

AGENDA

**CITY OF HENDERSONVILLE
PLANNING BOARD MEETING
City Operations Center
305 Williams Street
Monday, July 13, 2020
4:00 P.M.**

(Electronic)

- I. Call to Order**
- II. Approval of Agenda**
- III. Approval of Minutes for the meeting of June 8, 2020**
- IV. Conditional Zoning District –** Application for a conditional rezoning from Riddle Development, LLC. The applicant is requesting to rezone the subject property PIN 9568-77-1057, and located on 1st Avenue West, from R-6, High Density Residential to CMU CZD, Central Mixed Use Conditional Zoning District for the development of two quadplex units, for a total of 10 residential units on approximately 0.57 acres (File #P20-1-CZD).
- V. Conditional Zoning District -** Application for a conditional rezoning from Watauga Partners, LLC. The applicant is requesting to rezone a portion of the subject property, PIN 9579-29-2872 and located on Lakewood Road, from I-1, Industrial to PRD CZD, Planned Residential Development Conditional Zoning District for a 291-unit, multi-family development on approximately 29.1 acres. (File #P20-12-CZD).
- VI. Adjournment**

M E M O R A N D U M

TO: Planning Board
FROM: Development Assistance Department
RE: West Avenue Villas revised site plan
FILE #: P20-1-CZD
DATE: July 13, 2020

PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from Andrew Riddle, of Riddle Development, LLC for the development of two quadplex units, and two additional units, for a total of 10 residential units on approximately 0.57 acres. The project is located on Parcel #9568-77-1057. The applicant is requesting to rezone the subject property from R-6 High Density Residential to CMUCZD, Central Mixed-Use Conditional Zoning District.

At the June meeting, the Planning Board reviewed this project and unanimously recommended City Council approve the application with the condition that the off-street drive be one-way. The applicant has since revised the plan to include two additional units above the carports, requiring review by the Planning Board.

This application is a conditional rezoning review. The preliminary site plan is subject to recommendation by the Planning Board and approval by City Council.

EXISTING LAND USE & ZONING

The subject property is zoned R-6 high density residential and is vacant.

Parcels to the north are zoned CMU, Central Mixed Use and contain Hendersonville First Church of the Nazarene and residential uses. Parcels located to the east are zoned CMU and include residential and commercial uses. Parcels located to the south are zoned R-6 and CMU and include commercial and residential uses. Parcels located to the West are R-6 and contain religious and residential uses. Surrounding land uses and zoning districts are shown on the "Existing Land Use Map" and "Zoning Map" on page 11 and 12 respectively.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is classified as Medium Intensity Neighborhood on the 2030 Comprehensive Plan's Future Land Use Map. The goal of the Medium Intensity Neighborhood classification is to "Provide a transition between High and Low-Intensity

Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods.”

The 2030 Comprehensive Plan’s Future Land Use Map designates Parcels located to the North and East of the subject property as Downtown Support. The parcels located to the south and west of the project are classified as Medium Intensity Neighborhood and Natural Resource and Agricultural.

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

PLAN REVIEW

Buildings

The revised preliminary site plan shows two quadplex units, and two units above the detached carport, for a total of 10 residential units. The site plan and building elevations are attached to this memo.

Parking

Ten parking spaces are required per the Zoning Ordinance. 18 parking spaces are provided at the rear of the property. Street parking will also be available.

Landscaping

Landscaping is provided for vehicular use areas, as well as additional trees along the internal streets and around the common amenities.

1 tree is provided for every 25 linear feet of property line that abuts a public street.

Trash facilities

A trash can corral is provided at the rear of the property to house roll-out containers for the units.

Sidewalks

Sidewalks will be provided along the 1st Avenue frontage of the project.

NEIGHBORHOOD COMPATIBILITY

A neighborhood compatibility meeting concerning the application was held on January 30th, 2020. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

12 people representing the public attended the meeting. Attendees asked questions regarding traffic on First Ave., parking, density, and lot size. A copy of the neighborhood compatibility report accompanies this memorandum on page 7.

ZONING ORDINANCE GUIDELINES

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

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
4. **Public interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.
5. **Public facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.
6. **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands, and wildlife.

SUGGESTED MOTIONS

I move the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from R-6 High Density Residential to CMUCZD, Central Mixed Use Conditional Zoning District, based on the revised site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE YOUR REASONS]

For Recommending Denial:

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

[PLEASE STATE YOUR REASONS]

IN RE: West Avenue Villas (File # P20-1-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

Residential dwellings multi-family

II. Conditions:

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

(2) Shall Be Attached to the Conditional Rezoning:

Internal drive shall be one-way.

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

Riddle Development, LLC

Signature: _____

Printed Name: _____

Date: _____

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

IN RE: West Avenue Villas
(File # P20-1-CZD)

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following:

Parcel 9568-77-1057 from R-6 High Density Residential to CMUCZD
Central Mixed-Use Conditional Zoning District.
2. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 6th, day of August 2020.

Barbara Volk, Mayor

ATTEST:

Angela Reece, City Clerk

Approved as to form:

Samuel H. Fritschner, City Attorney

Planning Report
 Neighborhood Compatibility Meeting
 Application for a Conditional Zoning District
 West Avenue Villas File # P20-1-CZD
 Thursday, January 30, 2020 2:00 p.m.

Daniel Heyman, Planner, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Center. Approximately twelve members of the public, two application representatives and three City staff were in attendance. The follow signed in:

Name	Address	Name	Address
Stephen Drake (app)	Mills River	Ronnie Redden	336 1 st Avenue West
Andrew Riddle (app)	First Avenue West	Mary Jo Pagent	334 3 rd Avenue West
John McMahan	822 Barbara Blvd.	Jeff Fox	332 1 st Avenue West
John Carnes	530 1 st Avenue West	Katy Gash	400 1 st Avenue West
Cynthia Chapman	530 1 st Avenue West	Sherrie Hill	403 1 st Avenue West
Nenon Ujiki	115 S. Washington St.	Daniel Heyman	staff
Alton King	109 Fleming Street	Tyler Morrow	staff
Ed King	105 Fleming Street	Terri Swann	staff
Jo Kay	336 1 st Avenue West		

Mr. Heyman opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Heyman said the project will go before the Planning Board February 10th and City Council will hear the project March 5th. Mr. Heyman stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. The property is currently zoned R-6, High Density Residential. This will be a 12-unit multi-family structure. This is an informal meeting, but everyone should speak one at a time because minutes are being taken.

Stephen Drake, applicant stated he is requesting the rezoning and will be rebuilding the site. This is a unique parcel as it has been vacant for a long time. This will be a residential nature and will provide homes for several families. It will be called West Avenue Villas and is a two-story building that will cater to seniors, snowbirds, empty nesters and single professionals that would like to be in a walkable community. Residents can walk to church, work, events, etc. This building will look like a larger home with smart siding or high-end vinyl. It will have a brick veneer foundation. The parking will be in the rear of the building and won't really be seen. He plans to have a landscape buffer on each side of the property. The units will be sold as condos with the possibility of being rented. Any rentals will be handled by a professional management company and applicants will be screened. This proposed development provides a great opportunity for anyone that loves downtown.

Jo Kay, 336 1st Avenue West asked what the cost of the units would be. Mr. Drake stated \$240,000 to \$250,000. There will be 13 spaces for the multi-family units. The target market is snowbirds, seniors and single professionals. If they see any overflow, then they could park on the street.

Cynthia Chapman, 530 1st Avenue West asked if the developer was the current owner. Mr. Drake stated no, Mr. Riddle owns the property, but Mr. Drake will be developing it. Ms. Chapman asked if any would be reserved for lower income. Mr. Drake stated no.

Nenon Ujiki, 115 A & B South Washington Street stated her mother sold her property to Sam Riddle and there are three homes in the area that he purchased. It was her family homes that belonged to her mother and aunt. She wanted to know if the structures on those properties would be torn down. Mr. Drake stated no, they did not own that property and the property they are proposing to develop is vacant. She was also concerned about who would be buying these units. You cannot make the seniors or snowbirds purchase the units. Anyone could try to purchase one.

Mr. Drake stated they are not allowed to discriminate but he builds a lot of properties like this and they tend to have more seniors purchasing them.

Ms. Ujiki believes there is more of a need for lower moderately priced housing for young couples starting out.

Mr. Drake stated this project is so small that they cannot make it work as restricted income development. They would never get approval from the agencies providing the money. He does agree that lower income housing is needed but this project is not suited for that.

Ms. Chapman stated she thinks something does need to be done with the property, but she is not sure this is the right fit.

There were some concerns about who owns this property. Mr. Drake stated the Riddle family owns this piece of land.

Andrew Riddle, property owner stated he owns this tract that they are proposing for the condos. He sold the other properties to Matt Johnes about two years ago.

Ms. Ujiki stated she thinks Mr. Johnes should be at this meeting. Mr. Riddle stated he received a letter about this meeting. She also was concerned about these units being used as vacation rentals. Mr. Drake stated they will have a Homeowner's Association in place to so that the buyers will sign an agreement not to use the units as vacation rentals.

Ms. Kay asked if the building would have an elevator. Mr. Drake stated no, there will be two sets of internal stairs in the building.

Ms. Chapman asked if the zoning was the same for condos and apartments. Is there a difference? Mr. Heyman stated they are both considered multi-family.

Mr. Ed King stated he lives at 105 Fleming Street and he is concerned about the parking on the street. Traffic is a lot heavier than when his parents built their house in 1972. Adding 12 to 15 cars parking on

the street is only going to create more traffic problems. Why limit the parking they have? Why not limit the number of units to six?

Mr. Drake stated it is a very wide road out there. Mr. King stated there have been a lot of wrecks on 1st Avenue. They are saying this is not a problem, but it is a problem. Add that many cars to the street and you are going to have problems. Mr. Drake stated they can talk with NCDOT about this and maybe designate parking to one side of the street.

Jeff Fox, 332 1st Avenue West asked if the zoning has been successfully changed yet. Mr. Heyman stated no, this is a three-step process and this meeting is only the first step. It will go the Planning Board for their recommendation in February and then to City Council for final approval in March.

Mr. King asked what this project will do to the value of the surrounding properties. Mr. Drake stated he believes it will increase the value of the surrounding properties. Mr. King stated in that case he has another concern. If the value of those properties increase, then so will their taxes. These are old properties and they cannot afford their taxes going up. Some of these places will just have to be torn down because they will not be able to keep up.

Ms. Chapman stated she has four major concerns: parking on the street, increasing the density because that makes it out of character with the neighborhood, more architectural detail needs to be added to the building and the 12-foot setback is not enough. This is a massive building on a very small lot. The front setback influences the whole neighborhood and most of the homes have double the setback on the front.

Ronnie Redden, 336 1st Avenue West stated he does not think this building fits into the neighborhood. The parking is not going to work. They need at least 24 parking spaces on site. The street is wide but if you have cars parked on both sides, that narrows the street.

A neighbor asked about having a dumpster on the property. Mr. Drake stated they would not have a dumpster. They plan to have shared roll outs. The neighbors were concerned this would be an issue as well.

Mr. Redden stated this does not fit in with the neighborhood. He is not sure why the city would want this project this close to Main Street.

Mr. Drake stated having the project this close to Main Street will allow people to walk downtown.

Mr. King stated the doesn't see the need for this and throwing all this traffic on 1st Avenue. His concerns are the cars, traffic, density and trash cans. These are all big concerns.

Mr. Fox stated people park here during events and it doesn't work now. He can only imagine what parking will be like if this is built.

Mary Jo Pagent, 334 3rd Avenue West asked staff to explain the difference in a rezoning request and conditional zoning. Mr. Heyman stated this is a rezoning request to a conditional zoning district. The request is for the rezoning to be Central Mixed Use Conditional Zoning District. This means conditions

may be placed on the project by the Planning Board or City Council as long as the applicant is agreeable. Mr. Heyman stated the property is currently zoned R-6 which is a strictly residential zoning. The change would make it mixed use but no commercial use will be on this development.

Ms. Chapman was concerned that the rezoning would take place and then the project would not get built and if this property was resold it could be a commercial building built on the property. Mr. Heyman explained that if the rezoning gets approval it is only for this development. If this development does not get built, any changes would have to go back through the three-step process for another approval.

Mr. Heyman stated the current zoning does not allow commercial uses on the property. Mr. Heyman explained the density requirements for the R-6 zoning district.

Katy Gash, 400 1st Avenue West had concerns about how important this meeting was. She was concerned if what was said here really matters. Mr. Heyman stated that minutes are being taken for this meeting and then put into the memo for Planning Board and City Council. Ms. Gash asked if he had already sided with the developer. Mr. Heyman explained that he did not take any sides, he is only staff. The citizens have elected officials, which is their City Council and they do take into consideration the concerns of the residents. The City Council does feel that the citizens input is important. City Council will have final decision on this project.

