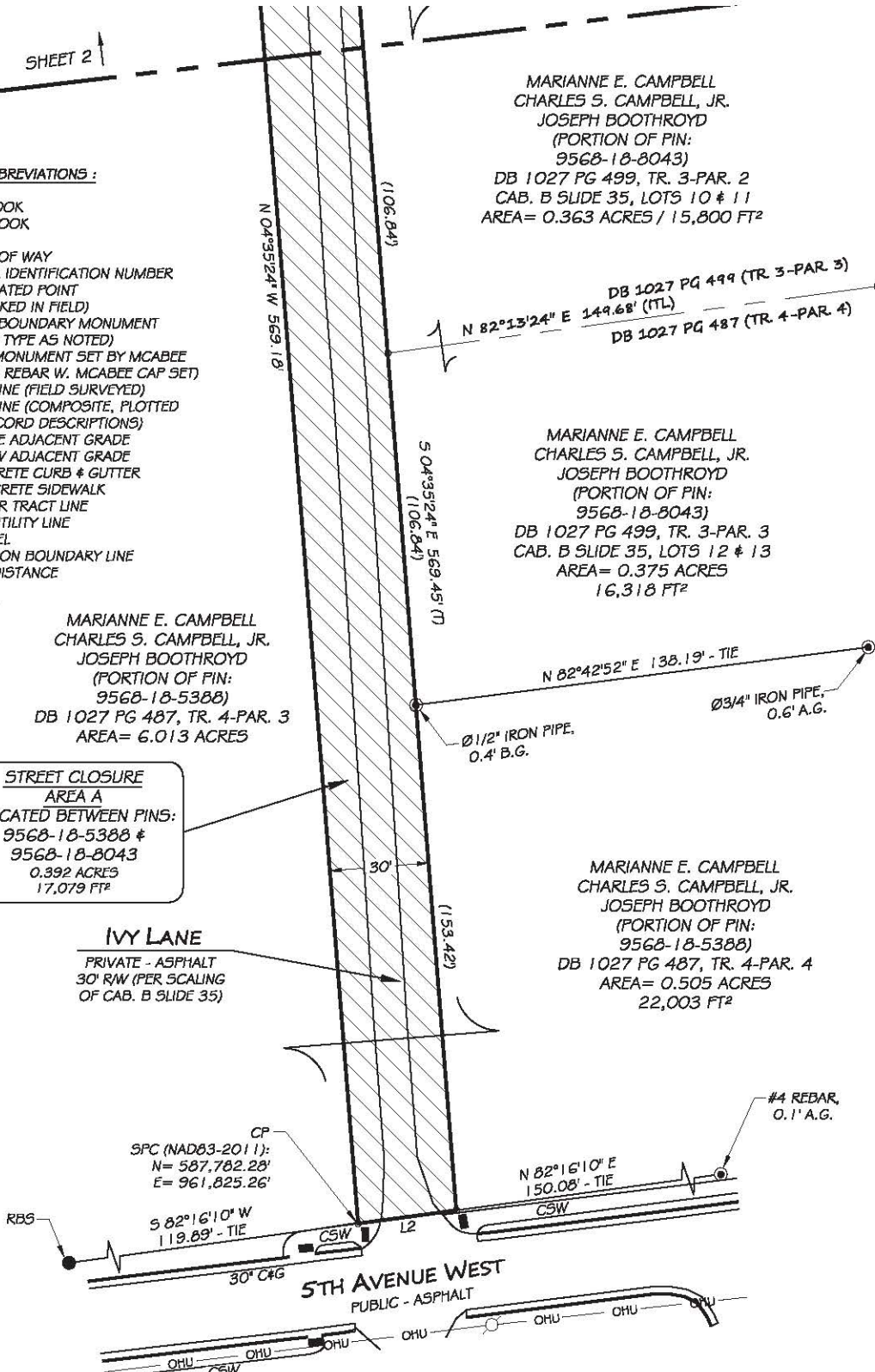
MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
JOSEPH BOOTHROYD
(PORTION OF PIN:
9568-18-8043)
DB 1027 PG 499, TR. 3-PAR. 3
CAB. B SLIDE 35, LOTS 12 & 13
AREA= 0.375 ACRES
16,318 FT²

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
JOSEPH BOOTHROYD
(PORTION OF PIN:
9568-18-5388)
DB 1027 PG 487, TR. 4-PAR. 3
AREA= 6.013 ACRES

**STREET CLOSURE
AREA A**
(LOCATED BETWEEN PINS:
9568-18-5388 &
9568-18-8043
0.392 ACRES
17,079 FT²)

IVY LANE
PRIVATE - ASPHALT
30' RW (PER SCALING
OF CAB. B SLIDE 35)

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
JOSEPH BOOTHROYD
(PORTION OF PIN:
9568-18-5388)
DB 1027 PG 487, TR. 4-PAR. 4
AREA= 0.505 ACRES
22,003 FT²

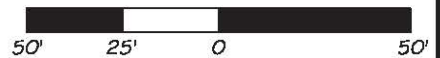


NOTE:
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT
BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY
FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE
WITH RECORDING REQUIREMENTS FOR PLATS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°45'25" E	30.06'
L2	S 82°16'10" W	30.05'

SCALE: 1" = 50'



**McABEE
ASSOCIATES, P.A.**
PROFESSIONAL LAND SURVEYING

Eric S. McAbee, PLS J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-694

EXHIBIT MAP ILLUSTRATING PROPOSED
CLOSURE OF :

IVY LANE

MAP PREPARED FOR:
WINDSOR BUILT HOMES, INC.

DATE: 9/12/2019
PROJECT NO.: #12955
DRAWN BY: JBW
DRAWING NO.: A-19-2292
SCALE: 1"=50'
SHEET ONE OF TWO
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, NC

LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK
- DB= DEED BOOK
- PG= PAGE
- RAW= RIGHT OF WAY
- PIN= PARCEL IDENTIFICATION NUMBER
- CP= CALCULATED POINT
(NOT MARKED IN FIELD)
- ⊙ RECOVERED BOUNDARY MONUMENT
(SIZE AND TYPE AS NOTED)
- BOUNDARY MONUMENT SET BY MCABEE
(RBS= #4 REBAR W. MCABEE CAP SET)
- BOUNDARY LINE (FIELD SURVEYED)
- - - BOUNDARY LINE (COMPOSITE, PLOTTED
FROM RECORD DESCRIPTIONS)
- A.G.= ABOVE ADJACENT GRADE
- PAR.= PARCEL
- POL= POINT ON BOUNDARY LINE
- (T)= TOTAL DISTANCE
- TR.= TRACT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°35'12" E	4.05'
L2	S 29°15'02" E	30.36'
L3	S 21°43'06" E	5.68'
L4	S 21°43'06" E	51.72'
L5	S 35°22'08" E	42.81'
L6	S 58°40'16" E	48.60'
L7	S 55°00'06" E	17.46'
L8	S 07°44'01" E	4.10'
L9	S 07°44'01" E	7.39'

STREET CLOSURE AREA
(LOCATED ACROSS PIN:
9568-18-8429)
0.223 ACRES
9,729 FT²

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
PIN: 9568-18-8429
DB 1114 PG 136
DB 1027 PG 487, TR. 1
AREA = 2.182 ACRES

HUGER STREET
(AS SHOWN IN CAB. B SLIDE 35)
UNOPENED
40' RAW (PER SCALING
OF CAB. SLIDE 35)

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
PIN: 9568-18-8429
DB 1114 PG 136
DB 1027 PG 487, TR. 1
AREA = 2.182 ACRES

ALLEY
UNOPENED (12'
WIDE PER SCALING
OF CAB. B SLIDE 35)

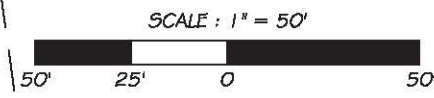
MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.,
JOSEPH BOOTHROYD
PIN: 9568-18-8043
DB 1027 PG 499, TR. 3-PAR. 1
CAB. B SLIDE 35, LOTS 4 & 5

IRIS DIAZ
ALAN B. DUNN
PIN: 9568-18-9214
DB 1382 PG 575
CAB. B SLIDE 35,
LOTS 6 & 7

RICHARD S. & DIANE C. SANBORN
PIN: 9568-28-0225
DB 1029 PG 31
CAB. B SLIDE 35,
LOTS 8 & 9

MARIANNE E. CAMPBELL
CHARLES S. CAMPBELL, JR.
PIN: 9568-18-9677
DB 1114 PG 136
DB 1027 PG 487, TR. 3

ALICE MARIE PESCHL
PIN: 9568-28-3462
DB 1048 PG 714
DB 229 PG 218

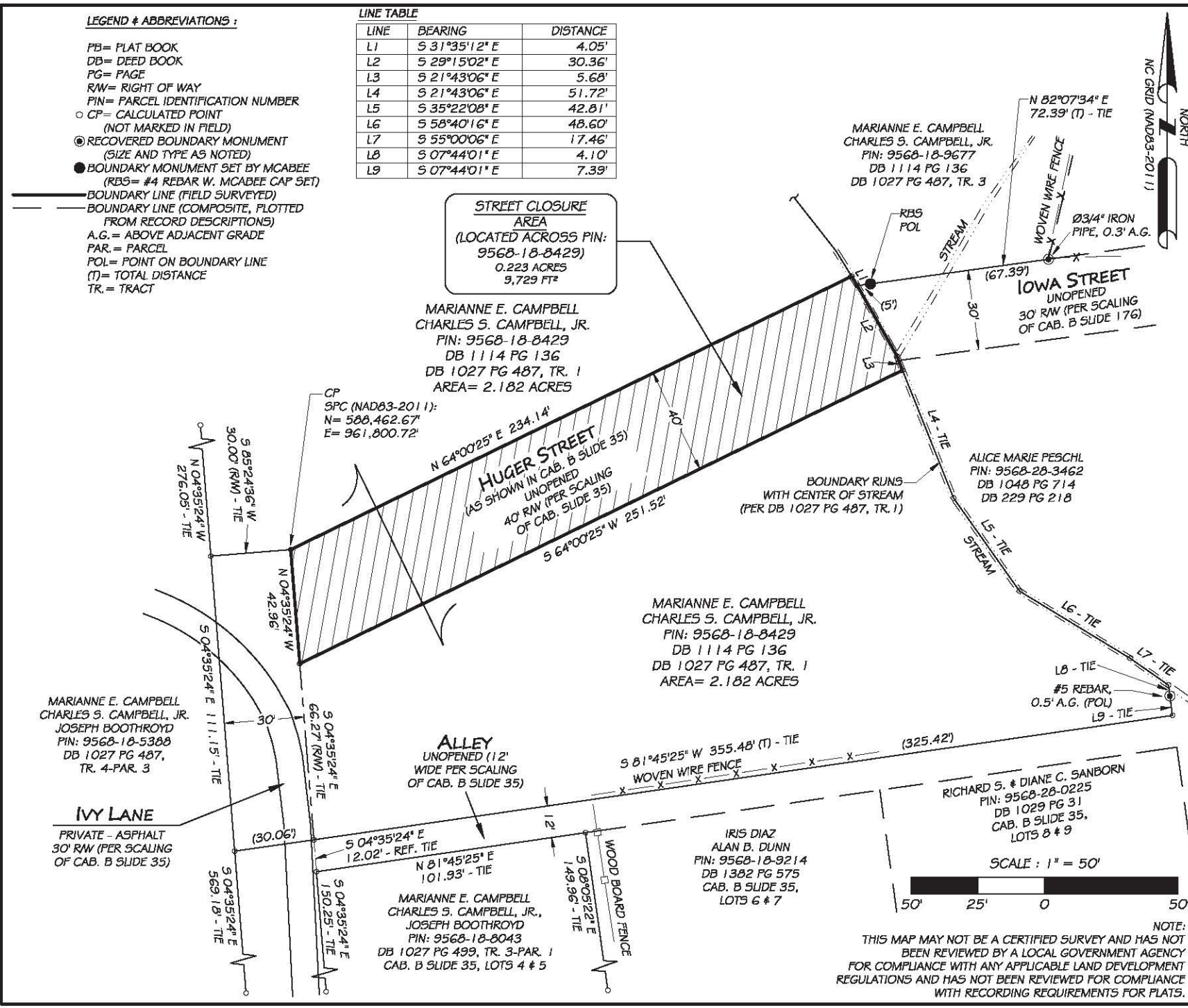


NOTE:
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT
BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY
FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE
WITH RECORDING REQUIREMENTS FOR PLATS.

DATE: 9/12/2019
PROJECT NO.: #12955
DRAWN BY: JBW
DRAWING NO.: A-19-2284
SCALE: 1"=50'
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, NC

EXHIBIT MAP ILLUSTRATING PROPOSED
CLOSURE OF:
HUGER STREET
(AS ILLUSTRATED IN PLAT CABINET B SLIDE 35)
MAP PREPARED FOR:
WINDSOR BUILT HOMES, INC.

MCABEE ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
J. Barry West, PLS
Eric S. McAbee, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-684





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Tyler Morrow

Department: Development Asst Dept

Date Submitted: 12-30-19

Presenter: Tyler Morrow

Date of Council Meeting to consider this item: Jan. 9, 2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 09

The City is in receipt of an application for a conditional rezoning from Mark Campbell of Carter Engineering. The applicant is requesting to rezone a 1.55 acre lot that contains a vacant structure, parcel number 9568-94-4773, in order to develop a Chick-Fil-A Drive thru restaurant. The parcel is currently zoned PCD, Planned Commercial Development and was originally constructed as part of the Southside Square development. The applicant is requesting to be zoned C-3 CZD, Highway Business Conditional Zoning District.

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? ^{N/A} If no, describe how it will be funded.

Suggested Motion:

Suggested motions are on page 5.

Attachments:

site plan, landscaping plan, existing land use map, existing zoning map, future land use map.

MEMORANDUM

TO: City Council

FROM: Development Assistance Department

RE: Chick-Fil-A Conditional Rezoning

FILE #: P19-27-CZD

DATE: January 9, 2020

PROJECT HISTORY

The City is in receipt of an application for a conditional rezoning from Mark Campbell of Carter Engineering. The applicant is requesting to rezone a 1.55 acre lot that contains a vacant structure, parcel number 9568-94-4773, in order to develop a Chick-Fil-A Drive thru restaurant. The parcel is currently zoned PCD, Planned Commercial Development and was originally constructed as part of the Southside Square development. The applicant is requesting to be zoned C-3 CZD, Highway Business Conditional Zoning District. If approved, the permitted uses would be limited to those indicated on the approved list of uses and conditions.

EXISTING LAND USE & ZONING

The subject parcel is currently zoned Planned Commercial Development and contains a vacant Rite Aid building. The parcels to the south and southeast are zoned C-3 Highway business and contain Chadwick Corners Plaza. Parcels to the east and northeast are zoned C-3 Highway Business and C-2 Secondary Business and contain the Hendersonville Mobile Estates. Parcels to the north are zoned PCD, Planned Commercial Development and contain a Harris Teeter grocery store as well as other commercial uses. Parcels to the west and northwest are zoned PCD Planned Commercial Development and C-2 Secondary Business and contain a McDonalds restaurant. Surrounding land uses and zoning districts are shown on the "Existing Land Use" and "Existing Zoning" maps located on pages 13 and 14 respectively.

COMPREHENSIVE PLAN CONSISTENCY

According to N.C.G.S.160A-383, zoning map amendments shall be made in accordance with a comprehensive plan. The 2030 Comprehensive Plan's Future Land Use Map designates the subject area as Neighborhood Activity Center.

The goal of the Neighborhood Activity Center future land use category is to "Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.

The 2030 Comprehensive Plan's Future Land Use Map is located on page 15.

PLAN REVIEW

Buildings

The site plan shows 1 drive-thru restaurant with 102 interior seats and 16 exterior seats totaling of 4,990 sq. ft.

Impervious Area

The site plan shows a decrease from 1.37 ac to 1.23 ac of impervious surface on the subject property.

Streets

The site plan shows a 24-foot travel lane through the parking area for the restaurant. Existing entrances and exits will be used and no new curb cuts will be made. The drive thru will have its own exit on the east side of the property; allowing cars to exit without going through the parking area.

Parking

Ordinance requires 1 per each 3 seats or stools plus 1 per each 2 employees on the shift with the largest employment.

- 118 seats= 40 spaces.
- 30 employees= 15 spaces
- 55 total required spaces.

The site plan shows 60 parking spaces. The site plan also shows that the site will have 28 stacking spaces for cars in the drive thru.

Buffers/Landscaping

The landscaping plan provides for parking lot landscaping including one tree and two shrubs per 4,000 sq. ft. of vehicular use area. The plan provides a planting strip of one tree and five shrubs for every 40 linear feet of property line that parallels the Southside Square driveway. The site plan further provides one shrub for every five linear feet along property lines adjacent to Spartanburg Highway and Chadwick Avenue to create a buffer from the street.

NEIGHBORHOOD COMPATIBILITY

A neighborhood compatibility meeting concerning the application was held on November 8th, 2019. 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.

Four people representing the public attended the meeting. Attendees asked questions regarding a Chadwick Ave red light, parking agreements, number of employees, and

stacking. A copy of the neighborhood compatibility report accompanies this memorandum on page 8.

HIGHLAND SQUARE CHICK-FIL-A COMPARISON

Attendees of the neighborhood compatibility meeting had questions concerning parking and stacking of the proposed Chick-Fil-A development and how it compares to the Highlands Square Chick-Fil-A. Shown below are the calculations of the Highland Square Chick-Fil-A.

- Building Size: 4,496 Square Feet
- 140 Seats=47 Spaces
- 25 employees= 13 spaces
- Required total= 60 spaces
- Provided= 63 Spaces
- The drive thru is also made to accommodate approximately a 28-car stack.

PLANNING BOARD

The Planning Board took this matter up at its regular meeting on December 9th, 2019. The Planning Board voted unanimously to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville. Changing the zoning designation of the subject parcel from PCD, Planned Commercial Development to C-3 Highway Business Conditional Zoning District based on the site plan submitted 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, and that the rezoning is reasonable and in the public interest for the following reason: the proposed drive thru restaurant takes a vacant lot and makes use of it.

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

For Recommending Approval:

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of parcel number 9568-94-4773 from PCD Planned Commercial Development 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 City Council not adopt an ordinance rezoning parcel number 9568-94-4773, for the following reasons:

[PLEASE STATE YOUR REASONS]

IN RE: Chick-Fil-A CZD (File # P19-27-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

Restaurants, drive-in

II. Conditions:

(1) Shall be satisfied prior to issuance of a zoning compliance permit:

(2) Shall Be Attached to the Conditional Rezoning:

Any revised 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.