Mr. Heyman stated that staff does notify the adjacent property owner within 400 feet of a project. The site also gets posted and it is advertised with the media. There were quite a few letters sent out for this meeting.

Ms. Ujiki stated she would not be in town for the February or March meeting. Mr. Heyman stated he would be glad to take her written comments and concerns to the Planning Board and City Council. Ms. Ujiki stated she did not want him to do that.

Mr. Riddle stated he wants to be a good neighbor, but he does not believe both sides will be 100% agreeable. They need to work together and come up with a solution on how to grow without growing on top of each other. Yes, things can change and yes, they are flexible. He appreciates the concerns of the neighbors.

Mr. Heyman stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well.

With no further comments or questions, Mr. Heyman closed the meeting at 2:45.



WEST AVENUE VILLAS
P20-1-CZD
DEVELOPMENT ASSISTANCE DEPARTMENT
EXISTING LAND USE

**HENDERSONVILLE FIRST
CHURCH OF THE
NAZARENE**

**PIN: 9568-77-1057
APPROXIMATELY
0.57 ACRES**

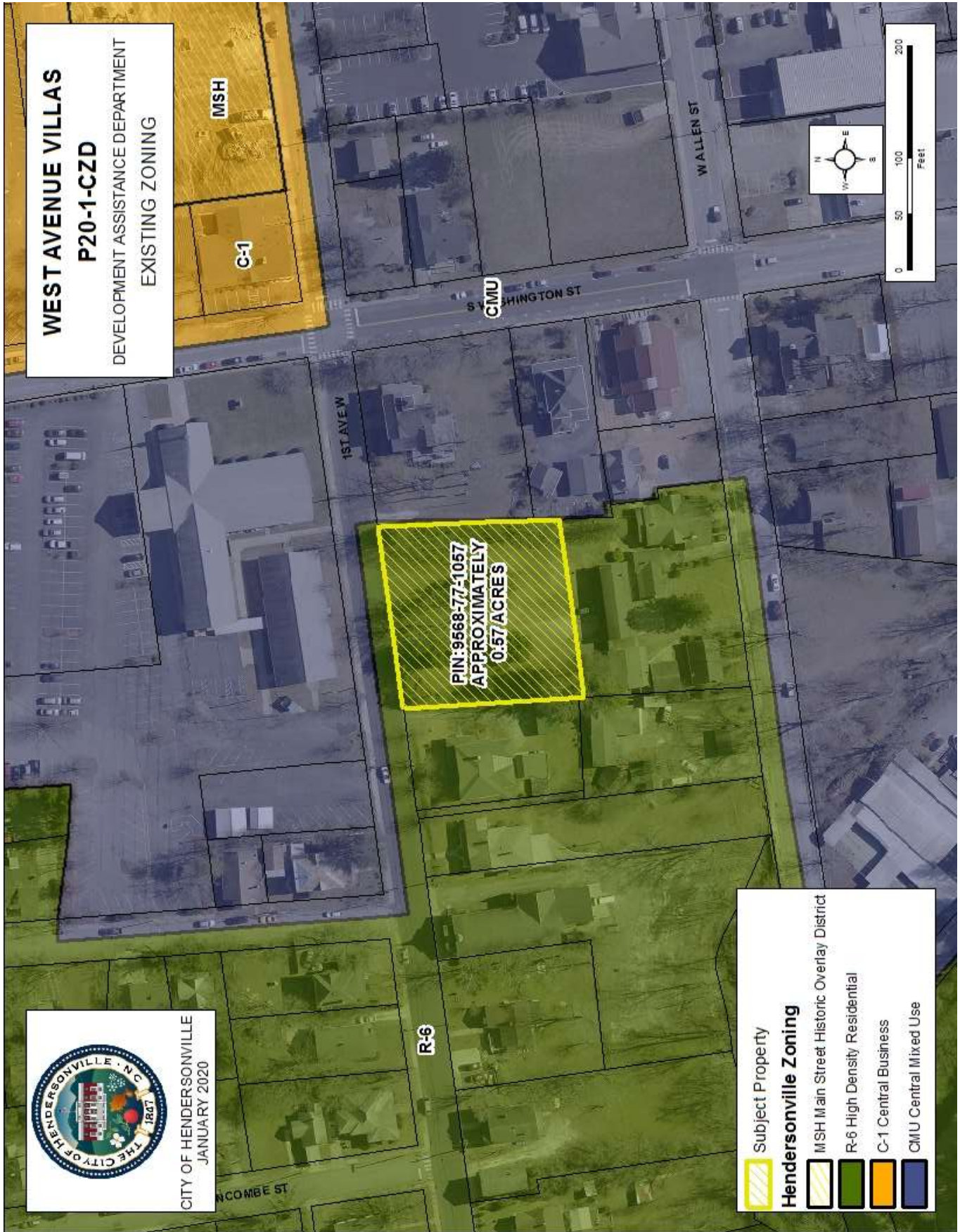
**THE
FURNITURE
BARN OF
HENDERSONVILLE**

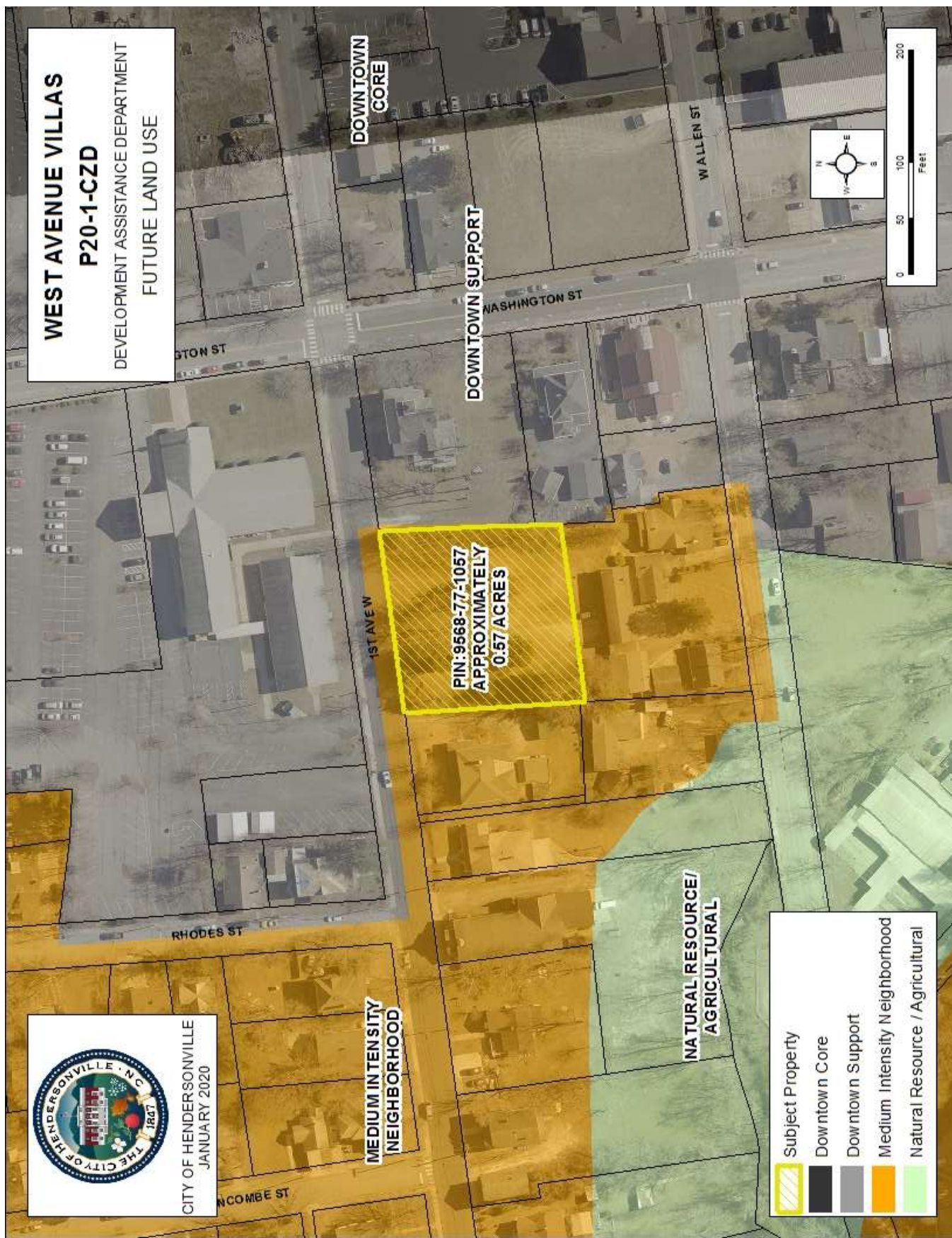
**SPEAK LIFE
COMMUNITY CHURCH**

WHITMIRE ACTIVITY CENTER



Subject Property





DEVELOPER NOTES:
 COMMON OPEN SPACE
 1. DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL FOR ONGOING MAINTENANCE OF COMMON FACILITIES.

STORMWATER MANAGEMENT
 1. STORMWATER APPROVAL FROM THE CITY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL.
 2. INSURANCE COVERAGE APPROVAL IS REQUIRED FROM HENDERSON COUNTY PRIOR TO FINAL SITE PLAN APPROVAL.

UTILITIES
 1. UNITS TO HAVE INDIVIDUAL WATER METERS.
 2. SANITARY SEWER TO BE A SINGLE CONNECTION.



LAND OWNER:	WEST AVENUE VILLAS, LLC 732 JONESBOROUGH ST HENDERSONVILLE, NC 28739
PREPARED BY:	MC ² ENGINEERING 2110 BAY CHASE DR., STE. 400 CHARLOTTE, NC 28242 PHONE: 704.510.9797
DESIGNED BY:	JJM
DATE:	JANUARY 2, 2020
PROJECT NO.:	19-037
CDR FILE:	19-037 REZONING

DEVELOPMENT SUMMARY

PROPOSED DEVELOPMENT:
WEST AVENUE VILLAS

DEVELOPED BY:
RIDDLE DEVELOPMENT, LLC
 732 JONESBOROUGH ST
 HENDERSONVILLE, NC 28739

LANDOWNER:
RIDDLE DEVELOPMENT, LLC
 732 JONESBOROUGH ST
 HENDERSONVILLE, NC 28739

SCHEMATIC SITE PLAN

REVISIONS

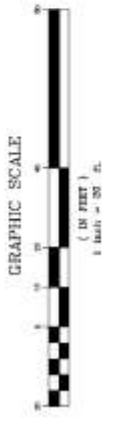
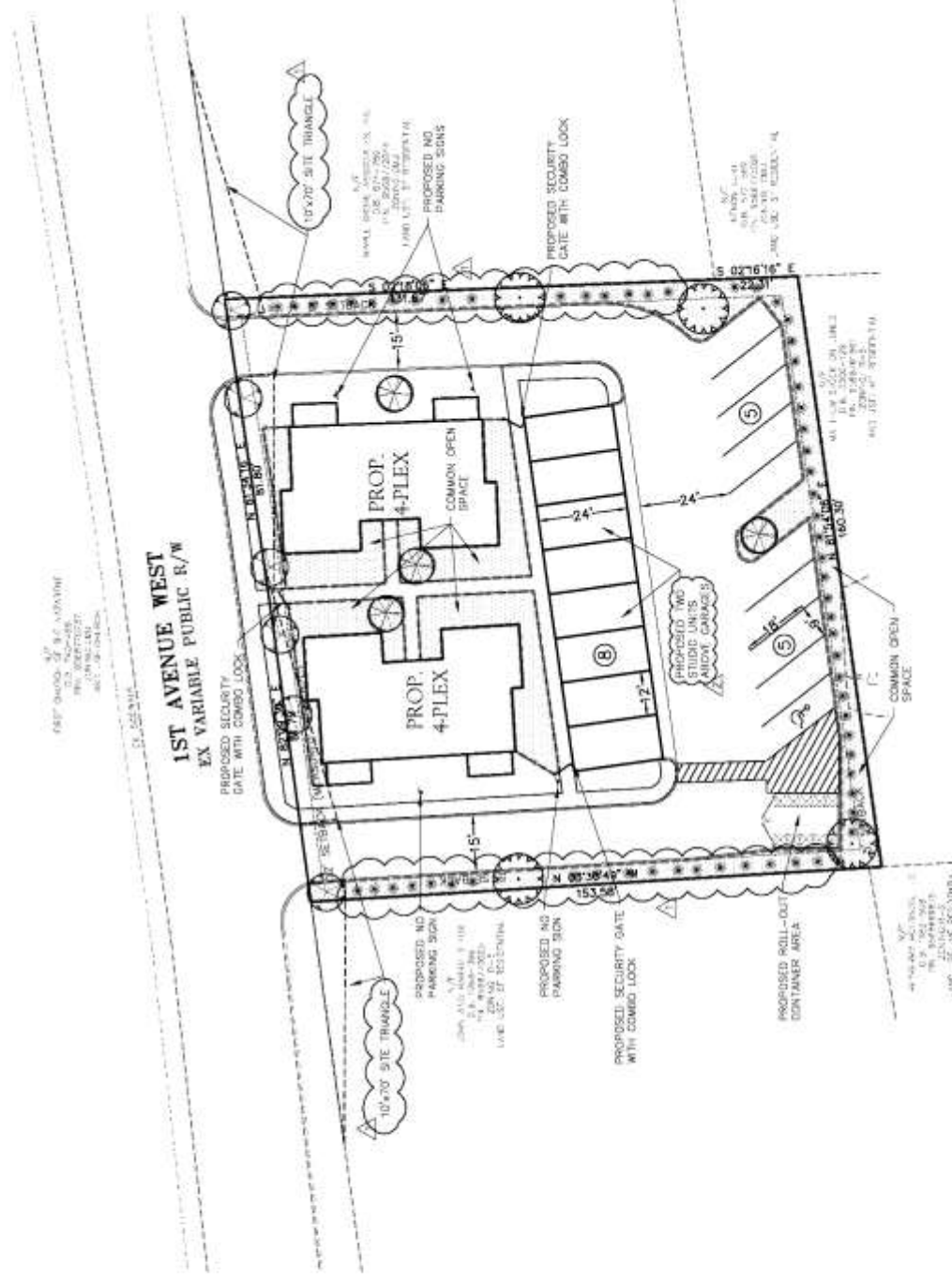
1	1/28/20	HENDERSONVILLE COMMENTS
2	8/11/20	OWNER REVISION

PROPOSED TREES:
 20' CANOPY (EACH 40' BLDG)
 1,798 SF (TOTAL)
 1,798 SF (TOTAL)
 1,798 SF (TOTAL)

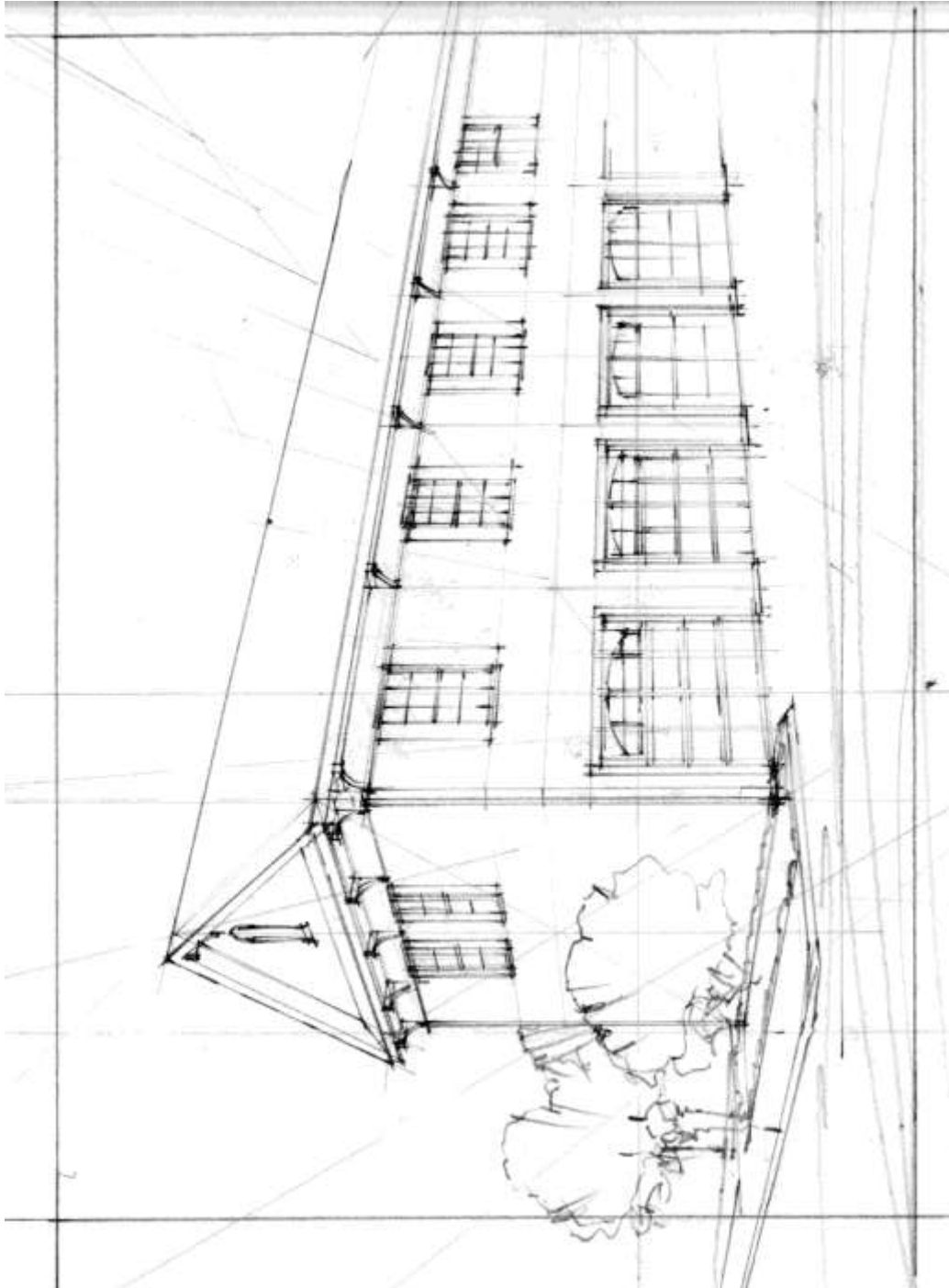
PROPOSED BUILDING HEIGHT:
 PROPOSED BUILDING AREA:
 1,798 SF (TOTAL)

PROPOSED TREES:
 20' CANOPY (EACH 40' BLDG)
 1,798 SF (TOTAL)
 1,798 SF (TOTAL)
 1,798 SF (TOTAL)

RZ1.0







MEMORANDUM

TO: Planning Board

FROM: Development Assistance Department

RE: Universal at Lakewood

FILE #: P20-12-CZD

DATE: July 13th, 2020

PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from Philip Cox of Watauga Partners, LLC. for the development of 291 multi-family residential units consisting of a mix of apartments and townhomes on approximately 29.1 acres. The subject project is located on Lakewood Road, and is a section of parcel number 9579-29-2872. The applicant is requesting to rezone the subject property from I-1, Industrial and PRD, Planned Residential Development to PRD CZD, Planned Residential Development Conditional Zoning District.

This application is a conditional rezoning review. The preliminary site plan is subject to recommendation by the Planning Board and approval by City Council.

EXISTING LAND USE & ZONING

The subject property is zoned I-1, Industrial and PRD, Planned Residential Development and is currently vacant. The subject property abuts the United States Post Office annex's North, South and West property lines.

Parcels to the north are zoned R-15 Medium Density Residential and R-10 Medium Density Residential and contain residential uses. Parcels to the east are zone PCD, Planned Commercial Development, PRD, and R-40 Estate Residential and contain the Walmart shopping center and Cedar Terrace. The parcels located to the south are zoned PRD and I-1. The parcels to the west are zone I-1, and C-3 Highway Business. Surrounding land uses and zoning districts are shown on the "Existing Land Use Map" and "Zoning Map" on page 19 and 20 respectively.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is classified as Business Center and Natural Resource/

Agricultural on the 2030 Comprehensive Plan's Future Land Use Map.

The goal of the Business Center classification is to "Create an employment corridor along I-26 that supports the growth of Hendersonville as a business destination. Create a campus-like, mixed-use environment that includes office, research and low-impact industrial uses, as well as supportive retail amenities."

The primary and secondary recommended land uses are as follows:

Primary recommended land use:

- Offices
- Research facilities
- Educational centers

Secondary recommended land use:

- Supportive neighborhood retail and services along major thoroughfares
- Restaurants

- Light manufacturing, fabrication and distribution if designed to be compatible with office uses
- Multi-family residential
- Redevelopment and adaptive reuse of older industrial structures near Downtown into uses that complement adjacent land use categories

The goal of the Natural Resource/Agricultural classification is to "Create an interconnected network of green infrastructure that preserves environmentally sensitive areas, protects water resources through low-impact stormwater management, provides floodwater storage, provides community open space and recreational opportunities, and preserves agricultural resources."

Primary recommended land use:

- Open space
- Recreational amenities
- Low-impact stormwater management facilities
- Flood storage
- Agricultural uses

Secondary recommended land use:

- Utilities other than stormwater management
- Single-family attached and detached structures
- Cemeteries

The 2030 Comprehensive Plan's Future Land Use Map designates Parcels located to the North as Medium Intensity Neighborhood and Natural Resource/ Agricultural. The parcels to the east of the subject property are classified as Regional Activity Center. The parcels to the south of the subject property are classified as Regional Activity Center, Business Center and High Intensity Neighborhood. The parcels to the west of the subject property are classified as Business Center and Natural Resource/Agricultural.

The 2030 Comprehensive Plan's Future Land Use Map is located on page 21.

PLAN REVIEW

The site plan is located on pages 23 through 25 of your memo.

Buildings

The site plan includes the following:

- 23 two-story multi-family buildings with a total of 291 units
 - 144 one-bedroom units, 120 two-bedroom units, and 27 three-bedroom units
- A dog park, pool, playground and 3,370 Square foot clubhouse are proposed.

Density

The site plan shows 291 proposed units on a 29.1 acre tract for a total density of 10 units per acre. 10 units an acre is permitted within the PRD zoning district.

Parking

450 spaces are required based on the number of bedrooms per unit. The site plan shows 597 proposed parking spaces.

Floodplain

Portions of the subject property is located within the 100-year floodplain. As shown on the site plan, none of the structures will be built within this floodplain area. A map showing the floodplain is located on page 22.

TIA

The applicant was required by the City to submit a Traffic Impact Analysis. The TIA was conducted by JM Teague Engineering and studied the following intersections:

- US 64 (Chimney Rock Road) @ Francis Road (SR 1516)/Sugarloaf Road (SR 1897) -signalized
- US 64 (Chimney Rock Road) eastbound @ Highlands Square Drive/Old Chimney Rock Road (SR 1898) – signalized
- US 64 (Chimney Rock Road) eastbound @ Howard Gap Road (SR 1006) - signalized
- US 64 (Chimney Rock Road) westbound @ Howard Gap Road (SR 1006) – signalized
- US 64 (Chimney Rock Road) westbound @ Highlands Square Drive - signalized
- Howard Gap Road (SR 1006) @ Nix Road (SR 1513) - signalized
- Nix Road (SR 1513) @ Lakewood Road (SR 1518) - unsignalized
- Lakewood Road (SR 1518) @ Highlands Square Drive – unsignalized
- Lakewood Road (SR 1518) @ Proposed Development Access #1 – unsignalized
- Lakewood Road (SR 1518) @ Proposed Development Access #2 – unsignalized

Due to COVID-19 peak hour turning movement counts (7:00 – 9:00 AM & 4:00 – 6:00 PM) were obtained from past traffic studies at the study area intersections. The traffic counts were acquired from several sources including NCDOT Traffic Safety Data Files and past traffic impact studies, they were extrapolated to 2020 to serve as the exiting year base for the analysis. The counts were adjusted and balanced to represent consistent volumes progressing along the US 64 (Chimney Rock Road) corridor. AM and PM peak hours for each intersection were analyzed for exiting, background, and full Build-out traffic conditions.

Other parameters include:

- 2023 Build-out Year
- Background Traffic Growth Factor of 2% per year
- Peak Hour Factor (PHF) of 0.90 for projected conditions

Kimley Horn, the City’s Traffic Consultant agreed on this methodology and parameters.

The trip generation used by JM Teague is as follows:

ITE Land Use Code	Units	ADT (vpd)	AM Peak (vph)		PM Peak (vph)	
			IN	OUT	IN	OUT
220 – Multi-family (Low-Rise)	291	2,159	30	102	96	57

This trip generation by passed the City’s threshold for requiring a TIA by surpassing 1,000 daily trips and 100 peak hour trips.