Babyfish Three, LLC

Signature: _____

Printed Name: _____

Date: _____

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

IN RE: FILE NO. P19-27-CZD

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

1. Pursuant to Article XI Amendments of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of parcel number 9568-94-4773 from PCD Planned Commercial Development 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 9th day of January 2019.

Barbara Volk, Mayor

ATTEST:

Tammie K. Drake, CMC, City Clerk

Approved as to form:

Samuel H. Fritschner, City Attorney

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Chick-Fil-A File #P19-27-CZD
Friday, November 8, 2019, 2:00 p.m.

Susan Frady, Development Assistance Director, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Center. The following were in attendance:

<i>Name</i>	<i>Address</i>	<i>Name</i>	<i>Address</i>
Nate Thompson (applicant)	2956 Anderson Circle, Smyrna, GA	Ken Gordon	800 Spartanburg Hwy
Mark Campbell (applicant)	3651 Mars Hill Rd Suite 2000, Watkinsville GA	Andrew Mundhenk	Times-News
Jim Barnett	640 Greenville Hwy	Susan Frady, Staff	100 N. King Street
Joel Benson	52 Highlands Square Drive	Tyler Morrow, Staff	100 N. King Street
Rachel Balson	52 Highlands Square Drive		

Susan Frady opened the meeting, explaining this is the first step in a three-step process. The first step is the Neighborhood Compatibility Meeting; next is the Planning Board, and last, it goes to City Council. This is an informal meeting to ask questions and get answers. Minutes of this meeting are forwarded to the Planning Board and City Council.

Mrs. Frady stated this is a proposal for a Conditional Zoning District. If approved by City Council, the applicant will be restricted to the uses in the application and what's on the plan. Then it will potentially go before the Planning Board in December and before City Council in January. The parcel is currently zoned PCD, Planned Commercial Development; the applicant is proposing to rezone to C-3 Highway Business Conditional Zoning District.

Mark Campbell, the engineer for the project, explained that they are requesting a rezoning at 640 Spartanburg Hwy in order to construct a Chick-Fil-A drive-thru restaurant. He stated that the current Rite Aid building would be torn down and replaced with a new building. He said that Chick-Fil-A plans on creating a great experience for the community as well as customers with the new use of the property. The layout that they have chosen to pursue allows for the maximum amount of stacking for the property so that cars waiting for food will not spill out into neighboring streets. He explained that no new curb cuts would be made for the proposed business. Mr. Campbell also explained that all dumpsters would be on-site so they will not have to contract with other businesses for garbage collection space.

Nate Thompson, a representative of Chick-Fil-A, explained that they decided to put the building closer to Chadwick Ave. to allow for the best stacking and parking options for their customers. He also stated that the new design allowed for customers to walk straight from the parking lot into the store, not having to walk across the drive-thru, like older Chick-Fil-as. This was done to optimize customer safety as well as their overall experience. He feels that this is the best possible layout for the property.

Ken Gordon asked about improvements to Chadwick Ave and whether or not there would be a red light placed at the intersection of Chadwick Ave. and Spartanburg Hwy.

Mrs. Frady explained that DOT is not currently looking at a red light as a viable option at this time. She stated that a Chadwick Ave red light would be too close to the existing McDonalds' red light. She explained that any improvements on Spartanburg Hwy. would fall into the DOT's jurisdiction.

Jim Barnett asked if there would be a left turn lane onto Chadwick Ave. He said that it is an accident waiting to happen.

Mrs. Frady explained that Chadwick Ave is a City of Hendersonville street. Any upgrades to that street would be tasked to the City, not Chick-Fil-A.

Mr. Gordon asked if Chick-Fil-A had reached out to other adjacent businesses to form parking agreements.

Mr. Thompson said that the site plan adequately provides parking for employees and customers. No parking agreements are necessary.

Rachel Balson asked how much parking will be provided on-site.

Mr. Campbell explained that there are going to be 60 parking spots provided and stacking for up to 28 cars. He also explained that two pedestrian entrances would be available for people who are walking from the public sidewalks along Spartanburg Hwy.

Mr. Gordon asked how the stacking at this store compares to the stacking at the other Chick-Fil-A at Highlands Square Drive.

Joel Benson (Highland Square Chick-Fil-A owner) explained that the new proposed building has by far more stacking. The new design and layout that Chick-Fil-A has created recently allow for a lot more stacking than their older stores.

Mr. Thompson explained that Chick-Fil-A is trying new techniques to get customers food to them faster, so that wait times and stacking are never an issue. He stated that this Chick-Fil-A would have a drive-thru window as well as a drive-thru door. The door will allow workers to walk outside to hand out food in a more efficient manner. He explained that they are trying to provide the best customer service available.

Mr. Gordon asked if this development would be stormwater exempt.

Mr. Campbell explained that they are planning on increasing landscaping on the site as well as lowering the number of impervious surfaces, which will decrease the impacts of stormwater runoff.

Mr. Gordon asked if they will have a free-standing sign or if they share a sign with other businesses in Southside Square Plaza.

Mr. Thompson stated that Chick-Fil-A will not have their own free-standing sign, but will have a panel on the existing Southside Square Plaza sign.

Mr. Gordon asked when their target opening date would be.

Mr. Thompson explained that it was all dependent on how the process with the City goes. He didn't have a definitive timeline as of right now.

Mr. Gordon asked how many people would be employed at this new location.

Mr. Thompson said that, on average, a Chick-Fil-A normally has between 100 and 120 employees per location.

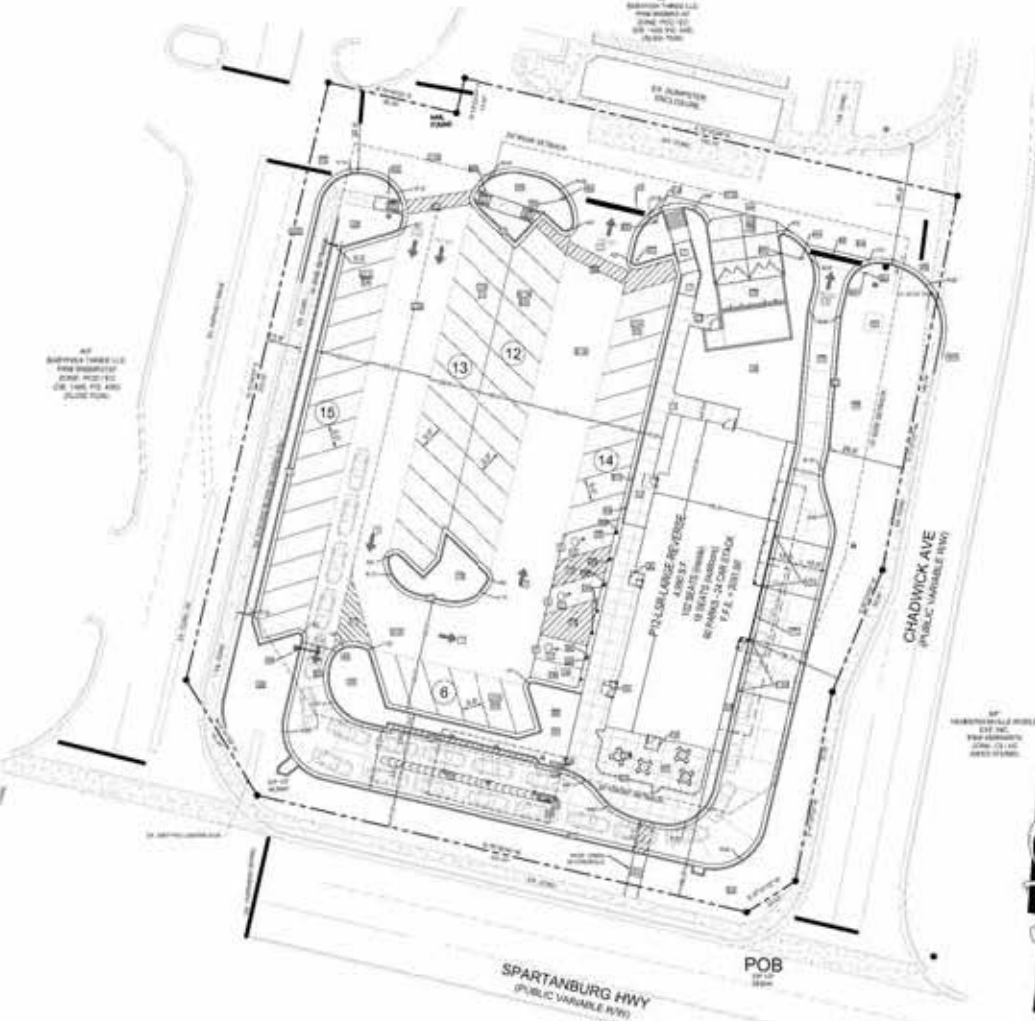
Mr. Benson said that since his location was paying their employees around 15 dollars an hour that they attracted older employees. He stated that his location has between 80 to 90 employees due to little turnover.

Mr. Gordon asked if there would be a playground at the new location.

Mr. Thompson said yes, they planned on constructing one.

With no further comments or questions, Mrs. Frady closed the meeting.

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 12. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 13. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 14. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 15. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 16. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 18. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 21. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 22. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 23. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 24. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 25. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 26. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 27. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 28. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 29. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 30. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 31. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 32. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 33. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 34. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 35. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 36. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 37. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 38. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 39. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 40. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 41. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 42. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 43. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 44. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 45. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 46. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 47. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 48. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 49. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 50. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 51. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 52. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 53. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 54. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 55. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 56. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 57. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 58. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 59. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 60. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 61. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 62. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 63. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 64. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 65. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 66. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 67. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 68. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 69. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 70. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 71. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 72. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 73. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 74. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 75. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 76. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 77. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 78. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 79. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 80. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 81. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 82. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 83. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 84. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 85. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 86. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 87. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 88. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 89. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 90. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 91. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 92. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 93. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 94. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 95. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 96. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 97. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 98. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 99. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 100. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



SITE DATA

DESCRIPTION	AMOUNT	PERCENTAGE OF TOTAL SITE
TOTAL PROJECT AREA	47,438 S.F. (1.10 ACRES)	100%
EXIST. IMPROVED AREA	9,817 S.F. (0.23 ACRES)	21%
PROJ. SITE		
BUILDING AREA	4,200 S.F.	9%
STREET PAVEMENT	44,800 S.F.	95%
OTHER PAVEMENT	2,214 S.F.	5%
COMMON OPEN SPACE	15,158 S.F.	32%
(PATIO & LANDSCAPE AREA)		
PROPOSED IMPROVED AREA	48,107 S.F. (1.12 AC)	101%
DEVELOPED AREA	118,400 S.F.	

REQUIRED DATA

REQUIRED SPACES REQUIRED:

- ONE (1) OFFICE PER TYPE OF SERVICE
- THE SERVICE IS TO BE AT SPACES REQUIRED
- ONE (1) OFFICE PER TYPE OF SERVICE ON THE LARGEST BAY
- UNEMPLOYED (1) TO 15 SPACES REQUIRED
- OR TOTAL SPACES REQUIRED

REQUIRED SPACES PROVIDED:

- 15 OFFICES
- 15 UNEMPLOYED SPACES
- 15 UNEMPLOYED SPACES

VEHICLE DIMENSIONS

VEHICLE TYPE	LENGTH	WIDTH	HEIGHT
MINIMUM CLEARANCE	8' 0" MIN	6' 0" MIN	6' 0" MIN
MINIMUM CLEARANCE	8' 0" MIN	6' 0" MIN	6' 0" MIN
MINIMUM CLEARANCE	8' 0" MIN	6' 0" MIN	6' 0" MIN
MINIMUM CLEARANCE	8' 0" MIN	6' 0" MIN	6' 0" MIN

NOTES

- PLEASE SEE INTERFERING ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. CHICK-FIL-A 12/2019 FOR ALL UTILITIES.

ADDITIONAL NOTES

- 1. TO TRAVEL BUILDING HEIGHT 20' ± (DEPENDENCY ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS)

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

GRAPHIC SCALE
 1" = 20'

SPARTANBURG HWY (PUBLIC VARIABLE PVR)
 CHADWICK AVE (PUBLIC VARIABLE PVR)

NOTE:
 THIS PROPERTY IS IN THE
 HENDERSONVILLE CITY LIMITS.

CLASSIFICATION:
 SUBJECT PROPERTY IS LOCATED WITHIN ZONE AN
 ACCORDING TO PERMITS, FLOOD INSURANCE RATE
 MAP & HENDERSONVILLE, NC CITY CODES.
 BASED ON CITY INFORMATION FROM
 THESE SOURCES, THE OWNER SHOULD TAKE THE
 APPROPRIATE ACTION.

Chick-fil-A
 8300 Buington Rd.
 Atlanta, Georgia
 30349-2949

CARTER ENGINEERING CONSULTANTS
 1000 W. 10th Street, Suite 200
 Hendersonville, NC 28031
 704.938.1111
 www.cartereng.com

HEATHERSONVILLE, NC
 STORE # 34831

12/15/19

SHEET TITLE
SITE PLAN

REVISED: 9-2019

Job No.: 19C004A
 Show: 054001L
 Date: 12/15/19

Sheet
C-2.0



CITY OF HENDERSONVILLE
OCTOBER 2019

SOUTHSIDE SQUARE

**CHICK-FIL-A
P19-27-CZD**
DEVELOPMENT ASSISTANCE DEPARTMENT
EXISTING LAND USE

MCDONALDS

PIN: 9568-94-4773
APPROXIMATELY 1.55 ACRES

HENDERSONVILLE
MOBILE ESTATES

INGLES
GAS EXPRESS


SPARTANBURG HWY

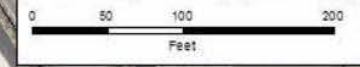
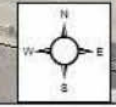
CHADWICK AVE

KIMBRELL FARM LN

JOURNEY LN

KENNEDY HILL LN
KEVIN LN

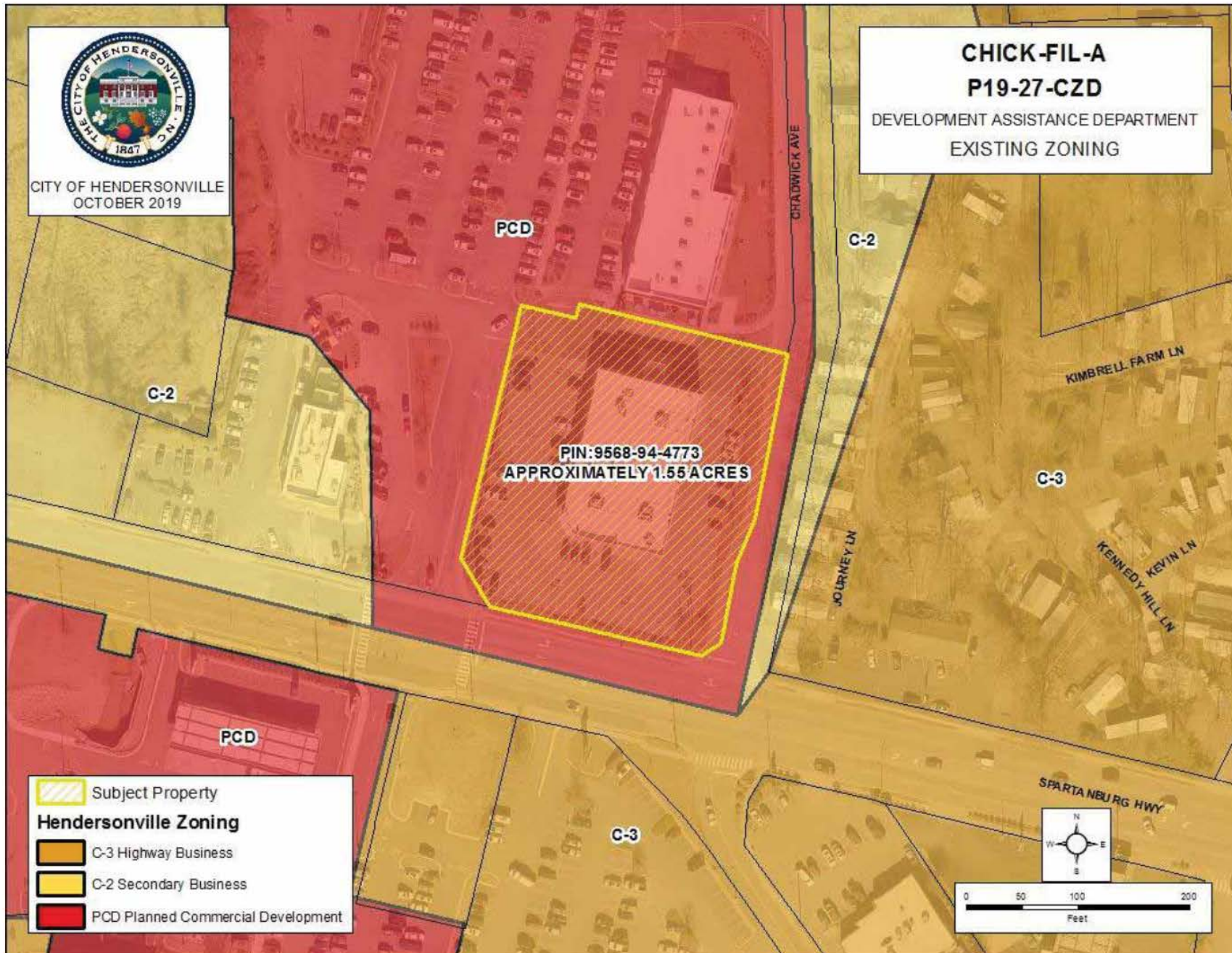
 Subject Property






CITY OF HENDERSONVILLE
OCTOBER 2019

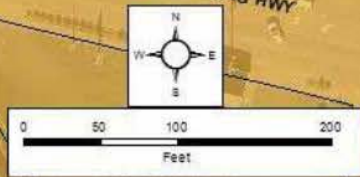
CHICK-FIL-A
P19-27-CZD
DEVELOPMENT ASSISTANCE DEPARTMENT
EXISTING ZONING



 Subject Property

Hendersonville Zoning

-  C-3 Highway Business
-  C-2 Secondary Business
-  PCD Planned Commercial Development





CITY OF HENDERSONVILLE
OCTOBER 2019

NATURAL RESOURCE/
AGRICULTURAL

NEIGHBORHOOD ACTIVITY CENTER

**CHICK-FIL-A
P19-27-CZD**
DEVELOPMENT ASSISTANCE DEPARTMENT
FUTURE LAND USE

HIGH INTENSITY
NEIGHBORHOOD

PIN: 9568-94-4773
APPROXIMATELY 1.55 ACRES





SPARTA NEUBURG HWY

CHADWICK AVE

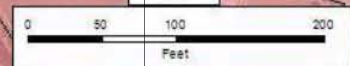
JOURNEY LN

KIMBRELL FARM LN

KENNEDY HILL LN
KEVIN LN

-  Subject Property
-  Neighborhood Activity Center
-  High Intensity Neighborhood
-  Natural Resource / Agricultural

NEIGHBORHOOD ACTIVITY CENTER





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: John Connet

Department: Admin

Date Submitted: 12/27/2019

Presenter: John Connet

Date of Council Meeting to consider this item: 1/09/2020

Nature of Item: Council Action

Summary of Information/Request:

Item # 10

The Highland Lake Road project has been approved and funded for construction. A portion of the project is within the City Limits of Hendersonville. The Village of Flat Rock has voted to stop the project. However, in order to stop the project it must be voted on by all the members of the Metropolitan Planning Organization (MPO). Council Member Hensley serves as the City's representative on the MPO. Therefore, we are asking the City Council to establish the City's position on stopping this project prior to the formal vote of the MPO. The Henderson County TAC will discuss this item at their January 13th meeting. The following is a brief history of the project.