JM Teague presented the following mitigation recommendations based on their analysis:

US 64 (Chimney Rock Road) @ Francis Road (SR 1516)/Sugarloaf Road (SR 1897)-

The separation of the shared left turn and thru lane providing a dedicated left turn and thru lanes which would then allow for retiming of the signal with the opposing left turns running concurrently. Similarly, the southwest bound shared thru/right approach lane may benefit from providing a dedicated right turn lane.

US 64 (Chimney Rock Road) Eastbound @ Highlands Square Drive/Old Chimney Rock Road (SR 1898)-

The PM delay increases significantly for the northbound thru and thru/right, with accompanying delay increases of 177%. However, No project trips were routed northbound on Old Chimney Rock Road to lead to such increases. Therefore, specific mitigating improvements are not attributable to the build-out of the project, but

due to increasing traffic growth in the general area.

US 64 (Chimney Rock Road) Eastbound @ Howard Gap Road (SR 1006)- Specific mitigating improvements are not attributable to the build-out of the project, but due to increasing traffic growth in the general area.

US 64 (Chimney Rock Road) Westbound @ Howard Gap Road (SR 1006)- Specific mitigating improvements are not attributable to the build-out of the project, but due to increasing traffic growth in the general area.

US 64 (Chimney Rock Road) Westbound @ Highlands Square Drive- Unacceptable operating conditions are not directly caused by the addition of project trips in the AM and PM peak hours. The poor level of service is largely attributable to the traffic destined to the commercial areas and the AM traffic flow moving towards I-26 and on to Hendersonville along US 64.

Howard Gap Road (SR 1006) @ Nix Road (SR 1513)- No mitigating improvements are recommended to accommodate traffic generated by the site under Build-out conditions at Howard Gap Road (SR 1006) @ Nix Road (SR 1513).

Nix Road (SR 1513) @ Lakewood Road (SR 1518)- No changes are recommended to accommodate traffic generated by the site under Build-out conditions for the Nix Road (SR 1513) @ Lakewood Road (SR 1518) intersection.

Lakewood Road (SR 1518) @ Highlands Square Road -No changes are recommended at this intersection to accommodate traffic generated by the site under Build-out conditions for the Lakewood Road (SR 1518) @ Highlands Square Road.

Lakewood Road (SR 1518) @ Proposed Development Access #1- No changes are recommended at this intersection to accommodate traffic generated by the site under Build-out conditions for the Lakewood Road (SR 1518) @ Proposed Development Access #1.

Lakewood Road (SR 1518) @ Proposed Development Access #2-No changes are recommended at this intersection to accommodate traffic generated by the site under Build-out conditions for the Lakewood Road (SR 1518) @ Proposed Development Access #2.

Landscaping

The site plan shows the following required landscaping.

Vehicular Use areas: Vehicular use areas must be planted with at least one tree and two shrubs for every 4,000 ft² of vehicular use area, which includes parking spaces, aisles, driveways, and loading areas.

Planting Strip: When a vehicular use area lot is located within 100 feet of an abutting property and no buffer yard is required, a planting strip which is a minimum of five feet wide shall be planted between the vehicular use area and the abutting property. One large evergreen or deciduous tree and five evergreen or deciduous shrubs shall be planted for every 40 linear feet of property line that parallels the vehicular use area. A planting strip is provided on the northern border of the project and along portions of property lines that abut the Post Office Annex.

The landscaping plan is located on page 26 of your memo.

Stormwater/Flood Hazard Area

The applicant will be providing stormwater management plans to the Engineering Department as part of the final site plan submittal requirements.

NEIGHBORHOOD COMPATIBILITY

A neighborhood compatibility meeting concerning the application was held on June 9th, 2020. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

The public attended the meeting virtually through zoom. Attendees asked questions regarding traffic, widening Lakewood Road and buffers. A copy of the neighborhood compatibility report accompanies this memorandum on page 8.

ZONING ORDINANCE GUIDELINES

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

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

4. **Public interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.
5. **Public facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.
6. **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands, and wildlife.

SUGGESTED MOTIONS

I move the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from I-1, Industrial and PRD, Planned Residential Development to PRD CZD, Planned Residential Development Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE YOUR REASONS]

For Recommending Denial:

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

[PLEASE STATE YOUR REASONS]

IN RE: Universal at Lakewood (File # P20-12-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

Residential dwellings multi-family
Accessory structures
Home Occupations

II. Conditions:

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

(2) Shall Be Attached to the Conditional Rezoning:

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

Group Ventures Inc.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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

IN RE: Universal at Lakewood
(File # P20-12-CZD)

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following:

Portion of parcel 9579-29-2872 from I-1, Industrial and PRD, Planned Residential Development to PRD CZD, Planned Residential Development Conditional Zoning District.

2. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 6th, day of August 2020.

Barbara Volk, Mayor

ATTEST:

Angela L. Reece, City Clerk

Approved as to form:

Samuel H. Fritschner, City Attorney

Planning Report
 Neighborhood Compatibility Meeting - **Electronic**
 Application for a Conditional Zoning District
 Universal at Lakewood File # P20-12-CZD
 Tuesday, June 9, 2020 2:00 p.m.

Daniel Heyman, Planner, convened the compatibility meeting at 2:00 pm in the Assembly Room of the City Operations Center. Approximately three application representatives and five City staff were in attendance. The follow signed in:

Name	Address	Name	Address
Kattie Casebolt (app)	Kingsport, TN		
Shane Abraham (app)	Johnson City, TN		
Philip Cox (app)	Johnson City, TN		
Susan Frady	staff		
Daniel Heyman	staff		
Tyler Morrow	staff		
Terri Swann	staff		
Allison Nock	staff		

Mr. Heyman opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Heyman explained the zoom meeting and the raise hand feature to make live comments. For the property owners calling in that wish to speak, once called on, please state your name and address for the record.

Mr. Heyman stated this is an application for a conditional rezoning for 291 residential units off of Lakewood Road. This property is currently zoned I-1, Industrial and PRD, Planned Residential Development. It was previously approved for a special use permit for a PRD for two separate applications. Those project approvals have expired. This property is approximately 29.1 acres. The city is requiring a traffic study that will be done by an independent consultant. These findings will be public record. Again, once the applicants have finished their presentation, staff will identify speakers in order. State your name and address for the record. These minutes will be forwarded to the Planning Board and City Council.

Shane Abraham with Watauga Partners, LLC stated these units will be townhomes with 1, 2- and 3-bedroom units. They will have attached garages and many amenities including; an outdoor covered picnic area, club house, fitness center and a pool. This company has been developing multi-family developments for 20 years. They have constructed over 3,000 units of this type. They have an extensive background in multi-family development.

Mr. Abraham shared a power point with photos of projects they have completed in Moorestown, Johnson City, and Sevierville Tennessee. These projects are all very similar to what they are proposing

for this project. They are also finishing up a project on Brevard Road in Asheville that is similar to this one. He shared several photographs of the townhomes. This project will use the same colors as the one they are constructing in Asheville, NC.

Mr. Abraham stated they had a study done showing the economic data on the impact for multi-family homes. This study has numbers showing the estimated one-year impacts and the ripple effect of multi-family developments and what they bring to the communities. This study shows multi-family developments have a positive impact on communities. Work force housing is a huge impact for areas where multi-family is needed. This area is in need of multi-family work force housing. This project will help create residences for them. The design of these multi-family units are very efficient for families with children. Property values are a topic that has been discussed and these multi-family units actually have a positive impact for the communities they are located in.

Mr. Abraham stated typically there are less vehicles owned for the tenants in their multi-family developments. The one-bedroom units make up 60% of the development where most tenants only have one vehicle. The need for multi-family is here and they have studied this area for a long time. This development provides a great use for the land and for economic growth. This project will have less of an impact on the area than a retail/commercial development would have. Mr. Abraham feels like this development will be a great project for the area.

Mr. Heyman stated he will read the comments submitted via email and the applicant will have a chance to respond. Following this, staff will take live comments. These comments are provided to the Planning Board and City Council.

Ed Graves – 3175 Howard Gap Rd

Currently there is not a safe way for pedestrians and bicyclists to from the proposed location across the highway to downtown Hendersonville. Additionally, the intersection at Lakewood and Nix is not a safe angle for turning left to go out to Clear Creek, and neither Lakewood or Nix Rd are wide enough and there is no shoulder or sidewalks. There have been 3 deaths of pedestrians or bicyclists within a mile of that location within the past decade or so, and I observe people walking and biking on 64 being harassed and have been harassed myself. Without additional investment in infrastructure like sidewalks, crosswalks, and safe shoulders, I do not support the additional vehicles that this proposal would bring. The City of Hendersonville should work with the DOT to make bike/ped infrastructure happen first before adding an additional 600 trips a day minimum on those streets.

Mr. Abraham stated they are committed to putting in sidewalks and being pedestrian friendly when constructing this site. The Traffic Impact Analysis (TIA) is being done and once they have the conclusions from that, they can address the traffic issues.

Mark Queen - 115 Dublin In

Is Lakewood Road a standard size road?

What is a standard size road?

Will Lakewood be widened?

What specifically is being built? Apartments, Condos, townhomes, single-family dwellings?

What type of privacy barrier will be built?

If something fails with that privacy barrier who will we contact?
How will you address water runoff from this development?
What type of building materials will be used to construct this development, brick, siding, stucco?
What is the dollar value per square foot going to be?
When you're driving down Lakewood from Nix Road as you approach the post office the first Proposed/drawn entrance into the building complex will be hidden by the curve of the road how will you address the hidden entrance?

Mr. Abraham stated he cannot answer what the standard road size is. Mr. Heyman stated this is not a city street. This is a NCDOT street and they do not know if it is a standard size road or how wide it is. Mr. Abraham stated he will have to refer to the TIA once it is completed. This development is actually a lower density than most developments they construct. This is a less dense community by their own design. They normally have 15 acres for this size development and this one is being done on 29 acres. As far as a privacy barrier, they are committed to a nice buffer and will go beyond what staff recommends for it. They are not opposed to constructing a fence and can look at this possibility. They are in this for the long haul and do not plan to sale the development. They maintain their properties very well. As far as the water run-off and retention or detention ponds, that will be handled by design engineers and will meet all the codes and requirements for them. They will be held accountable for any water issues and they will also maintain any ponds. The buildings will be 30% to 40% brick and 60% hardy plank. They do take pride in their architectural details and want their communities to look good. It is a 160 to 190 per square foot range for a development like this. As far as the comment concerning the curvature of the road, that can be addressed after the TIA is complete.

Darcy Witaschek - 103 Dublin Ln

As a homeowner who will be living very close to this project I want to state the following concerns and questions. I am VERY concerned about the amount of traffic that will increase on our small 2 lane road. With the potential of another 400-500 vehicles from a 291 unit complex, it is impossible to suggest that it will be able to accommodate that increase. The amount of traffic on Lakewood road has increased immensely in the past few years and it is often a "speedway" for many who use it to gain access to Sam's Club and Walmart. There have already been several accidents at the curve on Lakewood - both neighbors losing their mailboxes and cars running in to their yards. It is dangerous enough right now, and I fear it will be tragic one day soon. Will you be widening the road? How will that be possible? I am also very concerned about an appropriate "buffer" between these apartments and our community. There is a great potential that people from this complex may wander over to our street and that is not acceptable to all of us here. We value our homes and property as much as any of the board members and I would like you to consider how you would like 291 apartments in your backyard? How safe would you feel - and how safe would your family feel? I am not comfortable with "trees" as an only buffer. I would expect a 6ft fence would be a large deterrent for anyone to come through our neighborhood. Please consider that we are asking because we have a valuable community here and do not wish to see our homes lessen in value due to this project. The amount of noise that comes with apartments can be very detrimental to our community. I hope you will take my comments and those of my neighbors into serious consideration before continuing with this project. Thank you.

Mr. Abraham stated the traffic concerns, accidents and widening of the road can be addressed after the TIA is complete. As far as the noise concern, they are not just the developer. They are the contractor

and the property manager as well. They have very quiet communities and he welcomed the neighbors to visit one of their existing communities. They screen all applicants for a financial risk as well as a criminal check. They only accept applicants with a credit score of 635 or above. This is all integrated into the application process and they do not have any issues. They have not any cases concerning crimes in the past 20 years.

Alicia Harbison - 116 Dublin Lane

As a homeowner in Shamrock Estates, I'm concerned about the amount of traffic, noise level, possible flooding from the creek and uninvited guests from the complex. Please take in to consideration the impact this project will have on the surrounding communities. Thanks so much for your time!

Mr. Abraham stated they will take into consideration the impact their development will have.