2011: The project was submitted into SPOT/P 2.0 by NCDOT Division 14 (includes Henderson County). -The project was not funded in SPOT 2.0 and did not receive local input points from the Division or MPO.

2013: The project was carried over from SPOT 2.0 to SPOT 3.0. Highland Lake Road is not included as a new submittal, because it was carried over from SPOT 2.0.

2014: The MPO Board approved local input points for Highland Lake Road

2015: Results from P 3.0 are released and Highland Lake Road was not initially funded in the 2016-2025 TIP.

September, 2015: HB 97 is passed which added more funding to the Highway Trust Fund and allowed more projects from P 3.0 to be funded.

January, 2016: The MPO Amends the 2016-2025 TIP to include Highland Lake Road as funded (amongst other projects.)

Budget Impact: \$ None Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

I move that the City Council adopt the attached Resolution of Support for the Highland Lake Road Project.

Attachments:

MPO Minutes

Proposed Amendment

a program of Land of Sky

FRENCH BROAD RIVER

METROPOLITAN PLANNING ORGANIZATION

RESOLUTION ADOPTING THE 2016-2025 METROPOLITAN TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

WHEREAS, the French Broad River MPO Board (Transportation Advisory Committee) has adopted the 2016-2025 Transportation Improvement Program on May 28, 2015; and

WHEREAS, the FBRMPO Board (Transportation Advisory Committee) has reviewed the proposed amendments and modifications that are listed below and finds them satisfactory for addition to the TIP; and

WHEREAS, these changes are or plan to be in agreement with the FBRMPO MTP and keep the TIP in agreement with the STIP; and

WHEREAS, The public transportation section of the TIP also fulfills the Federal Transit Administration's Program of Projects requirement for the City of Asheville,

NOW THEREFORE, BE IT RESOLVED that the Board of the French Broad River Metropolitan Planning Organization hereby adopts the following modifications to the 2016-2025 Transportation Improvement Program:

PROPOSED ADDITIONS TO THE FBRMPO TIP

PROJECT	ROUTES	DIVISIONS	COUNTIES	DESCRIPTION	TIP Amendment Detail	TOTAL COST (in thousands)	ACTIVITY	FUNDING	Cost in Thousands										
									2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	POST YEARS
EB-5795	McDowell Street, All Souls Crescent	13	Buncombe	McDowell Street All Souls Crescent, Southside Avenue to US 25 (Hendersonville Road). Construct dedicated on-road bicycle lane.	New Project Programmed Due to Additional Revenue (HB 97).	291	Engineering	TAP					60						
							Engineering	L				15							
							Construction	TAP					173						
							Construction	L					43						
EB-5796	Broadway Street	13	Buncombe	Broadways Street, NC 251 (Riverside Drive) to I-240. Construct Bicycle Improvements.	New Project Programmed Due to Additional Revenue (HB 97).	410	Engineering	TAP					80						
							Engineering	L				20							
							Construction	TAP					248						
							Construction	L					62						
R-5774	Black Mountain SE Connector	13	Buncombe	Black Mountain SE Connector, NC 9 to US 70 Business (Slate Street)/SR 1522 (McCoy Cove Road). Construct Roadway on New Location.	New Project Programmed Due to Additional Revenue (HB 97).	6,550	Right-of-Way	T									1,300		
							Utilities	T								150			
							Construction	T										5,100	
U-5886	SR 1170 (White Street)	14	Henderson	SR 1170 (White Street), SR 1171 (Willow Road) to US 176 (Spartanburg Highway). Realign and Extend Roadway.	New Project Programmed Due to Additional Revenue (HB 97).	7,200	Right-of-Way	T					3,500						
							Utilities	T				400							
							Construction	T						3,300					
U-5887	SR 1783 (Highland Lake Road)	14	Henderson	SR 1783 (Highland Lake Road), NC 225 to US 176. Upgrade Roadway.	New Project Programmed Due to Additional Revenue (HB 97).	2,700	Right-of-Way	T					100						
							Construction	T						2,600					
U-5888	Intersection of US 23 Business (North Main Street) and Walnut Street.	14	Haywood	Intersection of US 23 Business (North Main Street) and Walnut Street. Construct Intersection Improvements.	New Project Programmed Due to Additional Revenue (HB 97).	2,550	Right-of-Way	T					950						
							Utilities	T				350							
							Construction	T						1,250					

PROPOSED MODIFICATIONS TO THE FBRMPO TIP

PROJECT	ROUTES	DIVISIONS	COUNTIES	DESCRIPTION	TIP Amendment Detail	TOTAL COST (in thousands)	ACTIVITY	FUNDING	Cost in Thousands											
									2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	POST YEARS	
I-2513B	I-26	13	Buncombe	I-26, North of SR 3548 (Haywood Road) to Existing US 19/US 23/US 70. Multi-Lane Freeway, Part on New Location.	Right-of-Way accelerated from FY 21 to FY 20 and Construction from FY 24 to FY 23. Project Accelerated in the Program Due to Additional Revenue (HB 97).	230,000	Right-of-Way	NHP						24,750	24,750					
							Construction	NHP								45,125	45,125	45,125	45,125	
I-4409	I-40/SR 2500 (Blue Ridge Road) Interchange	13	Buncombe	Convert existing I-40/SR 2500 (Blue Ridge Road) grade separation to an interchange. Widen SR 2500 (Blue Ridge Road) to three lanes from US 70 to South of I-40 and upgrade roadway south of I-40 to SR 2713.	Right-of-Way accelerated from FY 24 to FY 21 and Construction from Unfunded to FY 23. Project Accelerated in the Program Due to Additional Revenue (HB 97.)	5800	Right-of-Way	NHP						800						
							Construction	NHP							5,000					
I-5750	I-40	13	Buncombe	I-40, 0.2 Mile East of US 25 (Hendersonville Road) to 0.2 Miles East of SR 3075 (Onteora Boulevard). Bridge Rehabilitation.	Modify Project Scope to Reflect Bridge Rehabilitation Work.	378	Construction	NHPM	378											
I-5885	I-40, US (Hendersonville Road) Interchange	13	Buncombe	I-40, US 25 (Hendersonville Road). Construct Interchange Improvements.	Right-of-Way Accelerated from FY 18 to FY 17 and Construction from FY 19 to FY 18. Project Accelerated in the Program Due to Additional Revenue (HB 97).	540	Right-of-Way	NHP		40										
							Construction	NHP			500									
I-5886	I-40, US 25A (Sweeten Creek Road) Interchange	13	Buncombe	I-40, US 25A (Sweeten Creek Road). Construct Interchange Improvements.	Right-of-Way Accelerated from FY 19 to FY 17 and Construction from FY 21 to FY 18. Project Accelerated in the Program Due to Additional Revenue (HB 97).	15,700	Right-of-Way	NHP		2,200										
							Construction	NHP			6,750	6,750								

PROPOSED MODIFICATIONS TO THE FBRMPO TIP

U-3403B	NC 191 (Brevard Road - Old Haywood Road)	13	Buncombe	NC 191 (Brevard Road - Old Haywood Road), NC 146 to North of Blue Ridge Parkway. Widen to Multi-Lanes.	Right-of-Way Accelerated from FY 22 to FY 21 and Construction from FY 24 to FY 23. Project Accelerated in the Program Due to Additional Revenue (HB 97).	22,600	Right-of-Way	STP							5,100								
							Utilities	STP							600								
							Construction	STP											5,633	5,634	5,633		
U-4715B	Asheville, Citywide	13	Buncombe	Asheville Signal System. Construct Citywide Signal Improvements	Right-of-Way Added in FY 17 and Construction Accelerated from FY 19 to FY 17. Projects Accelerated in the Program Due to Additional Revenue (HB 97).	13,200	Right-of-Way	STP		74													
							Right-of-Way	S(M)		26													
							Utilities	STP		740													
							Utilities	S(M)		260													
							Construction	STP		8,954													
Construction	S(M)		3,146																				
U-5019E	Craven Street	13	Buncombe	Craven Street Bridge Improvements Over the French Broad River.	New Project Segment Programmed Due to Additional Revenue (HB 97).	4,850	Engineering	STP		650													
							Construction	STP			4,200												
U-5781	US 25 (Merrimon Avenue) and Edgewood Road Intersection	13	Buncombe	Intersection of US 25 (Merrimon Avenue) and Edgewood Road. Improve Intersection.	Right-of-Way Accelerated from FY 19 to FY 18 and Construction from FY 21 to FY 20. Project Accelerated Due to Additional Revenue (HB 97).	930	Right-of-Way	T		180													
							Construction	T				375	375										
U-5782	US 25 (Merrimon Avenue) and W.T. Weaver Boulevard Intersection	13	Buncombe	Intersection of US 25 (Merrimon Avenue) and W.T. Weaver Boulevard. Improve Intersection.	Right-of-Way Accelerated from FY 19 to FY 18 and Construction from FY 21 to FY 20. Project Accelerated Due to Additional Revenue (HB 97).	235	Right-of-Way	T		45													
							Construction	T				190											

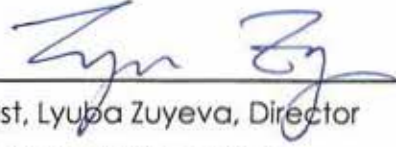
PROPOSED MODIFICATIONS TO THE FBRMPO TIP

U-5834	SR 3116 (Mills Gap Road)	13	Buncombe	SR 3116 (Mills Gap Road), US 25 Hendersonville Road) to SR 3157 (Weston Road). Upgrade existing roadway.	Right-of-way accelerated from FY 19 to FY 18. Project Accelerated Due to Additional Revenue (HB 97).	3,100	Right-of-Way	T			100											
							Construction	T							3,000							
W-5213DIV	Division 13	13	Buncombe	Division 13 Rumble Strips, Guardrail, Safety, and Lighting Improvements at selected locations in the division category.	Add construction in FY 16 not previously programmed.	1,225	Construction	HSIP	1,225													
R-2588B	NC 191	14	Henderson	NC 191, SR 1381 (Mountain Road) to NC 280 south of Mills River. Widen to Multi-Lanes.	Right-of-Way Accelerated from FY 23 to FY 22 and Construction from FY 25 to FY 24. Project Accelerated in the Program Due to Additional Revenue (HB 97).	50,100	Right-of-Way	STP						4,500								
							Utilities	STP						500								
							Construction	STP												11,275	11,275	22,550
R-5744	Balfour Parkway	14	Henderson	Balfour Parkway, NC 191 (Brevard Road) to US 64. Construct new 4-Lane Expressway.	Right-of-Way Accelerated from FY 24 to FY 22. Project Accelerated in the Program Due to Additional Revenue (HB 97).	156,200	Right-of-Way	T						13,150	13,150							
							Utilities	T						900								
							Construction	T														129,000
U-5840	SR 1545 (Old Airport Road)	14	Henderson	SR 1545 (Old Airport Road), US 25 to Mills Gap Road. Widen Roadway.	Right-of-Way Accelerated from FY 19 to FY 17 and Construction from FY 21 to FY 19. Project Accelerated in the Program Due to Additional Revenue (HB 97).	2,300	Right-of-Way	T		100												
							Construction	T								2,200						

ADOPTED: This the 28th day of January, 2016



Doug Dearth, FBRMPO Board Chair



Attest, Lyuba Zuyeva, Director
French Broad River MPO

French Broad River Metropolitan Planning Organization
Governing Board Minutes for August 28, 2014

Meeting Date:

August 28, 2014

Representing	VotingTAC		Via Phone
<input checked="" type="checkbox"/> Asheville, City of	Jan	Davis	<input type="checkbox"/>
<input checked="" type="checkbox"/> Asheville, City of	Marc	Hunt	<input type="checkbox"/>
<input checked="" type="checkbox"/> Black Mountain	Margaret	Tuttle	<input type="checkbox"/>
<input checked="" type="checkbox"/> Canton, Town of	Zeb	Smathers	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Fletcher, Town of	Eddie	Henderson	<input type="checkbox"/>
<input checked="" type="checkbox"/> Haywood County	Michael	Sorrells	<input type="checkbox"/>
<input checked="" type="checkbox"/> Montreat, Town of	Jack	McCaskill	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCBOT, Division 13	David	Brown	<input type="checkbox"/>
<input checked="" type="checkbox"/> Weaverville, Town of	Douglas	Dearth	<input type="checkbox"/>
9 Voting Members Present			
Alternates/Agencies and Other Non Voting At TAC			
<input checked="" type="checkbox"/> Asheville, City of	Gwen	Wistler	<input type="checkbox"/>
<input checked="" type="checkbox"/> FBRMPO/LOSRC	Paul	Black	<input type="checkbox"/>
<input checked="" type="checkbox"/> FBRMPO/LOSRC	Vicki	Eastland	<input type="checkbox"/>
<input checked="" type="checkbox"/> Federal Highway Administration	Loretta	Barren	<input type="checkbox"/>
<input checked="" type="checkbox"/> LOSRC	Annie	Sarac	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, Division 13	Ricky	Tipton	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, Division 13	Jay	Swain	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, Division 13	Kristina	Solberg	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, Division 14	Ed	Green	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, PTD	Nick	Scheuer	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, TPB	Brendan	Merithew	<input type="checkbox"/>
<input checked="" type="checkbox"/> WNC Alliance	Julie	Mayfield	<input type="checkbox"/>
12 Non-Voters Present			

WELCOME AND INTRODUCTIONS

Jan Davis called the meeting to order and introductions followed. He asked if there were any conflicts of interest and read the Ethics Statement. As there is not yet a quorum, the Division Reports were presented.

REGULAR UPDATES

[Division 13](#) report delivered by Rick Tipton.

[Division 14](#) report delivered by Ed Green.

Brendan Merithew provided an update on the travel demand model and noted that on September 25th Leta Huntsinger of Parsons Brinckerhoff will give a presentation on the model.

The Prioritization Subcommittee recommended approval of the reports by the Board. Paul Black provided the Legislative updates regarding the sales tax increase and indicated he had a copy of the tax bill if needed.

PUBLIC HEARING ON SPOT COMMENTS

There were no public comments at this time.

Zeb Smathers then joined via teleconference and a quorum was established.

CONSENT AGENDA

June minutes: It was noted that in the first paragraph of the minutes where I2513 is mentioned, the text should indicate it 'is' up to nine million.

Doug Dearth motioned to approve the minutes with the above change, Marc Hunt seconded, and as there were none opposed, the minutes were approved.

Paul Black described the UPWP Special Study Carryover and the 2015 meeting schedule. Henderson County requested one of those meetings to be in Henderson County and Haywood County would also like to host a meeting. Eddie Henderson asked for clarification of the TIP amendments and Paul Black responded.

Doug Dearth motioned to approve the remainder of the Consent Agenda, Eddie Henderson seconded, and as there were none opposed, the motion was approved.

BUSINESS

Final scoring of SPOT projects

Paul Black explained the shifting of projects that was outlined in the Agenda packet and projected onto the screen for review.

David Brown asked for clarification on US70 Tunnel Road access management and Paul Black replied a potential consolidation of driveways. David Brown voiced his concern about a median strip and Rick Tipton explained the size and width of the median strip.

Paul Black then reviewed the Riceville capacity project and the Bike/Ped project. He also covered some of the cascaded projects. He went on to discuss the RPO points that were offered to the MPO.

Michael Sorrells motioned to accept all of the recommendations, Eddie Henderson seconded, and as there were none opposed, the motion carried.

Transit Representation

Referencing the latest rule interpretation, two members need to be added - one from the urban side and one from the rural side. Possibly entertain applications for the positions and staff asks that a Resolution be sufficient and not a new MOU required.

Eddie Henderson asked what job requirements or credentials are required for the two positions and Paul Black deferred to Loretta Barren for clarification. Paul Black said there is room for interpretation and prefers elected officials. Ricky Tipton reminded everyone to abide by ethics statements.

Paul Black further explained the process for representation. Discussion followed regarding appointment of a 'seat' vs. a 'person' and Paul Black continued by adding that we will need to nominate a person for that seat. More discussion followed regarding structure and process of giving a voice at the table as an

advocate. Comments included workgroup recommendation and appointment, approval by home jurisdiction vs. local transit board, regional representation vs. single jurisdiction, and that the deadline is October 1st. Loretta Barren indicated that they can just have a Resolution and not an entire new MOU required.

Margaret Tuttle motioned to approve the Transit Representation, Marc Hunt seconded, and as all were in favor, the motion carried.

5310 Direct Recipient

Staff requests approval of the Resolution making the City of Asheville the Direct Recipient for 5310 funds.

Doug Dearth motioned to approval the City of Asheville as designee, Mike Sorrells seconded, and as all were in favor, the motion was approved.

Resolution on Map 21 Rulemaking

The TCC recommends the Board approve the Resolution providing comments on metropolitan transportation planning.

Eddie Henderson motioned to approve, Mike Sorrells seconded, and as there were none opposed, the motion carried.

PUBLIC COMMENT

Jan Davis opened the floor for public comment, and as there were none, the public comment period was closed.

ANNOUNCEMENTS

Tristan Winkler, formerly from J.M. Teague, is the new MPO Regional Planner.

Paul Black highlighted the September 19th Community Connections event and encouraged all to pick up a flyer from the table.

Hendersonville won the NC APA award for great Main Street. The mountains had three winners!

Jan Davis wished everyone a happy Labor Day weekend and adjourned the meeting.