Walter & Teresa Barnwell- 102 Dublin Lane

Listed below are our comments and questions for the meeting:

1. With all of the increased traffic that's inevitable, how do you propose to make Lakewood Rd near the post office facility safe, as several roads will intersect - all within 100 yards? (Highland Square/Sam's entrance, US Post Office facility, Cedar Terrace Apartments, and the proposed 291 unit apartments)

2. Are you proposing widening Lakewood Rd.? I already have concerns with the relentless traffic that uses the road as a thoroughfare to access Highland Square. There is a lot of speeding traffic and with several blind spots as you approach the proposed site, it appears to me it would definitely be deemed unsafe.

3. How do you propose to satisfy the homeowners in Shamrock Estates with a sound/safe/secure barrier between the proposed complex and our homes? Apparently, it shows trees are the only barrier planned. As a homeowner, I would like to see a fence installed along with the trees to provide privacy, noise reduction and security to our community. Without a fence installed it would pose a security threat. We already have to deal with intruders trespassing through our property to/from Clear Creek Apartments located on Nix Rd. (usually at night) to access Lakewood Rd. We have several residents in our community that live alone and deserve to feel secure in their own home.

Thank you for your attention in this matter.

Mr. Abraham stated he believes he has covered all of these concerns to the best of his ability. They are not going to be allowed to build any unsafe roads.

Ralph R. Hammond-Green- 1232 Hyman Avenue

While not an adjacent property owner to this project, this project will affect not only my family but all of the City, its residents and visitors. The issues, slowly gaining public awareness are: night time light pollution and energy conservation.

These issues were a concern at the Planning Board Hearing yesterday regarding an 8 unit project on 1st Avenue West. This project, with 291 units, is 36 times as large. The potential impact is commensurate with the size.

I strongly urge the developer to agree to use of exterior lighting fixtures and street & parking lighting fixtures which are Dark Sky Initiative compliant. Compliant fixtures are designed to efficiently provide better light by directing it where it is needed rather than wasting energy lighting up the night sky.

I commend to the developer the *International Dark-Sky Association's* website <https://www.darksky.org/> for further information and specifications.

I also strongly urge the Planning Board and City Council to include use of Dark-Sky Compliant fixtures as a condition of the Conditional Zoning District for this project.

Mr. Abraham stated they will make sure to meet all requirements concerning lighting. They do use light guards and light shields to aim the light at the ground and they have never had any issues with that.

Darrell & Pamela Ellis- 812 Cliff Rose Court

RE: Application for rezoning for a Conditional Zoning District Universal at Lakewood (File P20-12-CZD)
Dear Mr. Morrow and the Hendersonville City Council.

As homeowners within 400 feet of the proposed rezoning of the property, PIN 9579-29-2872, we want to express our serious opposition to the same for the following reasons.

1. The rezoning is not in keeping with the City's zoning plan.
2. The environment will be disturbed, and green areas destroyed.
3. Noise will increase, which will disturb the quiet enjoyment of existing single-family homes in this area.
4. Infrastructure will tend to be overloaded.
5. Traffic will increase in this area.
6. There are already enough apartments and multi-family homes in the area.
7. We believe the area is being overbuilt which will lower property values of all homeowners in this area.

Mr. Abraham stated he feels this development is a good use and in line with what is in the area. Retail or commercial development could go in this location and that would have a greater impact on the area than this residential use would have. They are mindful of the environment. More people are moving to Henderson County every year. This is highly desirable area. There is a demand to keep housing affordable and balance that with the folks that live in the area.

Philip Cox stated there has been some discussion of a greenway in the area and walking trails. Mr. Abraham stated this will be a professionally done community.

David Cohen- 104 Dublin Ln.

To the point, by allowing a driveway access between the post office and a private residence, you are creating a very dangerous situation. This has been proven repeatedly by D.O.T surveys in the past. The city of Hendersonville and the city council members will be held liable for the many accidents and death that will probably occur do to the fact of the tax base money for allowing this dangerous proposal to go forward. I am not against the project itself but concerned of the monster you are creating. Use one entrance for access on the far side of post office.

Mr. Abraham stated they are not opposed to taking staff direction on the access to the property. They will discuss the access with the Fire Department. They will have two forms of access for more flexibility.

Richard Blomgren - 110 Dublin Lane

Please ask Watauga Partners, LLC to share a bit about their previous projects in the region. What has been their most successful development in terms of working with neighborhoods and what has been their least successful project? Have any of Watauga projects been involved with lawsuits brought forth from civic entities or associations? Thank you for letting us learn a bit more about Watauga as this development will certainly change the nature, safety, and value of property in the area.

Richard Blomgren - 110 Dublin Lane

Please request Watauga to share photographic examples of the planned "landscape buffer" noted on the plan. In the addition to a plant buffer, will the city consider requiring Watauga to install a six foot tall boundary fence along the perimeter of property that adjoins existing homes on Lakewood and Dublin Lane and any other homes impacted by this development? Will the city consider requiring Watauga to escrow funds to maintain the fence and replace buffer plants for an appropriate amount of time? Thank you good city folks for your work in protecting property value as well as safety of residents.

Mr. Abraham stated they have shared information about their other projects at the start of this meeting. They have never been in a lawsuit with any town or city. They wear all the hats as developer, contractor and property manager. This helps them to blend better into a community and they do not flip their project sites. They are committed to having a nice community. They operate, design and construct in a way to blend into the community.

Tessa and Steve Savage- 100 Dublin Lane,

Let me start by saying that the letter was a bit misleading, in that, *"rezoning ... must undergo a neighborhood compatibility meeting at which the developer and affected property owners and residents can participate in a discussion about the proposed rezoning."*

I am saddened that a discussion will be based on a comment like, for example, "The weather is hot." This comment invokes a discussion based on opinions, resulting in more comments with no conclusion expected at the end of the discussion. *Is this that type of discussion?*

1. Will this discussion result in stopping the rezoning?
2. The website provided in the letter doesn't allow for questions, which means the only way to submit questions is to provide an Email. So would our concerns be addressed in a timely manner?
3. As I stated earlier, there is a difference between Comments and Questions. Comments usually come after a question is asked. Hence I have no comments but questions, and would like an answer during the meeting.
 - Are there plans in place to provide the owners and residents of our community with assurances that the increased traffic will be addressed? There have been several accidents on this road (Lakewood), and with the increased volume, I fear, a bad accident will happen sooner rather than later. We are in the first house on Dublin Lane, and would be in the forefront of any accidents that might occur. Can you provide us with assurances that our concerns will be addressed?
 - Are there currently any plans for the expansion of Lakewood Road ?
 - Are there any plans in place for expanding/widening Lakewood Rd?
 - With the I 26 expansion in mind, what impact will the Universal at Lakewood rezoning project have on the Shamrock Estates Community?

- Lakewood Road is currently being used as a bypass to avoid the traffic on Hwy 64 caused by Walmart and Sam's Club stores. Drivers enter from Hwy 64 to Frances Rd, which turns into Lakewood Road, This leads into Nix Road. and Howard Gap Rd., from there access to the Health Department, and Ingles Markets.

Mr. Abraham stated the traffic concerns will be addressed once the TIA is complete. They keep an open dialog with their neighbors and only want to be a good neighbor. They are transparent and communicate in a positive way with all neighbors.

Chris Staton- 113 Dublin Lane

Attached is an aerial shot depicting the blind curve just past the proposed north entrance. This is definitely a concern, along with the increased traffic along that narrow road.



Mr. Abraham stated they can address the road concerns once the TIA is complete.

Chris Staton, 113 Dublin Lane stated he would like the applicant to speak more about the privacy barrier on the north side of the property next to Shamrock Estates. How much space will be between them and the buffer? Mr. Abraham stated they will install a 30-foot type 1 or 2 buffer depending on the requirements. Typically, they use evergreens or a mix of Leyland Cypress that will grown together to make a buffer. A fence could be integrated as well. The buildings are pushed that way on the site plan because of the floodplain. The larger buildings will be 40 to 50 feet from the property line and the smaller buildings will be 50 to 60 feet from the property line. They plan to incorporate greenery also.

These buildings are two-story. Ms. Casebolt stated the townhomes have 8-foot ceilings and the building is roughly 30 feet in height. The larger buildings have covered patios and are enclosed. They are confined to their own space. Mr. Abraham stated they will not be allowed to store bicycles, etc. outside. This is defined in the application. They will keep the aesthetics nice.

Mr. Staton asked if they would all be rentals. Mr. Abraham stated they would all be rentals. The rent would be roughly \$800 a month for a one-bedroom unit and \$1,500 - \$1,600 a month for 2/3 bedroom with a garage.

Ken Fitch, 1046 Patton Street stated a very important aspect is this development will surround the postal annex. He felt the developers needed to have a consultation with them concerning this project. Mr. Heyman stated the postal service has been notified of this project. They received a letter about this meeting. They have also received letters from the past projects and have never commented on either project. Mr. Fitch stated this is a regional distribution center and is essential to the city. This will have an impact on them with construction and he thinks they need to be consulted on this project. This is just one factor to consider.

Bernie Miller, 4 Lakewood Road asked if there will another one of these forums before the rezoning is voted on. Mr. Heyman stated there will not be another neighborhood meeting. This will go to the Planning Board for recommendation and then to City Council for the final vote. The public can comment at both the Planning Board and City Council meetings. Mr. Miller stated he has lived here 21 years and traffic got worse when Sam's Club and Walmart went in. He wants to make sure the neighbors have input on this project.

Mark Queen, 115 Dublin Lane stated at the end of the development on the site plan there is a retention pond and he wanted to know how large the pond would be. Ms. Casebolt stated she can't tell the exact size, but she estimated it being 250 to 300 feet long and about 60 feet wide. They have civil engineers that will work on this. Mr. Abraham stated even though the color is blue for the pond on the site plan it will never have water standing in it. It is made to take care of the water on the site and will not be an attraction for mosquitos.

Ken Fitch stated there are several intersections in the area that need to be included in the TIA as they are traffic problem areas. These intersections have major issues that need to be addressed. There are problems with the amount of traffic. He feels the TIA is very important, but the numbers will not adequate right now because of the stay home orders that have been in place. How do they compensate for that? Mr. Heyman stated the TIA has baseline data for NCDOT for prior studies done with the other two Special Use Permits. This may help with the numbers. They will factor in the fact that traffic is down due to the pandemic situation. Mr. Heyman stated the city's traffic consultant, Kimley-Horn will include several intersections such as Lakewood Road and Nix Road, Highway 64 and Howard Gap Road, Highway 64 and Francis Road. Mr. Fitch asked if Highland Square Drive was a NCDOT road. Mr. Heyman stated no, that is a private drive. Mr. Fitch stated he do not see any trees on the site plan and that is an issue. Mr. Abraham stated they will follow the city's ordinance and guidelines on landscaping and they normally put more landscaping in than is required.

Mr. Abraham stated at the southern end of the property is the floodplain in zone AE which is the 100-year floodplain. They have no desire to develop homes in the floodplain. They have pushed the homes up so that they are away from the creeks.

Mr. Fitch asked about the greenway and where it is located. Mr. Heyman stated the city does have some easements but they have no plans for a greenway. Mr. Fitch stated he noticed there has been work going on in the area. Mr. Heyman stated the city is doing a streambank restoration project and that is being done through the Engineering Department.

Bernie Miller asked when the expected date of the completion of the TIA would be. Mr. Abraham stated they hope to have that by the 19th of June. He asked if this would be available to the public. Mr. Heyman stated it would be public record and the neighbors are welcome to take a look at it.

Mr. Fitch asked about the meeting time frame and the development time frame. Mr. Abraham stated they would like to be on the agenda for the July and August meetings. They would not start construction until spring of 2021. They prefer not to start construction in the winter.

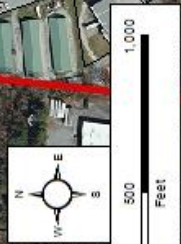
Mr. Fitch asked if all city work on the stream restoration project is not related to this project. Mr. Heyman stated no, the streambank restoration project is not related to this project.

Jennifer Staton stated she was concerned about the school buses and the increase in traffic. The TIA study is being done now when restrictions have been in place concerning the COVID19 outbreak and that should be considered in the TIA. Mr. Heyman stated staff has discussed with the city's traffic consultant the fact that the traffic counts will not be consistent with what is going on right now. They plan to over count the proposed traffic and take into consideration the COVID19 impact on traffic.

Mr. Heyman stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well.

With no further comments or questions, Mr. Heyman closed the meeting at 3:08 pm.