French Broad River Metropolitan Planning Organization
Minutes from the Governing Board meeting on January 28, 2016

Meeting Date:

2016/01/28

Representing	VotingTAC		Via Phone
<input checked="" type="checkbox"/> Asheville, City of	Gwen	Wisler	<input type="checkbox"/>
<input checked="" type="checkbox"/> Black Mountain, Town of	Ryan	Stone	<input type="checkbox"/>
<input checked="" type="checkbox"/> Buncombe County	Brownie	Newman	<input type="checkbox"/>
<input checked="" type="checkbox"/> Flat Rock, Village of	John	Dockendorf	<input type="checkbox"/>
<input checked="" type="checkbox"/> Hendersonville, City of	Steve	Caraker	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCBOT, Division 13	David	Brown	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCBOT, Division 14	Jack	Debnam	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rural Transit Providers	Carole	Edwards	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wavnesville, Town of	LeRov	Roberson	<input type="checkbox"/>
<input checked="" type="checkbox"/> Weaverville, Town of	Douglas	Dearth	<input type="checkbox"/>
Alternates/Agencies and Other Non Voting At TAC			
<input checked="" type="checkbox"/> Apple Country Transit	Matt	Champion	<input type="checkbox"/>
<input checked="" type="checkbox"/> Asheville, City of	Julie	Mayfield	<input type="checkbox"/>
<input checked="" type="checkbox"/> Asheville, City of - Transit	Mariate	Echeverry	<input type="checkbox"/>
<input checked="" type="checkbox"/> Buncombe County	Josh	O'Conner	<input type="checkbox"/>
<input checked="" type="checkbox"/> FBRMPO/LOSRC	Zia	Rifkin	<input type="checkbox"/>
<input checked="" type="checkbox"/> FBRMPO/LOSRC	Tristan	Winkler	<input type="checkbox"/>
<input checked="" type="checkbox"/> FBRMPO/LOSRC	Lyuba	Zuveva	<input type="checkbox"/>
<input checked="" type="checkbox"/> Henderson County	Autumn	Radcliff	<input type="checkbox"/>
<input checked="" type="checkbox"/> Michael Baker International	Chris	Tomsic	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT TPB	Brendan	Merithew	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, Division 13	Mike	Calloway	<input type="checkbox"/>
<input checked="" type="checkbox"/> NCDOT, Division 14	Ed	Green	<input type="checkbox"/>

WELCOME & INTRODUCTIONS, APPROVAL OF AGENDA

Doug Dearth called the meeting to order, welcomed new members and requested that introductions be made. He read the Ethics statement and inquired if there were any conflicts of interest to note for today's meeting. None were heard. The agenda was presented for approval with no modification requested.

Steve Caraker moved to approve the Agenda as presented. LeRoy Roberson seconded and the motion carried without further discussion.

PUBLIC COMMENT

Doug Dearth called for any public comment. No public comment was made.

CONSENT AGENDA

- November Minutes

Steve Caraker moved to approve the Consent Agenda. John Dockendorf seconded and as all were in favor, the Consent Agenda was approved.

PUBLIC HEARING FOR TIP AMENDMENTS

Doug Dearth opened the Public Hearing for the TIP Amendments. Hearing no public comments, the hearing was closed.

REGULAR UPDATES

- Mike Calloway provided Division 13 updates and David Brown commended the NCDOT workers for the excellent job they did during the recent winter weather event. Ed Green provided Division 14 updates.
- Brendan Merithew shared the Planning Branch updates.
- No FHWA updates were provided.
- Lyuba Zuyeva provided subcommittee updates:
 - Complete Streets and Greenways Workgroup held its final meeting on January 6, 2016. Regional Complete Streets and Greenways Summit tentatively scheduled to take place in the spring of 2017.
 - Prioritization Subcommittee met on December 18, 2015 and on January 28, 2016
 - Transit Operators Workgroup met on December 15th and has a meeting scheduled for February 2, 2016.
 - Citizens Advisory Committee has not met in the last quarter.
- Lyuba Zuyeva shared legislative updates. At the federal level, the FAST Act was signed into law on December 4, 2015- it is a five-year bill. The bill allows \$280.9 billion in new spending obligations from the HTF from 2016 through 2020: \$225.2 billion for highways, \$48.7 billion for mass transit, and \$7.0 billion for highway and motor carrier safety. The bill funding includes a transfer of \$70 billion in general fund revenue to the Highway Trust Fund from a variety of sources, of which \$51.9 billion would go to the Highway Account and \$18.1 billion would go to the Mass Transit Account. Highlights of the FAST Act include the following: the bill creates a new formula program for highway freight projects; establishes a new grant program for large-scale projects- the Nationally Significant Freight and Highway Projects (NSFHP) program. The bill also converts the Surface Transportation Program (STP) to a block grant program; increases STP sub allocation to local governments with over 200,000 populations from 50 to 55 percent and rolls the Transportation Alternatives Program (TAP) into STP; In general, highway spending would grow by 2.1 to 2.4 percent per year after 2016, while mass transit spending would grow at about 2.1 percent per year. The bill provides for more flexibility being addressed in street design guidelines, and alternative design guides such as a guide created by the National Association of City Transportation Officials (NACTO) may now be used for projects implemented with federal transportation funds. Lyuba Zuyeva also shared that 2015 was on track to be a record year for most Vehicle Miles Traveled (VMT) across the U.S. At the state level, the House has formed the Strategic Transportation Planning and Long Term Funding Solutions committee; as a result of House Bill 232 adopted earlier in the fall of 2015, a committee was formed to review laws and regulations

pertaining to bicycle safety. On January 8, 2016, the final report has been released. Additional info on WalkBikeNC website at <http://www.bikewalknc.org/2016/01/ncdot-releases-final-report-on-h232-study-to-legislature/>

- 5307 Sub-Allocation Formula Study Update: Lyuba Zuyeva shared that the contract has been signed with the consultant team; the Steering Committee members have been selected and the first committee meeting is planned for February. The study is moving forward and is expected to be completed in October 2016.

NEW BUSINESS

TIP Amendments Including 5310 and LAPP Project Changes

Tristan Winkler communicated that with more funding available, an unusually large number of proposed amendments and modifications are being requested for MPO Board approval. These include six new projects added to the TIP due to additional revenue from HB-97; three in Division 13 and three in Division 14; 13 projects accelerated in the TIP due to additional revenue from HB-97; two LAPP projects modified at the request of sponsoring governments; and, three public transit projects generated by the 5310 Call for Projects; and, two other projects modified at the request of NCDOT. Section B of the I-26 Connector is one of the projects being accelerated, which makes the project committed in the TIP—the ROW phase has been moved up to 2020.

Tristan Winkler also shared that there's a resource available on the FBRMPO website which provides a more detailed explanation of TIP Amendments: http://fbrmpo.org/wp-content/uploads/2016/01/TIPAmendments_Detail1.pdf. It is planned that this resource will be available moving forward.

Tristan Winkler advised the Board that two of the projects added in Division 13 (Buncombe County bicycle improvement projects) are proposed to be added to the TIP but that these projects are not yet committed which means those will be subject to re-prioritization in SPOT. He continued that a few of the projects in Division 14 (2 in Henderson County/1 in Haywood County) which were put in for right-of-way in 2020 are now committed and will not be subject to re-prioritization. He shared also that Asheville's RADTIP project has been modified as it was previously funded with the MPO's STP-DA funding - due to the new funding being added, STP-DA funding has been replaced by state portion of STP funding. Craven Street bridge phase has been added to the RADTIP project.

Discussion occurred regarding the bridge project and maintenance of the bridge by the City of Asheville, and whether there would be a 20% match required on that project. Lyuba Zuyeva shared that a conversation needs to occur between the NCDOT and the City of Asheville regarding maintenance responsibility for the bridge going forward. It was noted that any future significant cost increases to projects would come before the MPO Board as an amendment. Tristan Winkler added that there are a couple of other projects (Black Mountain Riverwalk Greenway Extension and the Asheville Greenway Connector) which have had funding shifted from construction to engineering at the request of local project sponsors.

Discussion occurred regarding the Liberty Road Project. The project is committed for 2021/2022. A lot of people in the Enka-Candler area would like to see that project move forward; there's a lot of congestion in that area and with additional funding, the question has arisen as to how the Liberty Road Project and Section C of the I-26 Connector could be sequenced. Lyuba Zuyeva

discussed that the Liberty Road Interchange Project is in the Statewide category and that MPO has limited opportunity to advance this project through the SPOT prioritization.

LeRoy Roberson moved to approve the Resolution adopting the amendments to the 2016-2025 Metropolitan Transportation Improvement Program (TIP). Ryan Stone seconded and the motion carried without further discussion.

SPOT Methodology Update

Tristan Winkler shared that the Prioritization Subcommittee has been working on the draft SPOT Methodology update and he provided an overview of the current draft methodology and some major changes from SPOT 3.0. The proposed methodology will open for public comment on February 10, 2016, after which it will come back for final approval in March. By April 1, 2016, both the MPO Board and NCDOT must approve the final methodology.

No action required.

Request for STP-DA Flex Set-Aside for TDM Program

Lyuba Zuyeva shared that the Regional Transportation Demand Management (TDM) Program is currently in the process of being initiated, with the final contract between Land of Sky Regional Council and NCDOT signed in November of 2015 and the hiring process currently underway. This Regional TDM Program relies on an NCDOT grant (renewed annually) and previously the match for the Regional TDM Program was allocated by the FBRMPO Board as a set-aside from STP-DA funds for one year only. The NCDOT grant application for annual TDM funding is due every January and for FY 2017 NCDOT has increased available state TDM funding for the FBRMPO region to \$45,000. The Regional TDM Program is expected to benefit the entirety of the French Broad River MPO region and is not targeting any one jurisdiction specifically. The NCDOT TDM grant means that there are no additional local match funds required to utilize STP-DA Flex funds for this program. Setting aside funding for three years will provide more stability for this programs and will mean that the MPO Board does not have to take it up every year.

Lyuba Zuyeva shared that the TDM coordinator, when hired, will be surveying local employers to determine the gaps in the region's transportation system which affects their workers (and potential workers) in a negative way. Both the Prioritization Subcommittee and the TCC have recommended that the MPO Board strategically set-aside STP-DA Flex funds for continuation of TDM Program for three years, at a level matching NCDOT grant, not to exceed \$75,000 per year, for three years from FY 2017 through FY 2019. The intent of the set-aside is to have the funds earmarked for several years to get the TDM program up and running.

Gwen Wisler moved to approve the Resolution to strategically set aside STP-DA Flex funding to support the Regional Transportation Demand Management Program for three years. Brownie Newman seconded and the motion carried without further discussion.

Draft UPWP and 5-Year Plan Adoption

Lyuba Zuyeva shared that NCDOT's Public Transportation Division has worked to synchronize their funding approval from the Federal Transit Administration with the beginning of the state fiscal year on July 1st. This creates the need to push back the MPO UPWP development to January to allow

transit funding to be in place at the start of the state fiscal year. The final documents will come back for adoption in March. Some of the items to highlight: the CTP update is expected to be underway in FY 2017, also MPO staff will be updating some of the data including major employer data. She continued that outreach will be made to freight stakeholders and that new tasks have been added to the UPWP to provide walkability analysis and pedestrian needs identification assistance to local jurisdictions with the goal of identifying pedestrian projects for the CTP. Lyuba Zuyeva noted that the majority of items are a continuation of ongoing business. Those items include: implement the MTP; ongoing data collection; SPOT 4 and 5, as needed; TIP maintenance and project development, NEPA merger participation; UPWP development and performance monitoring; Public Involvement and Civil Rights processes; NCAMPO and statewide stakeholder groups; Board and subcommittee/workgroup support.

Lyuba Zuyeva requested that Board members let staff know if there were any specific items that should be looked at. The final version will come back to the Board for approval in March.

Brownie Newman moved to approve the Resolution adopting the draft Planning Work Program for FY 2016-2017. Gwen Wisler seconded and the motion carried without further discussion.

5310 Transportation for Seniors and Individuals with Disabilities Projects

Lyuba Zuyeva shared that the FBRMPO held a call for 5310 projects in the fall of 2015; the final application deadline was extended through December 23, 2015. Five applications were received and the 5310 Selection Committee met on January 8th to make recommendations for funding. She communicated that the Selection Committee approved funding all of the applications fully except for the application requesting ADA improvements to the Transit Station (City of Asheville project). She explained that "Traditional" projects receive preference for funding under the grant's guidelines. The ADA improvement request was an "Other" project. Based on those factors, the Selection Committee recommended the funding level for that project be reduced in order to meet the requisite percentage of traditional projects and allow a full year of funding to be drawn-down. Should these be approved today those will still have to go to NCDOT in March prior to review and approval by FTA.

Brownie Newman moved to approve selected projects for Section 5310 funding available for the FBRMPO Urbanized Area. Ryan Stone seconded and the motion carried without further discussion.

I-26 Connector

Lyuba Zuyeva shared that there have been over a thousand public comments received by the time the Draft Environmental Impact Statement closed for public comment on December 16th, 2015. Currently, NCDOT is currently reviewing those comments. At its January 14th meeting the TCC took no action on recommending a resolution for the I-26 Connector Project. Lyuba Zuyeva shared that staff recommends that the MPO Board take no action today as additional information may be available by the March meeting. The hope is to review Buncombe County's official point of view on this project prior to March meeting. So far the City of Asheville has adopted a resolution with specific recommendations for the I-26 Connector, and the Town of Woodfin has adopted a resolution in support of the project. Tristan Winkler shared that he would probably be the staff member attending the NEPA merger meeting for this project in April-May. Lyuba Zuyeva communicated that MPO staff are recommending that the February meeting cycle (TCC and Board) be canceled due to lack of agenda items.

No action required at this time

ANNOUNCEMENTS

Lyuba Zuyeva announced the Southeastern Rail Forum in Charlotte on March 16-18, 2016. The event will be hosted by Women in Transportation/Triangle Chapter and NCDOT Rail Division. The NCAMPO Conference will be held in Greensboro on May 12th and 13th. A link will be sent out with conference information.

A couple of planning conferences will be held in Asheville in the fall of 2016 including the Statewide Planning Conference and the National Rural and Intercity Bus Transportation Conference. More information will be provided as those events approach.

Tristan Winkler shared that FBRMPO will be holding the STP-DA call for projects in the spring. He also communicated that the LAPP training is highly recommended for applicants for STP-DA funding and will likely be rescheduled for March.

PUBLIC COMMENT

Doug Dearth called for any public comment.

Mike Plemmons, executive director for the Enka-Candler chapter of the Council of Independent Business Owners (CIBO) requested that every Board member receive a copy of the resolution passed by the Town of Woodfin on the I-26 Connector project.

ADJOURNMENT

Doug Dearth adjourned the meeting with no further business before the body.

DRAFT

A Resolution in Support for the Highland Lake Road Project

WHEREAS, a portion of Highland Lake Road is located within the corporate limits of the City of Hendersonville; and

WHEREAS, the Hendersonville Comprehensive Plan recommends roadway improvements to meet level of service requirements and prioritize needed pedestrian connections within the community; and

WHEREAS, the North Carolina Department of Transportation and French Broad River Metropolitan Planning Organization have approved safety and pedestrian enhancements for Highland Lake Road; and

WHEREAS, Highland Lake Road provides an east and west connection for Hendersonville residents in the southern portion of the City; and

WHEREAS, Highland Lake Road provides a direct route for residents and tourists from Hendersonville and the region to the attractions within the Village of Flat Rock, such as the Flat Rock Playhouse and Carl Sandburg National Historic Site; and

WHEREAS, Highland Lake Road is used by large buses and emergency response equipment to access the Village of Flat Rock and southern portion of the City of Hendersonville.

NOW THEREFORE, The City Council of the City of Hendersonville does hereby adopt this Resolution of Support for the Highland Lake Road Project; and

FURTHER RESOLVES, that the French Broad River Metropolitan Planning Organization, Henderson County Transportation Advisory Committee and North Carolina Department of Transportation move forward with the approved and funded improvements for Highland Lake Road.

Adopted this ninth day of January 2020.

Barbara G. Volk, Mayor

Attest:

Tammie K. Drake, City Clerk



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Lee Smith

Department: Utilities

Date Submitted: 9/23/19

Presenter: Garrett DeMoss

Date of Council Meeting to consider this item: 01/09/2020

Nature of Item: Presentation Only

Summary of Information/Request:

Item # 11

Garrett DeMoss, Wastewater Treatment Facility Manager, will present an update on recent projects being completed at the City's wastewater treatment facility, including the generator/ATS installation and gravity filter replacement/upgrade.

Budget Impact: \$ N/A Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

N/A

Attachments:



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Brian Pahle

Department: Admin

Date Submitted: 12/27/19

Presenter: Jim Powell, ADW Architects

Date of Council Meeting to consider this item: 01/09/20

Nature of Item: Council Action

Summary of Information/Request:

Item # 12

Presentation and consideration of options for fire station improvements. Renovation or construction of existing or new space is needed to house the 12 new firefighters, received in a SAFER grant award.

Staff is seeking direction from the City Council on which option to pursue and proposed financing methods.

Budget Impact: \$ TBD Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

Attachments:

Study
Financing Methods

HENDERSONVILLE FIRE DEPARTMENT STUDY

HENDERSONVILLE, NC

Final Draft | 12 . 03 . 19



Hendersonville
North Carolina

adwarchitects
environmentsforlife



Table of Contents

Existing Building Assessment—	3
Fire Station No. 1 -- Architectural Building Assessment	3
Fire Station No. 1 -- Architectural Building Assessment Photos	6
Fire Station No. 1 -- Structural Engineer’s Building Assessment	13
Fire Station No. 1 -- Structural Engineer’s Building Assessment Photos	15
Fire Station No. 1 -- MEP Engineer’s Building Assessment	19
Space Needs and Options for Fire Station No. 1—	29
Fire Station No. 1 -- Space Needs Analysis	29
Fire Station No. 1 -- Option 1 Renovation with Admin	32
Fire Station No. 1 -- Early Concept Floor Plans - Option 1	33
Fire Station No. 1 -- Preliminary Budget Option 1	35
Fire Station No. 1 -- Option 2 Renovation without Admin	36
Fire Station No. 1 -- Preliminary Budget Option 2	37
Fire Station No. 1 -- Option 3 New Building With Admin	38
Fire Station No. 1 -- Preliminary Budget Option 3	39
Fire Station No. 1 -- Option 4 New Building Without Admin	40
Fire Station No. 1 -- Preliminary Budget Option 4	41
Space Needs and Options for Fire Station No. 3—	42
Fire Station No. 3 -- Space Needs Analysis	42
Fire Station No. 3 -- Site Study	44
Fire Station No. 3 -- Preliminary Budget Current Site	45
Fire Station No. 3 -- Preliminary Budget Clean Site	46





Hendersonville FS 1 Assessment

Executive Summary

Fire Station No. 1 is located in downtown Hendersonville, NC at 851 N. Main St. This fire station was built in 2000 so it is 19 years old. There has been a renovation done in the apparatus room of the original design. The overall condition of the existing building is, as one might expect, consistent with a heavily used building that was built 19 years ago. Several areas that stand out include the following:

- Building condition
- ADA compliance
- Energy efficiency
- NFPA 1500 and occupational safety, health and wellness standards
- Building maintenance
- Programmatic Needs

Building Condition

The existing building has been maintained well over its 19-year life. One interior renovation has occurred in recent years. This renovation added office space, exercise room and other support spaces. This space was added to the back side of the apparatus room.