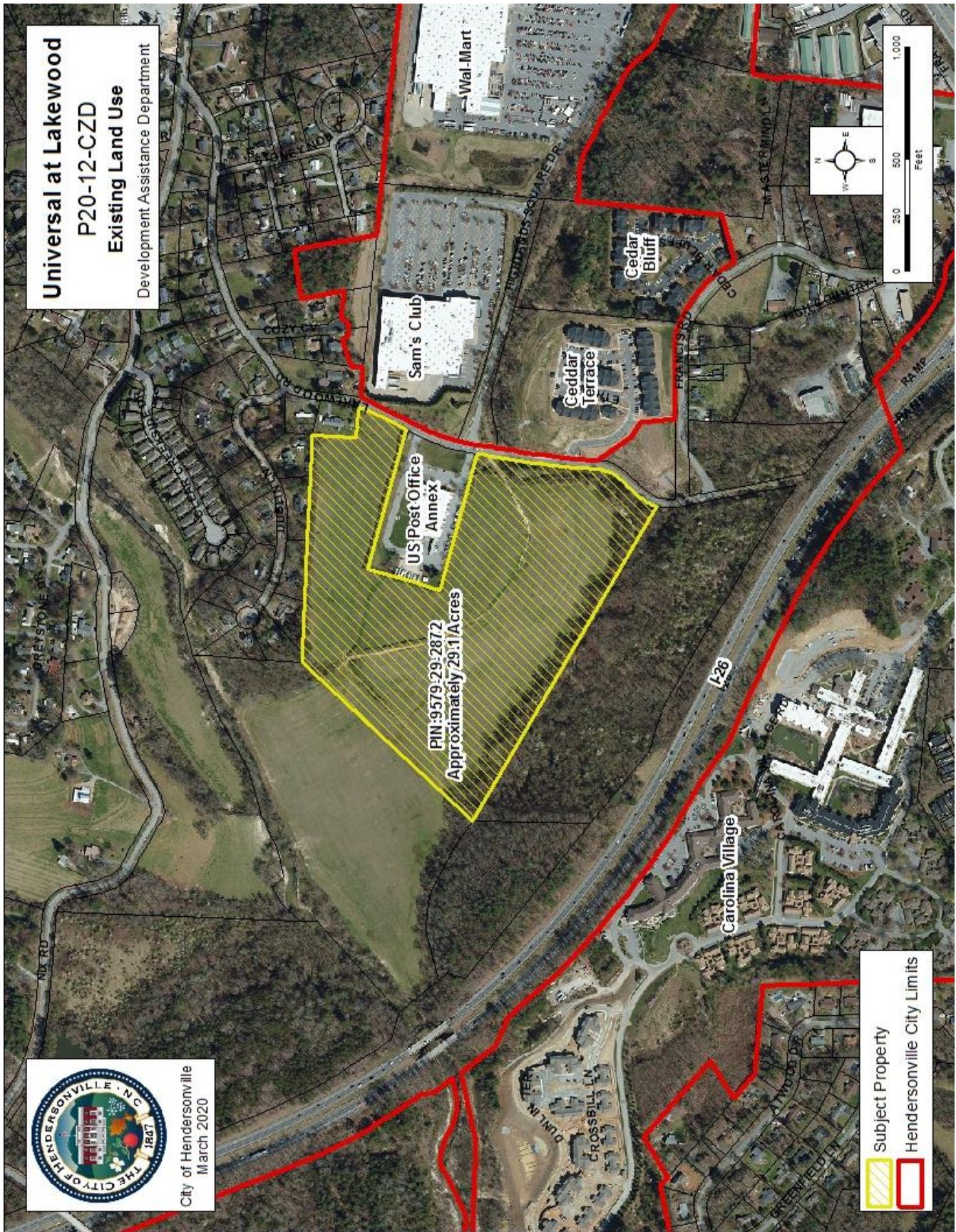
Universal at Lakewood
P20-12-CZD
Existing Land Use
Development Assistance Department

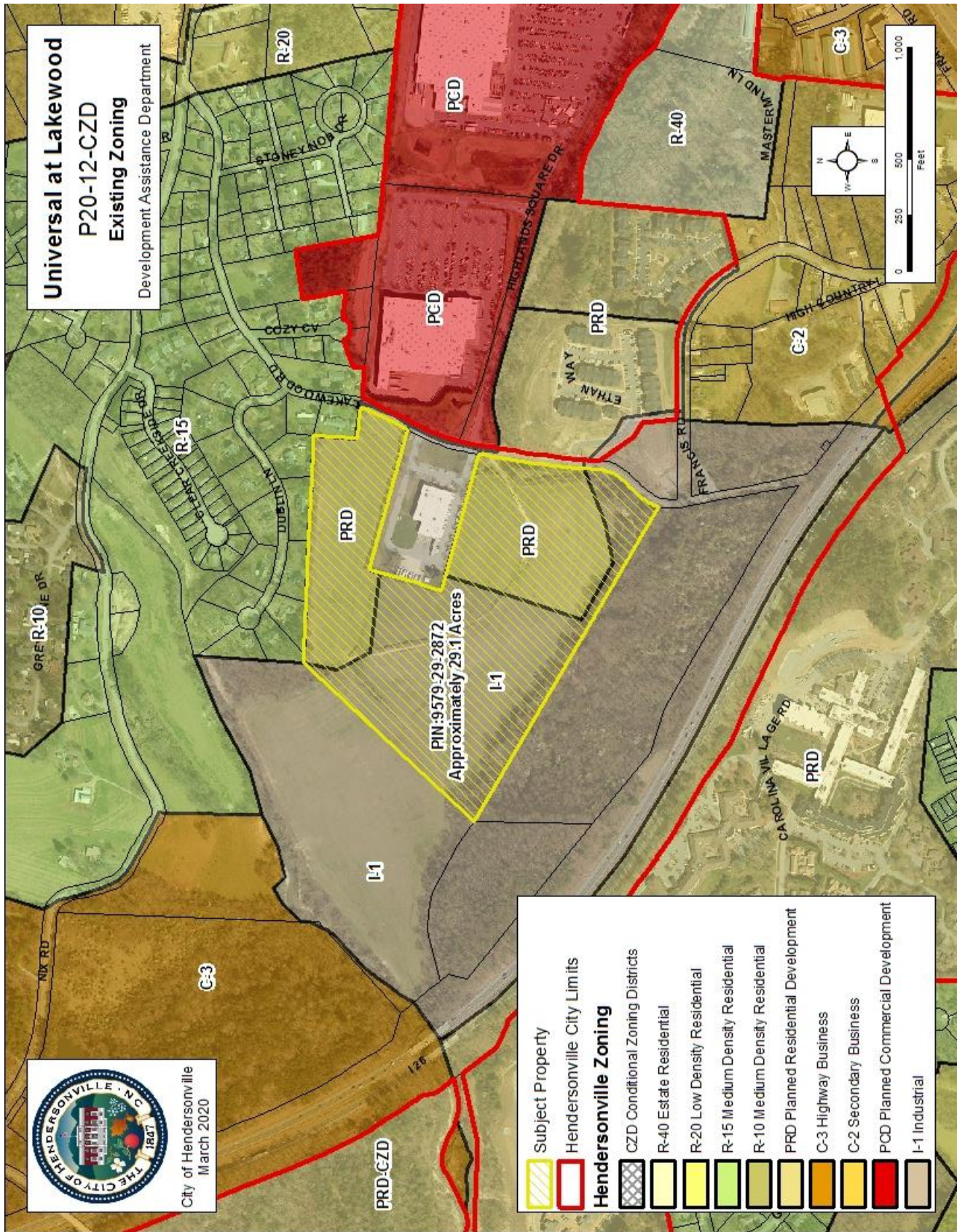


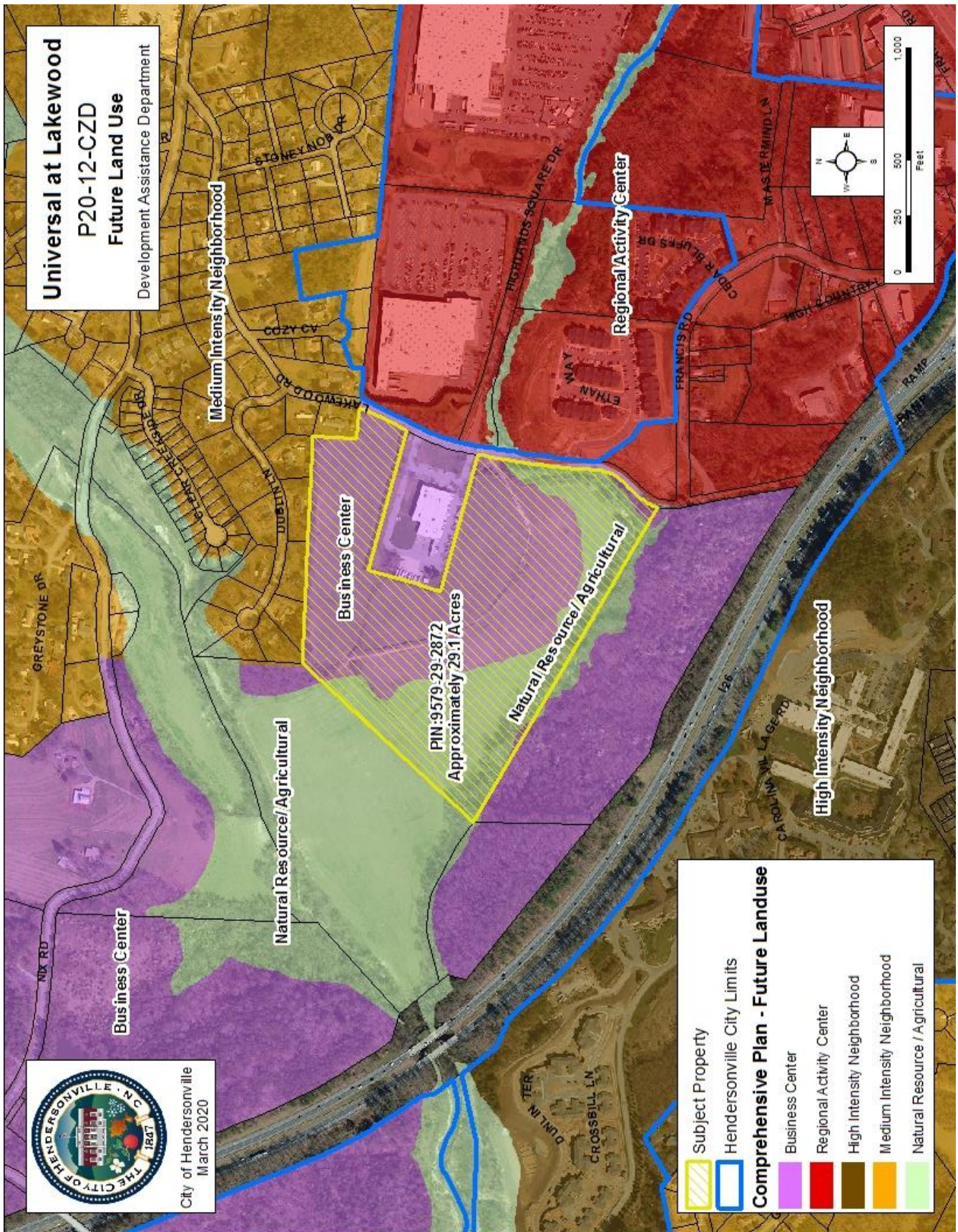
US Post Office Annex
PIN: 9579-29-2872
Approximately 29.1 Acres



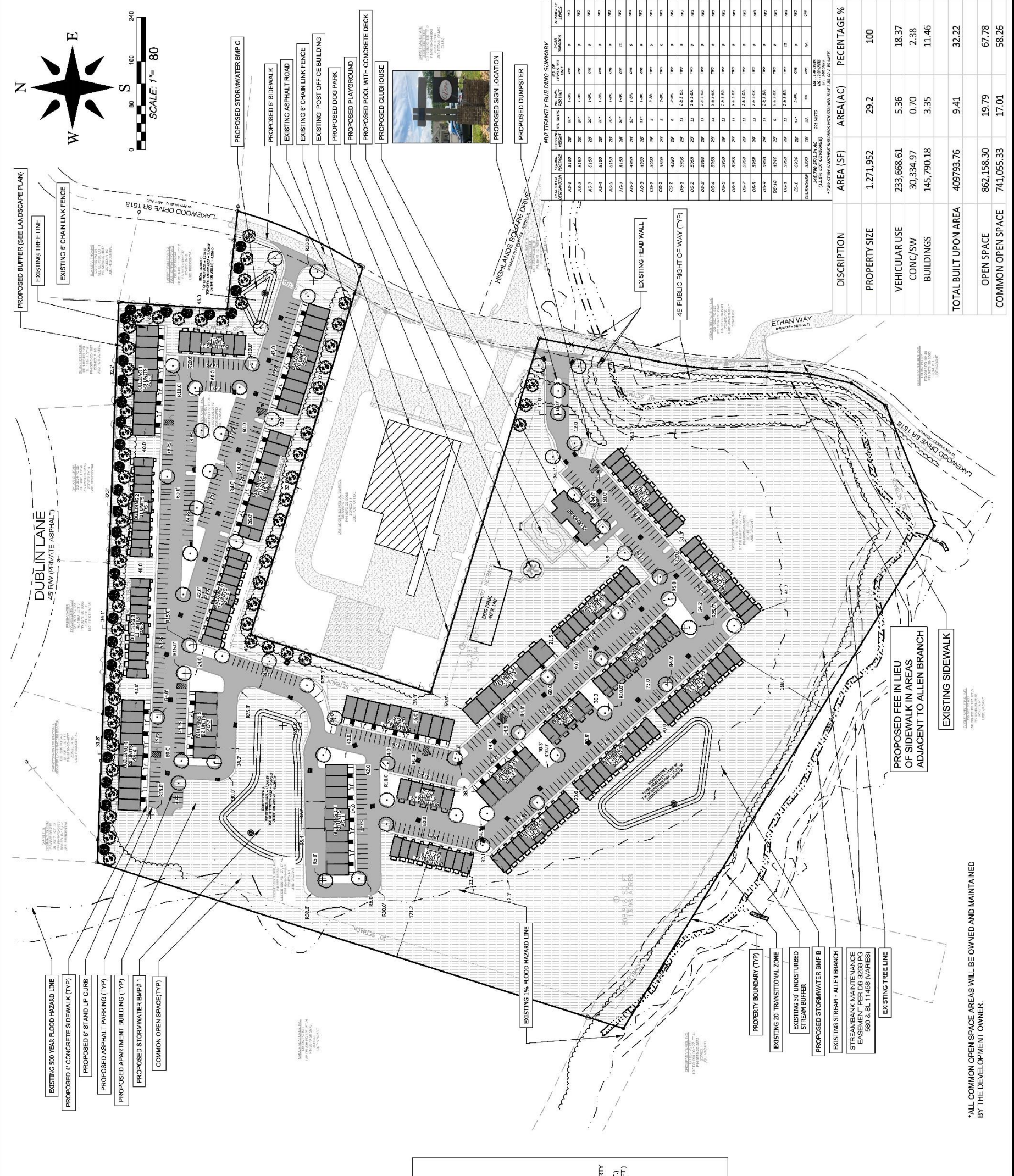
Subject Property
Hendersonville City Limits







MASTER PLAN	C-1.0	513720	Project No:	Drawing Title:	UNIVERSAL AT LAKEWOOD APARTMENT COMPLEX	CITY OF HENDERSONVILLE NORTH CAROLINA
			Planning • Engineering • Surveying • Environmental Services • ENGINEERING ASSOCIATES 17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksaa.com			
			PRELIMINARY DRAWINGS No. 1 Date 6/19/20 REVISIONS/SUBMISSIONS MASTER PLAN SUBMITTAL			



DESCRIPTION	AREA (SF)	AREA (AC)	PERCENTAGE %
PROPERTY SIZE	1,271,952	29.2	100
VEHICULAR USE	233,668.61	5.36	18.37
CONC/SW	30,334.97	0.70	2.38
BUILDINGS	145,790.18	3.35	11.46
TOTAL BUILT UPON AREA	409,793.76	9.41	32.22
OPEN SPACE	862,158.30	19.79	67.78
COMMON OPEN SPACE	741,055.33	17.01	58.26

MASTER PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXISTING RAILROAD SPIKE
- EXISTING IRON REBAR
- EXISTING CONCRETE MONUMENT
- NEW IRON REBAR
- EXISTING IRON PIPE
- EXISTING MAG NAIL
- EXISTING STREAM
- EXIST. STREAM BUFFER
- EXIST. 1% FLOOD HAZARD
- EXIST. RIGHT OF WAY
- EXIST. BUILDING SETBACK
- EXIST. SIDEWALK
- EXIST. PAVEMENT
- COMMON OPEN SPACE
- NEW BUILDING
- NEW SIDEWALK
- NEW PAVEMENT
- LANDSCAPING TREE

SITE AND ZONING NOTES

CURRENT ZONING: I-1
 PROPOSED ZONING: PRO
 EXISTING USE: UNIMPROVED
 PLANNING BOARD: 201 DU
 DENSITY PROVIDED: 291 DU/29.2 ACRES = 10 DU/AC
 PARKING: 465
 15 BEDROOM SPS X 264 #386
 3 BEDROOM SPS X 27 #54
 PROVIDER: 587
 GARAGE SPACES: 43
 PARKING LOT SPACES: 64
 ADA SPACES PROVIDED: 15

PROPOSED ZONING REQUIREMENTS
 MAXIMUM BUILDING HEIGHT: 30'
 RIGHT OF WAY: 40'
 ADJACENT PROPERTY: 30'
 THERE IS A FEMA FLOODPLAIN LOCATED ON THIS PROPERTY
 OPEN SPACE FOOTPRINT REQUIRED: 20% (253,519 SQ. FT.)
 COMMON OPEN SPACE FOOTPRINT: 11.5% (145,790 SQ. FT.)
 COMMON OPEN SPACE PROVIDED: 3.34 ACRES
 COMMON OPEN SPACE PROVIDED: 17.01 ACRES

*ALL DIMENSIONS ARE FROM EDGE OF
 EXISTING SIDEWALK OR FACE OF BUILDING UNLESS OTHERWISE
 NOTED.

*ALL CONSTRUCTION SHALL BE IN
 ACCORDANCE WITH THE REVISIONS AND OTHER
 DETAILS, SPECIFICATIONS AND OTHER
 DEVELOPMENT ORDINANCES OF THE
 CITY OF HENDERSONVILLE

DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD RD
 PROPERTY SIZE: 29.2 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSON COUNTY
 PROPOSED NUMBER OF UNITS: 291
 PROPOSED DENSITY: 10 units/acre
 PROPERTY OWNER: GROUP VENTURES, INC
 CONTACT: GROUP VENTURES, INC
 ADDRESS: 1410 GREENVILLE HWY
 ADDRESS 2: HENDERSONVILLE, NC 28792-6215
 PHONE: (423) 282-5582
 DEVELOPER: MITCH COX COMPANIES
 CONTACT: MITCH COX COMPANIES
 ADDRESS: 204 SWEDELL DRIVE, SUITE 200
 ADDRESS 2: HENDERSONVILLE, NC 28791
 EMAIL: SHANE@MITCHCOX.COM
 PHONE: (423) 282-5582
 ENGINEER: BROOKS ENGINEERING
 CONTACT: JOHN KUNAWAD
 ADDRESS: 17 ARRLINGTON ST
 ADDRESS 2: ASHVILLE, NC 28801
 EMAIL: JKUNAWAD@BROOKSAA.COM
 PHONE: 828-232-4700

*ALL COMMON OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT OWNER.

REVISIONS/SUBMISSIONS
 No. 1
 Date 6/19/20
 MASTER PLAN SUBMITTAL

PROPOSED BUFFER (SEE LANDSCAPE PLAN)
 EXISTING TREE LINE
 EXISTING 6' CHAIN LINK FENCE
 DUBLIN LANE
 45' RW (PRIVATE-ASPHALT)
 LAKEWOOD DRIVE SR 1518
 HIGHLANDS BOULEVARD DRIVE
 ETHAN WAY
 PRIVATE-RESIDENTIAL
 LAKEWOOD DRIVE SR 1518
 PROPOSED 5' SIDEWALK
 EXISTING ASPHALT ROAD
 EXISTING 6' CHAIN LINK FENCE
 EXISTING POST OFFICE BUILDING
 PROPOSED DOG PARK
 PROPOSED PLAYGROUND
 PROPOSED POOL WITH CONCRETE DECK
 PROPOSED CLUBHOUSE
 PROPOSED SIGN LOCATION
 PROPOSED DUMPSTER
 EXISTING HEAD WALL
 45' PUBLIC RIGHT OF WAY (TYP)
 PROPOSED STORMWATER BMP C
 PROPOSED STORMWATER BMP B
 EXISTING 30' UNDISTURBED STREAM BUFFER
 EXISTING STREAM - ALLEN BRANCH
 STREAMBANK MAINTENANCE EASEMENT PER DB 3268 PG 580 & SL 11458 (VARIES)
 EXISTING TREE LINE
 PROPOSED FEE IN LIEU OF SIDEWALK IN AREAS ADJACENT TO ALLEN BRANCH
 EXISTING SIDEWALK

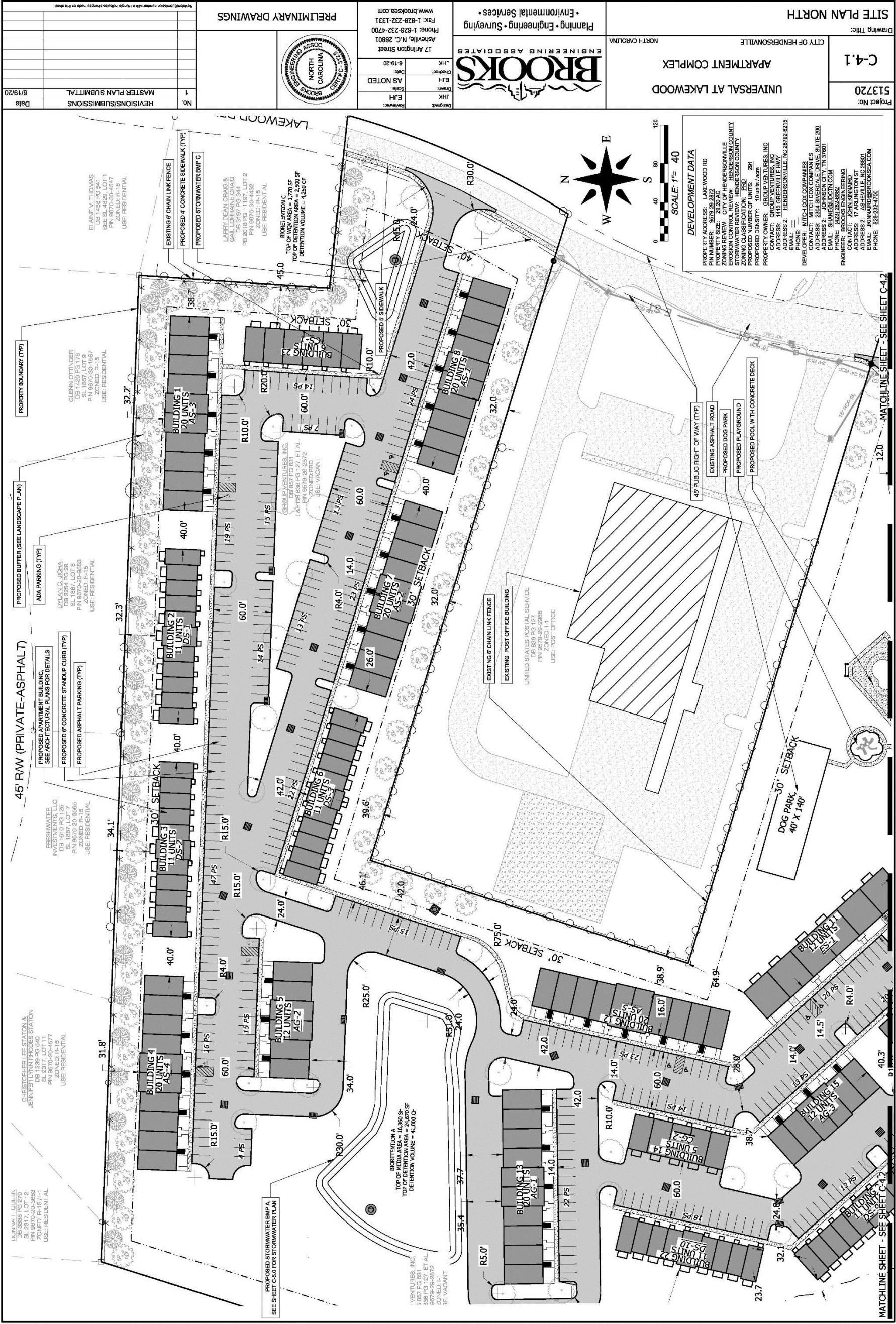
DESIGNED: EJK
 DRAWN: EJK
 CHECKED: EJK
 DATE: 6-19-20
 AS NOTED
 17 Arlington Street
 Asheville, N.C. 28801
 Phone: 1-828-232-4700
 Fax: 1-828-232-1331
 www.brooksaa.com

UNIVERSAL AT LAKEWOOD
 APARTMENT COMPLEX
 CITY OF HENDERSONVILLE
 NORTH CAROLINA

Project No: 513720
 Drawing Title: MASTER PLAN

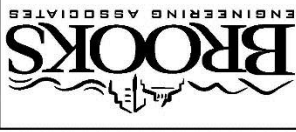
REVISIONS/SUBMISSIONS
 No. 1
 Date 6/19/20
 MASTER PLAN SUBMITTAL

PLANNING BOARD
 UNIVERSAL AT LAKEWOOD
 JULY 13TH, 2020
 PAGE 23

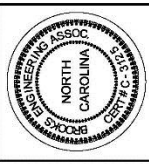


DEVELOPMENT DATA
 PROPERTY ADDRESS: LAKEWOOD RD
 PIN NUMBER: 8679292872
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSON COUNTY
 PROPOSED NUMBER OF UNITS: 284
 PROPOSED DENSITY: 10 units/acre
 PROPERTY OWNER: GROUP VENTURES, INC
 CONTACT: GROUP VENTURES, INC
 ADDRESS: 110 GREENVILLE HWY
 ADDRESS 2: HENDERSONVILLE, NC 28702-6815
 PHONE: (704) 292-1100
 DEVELOPER: MITCHELL COX COMPANIES
 ADDRESS: 2304 SIVIERDALE DRIVE, SUITE 200
 ADDRESS 2: JOHNSON CITY, TN 37601
 EMAIL: SHANK@MDCO.COM
 ENGINEER: BROOKS ENGINEERING
 CONTACT: JOHN KIRKWOOD
 ADDRESS: 17 ARLINGTON ST
 ADDRESS 2: WASHINGTON, NC 28681
 PHONE: 828-232-4700

Project No: 513720
 C-4.1
 APARTMENT COMPLEX
 UNIVERSAL AT LAKEWOOD
 CITY OF HENDERSONVILLE
 NORTH CAROLINA
 Drawing Title: SITE PLAN NORTH

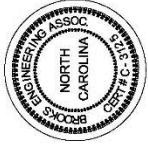


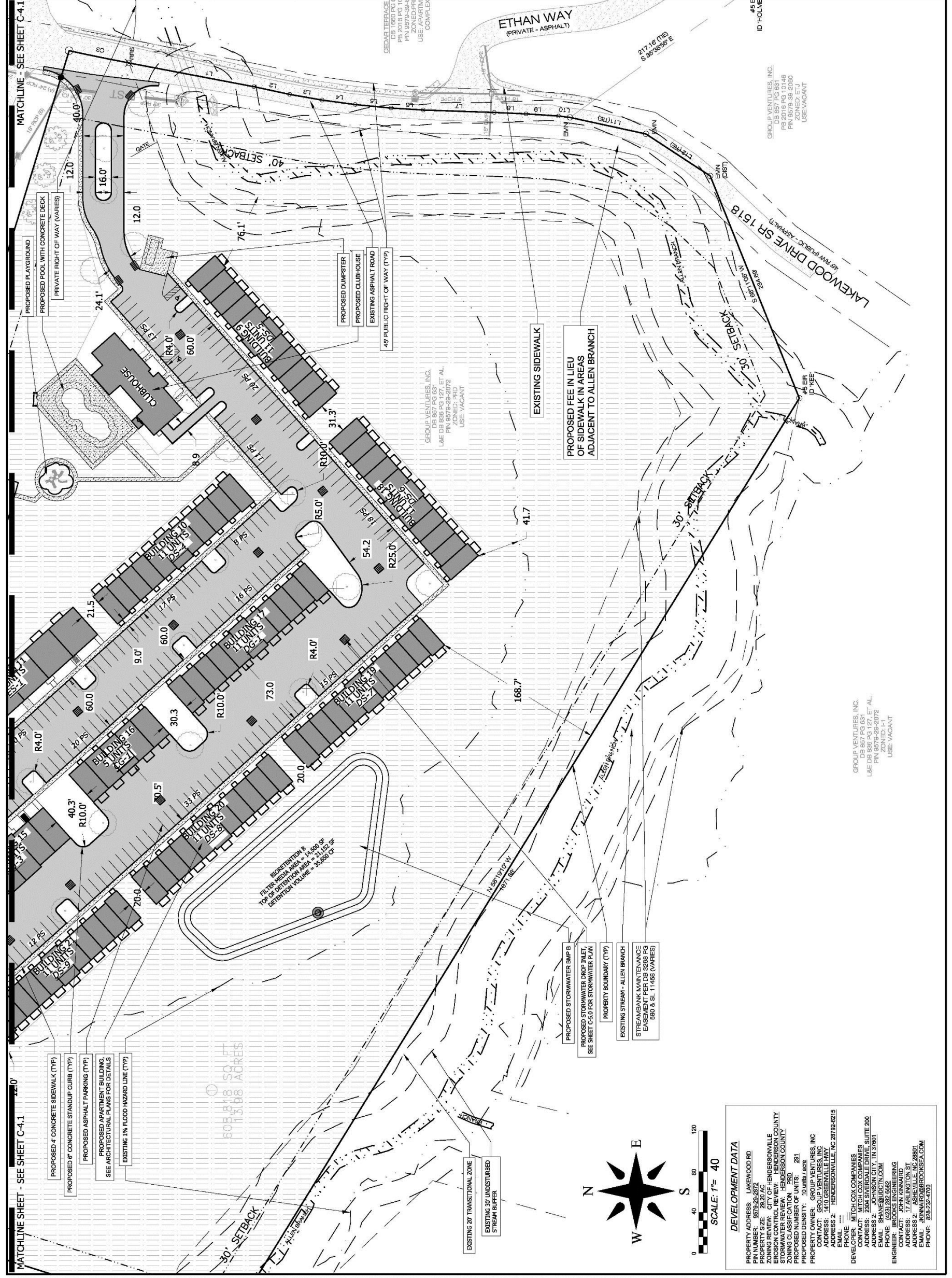
Designed: EJK
 Drawn: EJK
 Scale: AS NOTED
 Date: 6-19-20
 Checked: EJK
 17 Arlington Street
 Asheville, N.C. 28801
 Phone: 1-828-232-4700
 Fax: 1-828-232-1311
 www.brooks.com



PRELIMINARY DRAWINGS
 REVISIONS/SUBMISSIONS
 No. 1
 Date 6/19/20
 MASTER PLAN SUBMITTAL

File Location: L:\2020 Projects\513720\Main Cox, Henderson, Asst-Civil, Base, Current.dwg

Project No: 513720	Drawing Title: C-4.2	CITY OF HENDERSONVILLE APARTMENT COMPLEX UNIVERSAL AT LAKEWOOD NORTH CAROLINA	Planning • Engineering • Surveying BROOKS ENGINEERING ASSOCIATES 17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 WWW.BROOKS98A.COM Date: 6-19-20 Design: JHK Checked: EJI Drawn: AS NOTED Reviewed: EJI
PRELIMINARY DRAWINGS			
No. 1 REVISIONS/SUBMISSIONS Date: 6/19/20 MASTER PLAN SUBMITTAL			



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD RD
 PARCELS: 513720
 PROJECT NO: 513720
 ZONING REVIEW: CITY OF HENDERSONVILLE
 STORMWATER REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSON COUNTY
 PROPOSED NUMBER OF UNITS: 281
 PROPOSED DENSITY: 10 UNITS / ACRE
 PROPERTY OWNER: GROUP VENTURES, INC
 CONTACT: GROUP VENTURES, INC
 ADDRESS: 1470 GREENVILLE HWY
 ADDRESS 2: HENDERSONVILLE, NC 28792-6215
 PHONE: _____
 EMAIL: _____

DEVELOPER: MITCH COX COMPANIES
 CONTACT: MITCH COX COMPANIES
 ADDRESS: 2500 WILSON ST SUITE 200
 ADDRESS 2: JOHNSON CITY, TN 37601
 EMAIL: SHANE@MTCO.COM
 PHONE: (623) 282-6682
 CONTACT: JANA VANHARD
 ADDRESS: 17 ARLINGTON ST
 ADDRESS 2: ASHEVILLE, NC 28801
 EMAIL: JKVANHARD@BROOKS98A.COM
 PHONE: 828-232-4700

GROUP VENTURES, INC.
 DB 857 PG 631
 L&E DB 850 PG 127, ET AL
 PN 9575-58-5080
 ZONED L-17
 USE: VACANT

GROUP VENTURES, INC.
 DB 857 PG 631
 L&E DB 850 PG 127, ET AL
 PN 9575-58-5080
 ZONED PRD
 USE: VACANT

GROUP VENTURES, INC.
 DB 857 PG 631
 L&E DB 850 PG 127, ET AL
 PN 9575-58-5080
 ZONED L-17
 USE: VACANT

17 ARLINGTON STREET
 ASHEVILLE, N.C. 28801
 PHONE: 1-828-232-4700
 FAX: 1-828-232-1331
 WWW.BROOKS98A.COM

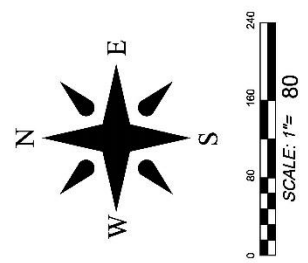
LANDSCAPE PLAN Drawing Title:		CITY OF HENDERSONVILLE APARTMENT COMPLEX UNIVERSAL AT LAKEWOOD		NORTH CAROLINA	
Project No: 513720	L-1.0	Planning • Engineering • Surveying BROOKS ENGINEERING ASSOCIATES			
PRELIMINARY DRAWINGS		17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1311 www.brooksna.com			
REVISIONS/SUBMISSIONS		Date: 6/19/20 Drawn: E.J.H. Scale: AS NOTED Checked: E.J.H. Date: 5-19-20 Designed: J.H.K.			
No. 1 MASTER PLAN SUBMITTAL		PROFESSIONAL SEAL NORTH CAROLINA ENGINEERING ASSOCIATION			

Perimeter and Interior Plantings	232478.5 sf
Required Trees	59
Provided Trees	60
-Interior Trees	35
Required Shrubs	118
Provided Shrubs	120
-Interior Shrubs	61
Length of Strip	950 ft
Required Trees	24
Provided Trees	52
Required Shrubs	120
Provided Shrubs	260
Additional Buffer Along Northern Boundary	1376 ft
Length of Boundary	35' 5"
Evergreen Trees (every 40')	35
Canopy Trees (every 40')	35
Diameter Screening	90 ft
Length of Screen	18
Provided Evergreens	181
Shrubs	998
TOTAL PROPOSED LANDSCAPING	



SITE PLAN LEGEND

- EXIST BOUNDARY
- EXIST ADJOINER
- EXISTING RAILROAD SPIKE
- EXISTING IRON REBAR
- EXISTING CONCRETE MONUMENT
- NEW IRON REBAR
- EXISTING IRON PIPE
- EXISTING MAG NAIL
- EXISTING TIE JOINT
- EXIST STREAM
- EXIST STREAM BUFFER
- EXIST 1% FLOOD HAZARD
- EXIST RIGHT OF WAY
- EXIST BUILDING SETBACK
- EXIST SIDEWALK
- EXIST PAVEMENT
- NEW PAVEMENT
- COMMON OPEN SPACE
- NEW BUILDING
- NEW SIDEWALK
- NEW PAVEMENT
- LANDSCAPING TREE



DEVELOPMENT DATA

PROPERTY ADDRESS: LAKEWOOD RD
 HENDERSONVILLE, NC 27530-3472
 PROPERTY SIZE: 2.75 AC
 ZONING REVIEW: CITY OF HENDERSONVILLE
 EROSION CONTROL REVIEW: HENDERSON COUNTY
 STORMWATER REVIEW: HENDERSON COUNTY
 PROPOSED DENSITY: 10 UNITS/ACR
 PROPOSED NUMBER OF UNITS: 281
 PROPERTY OWNER: GROUP VENTURES, INC
 CONTACT: GROUP VENTURES, INC
 ADDRESS: 1470 GREENVILLE HWY
 HENDERSONVILLE, NC 27625-6215
 EMAIL: SALES@GVVENTURES.COM
 PHONE: 704-292-2211

DEVELOPER: MITCH COX COMPANIES
 CONTACT: MITCH COX
 ADDRESS: 200A SWEETWATER DRIVE, SUITE 200
 HENDERSONVILLE, NC 27530-3472
 EMAIL: SHANE@JUDOTN.COM
 PHONE: 704-292-2211

ENGINEER: BROOKS ENGINEERING
 CONTACT: JOHN KINNAIRD
 ADDRESS: 17 ARLINGTON ST
 ASHEVILLE, NC 28801
 EMAIL: JOHN@BROOKSNA.COM
 PHONE: 828-232-4700