The existing built-up roof is in disrepair; no roof leaks were apparent at the time of our tour however there were signs that there are roof leaks. The standing water, deteriorating and missing insulated roof tiles, deteriorating sealants, and age of the existing roof appears to be at the end of its functional life and should be replaced in the near future.

There are some signs of settlement at the front porch areas that need to be repaired. There are some signs of water infiltration around the perimeter of the building. It is recommended to re-water proof the perimeter foundation walls to fix this problem should water infiltration persists. The existing paving in both the front and rear of the station is failing and needs to be replaced. There was no fire hydrant apparent at the drive area near the apparatus room. This is typical of fire stations and allows fire truck water tanks to be refilled after a call and allows them to be ready for the next call.

See the plumbing, mechanical and electrical assessments for additional information on these items.

ADA Compliance

The Americans with Disabilities Act (ADA) was signed into law in 1990, 10 years before this building's design was completed. This building does not meet ADA in several areas. Although the nature of the services a fire station provides does not lend itself to employing fire fighters with significant disabilities, there are administrative positions, visitors, family members and others that would use this building that may have disabilities which this building cannot accommodate.

Some interior areas of the building do meet ADA standards. Bathrooms, kitchens and access to the apparatus room are non-compliant.



Energy Efficiency

The building was designed to meet 2000 codes. In reviewing the existing construction drawings, it does appear that there is 1" continuous insulation as part of the E.I.F.S. skin of the building and R-19 batt insulation in the studs. The roof insulation appears to be around an R8-10 max, this is much lower than current code requires for this zone. Much of the interior lighting has been replaced with LED lighting which is very efficient. Please read the Mechanical and Electrical analysis for more detail on those systems.

NFPA 1500 and occupational safety, health and wellness standards

There are several safety concerns with the existing building. NFPA 1500 addresses several safety features for fire stations:

10.1.2 Decontamination Room. There is currently no dedicated biohazard decontamination room in this station. It is recommended to have a dedicated room with a stainless steel 2-compartment sink, eye wash, bathroom shower, room for turnout gear extractor and room for a turnout gear drying box. The decontamination room needs to be separated from the living areas or other uses and open directly to the apparatus room.

10.14 Building should be fully sprinklered. The current building does currently have fire sprinklers.

10.1.5 Vehicle exhaust. The apparatus bays are required to exhaust carbon monoxide. There is a functioning exhaust system, however it is nearing the end of its useful service and will likely need to be replaced in the coming years. The fire pole shutter is missing, allowing carcinogens to enter the living quarters above the bays. Vehicle exhaust was evident in the bathroom and hallway near the pole. (This may increase the risk of cancer for fire fighters).

Turnout gear is stored in the apparatus room. This exposes the gear to vehicle exhaust/carcinogens (this may increase the risk of cancer for fire fighters). It also exposes it to UV light which over time will deteriorate the material more quickly. This gear should be stored in a separate room with proper ventilation adjacent to the apparatus room if possible.

Ice machine should be moved out of decontamination/laundry room area to prevent possible contamination.

Building Maintenance

The Following are areas that are below standard and should be renovated (see photos with matching numbers):

1. Site asphalt paving needs to be replaced, several areas with concrete paving need to be replaced. Parking stripping and accessibility markups are virtually non-existent.
2. The flat roof is holding water and the roof tiles and sealants appear ready for replacement. The flat roof is near the end of its life expectancy and should likely be replaced.
3. The front porch is settling. Repair work should be investigated.
4. Foundation leaks. Re-waterproofing should be investigated.
5. Bathrooms are in need of renovations. They are outdated and do not meet ADA standards.
6. Flooring in the living quarters needs to be replaced.
7. Roof drains need to be replaced. The flat roof area is not draining properly.
8. Flashing in several areas appears to need replacement.
9. Pole shutter needs to be installed at fire pole.
10. Apparatus floor finishes needs replacing. A high build resinous flooring with slip resistance is recommended.
11. Refer to the structural, plumbing, mechanical and electrical assessments for additional maintenance needs.



Programmatic Needs

There were a few programmatic needs noted at the time of our tour. The kitchen is undersized and needs to be renovated. There are not enough bathrooms and they are in need of renovation. There is a need for additional office, bedroom and dayroom space. The bay doors are in need of replacement.

The front parking lot is too small. The paving in front of the truck bays is failing and should be replaced with heavy duty concrete paving. Vertical circulation is poorly designed. There is only one fire pole and one stair from the living quarters to the apparatus room. This slows turnout time. There is not enough storage space in the current station.





1



1



1



1



2



2





2,7



2,7



2



2



3



3



3



4



4



4



4



4



4



4



5



5



5



6



7



7



8



9



9



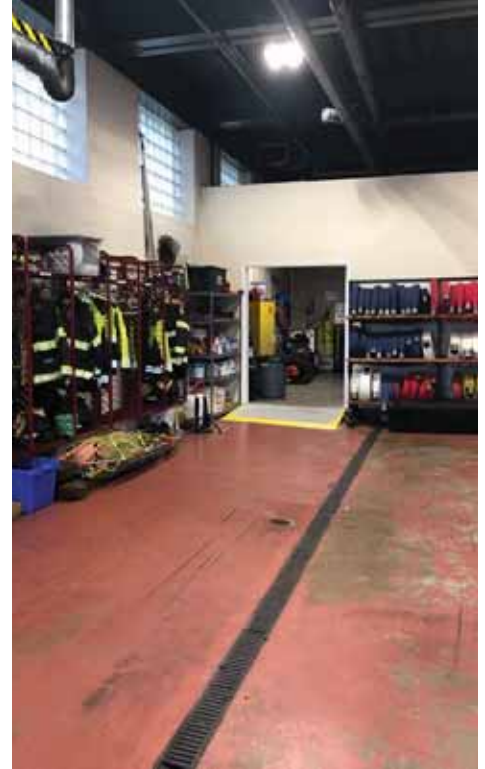
10



10



10



10



11



11



11





September 27, 2019

Keith Carlyon, AIA
Senior Principal
2815 Coliseum Centre Drive
Suite 500
Charlotte, NC 28217

RE: Hendersonville Fire Station No. 1 – Structural Assessments
Hendersonville, NC

Dear Keith,

Stewart Engineering Inc. (Stewart) was asked to perform a structural assessment on Fire Stations 1 located at 851 North Main Street in Hendersonville, NC. Our structural assessment was based on a visual observation of the structure which was accessible at the time of our visit. We did not perform any demolition to the building to expose additional structural elements. Our assessment included walking through the interior of the building including a small portion of the attic. We also reviewed the exterior of the building. We walked the facility with the design team and representatives of the Hendersonville Fire Department and were able to observe numerous rooms throughout the building to get an understanding of the structural conditions for each building. Existing structural drawings were available for review during for the assessment. Overall the building was in good condition and there were no major structural issues that we observed. Some settlement was observed in the front stairs at the porch and damaged insulation/pavers at the exterior balcony are discussed in this report.

The existing building was built circa 1991. Fire Station 1 is a two-story building with hip and valley roof. A portion of the building is an open exposed porch. The building was constructed with load bearing masonry and concrete walls supporting composite steel beams for the elevated floor framing. Light gage steel roof trusses frame the roof structure with metal decking installed on the trusses. The masonry walls are built in running bond construction with reinforcing noted on the existing drawings to be approximately 48" on center. The fire station has four apparatus room bay doors.

Generally, the building was in good shape. No evidence of major damage was observed or apparent. A few cracks were observed in the mechanical/ice maker room and tool room. Joint cover material failure was observed in the concrete wall in the fitness room. Efflorescence was observed at the bottom of the stairs. The stair at porch appears to be settling causing a joint between the stair and building. Numerous cracks were observed in the insulation/paver tiles of the porch floor. This product has reached the useful lifespan. A few cracks were observed in the walls at the porch. A bolt was loose on the ladder to the mezzanine storage area. Rusting was observed on the rail on the porch and site walls with some brick or mortar failure where the rail posts are anchored into the brick walls. Sealant failure was observed in some glass block where the block meets the brick in several windows.

Based on our observations, below are some of the items observed that need to be maintained or some repair.

- Cracks in the porch insulation/pavers
- Step cracks in brick wall near the generator should be caulked to prevent water and insect entry into the building
- Missing bolts in the stair framing should be installed
- The wall joint that has failed in the fitness room should be repaired

STRONGER BY DESIGN

RALEIGH

DURHAM

CHARLOTTE



Hendersonville Fire Station No. 1 -- Structural Engineer's Building Assessment



Work that could be considered to be included in future maintenance

- Efflorescence could be cleaned from walls; however, this will not prevent it from returning
- Replace loose bolt in the ladder leading to the storage mezzanine
- Rust removal and painting for handrails and some lintels
- Caulking joints between sidewalk/stair and the building all around the building
- Replace cracked glass block that was broken

For the items noted above repairs should be considered and planned for upcoming maintenance. Work that could be considered in future maintenance is noted and could be part of capital work in future years. Performing the work noted above would allow the building to continue to function and add to the building lifespan. Photos are included at the end of the report of areas we observed.

Potential Future Expansion

One possibility for this fire station is could an addition be added to the structure. A roof addition could be added over a portion of the porch. Some local reinforcing may be required to the existing light gage trusses due to the added weight.

The existing porch is lower than the 2nd floor of the building. If an addition occurred over the porch, the floors would need to be leveled. We analyzed the beams for the added weight of concrete (approximately 4"). In general, the floor beams appear to be able to support the added loads, but the beam connections would require to be reinforced. The floor decking was not designed to support additional concrete and would have to be reinforced by adding beams mid-span between the existing beams. The existing girders may need some local reinforcing. Existing column footings may have to be enlarged if we added the additional concrete. Other options include installing a structural insulation to minimize the depth of new concrete needed. This can be evaluated in more detail in future design phases.

Conclusion

The existing building appears to be in good condition structurally. Some areas needing attention were observed and discussed. If you have any questions or comments regarding our report, please contact us.

Respectfully submitted:

Stewart

Lance Williams, PE
Associate Vice President | Manager of Structural Engineering



9/27/2019

Encl

STRONGER BY DESIGN

RALEIGH

DURHAM

CHARLOTTE

HENDERSONVILLE FIRE DEPARTMENT STUDY

Hendersonville, NC | 12 . 03 . 19



Hendersonville
North Carolina



adwarchitects
environmentsforlife



FIRE TATION 1 PHOTOS



Photo 1 – Rear of Fire Station

STRONGER BY DESIGN

RALEIGH

DURHAM

CHARLOTTE

HENDERSONVILLE FIRE DEPARTMENT STUDY

Hendersonville, NC | 12 . 03 . 19



Hendersonville
North Carolina



adwarchitects
environmentsforlife



Photo 2 – Joint failure in fitness room



Photos 3 & 4 – Efflorescence on CMU walls in lower level

STRONGER BY DESIGN

RALEIGH

DURHAM

CHARLOTTE

HENDERSONVILLE FIRE DEPARTMENT STUDY

Hendersonville, NC | 12 . 03 . 19



Hendersonville
North Carolina



adwarchitects
environmentsforlife



Photo 5 – Missing bolts in stair framing



Photo 6 – Stepped crack in brick near generator

STRONGER BY DESIGN

RALEIGH

DURHAM

CHARLOTTE





Photo 7 – Broken/missing insulation-paver blocks at porch



Photo 8 – Brick damage at rail connections

STRONGER BY DESIGN

RALEIGH

DURHAM

CHARLOTTE





FIRE STATION #1
851 N. Main St
Hendersonville, NC

MEP ENGINEERING EXISTING FACILITY ASSESSMENT

August 20, 2019



Hendersonville Fire Station #1

Mechanical System existing conditions:

This station is heated, cooled and ventilated by means of two constant volume dx/condensing gas split systems. The units are approximately 20 years old, and are operational, but nearing the end of their useful life. Units are equipped with duct smoke detectors to shut down units on presence of smoke. All units are direct ducted supply and return, and controlled by thermostats. The units have minimal outside air ducted to the return ducts at the units. The units are adequately cooling the space. The ducts were reported to have some condensation occurring which has caused some ductwork to be replaced.

The thermal envelope is at the roof level and the attic is not termed as non-vented, however, it appears that outside air is present in the attic, which may be causing the condensation on the ductwork.

All exhaust inside the living areas is provided by small dedicated exhaust fans.

The apparatus bay is heated by a large dedicated outdoor roof-mounted gas ducted heater and 4 gas fired unit heaters. There is a continuously running centrifugal fan which provides ventilation. There is also a rail mounted Nederman vehicle exhaust system. No carbon monoxide sensors/controllers were seen in the space.

The living space above the apparatus bay is directly accessible to the bay via a fire pole and stairs. The pole is only accessible through a locked door from above.

There is a kitchen on the upper level. The residential style range operates in conjunction with a microwave hood, which is ducted to outside. There is also a variable speed general exhaust fan in the kitchen space to be used as needed.

A portion of the bay has been converted to occupied space. This includes a weight room, laundry room, electrical room, and a few office spaces. The space's HVAC is from a single zone unit. The space is very humid as there is no vapor barrier to separate it from the truck bay.

Mechanical System Recommendations:

Due to the age of the mechanical system as well as zoning/control limitations we recommend the existing system be replaced with new high-efficiency variable speed dx/gas split systems. These will allow close control of humidity, and high-efficiency units will reduce utility bills for heating and cooling through the year. New ductwork and insulation will maximize clean air within the facility and minimize energy loss through ductwork insulation damage. A small DOAS unit will help precondition outside air to the space for proper ventilation. We recommend that all units be placed in the attic if it is structurally possible. If not feasible, the units can be reinstalled in their closets. The small DOAS unit can most likely be installed in the attic somewhere as it is small and light.



We recommend new gas fired replacement unit heaters for use in the apparatus bay and a new gas fired make up unit for the bays – these need to be replaced simply because of their age. Gas infrared heaters that are commonly used in truck bays will not be a good fit for the limited space between the trucks and the floor above. New ventilation fans should provide Code ventilation air, and be interlocked with CO and NOx sensors that will provide additional automatic ventilation in the event of a build-up of toxic compounds. This controller will also be used to control the vehicle exhaust system. The bay must have controls and means to keep the space negative to help prevent any fumes from reaching the living quarters above.

We recommend that the occupied space in the bay be provided with some means to seal it from the bay and the space should also be made slightly positive to the bay to try to keep fumes and moisture out of the conditioned space. The HVAC system is relatively new and should be fine for a few more years.



HVAC Indoor Units

Hendersonville Fire Station No. 1 -- MEP Engineer's Building Assessment

Electrical Systems Existing Conditions:

The station is served by pole mounted transformers across the street to a pole near the building to an underground service that extends to the building. There is a new generator for the entire building, so the entire building is on emergency power. It appears that the building service is fed from an outside transfer switch that connects to the new generator and the Utility Main. The main service is a 400A MDP in the bay area electric room. Delivery voltage is 208/120V, 3 phase, 4 wire. The MDP panel supplies several sub panels located in the main electrical room and in upper floor area.

All panels are Square D I Line.



Square D I Line MDP Panel



Original E Panel and old transfer switch location



Outside Transfer Switch



Meter Base and Fiber Entrance

Hendersonville Fire Station No. 1 -- MEP Engineer's Building Assessment

Emergency Electrical System:

The fire station is served by an existing Cummins 85KW natural gas fire generator located on the outside of the main electrical room. The generator appears to just have one transfer switch to provide power for the entire building, including all Life Safety Devices. It appears that the original transfer switch has been removed most likely when the generator was upsized.

Normal and Emergency Electrical System Recommendations:

The Square D I Line series of panels continues in manufacture and remains to be the standard for distribution gear. Parts are readily available for all installed panels, so we see no reason to replace them at this time.

There is one outside outlet on the patio area that is in need of repair – the weather proof cover is off.

The outlets in the sleeping rooms should be replaced with Arc Fault Current Interrupter type for safety.

We do have a couple things that should be addressed on the emergency transfer switch. The NEC requires all Life Safety Power to be on a separate transfer switch to isolate it from the rest of the building power. This has been a requirement for several years. When the new generator was installed, it appears that the entire building is on one transfer switch. If this is the case, a second transfer switch should be installed to isolate the Life Safety emergency power.

A second thing that has come into play within the past few years is the requirement to have plug for a portable generator to provide Life Safety Power while the main generator is being serviced.



LED lights



Few florescent lights remaining

Lighting Systems:

Lighting systems in the facility have been upgraded to LED except in a few closets on the main level. Most areas have dual level switching and a few areas have occupancy sensors.

Recommendation for Lighting Systems:

The remaining fluorescent lights should be changed to LED. The exit signs should also be replaced to LED style. The switching arrangement is acceptable unless the department would like to change it to occupancy sensors.

Fire Alarm:

There appears to be no Fire Alarm system in place. There are several local smoke detectors around the areas, each bedroom having a smoke detector. No detectors were seen in the bay area.

There are duct detectors that will shut off the HVAC units upon activation.

Recommendation for Fire Alarm System:

We recommend a new Fire Alarm system be installed in the facility. The bedrooms should have dual function smoke detector/carbon monoxide devices installed. The bay also needs heat detectors and carbon monoxide detectors. Recommendation is for all wiring to be in conduit.

Plumbing System existing conditions:

Most of the plumbing piping in the building observed appears to be original to the building minus pipe patches and replacement sections. Original waste and vent piping is PVC. Domestic water piping exposed appears to be copper piping. The domestic water service backflow preventer in the bay area appears to be a double check valve type. All observed valves are ball valves.

Existing plumbing fixtures are outdated and are not high efficiency fixtures but appear to be working properly. Tank type toilets are currently installed in the facility. The shower pans as observed from the bay area appear to be leaking.

The existing electric and gas water heater provides domestic hot water for the building. The water heaters were recently replaced. The water heaters are relatively close to the hot water users and there is no hot water circulation system present.

The existing laundry extractor is hard piped into the existing sanitary waste system with no lint interceptor. The ice maker drain is hard piped to the waste system and no backflow preventer is seen.

Existing roof is flat with primary roof drains with secondary drainage over the edge of the roof. The metal roof over the living area spills onto the flat roof on two sides and to storm drain inlets on two sides. The parapet appears to be approximately 4 inches higher than the roof level, and is very close to the elevation of the door threshold to the community room. There is an ongoing issues with leaking roof drains, which leak into the bay area.



Plumbing System Recommendations:

We recommend the removal of the existing plumbing fixtures and trim, and replacing with new.

New plumbing fixtures shall be new high efficiency plumbing fixtures. Toilet rooms may need to be modified so that they meet ADA requirements per architectural needs.

The extractor drain needs to have a lint interceptor installed.

The ice machine drain needs to have an indirect waste connection, to prevent possible contamination from the waste system. The water supply also needs a backflow preventor.

The water heaters have been recently replaced and appear to be in good shape.

A hot water recirculation system could be added to improve wait time for hot water. This would also conserve water.



Tank toilet



Flush valve urinal



Shower stall

Sprinkler Systems Existing Conditions:

The building is sprinkled with a single zone wet pipe system. The riser has an alarm valve that connects to the sprinklers, a truck fill line and a FDC connection which is on the exterior of the building. A few of the truck fill lines have been capped with the remodeled bay area. The front porch/entry has wet sprinklers from the attic. It seems that a gas fired heater has been installed in the attic to prevent these sprinklers from freezing. The sprinkler system has a double check valve back flow preventor installed at the water entrance. The sprinklers are soon due to start sample testing, beginning at 20 years for quick response heads.

Sprinkler System Recommendations:

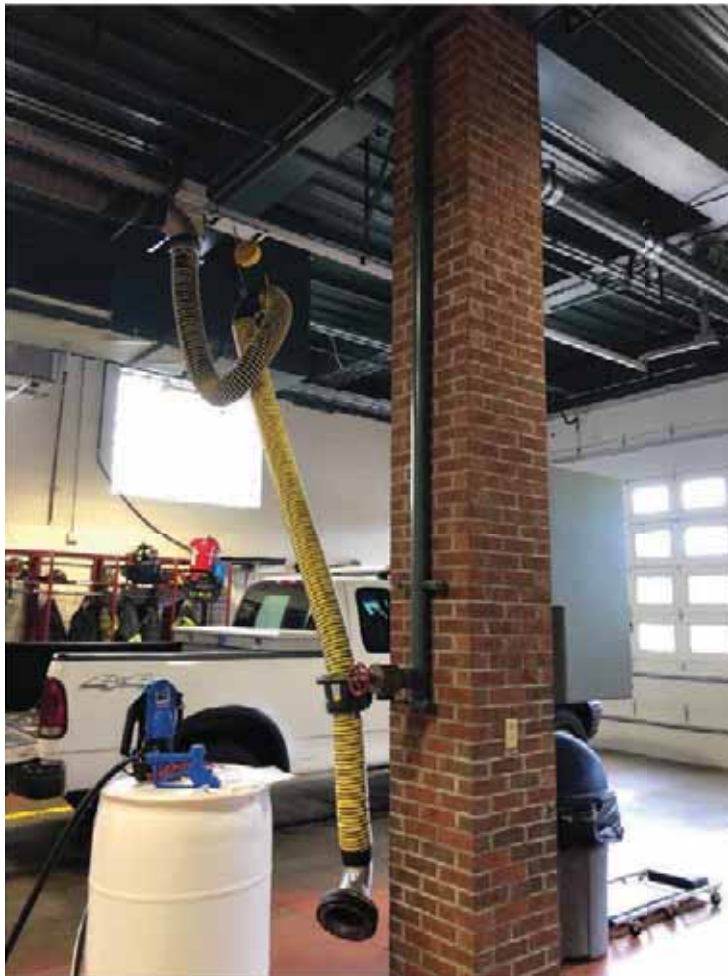
It may be desirable to convert the porch sprinklers to a dry system if the current configuration remains. There are not any other recommendations for the sprinkler system.



Sprinkler back flow (blue) and domestic back flow (below middle riser)



FDC upper end of building



Truck fill line and vehicle exhaust connection

Hendersonville Fire Station #1 – Expansion/Renovation Systems

The below system descriptions detail what we would most likely use if the facility is remodeled and expanded to suit current needs of the fire department.

HVAC Systems:

Air conditioning for the occupied spaces will utilize split system heat pumps with condensing gas furnaces. Air handlers will be installed in the attic space. Programmable thermostats will be used. All ductwork will be new sheet metal with insulation. Air handlers will provide zoning as needed for the spaces.

A DOAS unit will collect most exhaust air and pretreat the outside air make up to the air handling units for Code ventilation requirements.

The bay will use a gas fired make up air unit to temper outside air to the space. Gas fired unit heaters will also condition the space.

New controls and fans will be installed on the existing vehicle exhaust system.

Electrical Systems:

The existing gear would remain in place and additional panels would be added as needed for the new spaces.

We would reuse the existing LED lights where practical and install new LED fixtures as needed. New LED exit signs will be used. Dual function occupancy sensors will be used and all spaces will have dual level lighting.

The transfer switch would need to be reworked to isolate the Life Safety branch from the rest of the building. An additional transfer switch and plug for a temporary generator will be provided.

A new fire alarm system will be installed. Smoke, heat and CO detectors will be installed as needed.

Arc Fault Outlets will be provided in the sleeping rooms.

MC cable will be installed in the stud walls from a junction box that is fed from the panel in conduit.

The existing generator will remain and will be loaded as it can accept with the expansion.

The new security system with door access controls and cameras will be pathway only, having the owner provide cabling and components as desired.

The new IT system will be pathway only, having the owner provide cabling and components as desired.



Hendersonville Fire Station No. 1 -- MEP Engineer's Building Assessment

The new Paging system will be pathway only, having the owner provide cabling and components as desired.

Plumbing Systems:

If the toilets are to remain tank type, the existing water service entrance will be reused. If flush valve toilets are desired, we will have to replace the water service entrance. In either case, we will add hot water recirculation, new reduced pressure backflow preventor and pressure reducing valve.

The existing water heaters will be replaced and sized to meet the new needs.

New waste piping will be Solid Core PVC and water lines will be Type L copper. All valves will be sweat ball valves. All piping components will be lead free.

All lines will be insulated and labeled.

Sprinkler System:

The existing riser can be reused and sprinkler piping can be reworked/extended as needed to suit the new configuration. New sprinkler heads will be installed in the occupied space with white concealed heads. FM approved flexible piping to heads will be allowed.

All sprinklers protecting porches and such areas will utilize dry sprinklers.



Hendersonville Fire Station No. 1 -- Space Needs Analysis



Hendersonville Fire Station No.1 -- Space Needs Summary -- New Building

Revised 8/27/2019

Fire Station Base Building	# Rooms	Room Size	Area (s.f.)	Remarks
Public Access Areas				
Fire Station Entry Vestibule	1	10 x 7	70	door bell, 911 phone outside
Fire Station Entry Lobby	1	12 x 12	144	
Restrooms	2	13 x 17	442	off lobby (shared w/ admin. -- 3 fixtures each)
Training Room	1	26 x 30	780	seating for 32 at training tables
Training Storage room	1	8 x 10	80	off training room
Subtotal			1,516	
Circulation, Walls, Structure, Etc. (35%)			531	
Total Public Access Areas			2,047	
Administrative Areas				
Administrative Assistant	1	12 x 12	144	space for files files, adjacent to lobby with secure window, intercom, buzz in door
Firefighter's / Report Writing Office / Radio	1	12 x 14	168	shared, room for 3 workstations
Company Officer's Office (2 companies)	1	12 x 16	192	shared, room for 2 workstations, 6 files
Batallion Chief's Office	1	12 x 14	168	files
Deputy Chief's Office	1	12 x 14	168	files
Chief's Office	1	14 x 22	308	files, soft seating, conferencing, bookshelves
Trainer's Office	1	12 x 14	168	
Educator's Office	1	12 x 14	168	
Conference Room	1	16 x 24	384	8 at table
Shared Copy Alcove	2	6 x 12	144	centrally located
Secured File Storage	1	8 x 12	96	
Fire Marshall's Admin. Assistant	1	12 x 12	144	space for files files
Fire Marshall's Office	1	12 x 18	216	1 drafting table
Fire Marshall's Storage	1	8 x 10	80	
Assist. Fire Marshall's Office	2	12 x 14	336	
Fire Inspector's Office	1	12 x 12	144	
Subtotal			2,108	
Circulation, Walls, Structure, Etc. (35%)			738	
Total Administrative Areas			2,846	
Crew Living Quarters Areas				
Double Bunkrooms	7	10 x 12	840	7 rooms - 2 beds each (lockers in corridor)
Personal Lockers	60	2 x 2	240	single-tier, in corridor
Linen Lockers	17	2 x 2	68	3-tier, 51 lockers total, in corridor
Batallion Chief's Bedroom	1	10 x 12	120	1 bed, desk and 3 lockers
Batallion Chief's Bathroom	0	9 x 10	0	opens off bedroom
Officer's Bedrooms	2	10 x 12	240	1 bed, desk and 3 lockers
Bathrooms with showers	4	9 x 10	360	2 ADA compliant



Hendersonville Fire Station No. 1 -- Space Needs Analysis

Laundry Room	1	8 x 12	96	residential type
Day Room	1	20 x 36	720	recliner seating for 16
Dining Room	1	16 x 34	544	table for 16
Kitchen	1	20 x 24	480	3 pantries, 3 commercial refrigerators, 60" Viking/Wolf Range w/ commercial hood
Janitor	1	6 x 10	60	
Existing Fitness Room	1	19 x 20	380	
Subtotal			4,148	
Circulation, Walls, Structure, Etc. (35%)			1,452	
Total Crew Living Quarters Areas			5,600	

Apparatus Bay Support Areas				
Turnout Gear Storage Room	1	10 x 40	400	room for 36 - 24" wide x 24" deep open grid lockers
Logistics / Equipment Storage Room	1	8 x 10	80	
Tool Room	1	12 x 14	168	cascade, air compressor, workbench
Medical Supply Storage Room	1	8 x 10	80	
Ice / Rehab / Storage Room	1	12 x 12	144	
Decon Bathroom	1	10 x 9	90	(with shower)
Decontamination Room	1	12 x 10	120	extractor, ss sink, mop sink, exterior access
Subtotal			1,082	
Circulation, Walls, Structure, Etc. (35%)			379	
Total Apparatus Bay Support Areas			1,461	

Apparatus Bay Options				
Apparatus Room	1	53 x 82	4,346	3 double deep bays with 14' wide doors
Total Apparatus Bay (no extra factor included)			4,346	

Building Support				
Mechanical Space	1	14 x 18	252	tankless hot water
Main Electrical Room	1	8 x 12	96	
Second Floor Electrical Room	1	6 x 8	48	
IT Room	1	8 x 10	80	
Subtotal			476	
Circulation, Walls, Structure, Etc. (35%)			167	
Total Building Support Areas			643	

2-Story Circulation				
Existing Stair Lower Level	1	10 x 20	200	
Existing Stair Upper Level	1	10 x 20	200	
New Stair Lower Level	1	10 x 20	200	
New Stair Upper Level	1	10 x 20	200	
Elevator Lower Level	1	10 x 10	100	
Elevator Upper Level	1	10 x 10	100	
Subtotal			900	
Circulation, Walls, Structure, Etc. (35%)			315	
Total 2-Story Circulation			1,215	



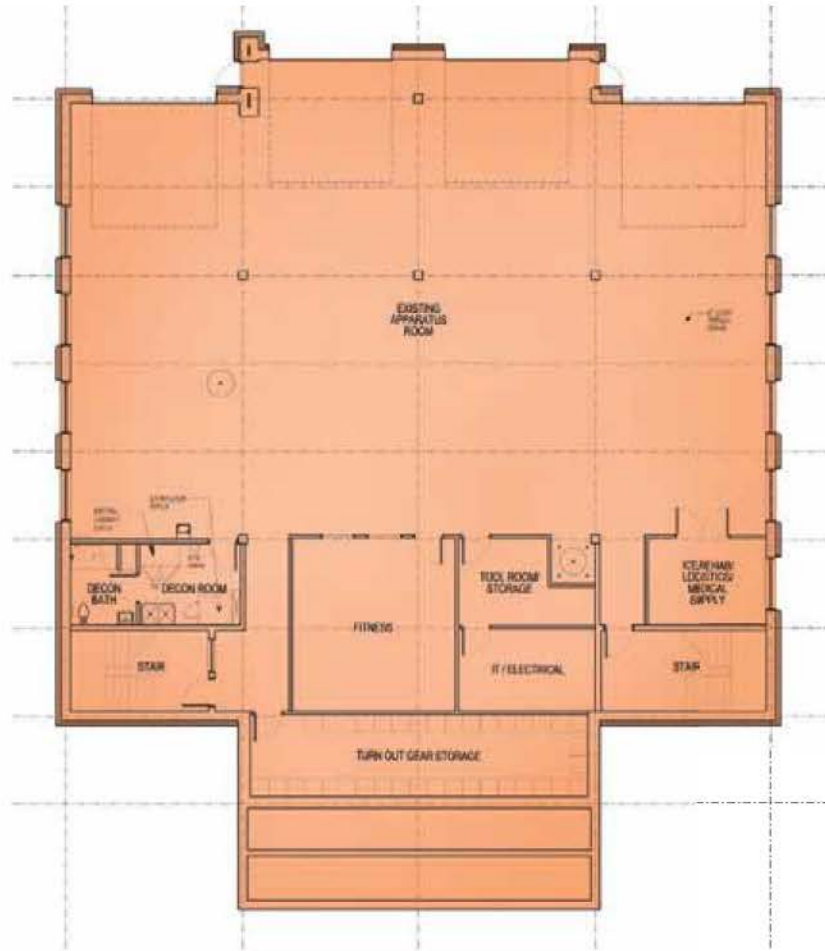
Fire Department Station and Headquarters Total	18,157
---	---------------

Site Construction Features

Parking	10x20 Parking Spaces	
	Visitors / ADA	3
	Administration	12
	Train./Company Shift Change	30
	Total Spaces Required	45





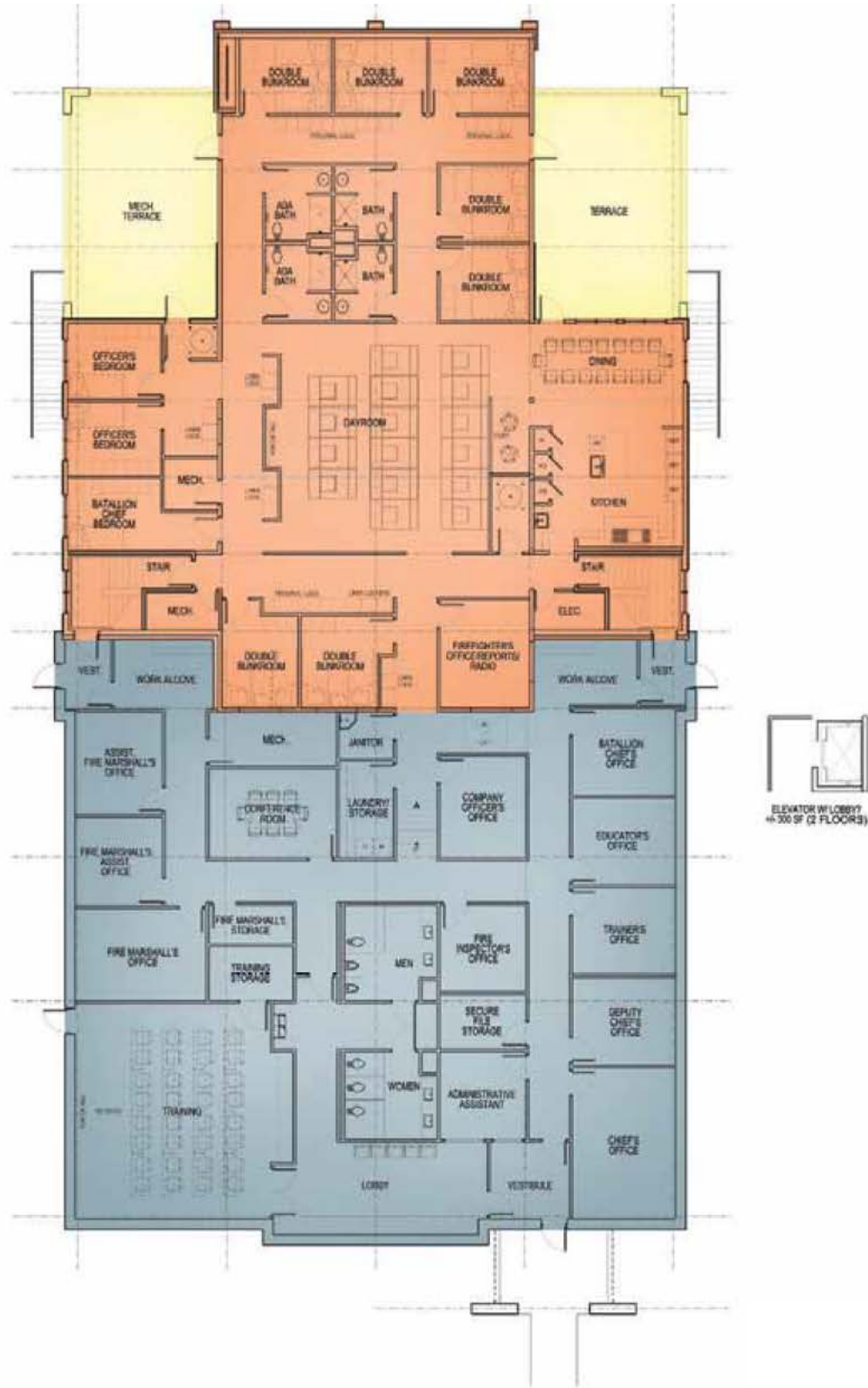


LOWER FLOOR

APPARATUS BAY 4,366 SF
LOWER FLOOR TOTAL 6,128 SF



Hendersonville Fire Station No. 1 -- Early Concept Floor Plans - Option 1



UPPER FLOOR

FIRE FIGHTER'S QUARTERS	5,293 SF
ADMINISTRATION	5,020 SF
UPPER FLOOR TOTAL	10,313 SF
POSSIBLE ELEVATOR	300 SF
BUILDING TOTAL	17,848 SF
ADMIN. STAND ALONE BUILDING	8,802 SF





Hendersonville Fire Station No. 1 (Reno - W Admin) Project Budget 25+ years

11/13/2019

Construction Cost

Item	Notes	Cost
Existing lower level renovation 6,526 sf (\$125/sf) (bay doors, epoxy floor, new upfit)		\$815,750
Second floor renovation/addition 5,253 sf (\$230/sf)(expansions, gut and replace)		\$1,208,190
New administration building 6,441 sf (\$245/sf)		\$1,578,045
Structural modifications		\$100,000
New waterproofing and exterior cleanup, new windows, new roof and insulation		\$350,000
Project site development (new parking, replace truck paving with 8" HD concrete)		\$600,000
Construction subtotal		\$4,651,985
CM Predesign fee		\$40,000
CM Fee 6%		\$279,119
Market / study phase / design contingency 10%		\$465,199
Construction contingency 10%		\$465,199
Construction Cost Total		\$5,901,501

Owner Carried Soft Costs 15-20%

Soft cost at 20%	\$1,180,300
Total Project Costs (2021)	\$7,081,801







Hendersonville Fire Station No. 1 (Renovation/No Admin) Project Budget 25+ years

11/13/2019

Construction Cost

Item	Notes	Cost
Existing lower level renovation 6,526 sf (\$125/sf) (bay doors, epoxy floor, new upfit)		\$815,750
Second floor renovation/addition 5,253 sf (\$230/sf)(expansions, gut and replace)		\$1,208,190
New administration building 6,441 sf (\$245/sf)		\$0
Structural modifications		\$100,000
New waterproofing and exterior cleanup, new windows, new roof and insulation		\$350,000
Project site development (new parking, replace truck paving with 8" HD concrete)		\$500,000
Construction subtotal		\$2,973,940
CM Predesign fee		\$40,000
CM Fee 6%		\$178,436
Market / study phase / design contingency 10%		\$297,394
Construction contingency 10%		\$297,394
Construction Cost Total		\$3,787,164

Owner Carried Soft Costs 15-20%

Soft cost at 19%	\$719,561
Total Project Costs (2021)	\$4,506,726







Hendersonville Fire Station No. 1 (New - w Admin) Project Budget 50+ years

11/13/2019

Construction Cost

Item	Notes	Cost
New Construction 18,200 sf (\$215/sf)(larger sf, but upgraded design being downtown)		\$3,913,000
2-Story Construction		\$140,000
Project site development (includes demolition)		\$1,100,000
Construction subtotal		\$5,153,000
CM Predesign fee		\$40,000
CM Fee 6%		\$309,180
Market / study phase / design contingency 10%		\$515,300
Construction contingency 5%		\$257,650
Construction Cost Total		\$6,275,130

Owner Carried Soft Costs 15-20%

Soft cost at 18%		\$1,129,523
Total Project Costs (2021)		\$7,404,653







Hendersonville Fire Station No. 1 (New - No Admin) Project Budget 50+ years

11/13/2019

Construction Cost

Item	Notes	Cost
New Construction 14,000 sf (\$230/sf)		\$3,220,000
2-Story Construction		\$140,000
Project site development (includes demolition)		\$1,100,000
Construction subtotal		\$4,460,000
CM Predesign fee		\$40,000
CM Fee 6%		\$267,600
Market / study phase / design contingency 10%		\$446,000
Construction contingency 5%		\$223,000
Construction Cost Total		\$5,436,600

Owner Carried Soft Costs 15-20%

Soft cost at 18%		\$978,588
Total Project Costs (2021)		\$6,415,188



Hendersonville Fire Station No. 3 -- Space Needs Analysis



Hendersonville Fire Station No.3 -- Space Needs Summary

Revised 8/27/2019

Fire Station Base Building	# Rooms	Room Size	Area (s.f.)	Remarks
Public Access Areas				
Small Entry Lobby	1	8 x 10	80	secure entry access to rest of facility, door bell, 911 phone outside
Toilet	1	7 x 9	63	ADA compliant - Unisex
Subtotal			143	
Circulation, Walls, Structure, Etc. (35%)			50	
Total Public Access Areas			193	
Administrative Areas				
Firefighter's Office / Report Writing / Watch	1	12 x 14	168	room for 2 workstations, radio, mailboxes
Company Officer's Office (2 companies)	1	12 x 16	192	room for 2 workstations, 6 files
Chief's Office	1	12 x 16	192	files, soft seating, conferencing, bookshelves
Shared Copy Alcove	1	4 x 12	48	centrally located
Subtotal			600	
Circulation, Walls, Structure, Etc. (35%)			210	
Total Administrative Areas			810	
Crew Living Quarters Areas				
Double Bunkrooms	4	10 x 12	480	4 rooms - 2 beds each (lockers in corridor)
Personnel Lockers	24	2 x 2	96	in corridor (24) 24"x24" single tier lockers
Linen Lockers	15	2 x 2	60	in corridor (15) 24"x24" 2-tier lockers (30 lockers total)
Officer's Bedrooms	2	10 x 12	240	1 bed, desk and 3 lockers
Officer's Toilet w/ shower	1	9 x 10	90	ADA w/ 3'x5' shower
Toilet w/ shower	4	9 x 10	360	2 of these are ADA bathrooms w/ 3'x5' showers
Laundry Room	1	8 x 12	96	residential equipment
Day Room / Training	1	20 x 22	440	recliner seating for 8, study area
Dining Room	1	14 x 22	308	table for 10 and counter seating
Kitchen	1	16 x 22	352	3 pantries, 3 refrigerators, 48" Viking or Wolf Range w/ commercial hood, 1 dishwasher, deep sink
Fitness Room	1	18 x 18	324	
Subtotal			2,846	
Circulation, Walls, Structure, Etc. (35%)			996	
Total Crew Living Quarters Areas			3,842	
Apparatus Bay Support Areas				
Turnout Gear Storage Room	1	10 x 28	280	(24) 24" wide x 24" deep open grid lockers
Logistics / Equipment Storage Room	1	10 x 12	120	
Tool Room / General Storage	1	10 x 12	120	cascade, air compressor, workbench
Medical Supply Storage Room	1	8 x 10	80	



Hendersonville Fire Station No. 3 -- Space Needs Analysis

Ice / Rehab / Vending	1	10 x 10	100	
Decon Bathroom	1	10 x 9	90	<i>bedbug shower, 1 locker</i>
Decontamination Room	1	10 x 16	160	<i>extractor, drying box, 2 comp. ss sink, eyewash, exterior access</i>
Subtotal			950	
Circulation, Walls, Structure, Etc. (35%)			333	
Total Apparatus Bay Support Areas			1,283	
Apparatus Bays				
Apparatus Room	1	64 x 80	5,120	<i>3 bays with 14' wide doors</i>
Total Apparatus Bay			5,120	<i>*(Gross Square Footage for Double Depth 3-Bay, Pull-through Apparatus Bays w/ 14'x14' Doors for tight turning)</i>
Building Support				
Mechanical Room	1	14 x 16	224	<i>tankless hot water</i>
Electrical Room	1	12 x 14	168	
IT Room	1	6 x 8	48	
Outdoor Storage	1	10 x 12	120	
Janitor	1	6 x 10	60	
Subtotal			440	
Circulation, Walls, Structure, Etc. (35%)			154	
Total Building Support Areas			594	
Fire Department Station and Headquarters Total			11,842	

Site Construction Features

Parking	10x20 Parking Spaces	
	Visitors / ADA	4
	Company Shift Change	27
Total Spaces Required		31





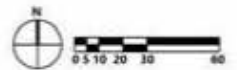
SITE DATA:

Property is Zoned R-15

Setbacks:

Front 30'
Side 10'
Corner Side 20'
Rear 15'

Maximum Height 35'





Hendersonville Fire Station No. 3 PRELIMINARY Project Budget 50+ years

10/2/2019

Construction Cost Current Site

Item	Cost
1-Story, 3-double deep bays Fire Station 11,850 sf (\$215/sf)	\$2,547,750
Project site development	\$900,000
Special site costs and deep foundations	\$500,000
Construction subtotal	\$3,947,750
Study / Market contingency 10%	\$394,775
Construction contingency 6%	\$236,865
Construction Cost Total	\$4,579,390

Owner Carried Soft Costs 15-20%

Soft cost at 19% (some additional structural design and testing required by site)	\$870,084
Total Project Costs	\$5,449,474

14 Month Construction





Hendersonville Fire Station No. 3 PRELIMINARY Project Budget 50+ years

10/2/2019

Construction Cost Clean Site

Item	Cost
1-Story, 3-double deep bays Fire Station 11,850 sf (\$215/sf)	\$2,547,750
Project site development	\$900,000
Special site costs and deep foundations	\$0
Construction subtotal	\$3,447,750
Study / Market contingency 10%	\$344,775
Construction contingency 5%	\$172,388
Construction Cost Total	\$3,964,913

Owner Carried Soft Costs 15-20%

Soft cost at 17%	\$674,035
Total Project Costs	\$4,638,948

13 Month Construction



adw architects
environmentsforlife

City of Hendersonville, NC

Fire Station Options

TO: Mayor & City Council

FROM: Adam Murr, Budget & Mgmt. Analyst

DATE: December 18, 2019

Mayor & City Council Members,

This packet contains debt service forecasts for the various fire station options the City may consider. Each option uses conservative expectations on the project budget, funding type, debt structure, debt term, and interest rates. Staff have examined both installment financing and USDA loan options for each project. Below are summary tables for each project, with details on the assumptions made.

Page 2. Fire Station 1 Renovation with Admin Space

Page 3. Fire Station 1 Renovation without Admin Space

Page 4. New Fire Station 1 with Admin Space

Page 5. New Fire Station 1 without Admin Space

Page 6. New Fire Station 3, 11,850sqft

Page 7. New Fire Station 3, 10,000sqft

Installment Financing Assumptions. Level principal payments, 20 year debt term, no principal deferral, 4.0% interest

USDA Loan Assumptions. Level DS payments, 35 year debt term, no principal deferral, 3.5% interest

City of Hendersonville, NC

Fire Station Options

Fiscal Year	Series 2021 - FS#1 Reno w. Admin - Installment			Series 2021 - Fire Station 1 Renovation With Admin - USDA		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
	7,081,801	2,974,356	10,056,157	7,081,801	5,310,941	12,392,742
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	354,090	283,272	637,362	106,215	247,863	354,078
2023	354,090	269,108	623,198	109,933	244,145	354,078
2024	354,090	254,945	609,035	113,780	240,298	354,078
2025	354,090	240,781	594,871	117,763	236,316	354,078
2026	354,090	226,618	580,708	121,885	232,194	354,078
2027	354,090	212,454	566,544	126,150	227,928	354,078
2028	354,090	198,290	552,380	130,566	223,513	354,078
2029	354,090	184,127	538,217	135,136	218,943	354,078
2030	354,090	169,963	524,053	139,865	214,213	354,078
2031	354,090	155,800	509,890	144,761	209,318	354,078
2032	354,090	141,636	495,726	149,827	204,251	354,078
2033	354,090	127,472	481,562	155,071	199,007	354,078
2034	354,090	113,309	467,399	160,499	193,580	354,078
2035	354,090	99,145	453,235	166,116	187,962	354,078
2036	354,090	84,982	439,072	171,930	182,148	354,078
2037	354,090	70,818	424,908	177,948	176,131	354,078
2038	354,090	56,654	410,744	184,176	169,902	354,078
2039	354,090	42,491	396,581	190,622	163,456	354,078
2040	354,090	28,327	382,417	197,294	156,785	354,078
2041	354,090	14,164	368,254	204,199	149,879	354,078
2042	-	-	-	211,346	142,732	354,078
2043	-	-	-	218,743	135,335	354,078
2044	-	-	-	226,399	127,679	354,078
2045	-	-	-	234,323	119,755	354,078
2046	-	-	-	242,524	111,554	354,078
2047	-	-	-	251,013	103,066	354,078
2048	-	-	-	259,798	94,280	354,078
2049	-	-	-	268,891	85,187	354,078
2050	-	-	-	278,302	75,776	354,078
2051	-	-	-	288,043	66,035	354,078
2052	-	-	-	298,124	55,954	354,078
2053	-	-	-	308,559	45,520	354,078
2054	-	-	-	319,358	34,720	354,078
2055	-	-	-	330,536	23,542	354,078
2056	-	-	-	342,105	11,974	354,078
2057	-	-	-	-	-	-

City of Hendersonville, NC

Fire Station Options

Fiscal Year	Series 2021 - FS#1 Reno without Admin - Installment			Series 2021 - Fire Station 1 Renovation Without Admin - USDA		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
	4,506,726	1,892,825	6,399,551	4,506,726	3,379,784	7,886,510
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	225,336	180,269	405,605	67,593	157,735	225,329
2023	225,336	171,256	396,592	69,959	155,370	225,329
2024	225,336	162,242	387,578	72,408	152,921	225,329
2025	225,336	153,229	378,565	74,942	150,387	225,329
2026	225,336	144,215	369,552	77,565	147,764	225,329
2027	225,336	135,202	360,538	80,280	145,049	225,329
2028	225,336	126,188	351,525	83,090	142,239	225,329
2029	225,336	117,175	342,511	85,998	139,331	225,329
2030	225,336	108,161	333,498	89,008	136,321	225,329
2031	225,336	99,148	324,484	92,123	133,206	225,329
2032	225,336	90,135	315,471	95,347	129,982	225,329
2033	225,336	81,121	306,457	98,684	126,644	225,329
2034	225,336	72,108	297,444	102,138	123,191	225,329
2035	225,336	63,094	288,430	105,713	119,616	225,329
2036	225,336	54,081	279,417	109,413	115,916	225,329
2037	225,336	45,067	270,404	113,243	112,086	225,329
2038	225,336	36,054	261,390	117,206	108,123	225,329
2039	225,336	27,040	252,377	121,308	104,021	225,329
2040	225,336	18,027	243,363	125,554	99,775	225,329
2041	225,336	9,013	234,350	129,948	95,380	225,329
2042	-	-	-	134,497	90,832	225,329
2043	-	-	-	139,204	86,125	225,329
2044	-	-	-	144,076	81,253	225,329
2045	-	-	-	149,119	76,210	225,329
2046	-	-	-	154,338	70,991	225,329
2047	-	-	-	159,740	65,589	225,329
2048	-	-	-	165,331	59,998	225,329
2049	-	-	-	171,117	54,212	225,329
2050	-	-	-	177,106	48,222	225,329
2051	-	-	-	183,305	42,024	225,329
2052	-	-	-	189,721	35,608	225,329
2053	-	-	-	196,361	28,968	225,329
2054	-	-	-	203,234	22,095	225,329
2055	-	-	-	210,347	14,982	225,329
2056	-	-	-	217,709	7,620	225,329
2057	-	-	-	-	-	-

City of Hendersonville, NC

Fire Station Options

Fiscal Year	Series 2021 - New Station 1 With Admin - Installment			Series 2021 - New Station 1 With Admin - USDA		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
	7,404,653	3,109,954	10,514,607	7,404,653	5,553,061	12,957,714
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	370,233	296,186	666,419	111,058	259,163	370,220
2023	370,233	281,377	651,609	114,945	255,276	370,220
2024	370,233	266,568	636,800	118,968	251,253	370,220
2025	370,233	251,758	621,991	123,131	247,089	370,220
2026	370,233	236,949	607,182	127,441	242,779	370,220
2027	370,233	222,140	592,372	131,902	238,319	370,220
2028	370,233	207,330	577,563	136,518	233,702	370,220
2029	370,233	192,521	562,754	141,296	228,924	370,220
2030	370,233	177,712	547,944	146,242	223,979	370,220
2031	370,233	162,902	533,135	151,360	218,860	370,220
2032	370,233	148,093	518,326	156,658	213,563	370,220
2033	370,233	133,284	503,516	162,141	208,080	370,220
2034	370,233	118,474	488,707	167,816	202,405	370,220
2035	370,233	103,665	473,898	173,689	196,531	370,220
2036	370,233	88,856	459,088	179,768	190,452	370,220
2037	370,233	74,047	444,279	186,060	184,160	370,220
2038	370,233	59,237	429,470	192,572	177,648	370,220
2039	370,233	44,428	414,661	199,312	170,908	370,220
2040	370,233	29,619	399,851	206,288	163,932	370,220
2041	370,233	14,809	385,042	213,508	156,712	370,220
2042	-	-	-	220,981	149,239	370,220
2043	-	-	-	228,715	141,505	370,220
2044	-	-	-	236,720	133,500	370,220
2045	-	-	-	245,006	125,215	370,220
2046	-	-	-	253,581	116,640	370,220
2047	-	-	-	262,456	107,764	370,220
2048	-	-	-	271,642	98,578	370,220
2049	-	-	-	281,150	89,071	370,220
2050	-	-	-	290,990	79,231	370,220
2051	-	-	-	301,175	69,046	370,220
2052	-	-	-	311,716	58,505	370,220
2053	-	-	-	322,626	47,595	370,220
2054	-	-	-	333,918	36,303	370,220
2055	-	-	-	345,605	24,616	370,220
2056	-	-	-	357,701	12,520	370,220
2057	-	-	-	-	-	-

City of Hendersonville, NC

Fire Station Options

Fiscal Year	Series 2021 - New Station 1 Without Admin - Installment			Series 2021 - New Station 1 Without Admin - USDA		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
	6,415,188	2,694,379	9,109,567	6,415,188	4,811,020	11,226,208
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	320,759	256,608	577,367	96,217	224,532	320,749
2023	320,759	243,777	564,537	99,585	221,164	320,749
2024	320,759	230,947	551,706	103,070	217,679	320,749
2025	320,759	218,116	538,876	106,678	214,071	320,749
2026	320,759	205,286	526,045	110,411	210,337	320,749
2027	320,759	192,456	513,215	114,276	206,473	320,749
2028	320,759	179,625	500,385	118,276	202,473	320,749
2029	320,759	166,795	487,554	122,415	198,334	320,749
2030	320,759	153,965	474,724	126,700	194,049	320,749
2031	320,759	141,134	461,894	131,134	189,615	320,749
2032	320,759	128,304	449,063	135,724	185,025	320,749
2033	320,759	115,473	436,233	140,474	180,275	320,749
2034	320,759	102,643	423,402	145,391	175,358	320,749
2035	320,759	89,813	410,572	150,480	170,269	320,749
2036	320,759	76,982	397,742	155,746	165,003	320,749
2037	320,759	64,152	384,911	161,197	159,551	320,749
2038	320,759	51,322	372,081	166,839	153,909	320,749
2039	320,759	38,491	359,251	172,679	148,070	320,749
2040	320,759	25,661	346,420	178,722	142,026	320,749
2041	320,759	12,830	333,590	184,978	135,771	320,749
2042	-	-	-	191,452	129,297	320,749
2043	-	-	-	198,153	122,596	320,749
2044	-	-	-	205,088	115,661	320,749
2045	-	-	-	212,266	108,483	320,749
2046	-	-	-	219,696	101,053	320,749
2047	-	-	-	227,385	93,364	320,749
2048	-	-	-	235,343	85,405	320,749
2049	-	-	-	243,580	77,168	320,749
2050	-	-	-	252,106	68,643	320,749
2051	-	-	-	260,929	59,819	320,749
2052	-	-	-	270,062	50,687	320,749
2053	-	-	-	279,514	41,235	320,749
2054	-	-	-	289,297	31,452	320,749
2055	-	-	-	299,422	21,326	320,749
2056	-	-	-	309,902	10,847	320,749

City of Hendersonville, NC

Fire Station Options

Fiscal Year	Series 2021 - New Station 3, 11,850sqft - Installment			Series 2021 - New Station 3, 11,850sqft - USDA		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
	5,449,474	2,288,779	7,738,253	5,449,474	4,086,790	9,536,264
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	272,474	217,979	490,453	81,733	190,732	272,465
2023	272,474	207,080	479,554	84,594	187,871	272,465
2024	272,474	196,181	468,655	87,555	184,910	272,465
2025	272,474	185,282	457,756	90,619	181,846	272,465
2026	272,474	174,383	446,857	93,791	178,674	272,465
2027	272,474	163,484	435,958	97,073	175,391	272,465
2028	272,474	152,585	425,059	100,471	171,994	272,465
2029	272,474	141,686	414,160	103,987	168,477	272,465
2030	272,474	130,787	403,261	107,627	164,838	272,465
2031	272,474	119,888	392,362	111,394	161,071	272,465
2032	272,474	108,989	381,463	115,293	157,172	272,465
2033	272,474	98,091	370,564	119,328	153,137	272,465
2034	272,474	87,192	359,665	123,504	148,960	272,465
2035	272,474	76,293	348,766	127,827	144,638	272,465
2036	272,474	65,394	337,867	132,301	140,164	272,465
2037	272,474	54,495	326,968	136,931	135,533	272,465
2038	272,474	43,596	316,069	141,724	130,741	272,465
2039	272,474	32,697	305,171	146,684	125,780	272,465
2040	272,474	21,798	294,272	151,818	120,646	272,465
2041	272,474	10,899	283,373	157,132	115,333	272,465
2042	-	-	-	162,632	109,833	272,465
2043	-	-	-	168,324	104,141	272,465
2044	-	-	-	174,215	98,250	272,465
2045	-	-	-	180,313	92,152	272,465
2046	-	-	-	186,624	85,841	272,465
2047	-	-	-	193,155	79,309	272,465
2048	-	-	-	199,916	72,549	272,465
2049	-	-	-	206,913	65,552	272,465
2050	-	-	-	214,155	58,310	272,465
2051	-	-	-	221,650	50,814	272,465
2052	-	-	-	229,408	43,057	272,465
2053	-	-	-	237,437	35,027	272,465
2054	-	-	-	245,748	26,717	272,465
2055	-	-	-	254,349	18,116	272,465
2056	-	-	-	263,251	9,214	272,465
2057	-	-	-			

City of Hendersonville, NC

Fire Station Options

Fiscal Year	Series 2021 - New Station 3, 10,000sqft - Installment			Series 2021 - New Station 3, 10,000sqft - USDA		
	Principal	Interest	Debt Service	Principal	Interest	Debt Service
	4,914,224	2,063,974	6,978,198	4,914,224	3,685,384	8,599,608
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	245,711	196,569	442,280	73,705	171,998	245,703
2023	245,711	186,741	432,452	76,285	169,418	245,703
2024	245,711	176,912	422,623	78,955	166,748	245,703
2025	245,711	167,084	412,795	81,718	163,985	245,703
2026	245,711	157,255	402,966	84,578	161,125	245,703
2027	245,711	147,427	393,138	87,539	158,164	245,703
2028	245,711	137,598	383,309	90,603	155,101	245,703
2029	245,711	127,770	373,481	93,774	151,929	245,703
2030	245,711	117,941	363,653	97,056	148,647	245,703
2031	245,711	108,113	353,824	100,453	145,250	245,703
2032	245,711	98,284	343,996	103,969	141,735	245,703
2033	245,711	88,456	334,167	107,607	138,096	245,703
2034	245,711	78,628	324,339	111,374	134,329	245,703
2035	245,711	68,799	314,510	115,272	130,431	245,703
2036	245,711	58,971	304,682	119,306	126,397	245,703
2037	245,711	49,142	294,853	123,482	122,221	245,703
2038	245,711	39,314	285,025	127,804	117,899	245,703
2039	245,711	29,485	275,197	132,277	113,426	245,703
2040	245,711	19,657	265,368	136,907	108,796	245,703
2041	245,711	9,828	255,540	141,698	104,005	245,703
2042	-	-	-	146,658	99,045	245,703
2043	-	-	-	151,791	93,912	245,703
2044	-	-	-	157,104	88,600	245,703
2045	-	-	-	162,602	83,101	245,703
2046	-	-	-	168,293	77,410	245,703
2047	-	-	-	174,184	71,520	245,703
2048	-	-	-	180,280	65,423	245,703
2049	-	-	-	186,590	59,113	245,703
2050	-	-	-	193,120	52,583	245,703
2051	-	-	-	199,880	45,823	245,703
2052	-	-	-	206,875	38,828	245,703
2053	-	-	-	214,116	31,587	245,703
2054	-	-	-	221,610	24,093	245,703
2055	-	-	-	229,366	16,337	245,703
2056	-	-	-	237,394	8,309	245,703
2057	-	-	-	-	-	-



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: John Connet

Department: Admin

Date Submitted: 12/27/2019

Presenter: John Connet

Date of Council Meeting to consider this item: 01/09/2019

Nature of Item: Council Action

Summary of Information/Request:

Item # 13

City Attorney Sam Fritschner has announced that he will be retiring in early September. I would like to propose the following schedule for the hiring of a new City Attorney:

1. Review City Attorney job description with City Council – January 9, 2020
2. City Council approve job advertisement – February 6, 2020
3. Advertise for candidates – February 7th - March 6th
4. Review candidate resumes – Special March meeting
5. Interview Candidates – Late March – April
6. Hire City Attorney – May or June Meeting.

If the schedule is acceptable to the City Council, the first step in the process is reviewing the City Attorney job description. I have attached the description for your review. Jennifer Harrell and I will guide you through the description during meeting to ensure that it meets your expectations.

Budget Impact: \$ NA Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

A motion is only needed if you make any changes to the existing job description: I move to amend the City Attorney job description in the following manner:

Attachments:

Current City Attorney Job Description

City Attorney

Primary Reason Classification Exists

To represent the City Council, City staff and City Boards and Commissions on all legal matters.

Distinguishing Features of the Class

An employee in this class performs complex executive and professional work as legal advisor to the City Council, City staff and various boards and commissions of the City.; provides legal representation for all elected and appointed officials and City departments; provides the City Council and City Administrator with the legal advice and legal documents necessary to ensure that policy and objectives are compliant with State, Local and Federal law. This classification is appointed by and serves at the pleasure of the City Council. The employee is responsible for performing sensitive and complex legal matters and rendering advice and options to the City Council, Boards and Commissions, the City Administrator and others. Work is performed with limited supervision and is evaluated on the basis of knowledge and demonstrated proficiencies, compliance with legal requirements and standards, and other performance criteria.

Illustrative Examples of Work Performed

- Provides general legal advice by communicating with City Council, City Manager and department heads and, where appropriate, does legal research, field work and other work and discusses results with City Council, City Manager and department heads.
- Acquires real property interests for city capital projects (sewer, water, sidewalks, streets, etc.) by many processes including title review, interdepartmental communications, negotiations, purchase, and litigation.
- Reviews contracts by reading the contracts and, where appropriate, does legal research and discusses the results with appropriate department heads or City Manager.
- Engages in litigation-related matters including drafting, discovery, court attendance, mediation, investigation, hearings and trials and similar activities.
- Researches, interprets, and applies laws, court decisions, and other legal authority in the preparation of opinions and briefs.
- Analyzes legislation including proposed state and federal legislation affecting the City.
- Analyzes narrative and statistical data to make recommendations regarding legal issues affecting the City.
- Prepares for and attends meetings of City boards, committees and commissions, as well as City Council meetings.
- Attends conferences and other educational events.
- Attends quasi-lobbying functions on behalf of the City and the League of Municipalities.
- Supervises the city paralegal in all aspects of that employee's work, including both paralegal and grant coordination.
- Performs other related work as required.

Knowledge, Skills, and Abilities

- Knowledge of pertinent Federal, State, and local laws, ordinances, statutes, and court and administrative decisions relating to municipal corporations.

- Knowledge of principles and applications of civil, criminal, and administrative law, judicial procedures, and rules of evidence, and rules of ethics.
- Knowledge of methods of legal research and established precedents applicable to municipal activities.
- Knowledge of organization and management practices including principles of supervision, training and performance evaluation.
- Knowledge of principles and practices of municipal budget preparation and administration.
- Knowledge of organization, function, and authority of various City departments.
- Ability to identify and respond to community and City Council issues, concerns, and needs.
- Ability to present statements of law, fact, and argument clearly and logically.
- Ability to conduct research on complex legal problems and prepare sound legal opinions.
- Ability to analyze and prepare a wide variety of legal documents.
- Ability to interpret and apply legal principles and procedures.
- Ability to communicate effectively both orally and in writing.
- Ability to establish and maintain effective working relationships with municipal officials, employees, and the general public and to exhibit a professional demeanor.
- Ability to exercise judgment in decisions with confidential information, data, and materials in conformance with laws, regulations, and policies.
- Ability to maintain moderately complex records and prepare written narrative reports including those requiring statistical summaries and charts.
- Ability to plan and prioritize work functions and coordinate City Council activities with department management and other staff.
- Ability to work evenings and other flexible schedules.
- Knowledge of protocol of many kinds, including rules of grammar and syntax, rules of order for meetings, and proper forms of document preparation.

Physical Requirements

Work in this class is generally sedentary. Work requires some light physical activity such as standing, fingering, grasping and walking. Work also includes the ability to see, hear, talk, and physically move about the office. Occasional field work may involve moderate and, rarely, strenuous physical activity. Visual acuity is necessary to read materials and operate computer terminals and other office equipment

Working Conditions

Work is performed primarily in an environmentally controlled environment without substantial exposure to workplace hazards.

Education

Graduation from an accredited college or university and law school with a Bachelor's Degree and a Juris Doctor.

Experience

One (1) to four (4) years of directly related experience supplemented by supervisory experience.

Special Requirements

- Valid driver's license may be required
- License to practice law in North Carolina

FLSA Status: Exempt

Disclaimer

This classification specification has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities, and qualifications required of employees to perform the job. The City of Hendersonville reserves the right to assign or otherwise modify the duties assigned to this classification.

December 2016



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Adam Murr

Department: Admin

Date Submitted: 12/17/2019

Presenter: John Connet

Date of Council Meeting to consider this item: 01/09/2020

Nature of Item: Presentation Only

Summary of Information/Request:

Item # 15a

In accordance with State Statute 159-13 (b) (3) it is required that all expenditures resulting from a contingency appropriation budget adjustment be reported to the governing board at its next regular meeting and recorded in the minutes.

The following contingency appropriations were made:

1. Fund 10 | \$2,069 | Worker's Comp. Insurance
2. Fund 10 | \$2,102 | Liability Insurance - Police Department
3. Fund 60 | \$2,528 | State Unemployment Insurance - Water & Sewer
4. Fund 68 | \$158 | State Unemployment Insurance - Environmental Services

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

N/A - Report Only

Attachments:

N/A



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: John Connet

Department: Admin

Date Submitted: 12.31.19

Presenter: John Connet

Date of Council Meeting to consider this item: 01.09.20

Nature of Item: Presentation Only

Summary of Information/Request:

Item # 15b

In accordance with Resolution #11-1051 "A Resolution Delegating the Authority for Declaring Personal Property Surplus," the attached has been declared surplus. Staff will ensure these items are removed from our fixed assets and insurance.

- SCADA Radios
- Toshiba television
- Samsung Galaxy Tablets

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? N/A If no, describe how it will be funded.

Suggested Motion:

Attachments:

HENDERSONVILLE WATER AND SEWER
FACILITIES MAINTENANCE DIVISION

Old Motorola Radios - Request to Surplus and Sell

12/27/2019

Item No.	Water Pump Station or Tank Name	Serial Number	Model No.	Equipment Type	Address	Contract	Estimated Value
1	CARRIAGE PARK #1 – PUMP	469SRL4022	F6573C	MRTU	110	YES	\$ 92.50
2	CARRIAGE PARK #2 – TANK	469SRL4026	F6573C	MRTU	111	YES	\$ 92.50
3	CHAMPION HILLS #1 – PUMP	224SLL2032	C7143A	ASCU	120	YES	\$ 92.50
4	CHAMPION HILLS #2 – TANK	224SJS2863	C7243A	ASCU	121	YES	\$ 92.50
5	CLAIRMONT – HYDRO	469SRL4019	F6573C	MRTU	7	YES	\$ 92.50
6	CUMMINGS COVE – HYDRO	469SRL4018	F6573C	MRTU	14	YES	\$ 92.50
7	DELLWOOD – HYDRO	469CNL0089	F6473A	MRU	3	YES	\$ 92.50
8	HAYWOOD KNOLLS #1 – PUMP	224SLL2031	C7143A	ASCU	100	YES	\$ 92.50
9	HAYWOOD KNOLLS #2 – TANK	224SME4922	C7243A	ASCU	101	YES	\$ 92.50
10	HUNTERS CROSSING #1 LOWER HYDRO	469SRL4028	F6573C	MRTU	8	YES	\$ 92.50
11	HUNTERS CROSSING #2 UPPER HYDRO	469SRL4029	F6573C	MRTU	9	YES	\$ 92.50
12	HUNTERS GLEN – HYDRO	469SRL4027	F6573C	MRTU	10	YES	\$ 92.50
13	INDIAN HILLS – HYDRO	469CNL0091	F6473A	MRU	2	YES	\$ 92.50
14	KENMURE #1 – PUMP	224SLL2030	C7143A	ASCU	130	YES	\$ 92.50
15	KENMURE #2 – DOUBLE TANKS	224SJS2862	C7243A	ASCU	131	YES	\$ 92.50
16	KENMURE #3 – PUMP – TRASH PILE	224SME4918	C7143A	ASCU	140	YES	\$ 92.50
17	KENMURE #4 – TANK	224SME4923	C7243A	ASCU	141	YES	\$ 92.50
18	LAUREL PARK PLACE #1 – PUMP	224SJS2548	C7143A	ASCU	150	YES	\$ 92.50
19	LAUREL PARK PLACE #2 – TANK	224SLL2033	C7143A	ASCU	151	YES	\$ 92.50
20	LONG JOHN MOUNTAIN - HYDRO	469CNL0088	F6473A	MRU	1	YES	\$ 92.50
21	MOUNTAIN VALLEY – HYDRO	469SRL4021	F6573C	MRTU	15	YES	\$ 92.50
22	OVERLOOK – HYDRO	469CNL0087	F6473A	MRU	5	YES	\$ 92.50
23	SUGAR HOLLOW – PUMP	224SME4919	C7143A	ASCU	160	YES	\$ 92.50
24	SUGAR HOLLOW – TANK	224SJG1225	C7243A	ASCU	161	YES	\$ 92.50
25	TENNERIFFEE – HYDRO	224SME4920	C7143A	ASCU	13	YES	\$ 92.50
26	TRENHOLM – HYDRO	469CNL0090	F6473A	MRU	4	YES	\$ 92.50
	Sewer Pump Station Name						
27	BROWNING AVENUE	469SRL4025	F6573C	MRTU	304	YES	\$ 92.50
28	CARRIAGE PARK	469SRL4024	F6573C	MRTU	305	YES	\$ 92.50
29	GARDEN LANE	224SLL2028	C7043A	ASCU	301	YES	\$ 92.50
30	GENERAL ELECTRIC 101	224SLL2029	C7043A	ASCU	303	YES	\$ 92.50
31	RHODEYS 002	224SLL2027	C7043A	ASCU	302	YES	\$ 92.50

APPROVED
By John F. Connet at 1:17 pm, Dec 27, 2019

Drake, Tammie

From: Connet, John
Sent: Monday, December 30, 2019 7:18 PM
To: Levi, Ricky
Cc: Buchanan, John; Powell, Krystal; Finkle, Kaitland; Drake, Tammie
Subject: Re: 160A-266 (d) TV disposal

Approved for disposal.

John

Sent from my iPhone

On Dec 30, 2019, at 8:21 AM, Levi, Ricky <rlevi@hvlnc.gov> wrote:

John,

We have a TV here at the WTP that no longer works and has no value. We plan to dispose of it with a recycler. It is a Toshiba Model# 55L621U Serial # H05A413F016355. This is in reference to 160A-266 (d) North Carolina Generals Statutes. Please let me know if this meets requirements.

Thanks,

Ricky Levi

Water Treatment Facility Manager

City of Hendersonville

rlevi@hvlnc.gov

(828) 891-7779

(828) 233-2861

City of Hendersonville WTP

4139 Haywood Road

Mills River NC 28759

www.hendersonvillenc.gov

<image001.jpg>

Drake, Tammie

From: Connet, John
Sent: Thursday, December 19, 2019 1:22 PM
To: Staton, Ashley
Cc: Buchanan, John; Drake, Tammie
Subject: RE: AT&T TABLETS

Approved to surplus. Tammie, will you please add to January agenda for City Council notification.

John

From: Staton, Ashley <astaton@hvlnc.gov>
Sent: Thursday, December 19, 2019 1:04 PM
To: Connet, John <jconnet@hvlnc.gov>
Cc: Buchanan, John <jbuchanan@hvlnc.gov>
Subject: AT&T TABLETS

Hi John,

Please approve the surplus of the three items below:

Samsung Galaxy Tab E: 359768083614122
Samsung Galaxy Tab E: 359768083323559
Samsung Galaxy Tab E: 359768085875861

All three tablets were purchased July 2018 for \$213.49 and remain unopened in the box. John and I would like to start an account with Municibid and post these for sale to hopefully get back the majority of what we have paid for them. I have paid off and closed this AT&T account.

Thank you!

Ashley Staton

Accounting Coordinator

City of Hendersonville Finance Dept

160 6th Avenue East

Hendersonville, NC 28792

Phone: (828) 697-3080



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

Submitted By: Tammie Drake

Department: Admin

Date Submitted: 12.31.19

Presenter: Tammie Drake

Date of Council Meeting to consider this item: 01.09.20

Nature of Item: Council Action

Summary of Information/Request:

Item # 16

Board/Commission Announcements: It is the policy of the Council to receive applications at one meeting, make appointments at the next.

Business Advisory Committee: 2 vacant City positions. Members are individuals, principals or other significant representatives of a business. The City appoints 6 of the 9 positions, the Chamber, Henderson County and Partners for Economic Development also appoint 1 representative each. We have applications on file from: Gloria Wagner, Ken Gordon, Kevin Campbell, Samantha Sorento. Hunter Jones also included this committee on his original application but is happy with serving on the Planning Board. Ms. Wagner began serving on this committee when it was formed in 2014 and resigned at the end of 2016.

Downtown Advisory Committee: There is one vacant position [Friesen]. Mr. Holloway is actively recruiting applicants.

Environmental Sustainability Board: There is one vacant position for a City representative. There are no applications on file at this time.

Walk of Fame Steering Committee: There is one vacant City position on the Steering Committee. There are no applications on file at this time.

Budget Impact: \$ _____ Is this expenditure approved in the current fiscal year budget? *N/A* If no, describe how it will be funded.

Suggested Motion:

I nominate ... for the Business Advisory Committee.

Attachments: