CITY OF HENDERSONVILLE
CITY COUNCIL REGULAR MEETING
City Hall-2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC 28792
Thursday, April 03, 2025 – 5:45 PM

AGENDA

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **PUBLIC COMMENT** - *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

4. **CONSIDERATION OF AGENDA**

5. **CONSENT AGENDA** - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*

   A. Adoption of City Council Minutes - *Jill Murray, City Clerk*

      City Council Budget Retreat Part 1 - February 27, 2025

      City Council Budget Retreat Part 2 - February 28, 2025

      City Council Regular Monthly Meeting - March 6, 2025

      City Council Second Monthly Meeting - March 26, 2025

   B. Cherry and Beech St Sidewalk Construction Tentative Award – *Richard Shook, Civil Engineer III*

   C. City Operations Building Finish Renovations Tentative Award – *Richard Shook, Civil Engineer III*

   D. Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

   E. 7th Avenue Streetscape Project Close-Out – *Brendan Shanahan, City Engineer*

   F. April 2025 Budget Amendments – *Adam Murr, Budget & Eval. Director*

6. **PRESENTATIONS**

   A. Annual Environmental Sustainability Board Sustainability Hero Award Recognition - *Virginia Tegel, Environmental Sustainability Board Chair*

   B. Food Connection Presentation Place Holder– *Jennifer Floyd, Management Analyst*

   C. Recognition of Trae Laws for Graduating from the FBI National Academy - *Blair Myhand, Chief of Police*

D. HR Performance System Update – *Brian Pahle, Assistant City Manager*

7. PUBLIC HEARINGS

A. Rezoning: Conditional Zoning District – First Ave Villas (P24-86-CZD) – *Sam Hayes – Planner II*

B. Zoning/Subdivision Text Amendment: 'Flag Lots & Small Lots' (P24-89-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

C. Rezoning: Conditional Zoning District –Henderson County Courthouse and Detention Center Expansion (25-06-CZD) – *Tyler Morrow– Current Planning Manager*

D. Rezoning: Standard Rezoning – LBH Property Holdings LLC (Lyndon Hill) (25-10-RZO) – *Sam Hayes, Planner II*

E. Zoning Text Amendment: BOA Quorum Adjustment (P24-088-ZTA) –*Sam Hayes, Planner II*

8. NEW BUSINESS

A. Rotary Club Request to Install Peace Pole at Lennox Park – *Lynn Marks, Rotary Club President*

B. Medical Insurance Plan Selection – *Brian Pahle, Assistance City Manager*

9. CITY MANAGER REPORT - John F. Connet, City Manager

A. March 2025 Contingency and Adjustment Report – *John Connet, City Manager*

10. CITY COUNCIL COMMENTS

11. ADJOURN

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

MINUTES

February 27, 2025

REGULAR MEETING OF THE CITY COUNCIL

BUDGET RETREAT PART 1

CITY HALL-3RD FLOOR CONFERENCE ROOM | 160 6TH AVE. E. | 6:00 p.m.

Present: Mayor Barbara Volk; Mayor Pro Tem Dr. Jennifer Hensley and Council Members: Lyndsey Simpson. Melinda Lowrance and Gina Baxter

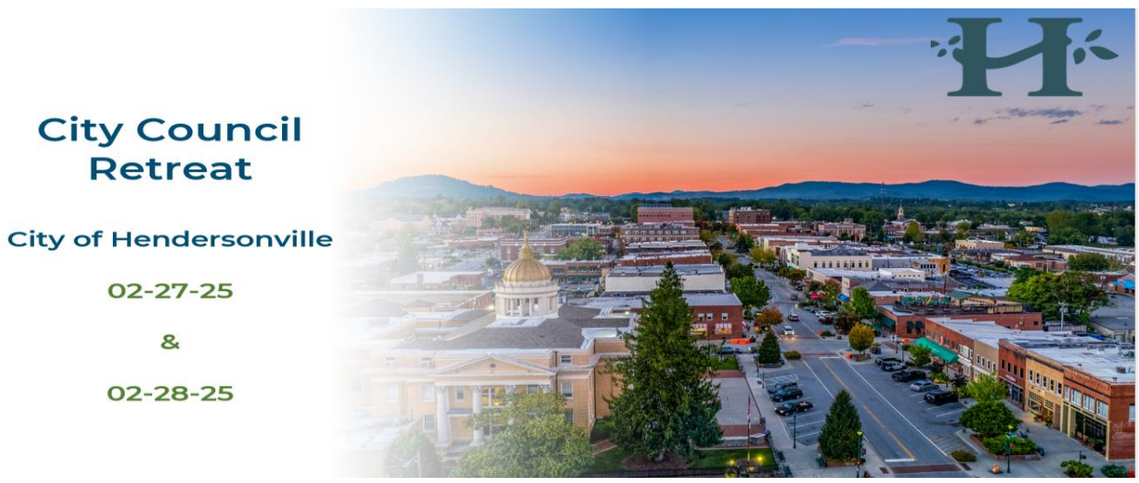
Staff Present: City Manager John Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Management Analyst II Jennifer Floyd, Public Services Director Brent Detwiler, Public Works Director Tom Wooten, Communications Director Allison Justus and others

1. CALL TO ORDER

City Manager John Connet called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting and to the new room on the 3rd floor. He said our theme for this retreat is "Charting the Course" coming after Hurricane Helene so we are charting the course for the next 18-24 months and focusing on recovery. He then turned it over to Assistant Manager Brian Pahle and his team of Budget & Evaluation Director Adam Murr and Management Analyst II Jenny Floyd.

Brian went over the agenda for the evening and for the next day and also what the desired outcomes are for the retreat. Then he, Adam and Jenny discussed the following PowerPoint presentation.

2. "CHARTING THE COURSE"





Day 1 – City Hall – 160 6th Ave E

1. Welcome & Retreat Orientation	6:00 – 6:15 p.m.
2. Setting the Stage – Helene Update	6:15 – 6:45 p.m.
3. FY24 Financial Review	6:45 – 7:15 p.m.
4. Economic Trends & Market Factors	7:15 – 7:30 p.m.
5. Compensation & Benefits	7:30 – 8:00 p.m.
6. Charting the Course - Closeout	8:00 – 8:15 p.m.

AGENDA

Day 2 – Claywood – 317 7th Ave E

1. Welcome & Breakfast	8:30 – 8:40 a.m.
2. Team Building	8:40 – 9:10 a.m.
3. Strategic Plan Update	9:10 – 9:40 a.m.
4. Helene Recovery/Resiliency	9:40 – 11:00 a.m.
5. G.O. Bonds	11:00 – 12:00 p.m.
6. Lunch	12:00 – 12:30 p.m.
7. Accomplishments	12:30 – 2:00 p.m.

DESIRED OUTCOMES

1. Review City Helene Recovery Efforts & Next Steps
2. Review and Understand City Financial Position
3. Total Compensation Overview
4. Set Groundwork and Address Questions Leading into Friday

THE CITY OF HENDERSONVILLE · N.C. · 1847

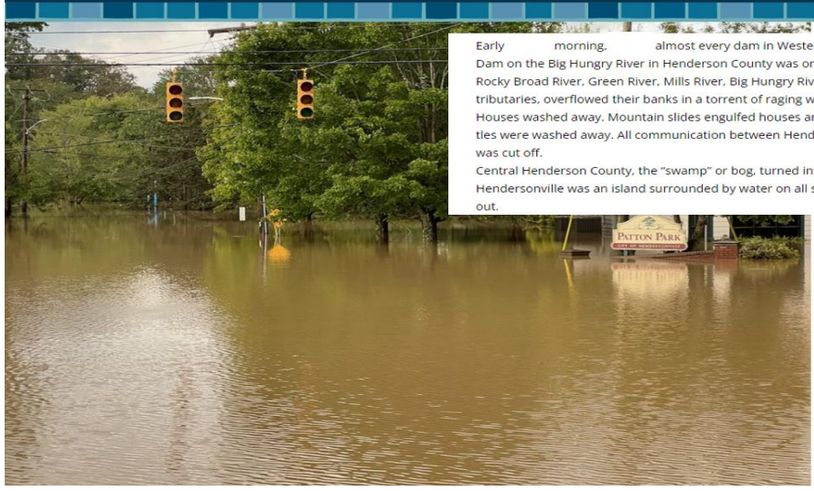
ANCHORS AWEIGH

Council Retreat
Feb. 27, 2025

"Charting the Course"

FOUNDATION FOCUS FUTURE

SETTING THE STAGE - HELENE



Early morning, almost every dam in Western North Carolina burst. The No. 2 Dam on the Big Hungry River in Henderson County was one of only a very few left standing. The Rocky Broad River, Green River, Mills River, Big Hungry River and French Broad, with all their tributaries, overflowed their banks in a torrent of raging water throughout the county.
Houses washed away. Mountain slides engulfed houses and people. All bridges and train trestles were washed away. All communication between Henderson County and the outside world was cut off.
Central Henderson County, the "swamp" or bog, turned into a huge lake. The town of Hendersonville was an island surrounded by water on all sides. People in town had no way in or out.

FOUNDATION FOCUS FUTURE

SETTING THE STAGE - HELENE

So, What's Next...

- Insurance
- S&P Credit
- FEMA – PA
- Other Grants
- Planning for the Future



SETTING THE STAGE - HELENE

Insurance

- $5m Maximum Catastrophic Coverage
- Wind + Flood
- $1.5m Advance
- ~$2.0-$2.5m Remaining
- Close to Final

NCLM
NC LEAGUE OF MUNICIPALITIES

434 Fayetteville Street, Suite 1900
Raleigh, NC 27601
919-715-4000 | nclm.org

HEALTH BENEFITS
1-877-287-9503
Fax: 919-733-3108

WORKERS' COMPENSATION
1-888-561-1083
Fax: 919-715-0465

PROPERTY & CASUALTY
1-800-768-8600
Fax: 919-715-8465

November 5, 2024

City of Hendersonville
160 6th Avenue East
Hendersonville, NC 28792

RE: Our Member: City of Hendersonville
Vehicle: 2023 Ram 550…20261
Date of Incident: 09/27/2024
Our Claim Number: 3240117759

Dear Steve,

As you know the City of Hendersonville is a participant in the Interlocal Risk Financing Fund of North Carolina.

We have a total loss for the 2008 Sterling …..51266. The Actual Cash Value was $86,684.12. Less $2,500.00 deductible and payment was made to the City for $81,184.12.

If you have any questions, please feel free to call me at 919-715-0743.

Thank you.

Sincerely,

Charlotte P. Martin
Property & Casualty Adjuster
Administrator for Interlocal Risk Financing Fund of North Carolina

SETTING THE STAGE - HELENE

S&P Credit Watch

- Credit Watch Issued w/ Negative Outlook
- Staff Meetings w/ S&P
- Outlook is Stable
- Removed from Credit Watch

Summary:

Hendersonville, North Carolina; General Obligation

Credit Profile		
Hendersonville GO ltd oblig bnd ser 2021 due 06/01/2041		
Long Term Rating	AA/Stable	Affirmed, Removed from CreditWatch

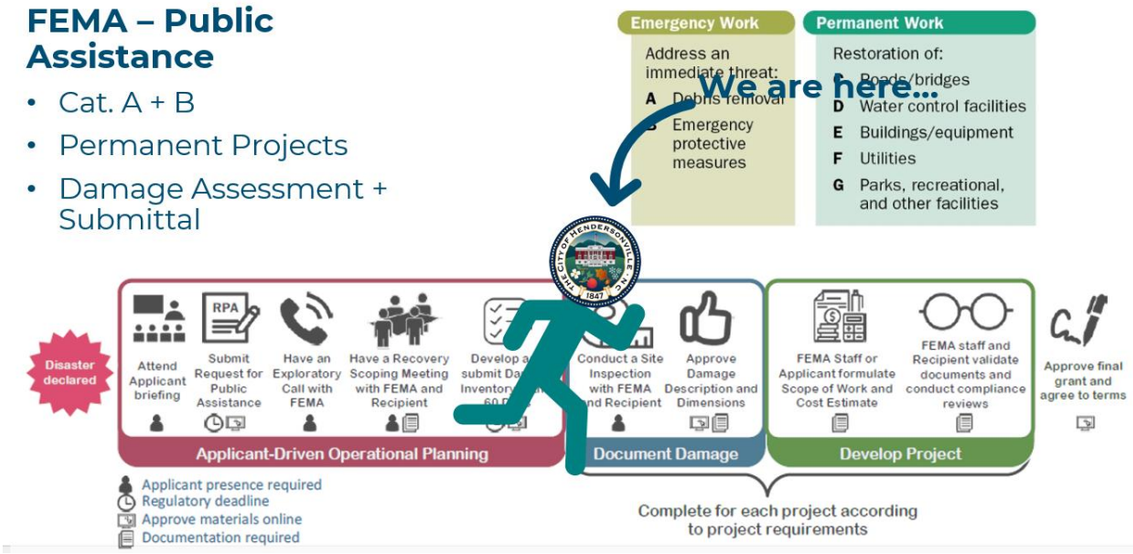
Credit Highlights

- S&P Global Ratings affirmed its 'AA' long-term rating on Hendersonville, N.C.'s series 2021 limited obligation bonds.
- At the same time, we removed the rating from CreditWatch, where it had been placed with negative implications on Oct. 17, 2024.
- The outlook is stable.
- The CreditWatch removal is based on our view of the hurricane's limited impact on the overall tax base and financial performance. Furthermore, we believe that the city's proactive management and budget flexibility, coupled with expected reimbursement from the state and FEMA, will allow it to incorporate the immediate to medium-term cost burden of rebuilding and repairs without materially deteriorating credit quality.

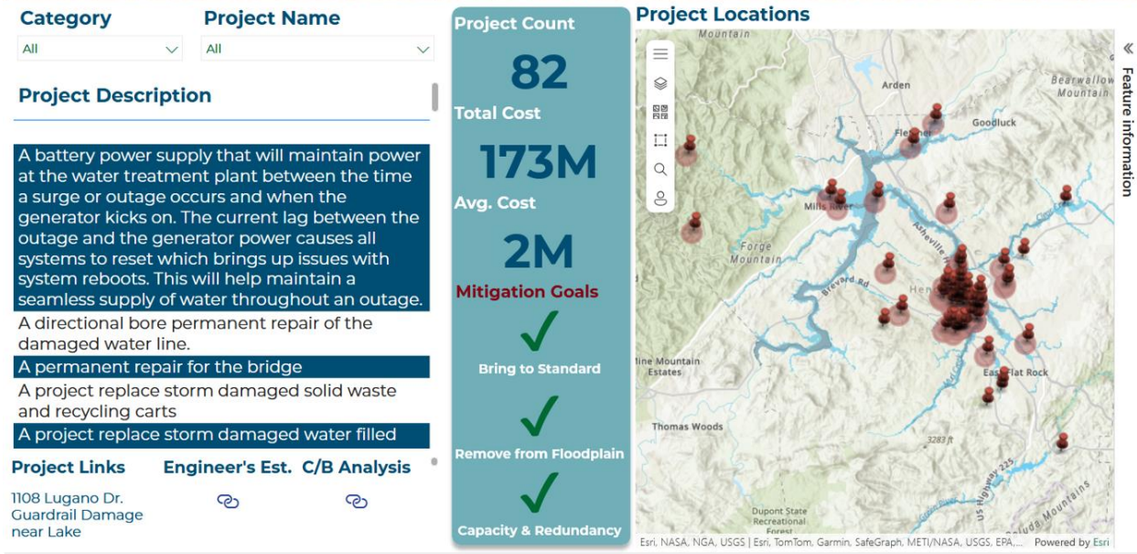
SETTING THE STAGE - HELENE

FEMA – Public Assistance

- Cat. A + B
- Permanent Projects
- Damage Assessment + Submittal



Hendersonville - FEMA Permanent Projects



SETTING THE STAGE - HELENE

Other Grants

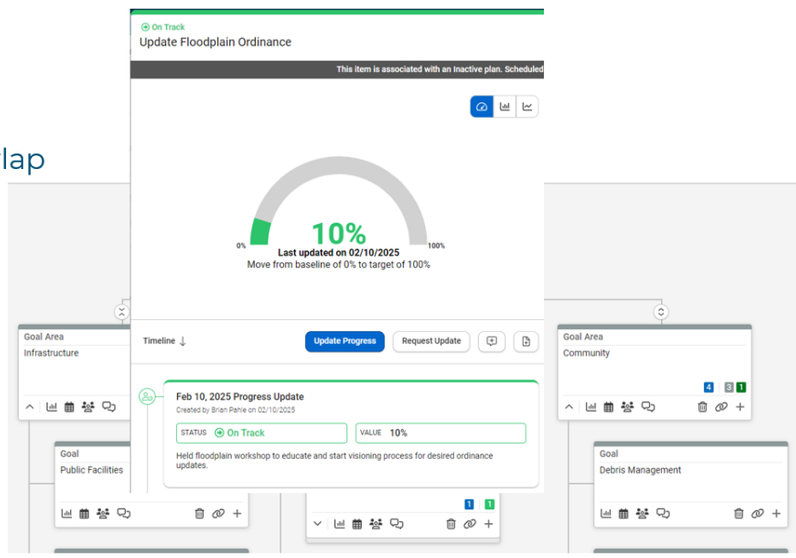
- Hazard Mitigation
- South Mountains Plan
- CDBG-DR
- EDA, USDA, etc.
- State and Federal Allocations/Loans



SETTING THE STAGE - HELENE

Planning for the Future

- Capacity Building
- Strategic Plan Overlap
- G.O. Bond Process



SETTING THE STAGE - HELENE

Planning for the Future

- Capacity Building
- Strategic Plan Overlap
- G.O. Bond Process

DATE	TASK	
June 5	City Council Meeting – Adopt (i) Resolution directing publication of notice of intent to apply to the LGC and (ii) Resolution authorizing the finance officer to apply to the LGC	
June 9	Publish Notice of Intent	
June 19	File LGC Application and Prepare Sworn Statement of Debt	
July 3	City Council Meeting – Introduce Bond Order; Adopt Resolution Setting a Public Hearing on the Bond Order	
By July 31	Send Statement of Disclosure to LGC and Post on City Website; Publish Notice of Public Hearing; File Sworn Statement of Debt	
August 7	City Council Meeting – Hold Public Hearing; Adopt Bond Order; Adopt Resolution setting a Special Bond Referendum	
August 8	Deliver Certified Copy of Resolution Setting a Special Bond Referendum to County Board of Elections	
August 11	Publish Bond Order	
August 12	File Notice with Joint Legislative Commission	
By September 26	Publish 1st Notice of Special Bond Referendum	
By October 3	Publish 2nd Notice of Special Bond Referendum	
October (10)	Last Day to Register to Vote	
November 4	Referendum	
By November 14	County Board of Elections Adopts Certificate of Canvass	
December 4	City Council Meeting – Adopt Resolution Certifying and Declaring Results of Special Bond Referendum	
By December 6	Publish Statement of Result	
(January 6)	LGC Approval	

*"City Council typically meets 1st Thursday and 4th Wednesday of each month

RESPONSIBILITY LEGEND:

Role	Entity	Defined
Issuer	City of Hendersonville, North Carolina	"City"
Regulatory Agency	Local Government Commission	"LGC"
Bond Counsel	Parker Poe Adams & Bernstein	"BC"
Financial Advisor	First Tryon Advisors	"FA"

FY24 FINANCIAL REVIEW

Council Retreat
Feb. 27, 2025

"Charting the Course"

FY24 FINANCIAL REVIEW

City Financial Trends:

Starting Condition

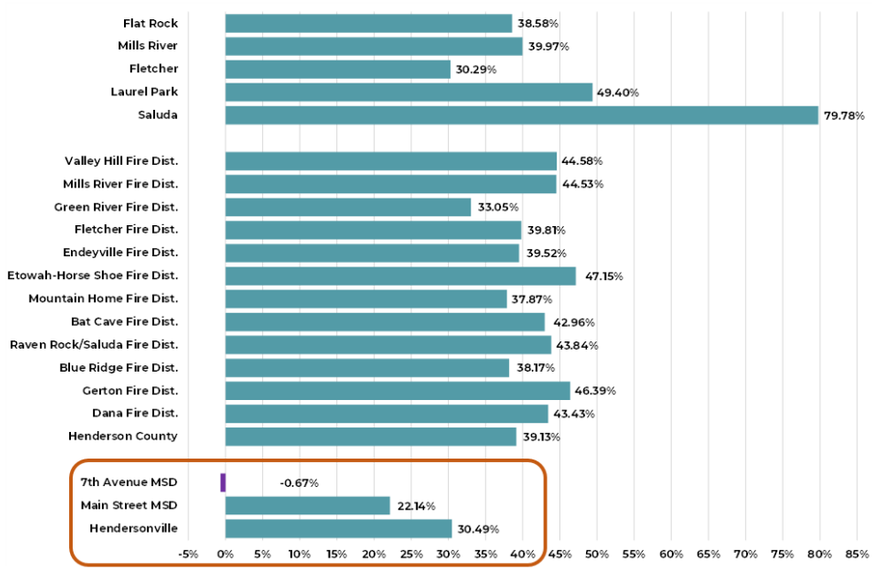
- Reval. Year
- COLA: 3.00%
- Merit: 1.00% | 2.25% | 3.50%
- LGERS: 12.85% | 14.10%
- User Charges/Fees

Mid-Year Indicators

- Sales Tax
- Personnel Expenditures
- Steps Taken
  - General Fund Capital Project Freeze
  - City Wide Hiring Freeze



SETTING THE STAGE – GEN FUND REVALUATION



FY24 FINANCIAL REVIEW

General 010

TAX RATE		**$0.49/$100**
REVENUES	$	(25,341,526)
EXPENDITURES	$	25,955,787
OTHER FINANCING	$	(92,259)
FUND BALANCE APPROPRIATED	$	(522,002)
FUND BALANCE FY24 START	$	11,594,167
FUND BALANCE FY24 END	$	11,072,165

FY24 Highlights:

REVENUES

FY24 Estimate **$24.2M** / FY24 Actuals **$25.3M**

- RNTR = $0.4192 per $100.
- Slow sales tax growth
- Economic development

EXPENDITURES

FY24 Estimate **$24.8M** / FY24 Actuals **$25.9M**

- Personnel- **$15.3M**
  - **+6** FTES & End of SAFER Grant
- Operating- **$6.7M**
  - COMP Plan- **$150k**
  - Increased Utility Payments- **$474k**
- Capital-
  - Pay-Go **$256k**
  - Vehicles & Equipment Loan- **$1.3M**
- Debt - **$4.2M**

OTHER/FUND BALANCE

- Other – Sale of Capital Assets - **$512k**
- Fund Balance / ARP
  - **$350k**– IAM, Safelight, CFRC, TrueRidge

FY24 FINANCIAL REVIEW

Main St. 020

TAX RATE		**$0.21/$100**
REVENUES	$	(655,124)
EXPENDITURES	$	733,812
OTHER FINANCING	$	-
FUND BALANCE APPROPRIATED	$	(78,688)
FUND BALANCE FY24 START	$	233,708
FUND BALANCE FY24 END	$	155,020

FY24 Highlights:

REVENUES

FY24 Estimate **$700k** / FY24 Actuals **$655k**

- RNTR = $0.2032 per $100.
- MSD Equalized Tax Rate = $0.21
- Slow sales tax growth

EXPENDITURES

FY24 Estimate **$708K** / FY24 Actuals **$734k**

- Personnel- **$342k**
  - **+2FTE**, Downtown Workers (75%)
- Operating- **$348k**
  - Maint. Contract. - **$97k**
  - Pressure Washing - **$10k**
  - Hanging Baskets - **$22k**
- Debt – DT Restrooms - **$45K**

OTHER/FUND BALANCE

- Other – Furniture for Co-working Space- **$25k**
- Fund Balance – **$78k** decrease

FY24 FINANCIAL REVIEW

7th Ave. 021

TAX RATE		**$0.21/$100**
REVENUES	$	(121,803)
EXPENDITURES	$	120,480
OTHER FINANCING	$	81,439
FUND BALANCE APPROPRIATED	$	(80,116)
FUND BALANCE FY24 START	$	144,882
FUND BALANCE FY24 END	$	64,766

FY24 Highlights:

REVENUES

FY24 Estimate **$133k** / FY24 Actuals **$122k**

- RNTR = $0.1967 per $100.
- MSD Equalized Tax Rate = **$0.21**

EXPENDITURES

FY24 Estimate **$148k** / FY24 Actual **$120k**

- Personnel- **$74k**
  - **+2FTE** – Downtown Workers (25%)
- Operating- **$23k**
  - Maint. Contract- **$7.2k**
  - Depot Lighting- **$2.5k**
  - Depot Architectural Design- **$3.6k**
- Transfer to 7th Ave Streetscape- **$81k**

OTHER/FUND BALANCE

- Fund Balance- **$80k** decrease

FY24 FINANCIAL REVIEW

Water & Sewer 060

USER REVENUES		**+~ 11.5%**
REVENUES	$	(25,243,737)
EXPENDITURES	$	23,309,079
OTHER FINANCING	$	330,557
FUND BALANCE APPROPRIATED	$	-
FUND BALANCE FY24 START	$	9,153,556
FUND BALANCE FY24 END	$	10,757,657

FY24 Highlights:

REVENUES

FY24 Estimate **$23.8M** / FY24 Actuals **$25.2M**

- Water & Sewer User Fees:
  - Residential "lifeline tier."
  - Inside/Outside Rates: 135% → 130%.
  - Commercial users → flat rates.
- System Dev. Fee Direction

EXPENDITURES

FY24 Estimate **$22.8M** / FY24 Actual **$23.3M**

- Personnel - **$11.1M**
  - Reclassifications | **+6.5 FTE**
- Operating- **$7.2M**
  - Utilities **- $1.3M**
  - Line Maint. **- $571k**
- Capital - **$627k**
- Debt - **$4.0M**

OTHER/FUND BALANCE

- Bond Covenant:
  - (A) = 1.54
  - (B) = 1.16

FY24 FINANCIAL REVIEW

Parking 064

USER FEES	**No Fee Change**	
REVENUES	$	(1,108,035)
EXPENDITURES	$	1,207,753
OTHER FINANCING	$	-
FUND BALANCE APPROPRIATED	$	(99,718)
FUND BALANCE FY24 START	$	(415,337)
FUND BALANCE FY24 END	$	(515,055)

FY24 Highlights:

REVENUES

FY24 Estimate **$1.13M** / FY24 Actuals **$1.10M**

- Parking Revenues:
  - Monthly Permits - **$207k**
  - Garage - **$166k**
  - Meters - **$687k**
  - Fines/Penalties - **$43k**

EXPENDITURES

FY24 Estimate **$1.08M** / FY24 Actuals **$1.20M**

- Personnel - **$177k**
- Operating - **$212k**
- Capital - **$6.5k**
- Debt – Parking Deck - **$812k**

OTHER/FUND BALANCE

- Fund Balance- **$99k** decrease
  - Due to General Fund

FY24 FINANCIAL REVIEW

Stormwater 067

USER FEES	**$6.00/month**	
REVENUES	$	(1,235,977)
EXPENDITURES	$	1,144,784
OTHER FINANCING	$	153,000
FUND BALANCE APPROPRIATED	$	(61,807)
FUND BALANCE FY24 START	$	16,497
FUND BALANCE FY24 END	$	(45,310)

FY24 Highlights:

REVENUES

FY24 Estimate **$1.32M** / FY24 Actuals **$1.24M**

- Fee increased to $6.00/mo./ERU
- FY27 Stormwater Revenue Bond $7M

EXPENDITURES

FY24 Estimate **$1.26M** / FY24 Actuals **$1.14M**

- Personnel- **$812k**
  - PW Crew Splits
- Operating - **$103k**
- Capital - **$146k**
  - General Stormwater Infrastructure
- Debt - **$84k**

OTHER/FUND BALANCE

- Transfers Out- **$153k**
- Fund Balance- **$62k** decrease
  - Due to General Fund

FY24 FINANCIAL REVIEW

Env. Services 068

USER FEES	**$25.00/month**	
REVENUES	$	(1,762,591)
EXPENDITURES	$	1,711,556
OTHER FINANCING	$	(7,900)
FUND BALANCE APPROPRIATED	$	-
FUND BALANCE FY24 START	$	34,901
FUND BALANCE FY24 END	$	93,836

FY24 Highlights:

REVENUES

FY24 Estimate **$1.84M** / FY24 Actuals **$1.76M**

- $23.00/mo. For 32-gal service
- $25.00/mo. For 96-gal service.

EXPENDITURES

FY24 Estimate **$1.77M** / FY24 Actuals **$1.71M**

- Personnel- **$1.0M**
- Operating- **$558k**
- Debt- **$137k**
  - Waste Truck
  - Brush Truck

OTHER/FUND BALANCE

- Sale of Capital Assets- **$7.9k**
- Fund Balance – **$58k** increase

ECONOMIC TRENDS & MARKET FACTORS

Council Retreat
Feb. 27, 2025

"Charting the Course"

ECONOMIC TRENDS & MARKET FACTORS

Reminder:

I'm not an Economist;
(no PhD)

or, a Financial Advisor.
(no CFP)

REGARDLESS →



ECONOMIC TRENDS & MARKET FACTORS

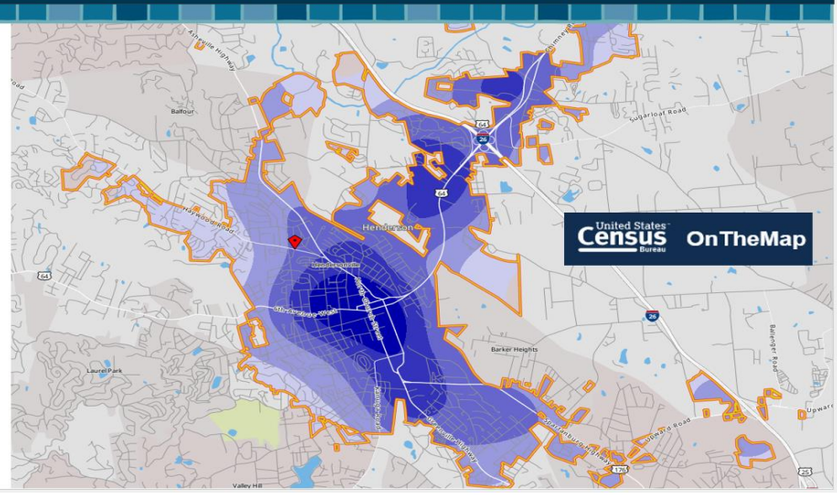
MARKET FACTOR UPDATE

1. **Work Area Profile**
2. **Post-Helene Economy/Labor Market**
3. **Inflation, CPI, & PCE**
4. **Our Predictions**

ECONOMIC TRENDS & MARKET FACTORS

Work Area Profile
https://onthemap.ces.census.gov/

- **Workforce data**:
  - Analyzed 2012 – 2022.
    - Every other year.
  - Major Job Locations:
    1. Downtown.
    2. Health Facilities.
    3. 4 Seasons Blvd.
  - Top Sectors:
    1. Health Care.
    2. Retail.
    3. Food Service.



ECONOMIC TRENDS & MARKET FACTORS

Work Area Profile

https://onthemap.ces.census.gov/

Workforce Age Analysis

Note: COVID

Age Group	2012	2014	2016	2018	2020	2022
29 or Younger	3,068	3,091	3,194	3,427	3,112	3,488
Age 30 - 54	6,593	6,536	6,528	6,025	5,932	6,287
Age 55 or Older	3,198	3,281	3,328	3,420	3,346	3,511
Total	**12,859**	**12,908**	**13,050**	**12,872**	**12,390**	**13,286**

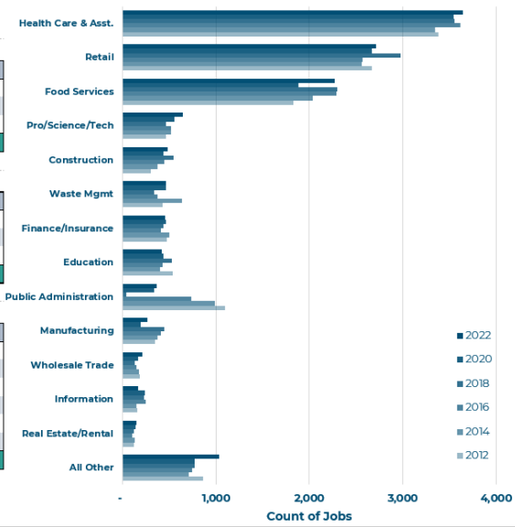
Workforce Earnings Analysis

Age Group	2012	2014	2016	2018	2020	2022
$1,250/mo, or Less	3,841	3,943	3,557	3,476	3,433	2,702
$1,251 - $3,333/mo	5,869	5,693	5,827	5,663	5,018	5,068
$3,334/mo, or More	3,149	3,272	3,666	3,733	3,939	5,516
Total	**12,859**	**12,908**	**13,050**	**12,872**	**12,390**	**13,286**

Workforce Race Analysis

Age Group	2012	2014	2016	2018	2020	2022
White	11,704	11,608	11,670	11,461	11,030	11,765
Black/Af. American	830	955	924	953	919	997
Native American	45	48	61	53	68	66
Asian	169	169	192	192	167	218
Other	11	12	19	28	26	28
Two or More	100	116	184	185	180	212
Total	**12,859**	**12,908**	**13,050**	**12,872**	**12,390**	**13,286**

Workforce Sector Analysis



ECONOMIC TRENDS & MARKET FACTORS

Work Area Profile

https://onthemap.ces.census.gov/

- From 2012 to 2022, the City's workforce has:
  - Experienced **aggregate job growth**: from **12,859** (2012) to **13,286** (2022).
  - **Increased earnings**:
    - In **2022**, 42% of workers earned $3,334/mo., or more.
    - In **2012**, 24% of workers earned $3,334/mo., or more.
  - Become slightly **more diverse** (pardon the rounding):
    - In **2012**, 91% White | 6% Black | 1% Asian | 1% Two or More | 1% All Other.
    - In **2022**, 89% White | 8% Black | 2% Asian | 1% Two or More | <1% All Other.
  - Retained **similar work sectors**:
    - Health Care & Assisted Living.
    - Retail Trades.
    - Food Services & Accommodations.
    - Professional, Sciences, & Technical Services.
    - Construction.

ECONOMIC TRENDS & MARKET FACTORS

MARKET FACTOR UPDATE

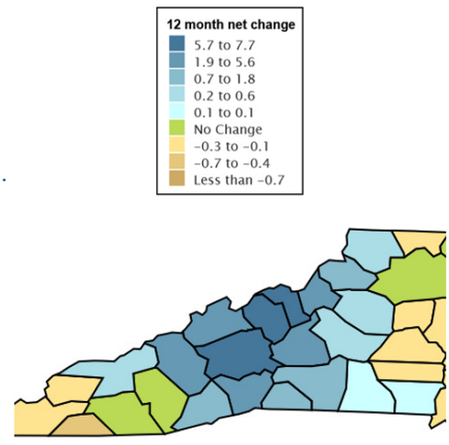
1. **Work Area Profile**
2. **Post-Helene Economy/Labor Market**
3. **Inflation, CPI, & PCE**
4. **Our Predictions**

ECONOMIC TRENDS & MARKET FACTORS

Post-Helene Economy

https://www.commerce.nc.gov/news/the-lead-feed/january-2025-nc-economy-watch
https://data.bls.gov/lausmap/showMap.jspjsessionid=B79BF5CAA906EDF8IF868FD50BB5CC6B._t3_08v

- NC Dept. of Commerce
  Labor & Economic Analysis Division (LEAD)
- Unemployment impact concentrated - Asheville area.
- Unemployment of **all counties** impacted
  = **+0.5%** for the Oct. 2023 – Oct. 2024 period.
- **Buncombe County** was hardest hit "by far":
  = **+7.7%** for the Oct. 2023 – Oct. 2024 period.
  - **Lowest** unemployment (**2.7%**) in NC, in Oct. 2023.
  - **Highest** unemployment (**10.4%**) in Oct. 2024



Note: data is subject to large seasonal patterns; so,
the best comparison is year-over-year, not month-over-month.

ECONOMIC TRENDS & MARKET FACTORS

Post-Helene Economy

- Why is **Buncombe County** data important?
- Unemployment rates reflect where workers **live**, not **where jobs are**.
- Buncombe is a top destination job hub for commuters living in:
  - **Madison, 43.9%**
  - **Henderson, 28.8%**
  - **Haywood, 25.8%**
  - **McDowell, 16.8%**
  - **Yancey, 10.6%**
- If Buncombe's job market is slow to recover, **folks in other Counties may remain jobless**.

Home County	Top Destination County	Share of Resident Jobs Located in Top Destination County, 2022
Madison County	Buncombe County	43.9%
Henderson County	Buncombe County	28.8%
Haywood County	Buncombe County	25.8%
McDowell County	Buncombe County	16.8%
Yancey County	Buncombe County	10.6%
Avery County	Watauga County	10.5%
Mitchell County	McDowell County	12.4%
Polk County	Henderson County	10.9%
Rutherford County	Mecklenburg County	8.4%

***Source**: U.S. Census Bureau, Longitudinal Employer Household Dynamics Origin-Destination Employment Statistics, 2022, Private-Primary Jobs*

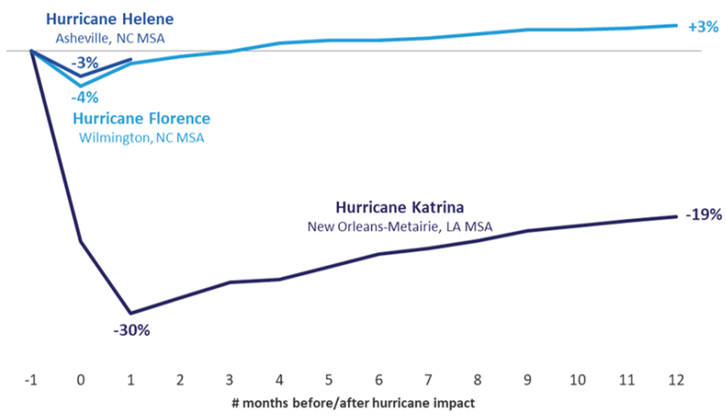
ECONOMIC TRENDS & MARKET FACTORS

Post-Helene Economy

https://www.commerce.nc.gov/news/the-lead-feed/january-2025-nc-economy-watch

- NC Dept. of Commerce
  LEAD
- Helene **labor market**: recovery looks more like **Florence** than **Katrina**.

Will Asheville's labor market recover from Hurricane Helene?
% change in total nonfarm employment following impact of hurricanes



NC Department of Commerce, Labor & Economic Analysis Division (LEAD)
Source: US Bureau of Labor Statistics (Current Employment Statistics)

ECONOMIC TRENDS & MARKET FACTORS

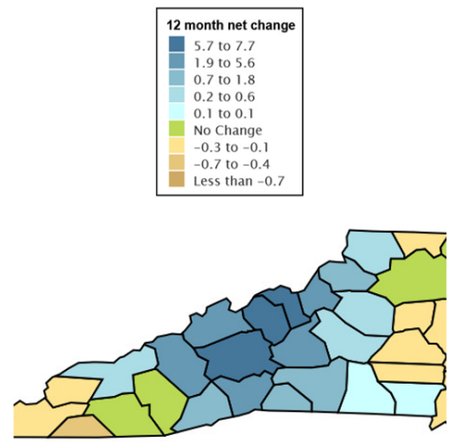
Post-Helene Economy

https://www.commerce.nc.gov/news/the-lead-feed/january-2025-nc-economy-watch
https://data.bls.gov/lausmap/showMap.jsp;jsessionid=B79BF5CAA906EDF81F868FD50BB5CC6B._t3_08v

- NC Dept. of Commerce LEAD

- **Henderson County** unemployment: = **+2.0%** for the Oct. 2023 – Oct. 2024 period.
  - **3.0%** unemployment in Oct. 2023.
  - **5.0%** unemployment in Oct. 2024.

- Recent data shows improvement:
  - **-0.8%**, to **4.2%** in Nov. 2024.
  - **-0.6%**, to **3.6%** in Dec. 2024.



Reminder: not seasonally adjusted.

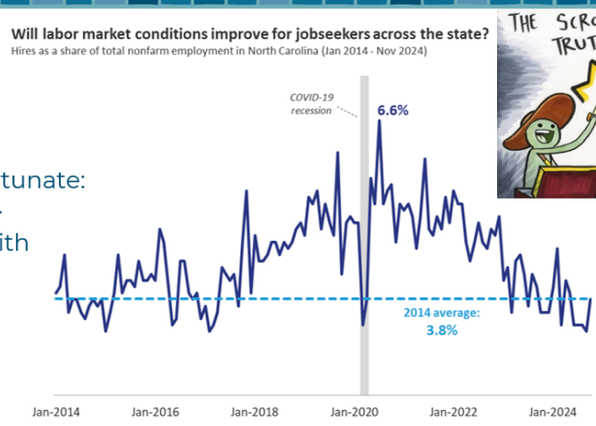
ECONOMIC TRENDS & MARKET FACTORS

Post-Helene Economy

- **...What does it mean?**

- **Buncombe County** was hit hard.
- In **Henderson County**, we were fortunate: comparatively low unemployment.
- Henderson County (**3.6%**) in-line with State unemployment avg (**3.8%**).
- Because of our **resilience** and **whole-team** [maximum] **effort**, we have a favorable credit rating:

We **GOT *STUFF* DONE.**



S&P Global removed Henderson County's rating from CreditWatch in October 2024.

ECONOMIC TRENDS & MARKET FACTORS

MARKET FACTOR UPDATE

1. **Work Area Profile**
2. **Post-Helene Economy/Labor Market**
3. **Inflation, CPI, & PCE**
4. **Our Predictions**



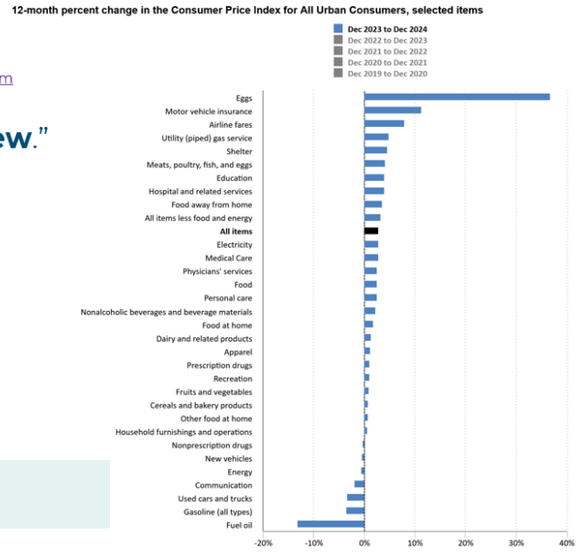
ECONOMIC TRENDS & MARKET FACTORS

Inflation, CPI, & PCE

- Bureau of Labor Statistics.

https://www.bls.gov/opub/ted/2025/consumer-price-index-2024-in-review.htm

- Jan. 24, 2025 Update: "**2024 in review**."
- Dec. 2023 – Dec. 2024 data:
  - $ for all food groups ↑.
  - $ for energy ↓.
  - $ for motor vehicles ↑.
  - $ for flights/airlines ↓.
  - $ for medical care ↑.
  - **$ for All Items ↑ (2.89%)**.



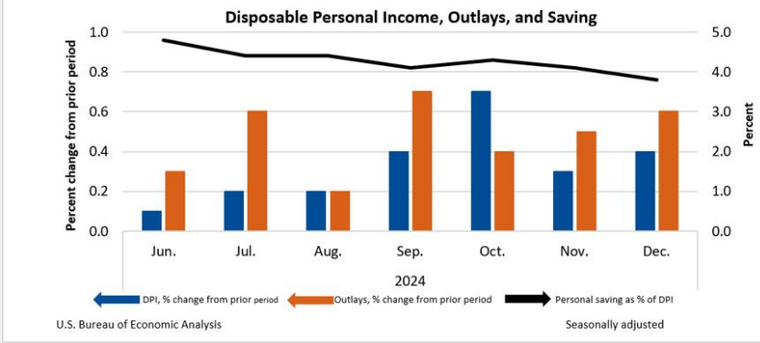
ECONOMIC TRENDS & MARKET FACTORS

Inflation, CPI, & PCE

- Federal Reserve Bank (FED) of St. Louis.

https://fred.stlouisfed.org/series/PCEPILFE
https://www.clevelandfed.org/publications/economic-trends/2014/et-20140417-pce-and-cpi-inflation-difference

- Core Personal Consumption Expenditures (**Core PCE**).
- Nov. 2023 – Nov. 2024 data – lags a bit, but mirrors CPI.
- FED's preferred inflation measure.





ECONOMIC TRENDS & MARKET FACTORS

Our Predictions

1. **On Helene Recovery & The Labor Market (in Henderson County).**
   - The labor market in FY26 will depend more on **national trends**.
   - Helene recovery spending will bring a **short-run increase in spending**.
   - Evidence: record sales tax dist. - reflecting Nov. 2024 sales (**$612k**).

2. **On Inflation, CPI, & PCE.**
   - The FED has already projected fewer 2025 rate cuts.
   - Inflation will largely depend on Presidential Administration & FED's actions.
   - According to **economic theory**... tariffs = less free trade = inflation.

3. **On Impacts to FY26 Budget Development.**
   - Unskilled labor (construction, farm, etc.) may become harder to find.
   - If unskilled labor supply decreases, wages rise to attract more workers.
   - For the City, this means increases to remain competitive.

ECONOMIC TRENDS & MARKET FACTORS

MARKET FACTOR UPDATE

1. Work Area Profile
2. Post-Helene Economy/Labor Market
3. Inflation, CPI, & PCE
4. Our Predictions

COMPENSATION & BENEFITS

Council Retreat
Feb. 27, 2025

"Charting the Course"

COMPENSATION & BENEFITS

1. Cost of Living Adjustment (COLA) / Living Wage
2. Performance Pay Program (Merit)
3. 401k Employer Match
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COLA & LIVING WAGE

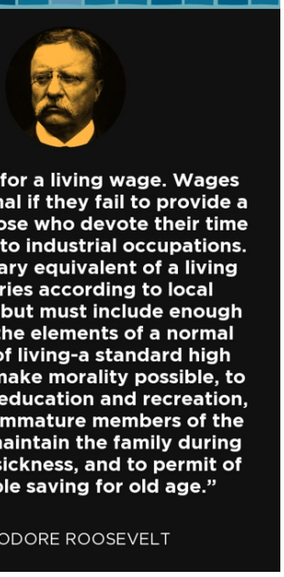
Teddy Roosevelt, Aug. 1912 →
https://www.ssa.gov/history/trspeech.html

- Council's Living Wage Directive @ Pay & Classification (**FY23**) =
  - No permanent employee working a 2080 schedule should make < **$16.88/hr**.
  - Aligned with **MIT's** rec. from **2022**.

We've had considerable inflation since…

- MIT's **2025** adjusted rec. = **$22.61/hr**

Note:
The base-level living wage options identified support… a single adult, with 0 dependents, renting a studio apartment in Henderson County, NC.



COLA & LIVING WAGE

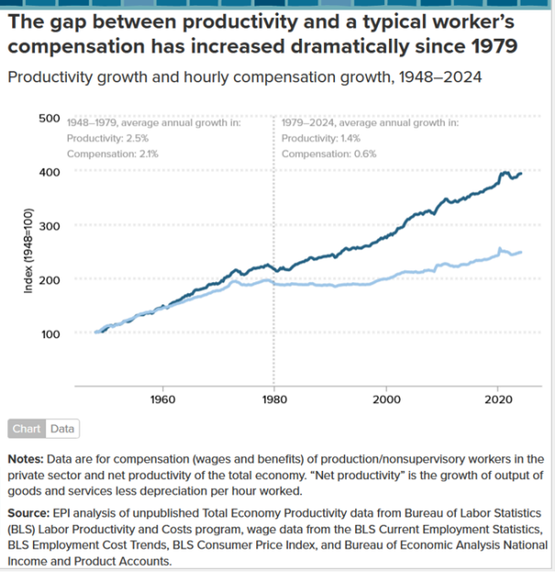
We checked other sources too:
(non-profit & non-partisan research)

MIT: (prior slide), Feb. 2025
(Source 1) = **$22.61/hr**.

Economic Research Firm, Jan. 2025
(Source 2) = **$23.15/hr**.

Economic Policy Institute, Jan. 2025
(Source 3) = **$26.47/hr**.

Average = $24.07/hr.



COLA & LIVING WAGE

- **Average = $24.07/hr**
- Currently (Jan. 2024), the City's Living Wage = **$18.78/hr**
- It'd be (nearly?) impossible to provide a **28.20%** COLA, so…
- We reviewed best practices to **bridge the gap**.

- **Recommended solution (FY26):**

[Current Wage] x [Inflation + 3.00%]
=[$18.78/hr] x [2.89% +3.00%]
=$19.89/hr

The Living Wage Rate:

The 2025 Living Wage Rate for employers in Buncombe County is $23.15/hr, and the Pledged Living Wage Rate is $19/hr with a commitment to raise wages 3% plus inflation until the living wage for that year is met.

COLA & LIVING WAGE

If we adopt a 5.89% COLA in FY26...

Hourly Pay Summary

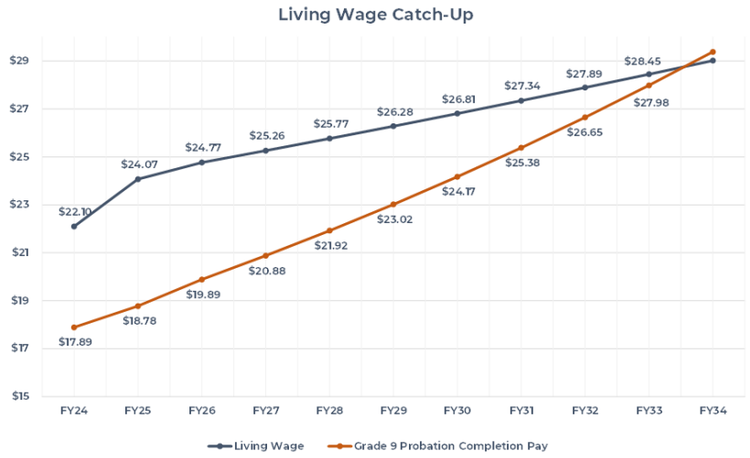
			Grade Min. Annual Pay			
Position Title	**Grade**	**Annual Hours**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**	**FY26 (est.)**
Admin Asst.(I)	Grade 9	2,080	16.54	17.04	17.89	18.94
Firefighter/EMT(I)	Grade 14	2,756	15.18	15.63	17.23	18.25
Police Officer(I)	Grade 15	2,184	20.11	20.71	22.83	24.18
Living Wage	-	2,080	16.88	19.31	23.01	24.21

Annual Pay Summary

			Grade Min. Annual Pay			
Position Title	**Grade**	**Annual Hours**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**	**FY26 (est.)**
Admin Asst.(I)	Grade 9	2,080	34,407	35,440	37,212	39,403
Firefighter/EMT(I)	Grade 14	2,756	41,822	43,077	47,492	50,290
Police Officer(I)	Grade 15	2,184	43,913	45,231	49,867	52,804
Living Wage	-	2,080	35,110	40,165	47,861	50,357

COLA & LIVING WAGE

Abiding by the Math...
[Current Wage] x [Inflation + 3.00%] = Living Wage in ~FY33

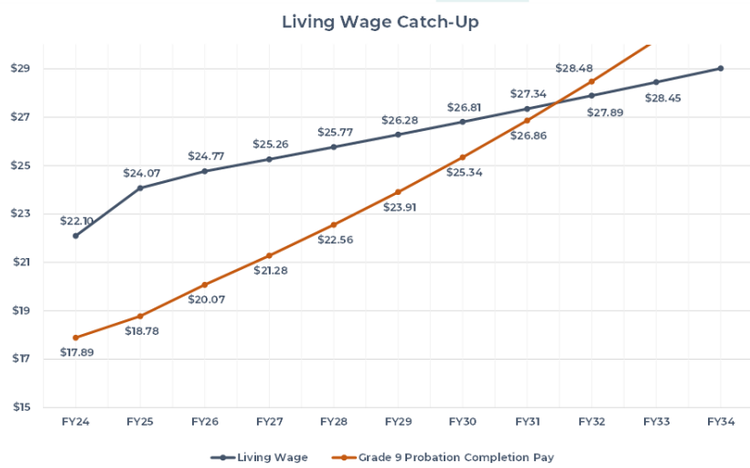


Note:
This model assumes inflation will remain constant at 2.00% through 2033; **it won't**, this is the Federal Reserve Bank's target inflation rate.

IF...
[Inflation] + [1.00%] = FY49
[Inflation] + [2.00%] = FY37
[Inflation] + [3.00%] = FY33
[Inflation] + [4.00%] = FY31
[Inflation] + [5.00%] = FY30

COLA & LIVING WAGE

Abiding by the Math...
[Current Wage] x [Inflation + 4.00%] = Living Wage in ~FY31



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[Inflation] + [5.00%] = FY30

COLA & LIVING WAGE

Growth in Assessed Value Needed:

Average annual growth = 2.0% – 2.5%

Assumed Living Wage COLA Increases	5.89%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Fiscal Year	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**	**FY31**	**FY32**	**FY33**
General Fund Salary Cost	11,697,481	12,282,355	12,896,473	13,541,297	14,218,361	14,929,279	15,675,743	16,459,531
$Δ, YoY: Living Wage Catch-Up	650,658	584,874	614,118	644,824	677,065	710,918	746,464	783,787
Assessed Value	3,187,205,610	3,301,278,410	3,421,054,849	3,546,820,110	3,678,873,634	3,817,529,835	3,963,118,845	4,115,987,306
Assessed Value $Δ, YoY	126,903,161	114,072,799	119,776,439	125,765,261	132,053,524	138,656,200	145,589,011	152,868,461
Assessed Value %Δ, YoY	4.15%	3.58%	3.63%	3.68%	3.72%	3.77%	3.81%	3.86%
Levy	**16,341,441**	**16,926,315**	**17,540,432**	**18,185,256**	**18,862,321**	**19,573,239**	**20,319,703**	**21,103,490**

To cover the cost of our living wage catch-up, our General Fund assessed property values would need to grow roughly 3.77% each year.

Our current average assessed value growth is between 2.0% - 2.50% each year.

Reval. Years FY28 & FY32 may offset the difference.

COMPENSATION & BENEFITS

1. **Cost of Living Adjustment (COLA) / Living Wage**
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3. **401k Employer Match**
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5. **Health Insurance**
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Rank #1 – Public Safety
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Rank #3 – Strong Infrastructure
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PERFORMANCE PAY PROGRAM (MERIT)

Staff Led Committee – Program Dev.

- New Tiers = Below | Proficient | Impressive | Exceptional.
- New System for Tracking and Reviewing (Oracle).
- Selective Evaluation Topics by Position.

Annual Performance (Merit) Based Increases

Performance Rating	FY23	FY24	FY25 (Current)	FY26 (Rec.)	FY27
Exceptional	3.00%	3.50%	HOLD	4.50%	5.00%
Impressive	2.00%	2.25%	HOLD	2.75%	3.00%
Proficient	1.00%	1.00%	HOLD	1.00%	1.00%
Below	-	-	-	-	-
Differential	**1.00%**	**1.25%**	**0.00%**	**1.75%**	**2.00%**

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401k MATCH PROGRAM

City Employee 401k Enrollment Count

Enollment Type	Before Tax	After Tax (Roth)	Before & After
Dollar - Based	18	6	-
Percent - Based	69	75	11
Sub-Total (Before / After Tax)	87	81	11
Total Participation		179	

Enollment Type	Before Tax	After Tax (Roth)
Min. $ Contribution	$ 15.00	$ 10.00
Avg. $ Contribution	$ 76.39	$ 113.00
Max. $ Contribution	$ 350.00	$ 300.00
Min. % Contribution	1.00%	1.00%
Avg. % Contribution	4.89%	4.65%
Max. % Contribution	45.00%	23.00%

~45% Participation in City 401k Match Benefit:
155 EEs providing % based contribution
out of 340 full-time/permanent positions.

401k MATCH PROGRAM

401k Match Options (Current Participation, +5.89% COLA + Merit)

Fund	2% Match (Act.)	3% Match (Est.)	4% Match (Est.)	5% Match (Est.)
General Fund	115,494	156,136	189,768	219,957
Main St. MSD Fund	4,129	5,948	6,781	7,583
7th Ave. MSD Fund	1,176	1,721	1,959	2,190
Water & Sewer Fund	87,051	113,343	133,290	148,090
Parking Fund	1,279	1,513	1,671	1,829
Stormwater Fund	9,585	12,507	14,002	14,560
Env. Services Fund	6,247	8,367	9,757	11,148
TOTAL	224,962	299,534	357,228	405,357

Fund	$Δ (2% to 3%)
General Fund	40,642
Main St. MSD Fund	1,819
7th Ave. MSD Fund	545
Water & Sewer Fund	26,292
Parking Fund	234
Stormwater Fund	2,922
Env. Services Fund	2,120
TOTAL	74,573

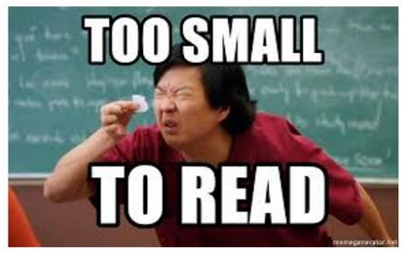
Recommended increase FY26:
2% Match → 3% Match

401k MATCH PROGRAM

Reminder: Sworn Law Enforcement Officers

- [N.C.G.S. 143-166.50(e)] **Supplemental Retirement Income Plan for Local Governmental Law-Enforcement Officers**:
  - …On and after 07/01/88, local govs **shall contribute 5.00%** of monthly compensation to the supplemental retirement income plan.
  - We provide a 5.00% 401k **contribution** for all sworn law enforcement employees… no L.E.O. employee **match** required.

(e) Supplemental Retirement Income Plan for Local Governmental Law-Enforcement Officers. – As of January 1, 1986, all law-enforcement officers employed by a local government employer, are participating members of the Supplemental Retirement Income Plan as provided by Article 5 of Chapter 135 of the General Statutes. In addition to the contributions transferred from the Law-Enforcement Officers' Retirement System, participants may make voluntary contributions to the Supplemental Retirement Income Plan to be credited to the designated individual accounts of participants. From July 1, 1987, until July 1, 1988, local government employers of law enforcement officers shall contribute an amount equal to at least two percent (2%) of participating local officers' monthly compensation to the Supplemental Retirement Income Plan to be credited to the designated individual accounts of participating local officers; and on and after July 1, 1988, local government employers of law enforcement officers shall contribute an amount equal to five percent (5%) of participating local officers' monthly compensation to the Supplemental Retirement Income Plan to be credited to the designated individual accounts of participating local officers.



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PAID FAMILY & SHORT-TERM LEAVE (PFL/STL)

- **3-year Averages**:
  - **PFL** Use = 111 weeks per year.
  - **STL** Use = 68 weeks per year.
- We anticipate lower use of the benefits in calendar year 2025… but it's **still early**.
- These benefits continue to be a tremendous help for EEs.

Paid Family Leave (Adopted Jul. 1, '21)

Calendar Year	# Uses	# Weeks
2021	6	36
2022	24	122
2023	24	128
2024	17	82
2025-So Far (Actual)	4	2
2025 Forecasted Total	8	48
Total	**83**	**418**

Paid Short-Term Disability Leave (Adopted Jul. 1, '21)

Calendar Year	# Uses	# Weeks
2021	6	31
2022	6	50
2023	16	116
2024	7	39
2025-So Far (Actual)	1	1
2025 Forecasted Total	3	18
Total	**39**	**255**

COMPENSATION & BENEFITS

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HEALTH INSURANCE

NCLM Plan Changes

- Moved to Aetna.
- +20.00% **Estimated** Increase in Premiums (high claimants in FY25).
- Eliminated MERP in FY25.

Medical Insurance (PPO) Monthly Rates

	FY23		FY24		FY25 (Current)		FY26 (Est.)	
Category	City Cost	EE Cost	City Cost	EE Cost	City Cost	EE Cost	City Cost	EE Cost
Employee Only	642	-	642	-	683	-	770	-
Employee + Spouse	1,076	145	1,076	145	1,144	154	1,291	173
Employee + 1 Child	857	72	857	72	910	76	1,028	86
Employee + Children	997	118	997	118	1,060	126	1,196	142
Employee + Family	1,553	304	1,553	304	1,651	323	1,864	365
% Change	**Decrease**	**-11.98%**	**No Change**	**0.00%**	**Increase**	**6.20%**	**Increase**	**20.00%**
Notes	**No coverage changes**		**No coverage changes**		**MERP, Eliminated Moved to Aetna**		**No coverage changes**	

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LOCAL GOV. RETIREMENT (LGERS)

LGERS (Retirement) City Contributions

Employee Type	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Non-Law Enforcement	8.95%	10.15%	11.35%	12.10%	12.85%	13.60%	14.35%
Law Enforcement	9.70%	10.90%	12.10%	13.10%	14.10%	15.10%	16.10%

Cost by Fund	FY20	FY21	FY22	FY23	FY24	FY25 (Budget)	FY26 (Est.)
General Fund	751,611	854,968	1,048,209	1,289,892	1,514,953	1,788,304	1,906,735
Main St. MSD Fund	10,305	9,908	16,129	23,992	34,615	41,949	44,262
7th Ave. MSD Fund	3,059	3,279	4,855	6,718	10,016	11,451	12,082
Water & Sewer Fund	455,137	547,553	741,761	880,079	1,039,320	1,155,612	1,219,341
Parking Fund	-	-	-	9,574	26,541	30,300	31,971
Stormwater Fund	13,308	10,892	43,763	51,462	73,977	90,420	95,406
Environmental Services Fund	51,407	58,527	80,600	84,218	93,972	102,324	107,967
Grant Fund (SAFER Grants)	22,460	66,203	76,216	56,216	-	-	-
TOTAL	**1,307,287**	**1,551,330**	**2,011,533**	**2,402,151**	**2,793,394**	**3,220,360**	**3,417,764**
$ Δ Year-over-Year		**244,043**	**460,203**	**390,618**	**391,243**	**426,966**	**197,404**
% Δ Year-over-Year		**18.67%**	**29.67%**	**19.42%**	**16.29%**	**15.28%**	**6.13%**

- Local Government Employees' Retirement System = **LGERS**
- Board of Trustees has an "Employer Contribution Rate Stabilization Policy" = **ECRSP**
- **ECRSP** dictates what rates each local gov. pays towards employee retirements each year.
  - FY24 = **12.85%** for general EEs & **14.10%** for law enforcement (LEO).
  - FY25 = **13.60%** for general EEs & **15.10%** for law enforcement (LEO).
  - FY26 = **14.35%** for general EEs & **16.10%** for law enforcement (LEO).

LOCAL GOV. RETIREMENT (LGERS)

- **More Certain**: increases in FY25 – FY27
  - LGERS/ECRSP has provided stabilized contribution amounts.
    - FY25: 13.60% General EE | 15.10% LEO
    - **FY26: 14.35% General EE | 16.10% LEO**
    - FY27: 15.10% General EE | 17.10% LEO



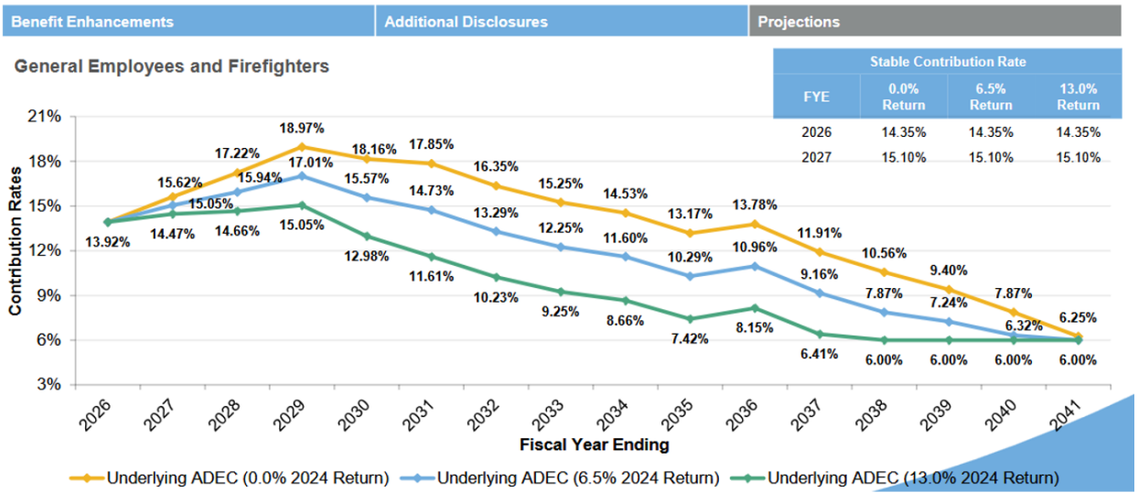
- **Less Certain**: FY28 – FY40+: depends on investment successes.
  - LGC baseline return projections = 6.5% annually.
  - Alternative projections assume 10.2% annually.

- Assuming no other personnel changes, increases to contributions in FY26 and FY27 will add a ~$197,404 cost city-wide each year.
  - ~$118,431 for the General Fund each year.

LOCAL GOV. RETIREMENT (LGERS)

Projected contribution rates

Benefit Enhancements | Additional Disclosures | Projections

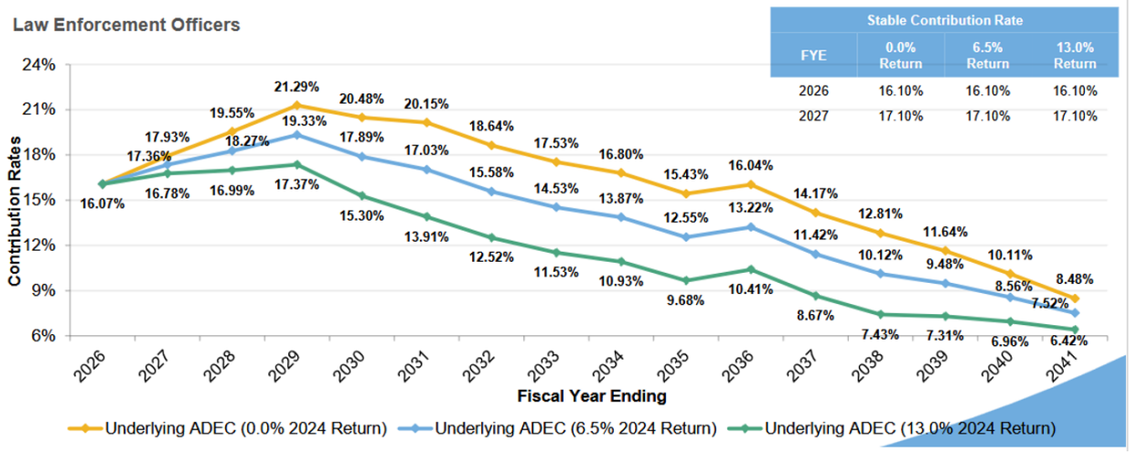


Stable Contribution Rate			
FYE	0.0% Return	6.5% Return	13.0% Return
2026	14.35%	14.35%	14.35%
2027	15.10%	15.10%	15.10%

LOCAL GOV. RETIREMENT (LGERS)

Projected contribution rates (continued)

Benefit Enhancements | Additional Disclosures | Projections



Stable Contribution Rate			
FYE	0.0% Return	6.5% Return	13.0% Return
2026	16.10%	16.10%	16.10%
2027	17.10%	17.10%	17.10%

COMPENSATION & BENEFITS

1. **Cost of Living Adjustment (COLA) / Living Wage**
2. **Performance Pay Program (Merit)**
3. **401k Employer Match**
4. **Paid Family Leave (PFL) & Short-Term Leave (STL)**
5. **Health Insurance**
6. **Local Gov. Employee Retirement System (LGERS)**
7. **Childcare & Summary**

Rank #1 – Public Safety
Rank #2 – Compensation, Benefits, and Staff Development
Rank #3 – Strong Infrastructure
Rank #4 – Strategic Housing Plan
Rank #5 – Growth Management and Community Character

CITY-PROVIDED CHILDCARE

- **Not included in FY26 recommendations; however, HR has researched options.**

Highest to Lowest anticipated cost (& risk):

1. City Owned & Managed Facility.
2. City Owned Facility / Program Managed by Outside Party.
3. Outside Owned Facility with a City funded provider.
4. Partnership - dedicated “seats” for Employees’ children.
5. Outside Owned & Managed Facility w/ EE stipend.

COMPENSATION & BENEFITS

- **Summary:**
  - Council's **#2 Priority**.
  - Most benefits are **controllable**.
  - Some benefits are **unfunded mandates**.
  - Compelled by "**the invisible hand**."
  - **FY26 Recommendations**:

Rank #1 – Public Safety
Rank #2 – Compensation, Benefits, and Staff Development
Rank #3 – Strong Infrastructure
Rank #4 – Strategic Housing Plan
Rank #5 – Growth Management and Community Character

COLA	[2.89% + 3.00%] = **5.89%**
Merit	**1.00%** | **2.75%** | **4.50%**
401k Match	2.00% → **3.00%**
PFL/STL	**No Change (Δ)**
Insurance	**20.00%**
LGERS (General)	13.60% → **14.35%**
LGERS (L.E.O.)	15.10% → **16.10%**



COMPENSATION & BENEFITS

City Manager's Prioritization:

1. Living Wage COLA Plan
2. LGERS
3. Health Insurance
4. 401k Match
5. Perf. Program Increases
6. Paid Family Leave Increases
7. Adding Childcare Benefits

Rank #1 – Public Safety
Rank #2 – Compensation, Benefits, and Staff Development
Rank #3 – Strong Infrastructure
Rank #4 – Strategic Housing Plan
Rank #5 – Growth Management and Community Character

Where do new FTEs fit in?

FAIR WINDS & FOLLOWING SEAS

Council Retreat
Feb. 27, 2025

"Charting the Course"

BUDGET PROCESS TALKING POINTS

Key Budget Discussions:

March Workshop (03/26)

- Special Events Management
- DFI Housing Presentation

April Workshop (04/23)

- Street Conditions/PCI
- Solid Waste Study Implementation

April Memos (Every Friday)

- Detailed Breakdown of Projected Financials
- Updates on Health Insurance Bid

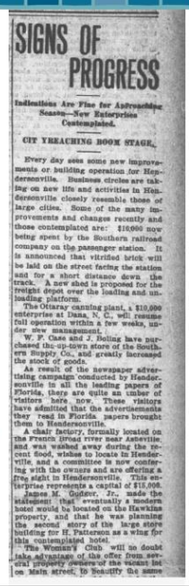
April Parks Input (04/11)

May Budget Workshop (05/02)

THE HALLMARK OF THE POST-FLOOD PERIOD

The Spirit of HVL Resilience

- In City Minutes…
  - Damage Assessment of Jump Off Mtn. Water Pipes
  - Discussions of New Loans
- In City News…
  - "Hendersonville's optimistic spirit…"
  - Discussions of dam construction and flooding regulations…
  - The resilience of the City and her willingness to help her neighbors
  - An influx in passenger cars and tourists
  - Relocation of Industry and Building Boom in HVL



SIGNS OF PROGRESS

Indications Are Fine for Approaching Season—New Enterprises Contemplated.

CIT REACHING BOOM STAGE.

Every day sees some new improvements or building operation for Hendersonville. Business circles are taking on new life and activities in Hendersonville closely resemble those of large cities. Some of the many improvements and changes recently and those contemplated are: $12000 now being spent by the Southern railroad company on the passenger station. It is announced that vitrified brick will be laid on the street facing the station and for a short distance down the track. A new shed is proposed for the freight depot over the loading and unloading platform.

The Ottaray canning plant, a $10,000 enterprise at Dana, N. C., will resume full operation within a few weeks, under new management.

W. F. Case and J. Boling have purchased the up-town store of the Southern Supply Co., and greatly increased the stock of goods.

As result of the newspaper advertising campaign conducted by Hendersonville in all the leading papers of Florida, there are quite an umber of visitors here now. These visitors have admitted that the advertisements they read in Florida papers brought them to Hendersonville.

A chair factory, formally located on the French Broad river near Asheville, and was washed away during the recent flood, wishes to locate in Hendersonville, and a committee is now conferring with the owners and are offering a free sight in Hendersonville. This enterprise represents a capital of $15,000.

James M. Godfrey, Jr., made the statement that eventually a modern hotel would be located on the Hawkins property, and that he was planning the second story of the large store building for H. Patterson as a wing for this contemplated hotel.

The Women's Club will no doubt take advantage of the offer from several property owners of the vacant lot on main street, to beautify the same



$1,000 Federal Money to be Distributed Here

C. E. Brooks, chairman of the local relief committee has received notice from the government in Washington that it will honor a draft for $1,000 to be distributed among the flood sufferers in the shape of wages for road work in the county.

SPARTANBURG-H'VILLE HIGHWAY NOW OPEN

Last Plank Laid in Bridge Over Green River Sunday Afternoon—Road in Good Shape.

THE HALLMARK OF THE POST-FLOOD PERIOD



HENDERSONVILLE SHINES THROUGH A CIRCLE OF GLOOM

(By Old Hurrygraph.)

Hendersonville shines through the encircled flood gloom like a tiara, gemmed with all the costliest jewels of earth. Hendersonville is not only beautiful in scenery, but is also beautiful in golden deeds, and works that make life worth living, and add cheer and comfort in a season of calamity, when stout hearts quail and sink in despondency, and hope flies flickering in the valleys. From mountain peaks radiate the beams of Hendersonville's sunshine of encouragement; her Spartan courage; and the spirit of her Christian brotherly love. It all shines as the stars through the curtains of night.

The mayor of Hendersonville, in overalls, working on a bridge with others of his fellow citizens, to open up the highways of this county; sturdy, business men leaving their business, and volunteering to work on the roads—and doing it; others sending hands and teams; all contributing to the necessities of those who had all of their worldly goods swept away; the county officials, and the town people sending out loads of provisions to the destitute of Bat Cave, where the flood damages seem to have been the worst in the county. The spirit of a public meeting, held in the court house Tuesday evening, attended by a large audience of both men and women and tourists, was peculiarly beautiful in the sentiments expressed, and the desire to aid their fellow-sufferers, and open Henderson county to easy travel in all directions. The determination manifested on this occasion will accomplish the ends desired. The heart of Hendersonville is throbbing and pulsing with human sympathy, hope, cheer and help for the unfortunate, and the determination to help herself first. Fortunate in escaping any serious damage, and the ravages of the flood, Hendersonville is in her normal condition for entertaining visitors, and the large number here now are in hearty accord with the residents. Tourists, last evening, desired to contribute their aid the needs of the hour; Asheville generously offered to co-operate with Hendersonville in relief to Bat Cave sufferers, Hendersonville appreciated all of the offers, but in her hearts manifested, said "we believe in doing our best for our own before we accept outside aid. "Such is Hendersonville's spirit to help herself; and she is going to do it, and is doing it now.

With praises and thanksgiving for the happy condition prevailing in Hendersonville during the flood, and that now exists, the hearts of this people are open to every generous impulse, and is lovely in its expression. Three passenger trains were marooned here for four days. Mr. Howell Cobb, proprietor of the Carolina Terrace, appreciating the cramped condition of the 260 passengers on board, extended an invitation to the Pullman conductors to bring the passengers up to Carolina Terrace, for entertainment, and free access to the hotel and beautiful grounds for recreation, with the encouraging and cheering greeting. "We have more heart than we have hotel. Bring up the passengers and feel the place belongs to you, and I shall feel real pleasure in having you." Quite a number visited Carolina Terrace.

This is the spirit of Hendersonville; and Henderson county, today where the tourists are given the glad welcome, with al the accommodations today they would have had before the floods.

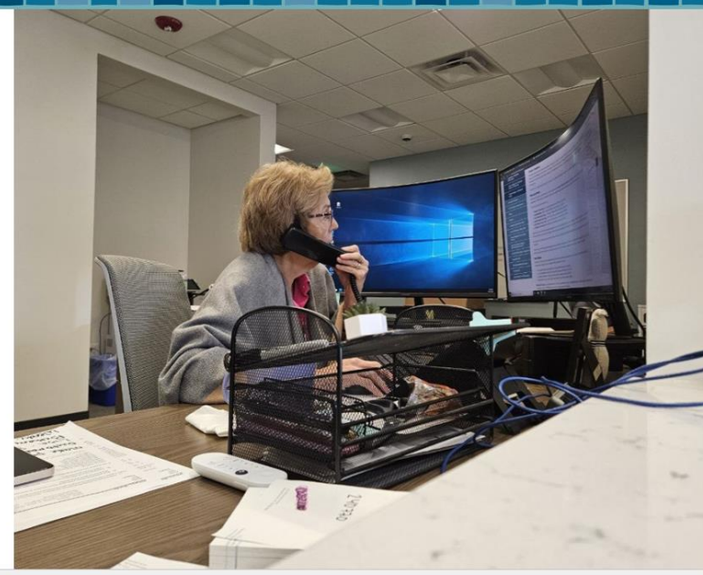
AUTO MAIL ROUTE TO BE ESTABLISHED FROM ASHEVILLE

Postmaster S. Y. Bryson has received a telegram from Washington at the Postoffice department telling him to receive bids for the transportation of mails twice a day from Hendersonville to Asheville and return by auto.

For several days the mails have been transferred under the personal supervision of Postmaster Bryson in automobiles owned by citizens of Hendersonville that were loaned for the purpose.

The government is willing to hire regular automobiles for the mail trip and it is not thought that very much time will be lost in getting mail out of Asheville from now on.

Tom J. Shipman of Brevard spent awhile in the city on business today. He returned by auto.





3. ADJOURN

There being no further business, the meeting adjourned at 8:08 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

MINUTES

February 28, 2025
REGULAR MEETING OF THE CITY COUNCIL
BUDGET RETREAT PART 2
CLAYWOOD | 317 7TH AVE. E. | 8:30 A.M.

Present: Mayor Barbara Volk; Mayor Pro Tem Dr. Jennifer Hensley and Council Members: Lyndsey Simpson. Melinda Lowrance and Gina Baxter

Staff Present: City Manager John Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Management Analyst II Jennifer Floyd, Public Services Director Brent Detwiler, Public Works Director Tom Wooten, Community Development Director Lew Holloway, Finance Director Krystal Powell, Communications, Deputy Fire Chief Justin Ward, Police Chief Blair Myhand, Director Allison Justus, Communications Coordinator II Brandy Heatherly, IT Manager Jay Heatherly, Stormwater Director Mike Huffman, City Engineer Brendan Shanahan, Utilities Director Adam Steurer, HR Director Jennifer Harrell

Facilitators: Warren Miller & Drew Finley of FountainWorks

1. CALL TO ORDER

The retreat started promptly at 8:30 a.m. and Warren Miller let everyone get something to eat and get settled. He then welcomed everyone and had everyone in the room introduce themselves. He went over the agenda for the day and then began the meeting.

AGENDA

Day 2 – Claywood – 317 7th Ave E

1. Welcome & Breakfast	8:30 – 8:40 a.m.
2. Team Building	8:40 – 9:10 a.m.
3. Strategic Plan Update	9:10 – 9:40 a.m.
4. Helene Recovery/Resiliency	9:40 – 11:00 a.m.
5. G.O. Bonds	11:00 – 12:00 p.m.
6. Lunch	12:00 – 12:30 p.m.
7. Accomplishments	12:30 – 2:00 p.m.

Captain John Connet made an appearance before we got started!



2. <u>"CHARTING THE COURSE"</u>

Warren and Drew led City Council through the retreat and put together the report below.



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Celebrating Our Accomplishments – Wrap-Up Activity 16



Retreat Background & Overview

The Hendersonville City Council retreat, held on Friday, February 28, 2025, at Claywood Restaurant, primarily focused on Hurricane Helene recovery and resiliency.

This retreat provided an important opportunity for the Council to reflect on progress, collaborate on solutions, and strategize for the year ahead. City staff delivered a financial update to Councilmembers the day before to familiarize them with the City's current financial status.



With a focus on balancing ongoing recovery efforts with the City's regular operations, the retreat also celebrated the accomplishments of the past year and looked ahead to strengthening the City's organizational and financial capacity.

The objectives of the retreat were as follows:

- Strategize about how to effectively balance Helene recovery efforts with ongoing City needs
- Celebrate accomplishments from the past year and engage in team-building activities
- Plan for the year ahead, with a focus on strengthening organizational and financial capacity

Agenda Items:

- Welcome and Retreat Overview
- Team Building: What Inspired You to Run for Council?
- Strategic Plan Update
- Helene Recovery & Resiliency
- Considering Options for Financing Recovery

- Celebrating Our Accomplishments & Wrap-Up

Participants:

- City of Hendersonville City Councilmembers
- City of Hendersonville Management Team
- Fountainworks (Facilitators)

In addition to the Council retreat, City staff also held their own retreat to focus on the priorities that will guide recovery efforts. Originally planned for December, the staff retreat took place in two parts due to adverse weather conditions. The first day was held in December, while the second day was rescheduled and took place the day before the Council retreat on February 27, 2025. During this time, staff worked together to identify the top priorities for Helene recovery, which include the following:

Staff's Identified Helene Recovery Priorities:

- Emergency Response Plan
- Debris Management
- Flood Mitigation
- Financial Resiliency
- Trained & Right-Sized City Staff
- Investment in Redundant & Resilient Critical Infrastructure
- Public Communication, Messaging, & Storytelling



The City Council agreed with these priorities, which will be used to chart a clear and focused course for recovery, ensuring that the City can address its most critical needs and emerge stronger and more resilient for the future.

Teambuilding – What Inspired You To Run for Council?

To kick off the retreat, Councilmembers reflected on why they originally ran for City Council and became involved in local government. This activity provided Councilmembers with the opportunity to share their personal motivations for public service with each other, fostering deeper connections among the group.



The responses (as seen above) highlighted a common drive to serve others and make a positive impact on the community. Many spoke of wanting to help, whether through giving a voice to those not represented on the Council, advocating for more government transparency, or being part of significant projects that improve the City.

Several Councilmembers expressed a commitment to long-term planning and leadership, emphasizing the importance of looking beyond immediate concerns and focusing on the future. Councilmembers also shared personal stories about mentorship, service, and the desire to challenge themselves while being part of the City's ongoing evolution. Ultimately, these reflections reinforced a shared dedication to public service and the responsibility they feel to improve the community for everyone.

Strategic Plan Update

City staff provided an update to the Council on the strategic plan, presenting the dashboard that tracks the progress of key objectives. Brian Pahle, Assistant City Manager, led the presentation and shared the current status of these strategic goals.



Helene Recovery and Resiliency

The City Council then moved into the core of their retreat discussions. Building on staff's identified priorities for Hurricane Helene recovery, the Council refined staff's priorities and identified potential actions for each priority. The Council's agreed-upon recovery priorities are as follows:

1. **Emergency Response Plan**
2. **Financial Resiliency**
3. **Public Communication, Messaging, and Storytelling**
4. **Flood Mitigation**
5. **Investment in Redundant and Resilient Critical Infrastructure**
6. **Trained and Right-Sized City Staff**
7. **Debris Management**

The Council also suggested two other potential priorities:

8. **Citizen Support & Protection**
9. **Pedestrian Accessibility and Public Transportation**



Summary of Priorities:

- **Emergency Response Plan:** Focus on improving communication, enhancing emergency protocols, and addressing vulnerabilities, particularly in flood-prone areas
- **Financial Resiliency:** Strengthen the City's financial position, explore changes to fund balance policies, and ensure adequate funding for recovery efforts
- **Public Communication, Messaging, and Storytelling:** Improve communication with residents, educate Council on recovery progress, and engage the community in recovery through various outreach efforts
- **Flood Mitigation:** Continue analyzing floodplain redevelopment practices, pursue FEMA buyouts, and establish requirements for developers to mitigate flood risks
- **Investment in Redundant and Resilient Critical Infrastructure:** Focus on building resilient infrastructure with federal support, and improve communication systems during storms

- **Trained and Right-Sized City Staff:** Ensure staff are trained in emergency response, civil unrest management, and preparedness for future disasters
- **Debris Management:** Streamline debris removal, manage blight through code enforcement, and improve communication on debris removal timelines and funding sources
- **Citizen Support & Protection:** Support and protect City residents by bringing case management needs together with the recovery needs assessment. Put up guardrails to ensure City residents are not taken advantage of, particularly those who are vulnerable and navigating precarious housing situations
- **Pedestrian Accessibility and Public Transportation:** Gain momentum on the BikeWalk Hendo initiative and the walkability analysis, with a focus on improving pedestrian accessibility and public transportation. This aligns with the City's overall strategic plan, where transportation is ranked #8 in priority.

Details of this conversation are in the Appendix.

Considering Options for Financing Recovery

An important consideration in the discussion was how to fund the recovery plan and implement mitigation strategies to protect against future natural disasters. The conversation followed a presentation given by an architect and engineer, focusing on the rebuilding of Patton Park, Whitmire Activity Center, and Tom's Park as part of the hurricane recovery efforts. The primary focus was on how to finance the projects and the timing of decisions needed to move forward. Key points include:

- **Financing Options:**
    - There was a discussion on the interest in using a General Obligation (GO) bond for financing the projects. Staff will compile more information on this option.
    - The GO bond process is favored, but there is concern about waiting until 2026 for a bond election, with a suggestion to aim for November 2026 and make key decisions by September this year.
    - There's a desire to fill the funding gap from FEMA quicker, possibly using traditional financing methods, and not wait for voter approval.
- **Project Timeline & Community Involvement:**

- A public education campaign will be needed throughout 2025 to inform citizens ahead of the 2026 election for the bond vote.
- Bond could coincide with the 2026 election for three city council seats.
- Concerns about the long timeline if the GO bond process is pursued, potentially delaying the pool's opening until 2028.

- **Other Considerations:**
  - There is a discussion about whether the bond would include other projects beyond Patton and Whitmire or just focus on those parks.
  - A suggestion to look into refinancing options for the financing, though costs for issuance are high.
  - If the city moves forward, property taxes might need to support the bond.
- **Public Sentiment & Support:**
  - The community's support for a GO bond is considered important, with concerns about delays leading to frustration among residents who want to see progress.
  - Some flexibility may be needed in how the project is phased (e.g., aquatic center first, then activity center).
- **Next Steps:**
  - City staff will provide several financing options, including hypothetical scenarios with different timing, interest rates, and costs, to help decide the best approach.
  - Discussions will continue with the design team about potential project timelines.

Celebrating Our Accomplishments & Wrap-Up

To wrap up the retreat, Councilmembers reflected on accomplishments while looking ahead to the future.

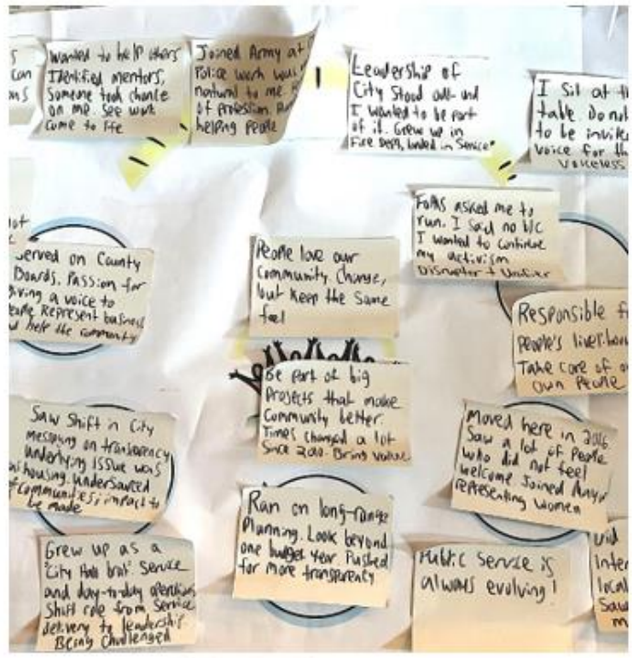


Councilmembers thought creatively about what newspaper headlines and cover stories might say if the recovery was a complete success and everything went according to plan. This forward-thinking approach helped inspire a sense of achievement while reinforcing a collective commitment to overcoming challenges and building a stronger, more resilient future for the community.

Details can be found in the Appendix.

Appendix

Teambuilding – What Inspired You to Run for City Council?







Helene Recovery and Resiliency Discussion

Emergency response plan

- South side of city - had to ferry people across during storm (vulnerability)
- Ensure public communication component is included
- EOC lessons learned and training on ICS system
- As we increase density, more potential to build in floodplain impacts on development
- Council needs way to communicate with staff in emergency

- Pedestrian accessibility and public transportation
- Gaining momentum on Bikewalk Hendo, walkability analysis
- Ranked #8 in strategic plan

Financial Resiliency

- Staff are handling the reimbursement process well – lean on our networks
- Council has advocated for $ to state legislators
- How much $ do we need in the bank? What is the situation without bridge loans?
- Financial position is good, but worth exploring fund balance policy change
- Conversation on fund balance policy - do we adjust up?

Public Communication, Messaging, and Storytelling

- Educate council to be better communicators to residents
- Conduct effort similar to affordable housing summit for emergency response
- Give space for council to learn and understand recovery process
- Multiple types of communication and outreach on disaster preparedness
- Designate neighborhood representatives to spread the word
- Citizen emergency response team
- Connects to our goal to build a citizens academy
- Allow people to tell their individual stories and input for others

Flood Mitigation

- FEMA buyouts we will need assistance from council on acquisition
- Continue streambank restoration and waterway projects
- improvements and floodplain redevelopment are important
- What requirements can we mandate when developers want to build?

Investment in Redundant and Resilient Critical Infrastructure

- Lapse in communication was hardest during storm
- Federal investment is critical. Be conscious of how we build back - resilience
- Maintain strong capital investment and planning
- Build coalitions with organizations to lobby collectively (many voices)

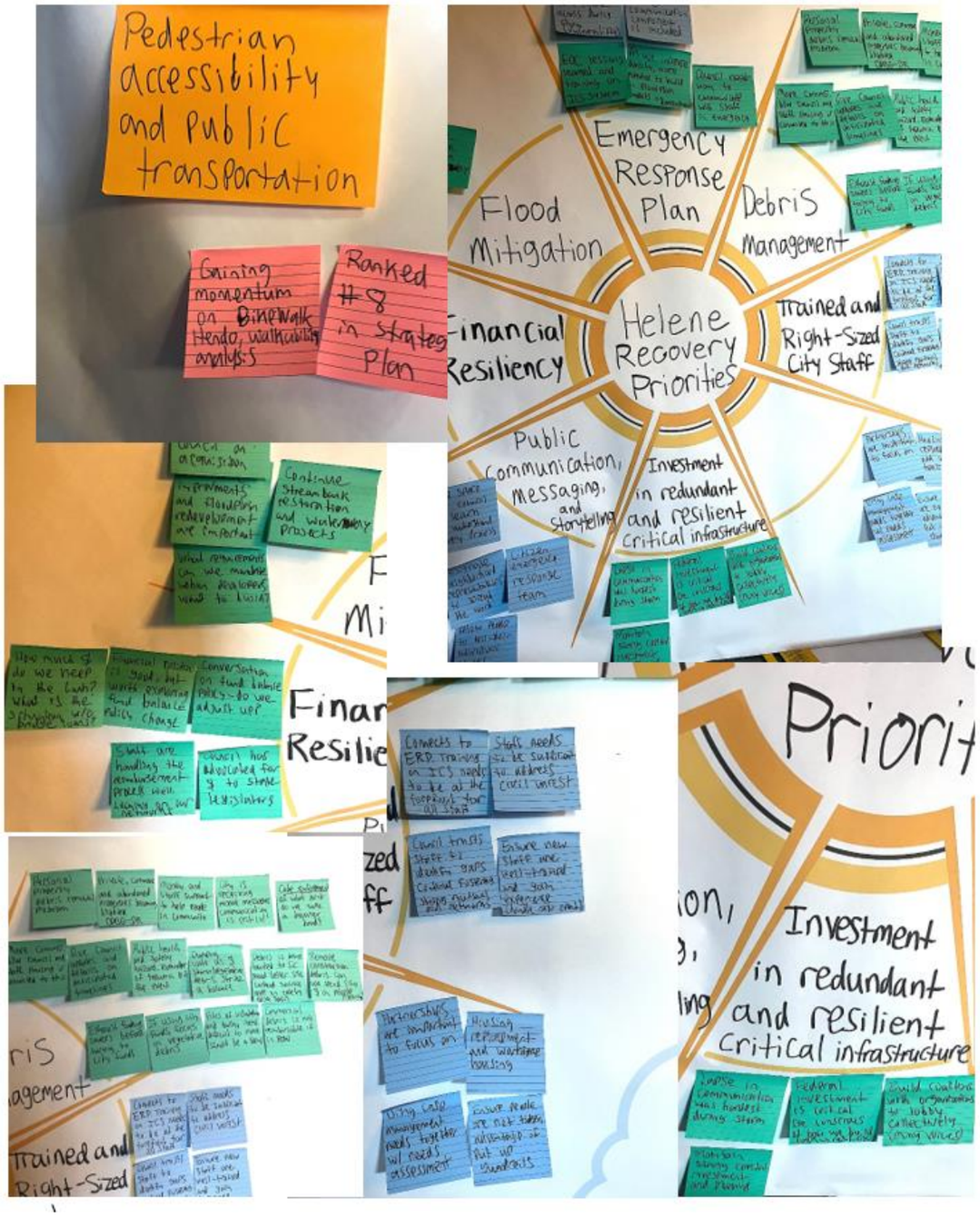
Trained and Right-Sized City Staff

- Connects to ERP. Training on ICS needs to be at the forefront for all staff
- Staff needs to be sufficient to address civil unrest
- Council trusts staff to identify gaps continue fostering strong mutual aid networks
- Ensure new staff are well-trained and gain experiences (handle next event)

- Partnerships are important to focus on
- Housing replacement and workforce housing
- Bring case management needs together with needs assessment
- Ensure people are not taken advantage of put up guardrails

Debris Management

- Personal property debris removal program
- Private, commercial and abandoned properties becoming blighted CDBG-DR
- Money and staff support to help people in community
- City is receiving mixed messages. Communication is critical!!
- Code enforcement - at what point do we take a heavier hand?
- More comms between council and staff. Housing is connected to this
- Give council updates and details on anticipated timelines
- Public health and safety hazards. Reminder of trauma of the event
- Dumping costs us $ storm/vegetative debris. Strike a balance
- Debris is being hauled to SC. need better site content service level on case by case basis
- Remove construction debris. Can we spend city $ on private property?
- Exhaust funding sources before turning to city funds
- If using city funds, focus on vegetative debris
- Piles of insulation and bulky items difficult to move should be a focus
- Commercial debris is not reimbursable if in ROW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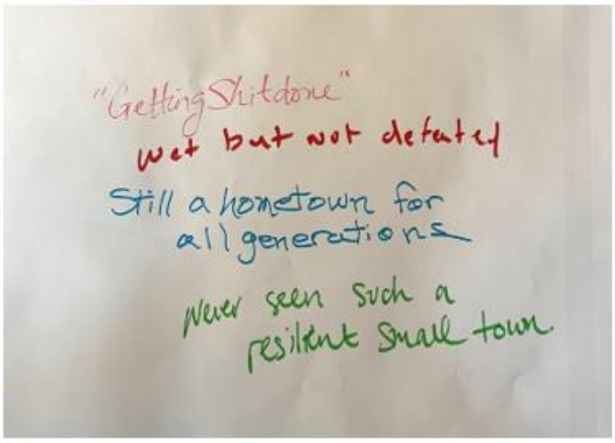
Helene Recovery Priorities
Emergency Response Plan
Debris Management
Trained and Right-Sized City Staff
Investment in redundant and resilient critical infrastructure
Public Communication, Messaging, and Storytelling
Flood Mitigation
Financial Resiliency
Continue Streambank restoration and
Connects to ERP training on ICS needs to be at the forefront for all staff
Staff needs to be sustained to address civil unrest
Ensure new staff are well-trained and safety systems are
Housing replacement and workforce housing
Investment in redundant and resilient Critical infrastructure

Celebrating Our Accomplishments – Wrap-Up Activity





Cover Story

- "Getting shit done"
- Wet but not defeated
- Still a hometown for all generations
- Never seen such a resilient small town

Cover

- "Hendersonville successfully navigates uncharted territory"

Images

- Sailboat with SSHendo
- Cap. John Steers the ship

Big Headlines

- Teamwork makes the dreamwork!
- Churches feed THOUSANDS!
- Unity
- Fire station 1 - hope and safety
- First response mutual aid shows up in support
- Building back better

3. ADJOURN

There being no further business, the meeting adjourned at 1:57 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

MINUTES

March 6, 2025

REGULAR MEETING OF THE CITY COUNCIL

CITY HALL-2ND FLOOR MEETING ROOM | 160 6TH AVE. E. | 5:45 p.m.

Present: Mayor Barbara Volk; Mayor Pro Tem Dr. Jennifer Hensley and Council Members: Lyndsey Simpson. Melinda Lowrance and Gina Baxter

Staff Present: City Manager John Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Communications Director Allison Justus Communications Coordinator Brandy Heatherly and others

1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 5:45 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The City Council observed a moment of silence for prayer or reflection followed by the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENT *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

In Person:

"Hello! I'm Steve Bradshaw and my address is 170 Cape Martin Circle, Hendersonville, 28791. Good evening, council members and fellow citizens. Today, I'm here to urge you to support a project that will transform Hendersonville for the better: the construction of an indoor 50-meter competition pool with an adjacent smaller recreation pool. I've swum since I was 7 and was lucky enough to receive a scholarship to swim at NC State, and I'd like our youth and seniors to have the same opportunity. I now coach West Henderson High School that has grown to a roster of 40 kids. We train in 3 lanes of the 25 meter pool at the YMCA. This is challenging, and there's no room for 2 of our Henderson County high schools to have a team. Why a competition pool? It's easy for a competition pool to be used for recreation, but impossible for a recreation pool to be used for competition or lap swimming. One more time - a competition pool can be used for many activities, but a recreation pool can't be used for competition. An "Olympic Size Pool" is 50 meters long, and a common width would be 25 yards. This means that the pool can have 8 lanes for 50 meters or 20 lanes for 25 yard widths. It will be used simultaneously for different activities like swim teams, lap swimming, diving, family fun, Boys and Girls Club swim lessons, and water aerobics. A competition pool is an economic win over a rec pool. A 50-meter competition pool isn't just for locals-it's a magnet for regional and even national swim meets that would bring families from far and wide. We'd have the only 50 meter indoor pool west of Charlotte suitable to host age group and masters swim meets. Growing up and in college I got to travel across the country to compete, and as an adult while traveling for work I'd swim with masters teams in whatever city I was visiting. From these experiences I can say that our area is severely "under pooled." This summer our YMCA teams will be traveling to Kingsport, TN or Spartanburg several times a week for practices. Yes, there's an upfront cost-but a competition pool is an investment, not an expense. Other cities have earned millions by hosting meets, and we can too. Imagine the pride of hosting a state championship, the joy of kids splashing year-round, and the vitality of a healthier community. This isn't just a pool-it's a legacy. One of my fellow NC State swimming alumni, Cullen Jones, didn't grow up with money but was able to start swimming with the Boys and Girls Club. Cullen is now the most decorated African American Olympic Swimmer in history. Let's dive in and build a stronger, safer, healthier, & prouder future for our community. Thank you."

Indian Jackson spoke about the Brooklyn Community Garden and first spoke how Crystal Cauley's name isn't on our website when we mention the garden and its history, as well as, the Brooklyn Community Book Library and the Brooklyn Community Bird Sanctuary. You still have the chance to make it right.

Ross Buchanan spoke about paid parking and a parking ticket that he received. He has since received another one that he didn't deserve. He believes that we are doing it wrong.

Digital Comments:

Joan Rosenberg of 35 Winged Elm Court, Hendersonville. This pertains to storm damage. I access Hendersonville proper from the west via highway 64. The amount of debris and brush along the sides of the highway is truly disturbing. Our beautiful town is buried. It is sadly to the point that I prefer to dine and shop in Brevard. I will not take guests to Hendersonville. Many of my neighbors feel the same. While new development projects are exciting, what is the point if no one wants to enter our town from the main routes. What is the timeline for cleanup?

Holly Newton of 309 Wayside Lane, Charlotte, NC. The city police came out to 40 Smokey Ridge Ln Apt C 16 the evening of 2/20/25. A young man with autism had a dangerous mental health break. Police acted with compassion and understanding. One officer who I would like the name of even coached him with calming breathing exercises. Bravo!

4. CONSIDERATION OF AGENDA

Council Member Jennifer Hensley moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

Council Member Melinda Lowrance moved that City Council approve the consent agenda as presented. A unanimous vote of the Council followed. Motion carried.

A. Adoption of City Council Minutes – *Jill Murray, City Clerk*
February 12, 2025 Regular Meeting

B. Resolution to Accept 2023 Local Water Supply Plan – *Gracie Erwin, Utilities Compliance Coordinator*

Resolution #R-25-17

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE THE 2023 LOCAL WATER SUPPLY PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for The City of Hendersonville, has been developed and submitted to the Hendersonville City Council for approval; and

WHEREAS, the City Council finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for The City of Hendersonville, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville that the Local Water Supply Plan entitled, 2023 Local Water Supply plan dated December 20th, 2024, is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the City Council intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

C. Henderson County Tax Adjustments – *Amanda Lofton, Deputy Tax Collector*

D. Henderson County Tax Adjustments – *Amanda Lofton, Deputy Tax Collector*

E. Brooklyn Community Garden Resolution – *Caitlyn Gendusa, Public Works Superintendent-Sustainability*

Resolution #R-25-18

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL

DESIGNATING THE BROOKLYN COMMUNITY GARDEN

WHEREAS, the City of Hendersonville City Council recognizes the importance of supporting community gardens and the benefits they provide such as bringing communities together, healthy eating, environmental sustainability, health benefits, and more;

WHEREAS, the City of Hendersonville City Council has designated property pin number 9569816440 owned by the City of Hendersonville as used for a community garden, now established as the "Brooklyn Community Garden;"

WHEREAS, City Council calls upon City staff to provide basic maintenance of Brooklyn Community Garden which includes but is not limited to mowing outside the garden fence, dropping off mulch and/or compost, and water utility requests. Additional requests may be considered based upon staff availability;

WHEREAS, City Council calls upon City Sustainability Manager to seek grant and other funding opportunities and provide oversight to ensure the Brooklyn Community Garden's success,

WHEREAS, the City Council calls upon volunteer community members to coordinate day to day use of the garden, recruit new members, seek grant and other funding opportunities, and remain engaged in the overall operations of the Brooklyn Community Garden.

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

The City hereby designates the Brooklyn Community Garden. Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

F. Special Event: 7th Avenue Street Fest – *Jamie Carpenter, Downtown Manager*

G. Utility Extension Agreement for the Berkeley Mills Park Sports Complex – *Adela Gutierrez-Ramirez, Civil Engineer*

Resolution #R-25-19

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH THE COUNTY OF HENDERSON FOR THE BERKELEY MILLS PARK SPORTS COMPLEX

WHEREAS, the City of Hendersonville owns, operates and maintains a sewer system to serve customers throughout the City of Hendersonville; and

WHEREAS, residential, commercial, recreational and industrial developments often require gravity sewer service as a part of their development projects; and

WHEREAS, the Developer extends gravity sewer lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the sewer line extension process; and

WHEREAS, the County of Henderson, the "Developer" and "Owner", will enter into a Utility Extension Agreement with the City to provide sewer services to the Berkeley Mills Parks Sports Complex.

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

1. The Utility Extension Agreement with the County of Henderson, the "Developer" and "Owner" to provide sewer service to the Berkeley Mills Parks Sports Complex is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

H. March 2025 Budget Amendments – *Adam Murr, Budget & Evaluation Director*

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: March 06, 2025 **FORM: 03062025-01**

BUDGET AMENDMENT

FUND 060 | 460

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-534999	Contingency	69,173	-	3,817	65,356
060-0000-598901	Transfer Out (to 460, #16019)	821,840	3,817	-	825,657
FUND 060	TOTAL REVENUES	-	-	-	-
W&S Operating Fund	TOTAL EXPENDITURES	891,013	3,817	3,817	891,013
460-0000-470010-16019	Debt issuance	5,372,860	-	169,127	5,203,733
460-0000-470100-16019	Transfer in	615,840	404,725	-	1,020,565
460-0000-470900-16019	Fund Balance Appropriated	40,000	-	2,943	37,057
460-0000-598901-16019	Transfer Out	615,840	102,340	-	718,180
460-1014-550102-16019	C/O - Services and Fees	608,180	-	502,830	105,350
460-1014-550103-16019	C/O - CIP	4,654,680	783,145	-	5,437,825
460-1014-551000-16019	C/O - Land/easement/ROW	150,000	-	150,000	-
FUND 460	TOTAL REVENUES	6,028,700	404,725	172,070	6,261,355
Northside Water, #16019	TOTAL EXPENDITURES	6,028,700	885,485	652,830	6,261,355

An amendment preparing for the closure of the Northside Water Project, #16019. The amendment re-organizes funds, and increases the project via a transfer in from the Water and Sewer Operating Fund (060) in the amount of $3,817.

The City Manager and City Clerk certify budget ordinance amendment 03062025-01 was approved by City Council on March 06, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: March 06, 2025 **FORM: 03062025-02**

BUDGET AMENDMENT

FUND 010 | 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470900	Fund Balance Approp. (FY15)	150,000	-	-	150,000
010-0000-470900	Fund Balance Approp. (FY16)	58,000	-	-	58,000
010-0000-598901	Transfer Out (to 410, #15929, FY15)	150,000	-	-	150,000
010-0000-598901	Transfer Out (to 410, #15929, FY16)	58,000	-	-	58,000
FUND 010	TOTAL REVENUES	208,000	-	-	208,000
	TOTAL EXPENDITURES	208,000	-	-	208,000
410-0000-470010-15929	Transfer In (from 010, FY15)	150,000	-	-	150,000
410-0000-470010-15929	Transfer In (from 010, FY16)	58,000	-	-	58,000
410-0000-460110-15929	Reimbursements (NCDOT)	832,000	-	-	832,000
410-1014-550103-15929	Capital - CIP	1,040,000	-	-	1,040,000
FUND 410	TOTAL REVENUES	1,040,000	-	-	1,040,000
Tracey Grove Bridge, #15929	TOTAL EXPENDITURES	1,040,000	-	-	1,040,000

A clarification to the Tracey Grove Bridge Project #15929. The amendment above does not change the project budget, it re-affirms the total Council adopted appropriation.

The City Manager and City Clerk certify budget ordinance amendment 03062025-02 was approved by City Council on March 06, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: March 06, 2025 **FORM: 03062025-03**

BUDGET AMENDMENT

FUND 467					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
467-0000-470100-G2306	Transfer In (from 067, FY24)	109,300	-	-	109,300
467-0000-420050-G2306	Grant Revenue (NCLWF)	1,120,929	604,625	-	1,725,554
467-0000-420050-G2306	Grant Revenue (NCDWI)	1,897,236	-	-	1,897,236
467-7555-551000-G2306	Capital Outlay - Land/Easement/ROW	609,000	-	-	609,000
467-7555-550103-G2306	Capital Outlay - CIP	2,518,465	604,625	-	3,123,090
FUND 467 Stormwater:	TOTAL REVENUES	3,127,465	604,625	-	3,732,090
Lower Mud Creek #G2306	TOTAL EXPENDITURES	3,127,465	604,625	-	3,732,090
An amendment increasing the Lower Mud Creek Stormwater Restoration Project, #G2306. The City received an additional $604,625 from the North Carolina Land and Water Fund. This amendment increases the total appropriation for the project to $3,732,090.					

The City Manager and City Clerk certify budget ordinance amendment 03062025-03 was approved by City Council on March 06, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2024**
APPROVAL: March 06, 2025 **FORM: 03062025-04**

BUDGET AMENDMENT

FUND 301 | 460					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
301-0000-420050-G2204	Grant Revenue (NCDEQ 2022)	-		-	-
301-1002-598901-G2204	Transfer Out (to 460, #16023)	-	-	-	-
301-1002-598901-G2204	Transfer Out (to 460, #21045)	-	-	-	-
FUND 301, #G2204	TOTAL REVENUES	-	-	-	-
2022 NCDEQ Grant	TOTAL EXPENDITURES	-	-	-	-
460-0000-420050-21045	Grant Revenue (NCDEQ 2022)	1,378,216	-	-	1,378,216
460-1014-550103-21045	Capital Outlay CIP	1,378,216	-	-	1,378,216
FUND 460	TOTAL REVENUES	1,378,216	-	-	1,378,216
WWTP Aeration, #21045	TOTAL EXPENDITURES	1,378,216	-	-	1,378,216
460-0000-420050-16023	Grant Revenue (NCDEQ 2022)	3,621,784	-	-	3,621,784
460-0000-470100-16023	Transfer In (from'22 NCDEQ, #G2204)	-	-	-	-
460-0000-470100-16023	Transfer In (from 459)	-	400,000	-	400,000
460-1014-550103-16023	Capital Outlay CIP	3,621,784	-	-	3,621,784
460-1014-550102-16023	Capital Outlay Services and Fees	-	400,000	-	400,000
FUND 460	TOTAL REVENUES	3,621,784	400,000	-	4,021,784
WWTP UV Project, #16023	TOTAL EXPENDITURES	3,621,784	400,000	-	4,021,784
An amendment correcting a clerical item in the WWTP UV Project, #16023 for tracking purposes.					

The City Manager and City Clerk certify budget ordinance amendment 03062025-04 was approved by City Council on March 06, 2025.

I. Resolution Authorizing Sale of Stock – *Krystal Powell, Finance Director*

Resolution Authorizing Sale of Stock – Krystal Powell, Finance Director

Resolution #R-25-20

RESOLUTION AUTHORIZING THE SALE OF STOCK

WHEREAS, The City currently holds 95.18 shares of Duke Power stock bequeathed to the City of Hendersonville Police Department; and

WHEREAS, the City currently holds 95.18 additional shares of Duke Power stock bequeathed to the City of Hendersonville Police Department – Police K9 Unit; and

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

1. The Finance Director, Krystal Powell is authorized to sell all shares of Duke Power stock held in the name of City of Hendersonville Police Department and City of Hendersonville – Police K9 Unit.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

J. March 2025 Project Ordinances and Reimbursement Solutions – *Adam Murr, Budget & Evaluation Director*

Resolution #R-25-21

HENDERSONVILLE, NORTH CAROLINA

DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WWTP BELT FILTER PRESS #1 PROJECT (#25002), ORDINANCE #O-25-14 (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant revenue to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $307,000.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

Ordinance #O-25-14

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WWTP BELT FILTER PRESS #1 PROJECT, #25002

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the WWTP Belt Filter Press #1 Project, #25002.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
460	7135		25002	Capital Outlay- CIP	$307,000
				Total Project Appropriation	**$307,000**

Section 3: The following revenues are anticipated to be available:

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
460	0000	470100	25002	Transfer In (from 060, FY25)	($96,000)
460	0000	470100	25002	Transfer In (from 460 #16023)	($211,000)
				Total Project Appropriation	**($307,000)**

Section 4: The Finance Director is hereby directed to maintain within the Water & Sewer Operating Fund and Water & Sewer Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the Water & Sewer Operating Fund and Water & Sewer Capital Project Fund, as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this capital project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

K. Resolution Agreeing to Memorandum of Understanding with the French Board River MPO – *Matthew Manley, AICP – Long Range Planning Manager*

Resolution #25-22

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE FRENCH BROAD RIVER METROPOLITAN PLANNING ORGANIZATION (MPO) FOR CONTINUING, COOPERATIVE AND COMPREHENSIVE TRANSPORTATION PLANNING

WHEREAS, it is recognized that a proper transportation system to support movement within and through the French Broad River MPO planning area is highly desirable element of a comprehensive plan for the orderly growth and development of the area, and;

WHEREAS, there are a number of governmental jurisdictions within the French Broad River MPO planning area which have been authorized with implementation and regulatory responsibilities for transportation by North Carolina General Statutes, and;

WHEREAS, it is desirable that coordinated, comprehensive and cooperative transportation planning processes be maintained in the French Broad River MPO planning area to ensure that the transportation system is maintained on an efficient and economical basis commensurate with the public health, safety and welfare, and;

WHEREAS, a Memorandum of Understanding between the City/Town/Village/County of Asheville, Biltmore Forest, Black Mountain, Buncombe, Canton, Clyde, Flat Rock, Fletcher, Haywood, Henderson, Hendersonville, Laurel Park, Madison, Maggie Valley, Mars Hill, Mills River, Montreat, Waynesville, Weaverville, Woodfin, and the North Carolina Department of Transportation has been entered into that sets forth the responsibilities and working arrangements for maintaining a continuing, comprehensive and cooperative transportation planning process, and;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

That the Memorandum of Understanding between the City/Town/Village/County of Asheville, Biltmore Forest, Black Mountain, Buncombe, Canton, Clyde, Flat Rock, Fletcher, Haywood, Henderson, Hendersonville, Laurel Park, Madison, Maggie Valley, Mars Hill, Mills River, Montreat, Waynesville, Weaverville, Woodfin, and the North Carolina Department of Transportation be approved and that the Mayor and City Clerk are hereby directed to enter into and execute the Memorandum of Understanding.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

L. Assistant Human Resources Director – *Jennifer Harrell – HR Director*

M. Approval of United Financial, a Division of HomeTrust Bank to Provide Installment Financing for a Pothole Patcher Purchased in Fiscal Year 2025 – *Krystal Powell, Finance Director*

Resolution #R-25-23

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE FINANCING TERMS FOR THE PURCHASE OF A POTHOLE PATCHER

WHEREAS, The City of Hendersonville has previously determined to undertake a project for the financing of vehicles and equipment, and

WHEREAS, United Financial has provided a proposal with an acceptable interest rate and terms to meet the City's needs; and

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

1. The City of Hendersonville herby determines to finance the purchase of a Pothole Patcher through United Financial, in accordance with the proposal dated January 8, 2025. The amount financed shall not exceed $254,700 with an annual interest rate of 4.44% for a term of 7 years.

2. All financing contracts and all related documents for the closing of the financing shall be consistent with the foregoing terms. City staff are hereby authorized to and directed to execute and deliver any financing documents, and to take all such action as they may consider necessary to carry out the financing as contemplated by the proposal and this resolution.
3. All actions taken by staff to facilitate the purchase and financing of the Pothole Patcher are hereby ratified.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

6. PRESENTATIONS

A. Brooklyn Community Garden Grand Opening – *Caitlyn Gendusa, Public Works Superintendent-Sustainability Manager, Jane Grossman and Tae Brown*

Caitlyn Gendusa gave an update on the Brooklyn Community Garden in the Green Meadows Community and she introduced Jane Grossman who has been acting as project manager. She is a master gardener and she has contributed over 1100 hours of volunteer time specifically to this project and she has been the one taking community feedback and putting a vision together of what this garden could be. Tae Brown is a board member with United Way and Caregiver's of Mother Earth and he has been acting as the community voice throughout the project and we didn't keep track of his hours but I know that each week he is answering emails, getting volunteer work days together and looking into ways this garden can run as sustainably as possible and make sure it's inclusive for everyone. Jane and Tae discussed the garden and gave the following PowerPoint Presentation.



Expansion & Revitalization Efforts



Fundraising & Building Community Relationships

In total, the project secured more than ***$55,000*** in funding from various non-profits and City of Hendersonville funds. Key community members were also integral in making this project a success.

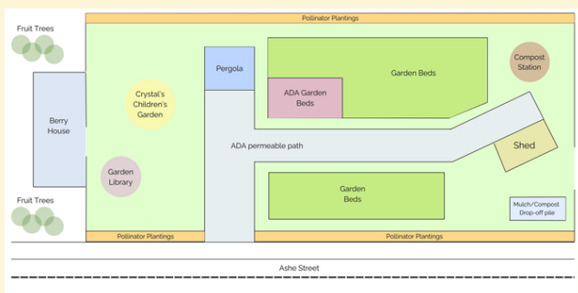


Awarded Funds

- City of Hendersonville awarded Healthy Babies Bright Futures Grant - $25,000
- Community Foundation of Henderson County Grant - $25,000
- City of Hendersonville Environmental Sustainability Board: $2,500
- City of Hendersonville Sustainability Division funds: $3,000
- City of Hendersonville Bee City USA program - $5,000
- The Seed Money Challenge & N.C. Community Garden Partners - $2,550
- Master Gardeners of Henderson County - $500

Garden Features

- Perimeter fence for safety and reduce animal intrusions
- ADA and children's beds to ensure the garden is accessible to everyone
- ADA compliant permeable pathway
- Pollinator plants & fruit trees
- Community pergola
- Blueberry house
- Compost station



Also included is the Crystal's Children's Garden in remembrance of environmental and community activist Crystal Cauley





B. Duke Energy Business Energy Excellence Award Recognition – *John Connet, City Manager*

Alicia Reardon of Duke Energy presented the City of Hendersonville's Sustainability Division and Water & Sewer Department with the 2025 Business Energy Excellence (BEE) Award in recognition of their commitment to energy efficiency. This award celebrates a customer's significant impacts earned through strategic measures within Duke Energy's business energy efficiency programs. Over the past few years, we've written checks to you totaling $144,000 for all of the projects that you've done. She presented the award to Caitlyn Gendusa and Devin Owen.

C. Introduction of City of Hendersonville Academy Graduates – *LuAnn Welter*

LuAnn Welter explained what COHA is and honored the graduates of the seventh class. Jacob Thompson and Brendan Shanahan were there in person to accept their certificates.

CITY OF HENDERSONVILLE ACADEMY (COHA)

This year, we held seventh session of the City of Hendersonville Academy (COHA). The goal of this program is to provide interested employees with a greater comprehension of City operations, services, programs, and monies to enhance their job performance and worth.

The topics were:

January 27 – State & Local government / City organization – John Connet

February 3 – Departments – Multiple speakers

February 10 – Legal/Human Resources Night - Angie Beeker, HR Staff

February 17 - Local Growth / Development – Brittany Brady & Tyler Morrow

February 27 – Budget – Brian Pahle

March 3 – History / Leadership / Recap / participants choice - Lu Ann Welter, Brian Pahle & John Connet

Seven employees participated.

Community Development Downtown – Dakota Parker

Finance – Callie DeHaven & Hannah Stansel

Fire – John Gillespie, Jacob Thompson & Jon Ward

Engineering – Brendan Shanahan

7. PUBLIC HEARINGS

A. Rezoning: Conditional Zoning District – 715 Greenville Highway Multi-Family (P24-39-CZD) – *Tyler Morrow, Current Planning Manager*

Tyler Morrow explained that the City of Hendersonville received an application for a Conditional Rezoning from Travis Fowler of First Victory Inc., applicant and Richard Herman of South Market LLC., property owner. The applicant is requesting to rezone the subject property, PINs 9568-83-4302, 9568-83-2474 and, 9568-83-2082 and located off Greenville Highway, from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District for the construction of 185 multi-family units on approximately 9.01 acres. This equates to a density of 20.5 units per acre. The proposal includes the construction of 1 multi-family structure with a footprint of 58,367 square feet and a gross floor area of 231,037 square feet. Tyler gave the following PowerPoint presentation.





Neighborhood Compatibility Meeting

- **Dates:** July 19th, 2024
- **Attendees:**
  - In-person - 9 residents
  - Online – 2 residents



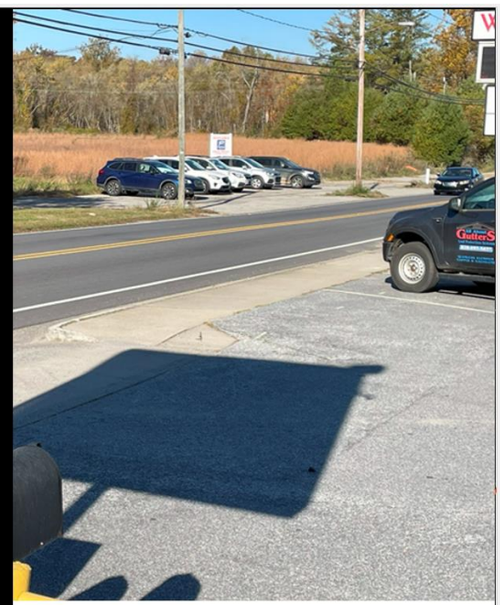
- **Topics Discussed:**
  - Consideration of impacts from increased traffic.
  - Flooding impacts.
  - No other 4 story buildings in the area.
  - Accident data on the nearby roads.
  - Affordability.
  - Stormwater concerns.
  - Stream buffers and their protection.
  - Density.
  - The size of the building footprint.



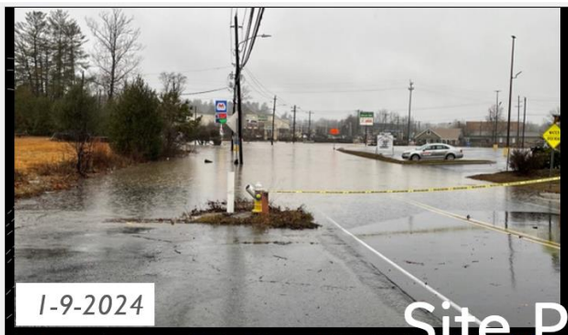


Hurricane Helene 9-27-2024

Site Photos



Post Storm 10-25-2024



1-9-2024

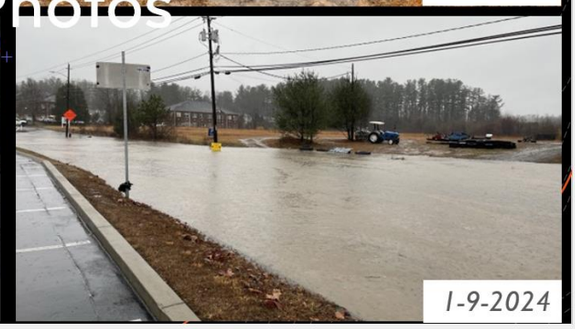


1-9-2024

Site Photos



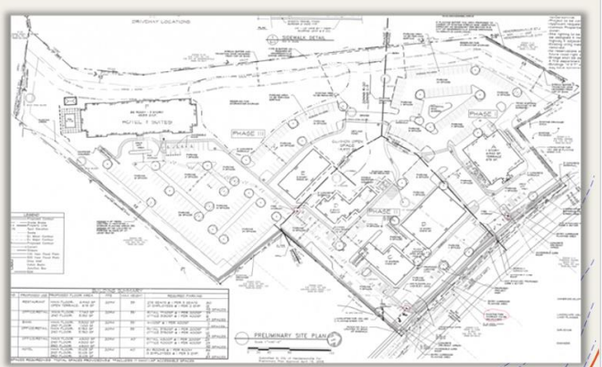
9-26-24 (Rain event prior to Helene.)

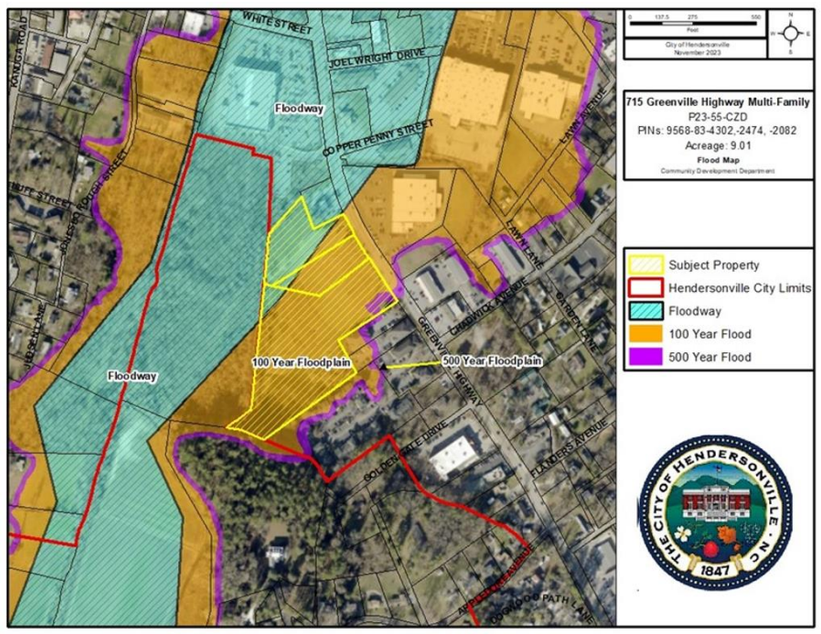


1-9-2024

Rezoning History

+ **Prior Rezoning**
  + **Previous Zoning:** R-20 and C-3
  + **Approved Zoning:** PCD-SU
  + **Date:** June 5, 2008 (expired June 5th, 2013)
  + **Uses:** Restaurant, Office/Retail, Bank, Hotel
  + **Total Building Square Footage:** 89,200 Square Feet
  + **Project Details**:
    + 6 Buildings
    + 4 Buildings with a 35' Max Height
    + 2 Buildings with a 40' Max Height
    + 316 proposed parking spaces





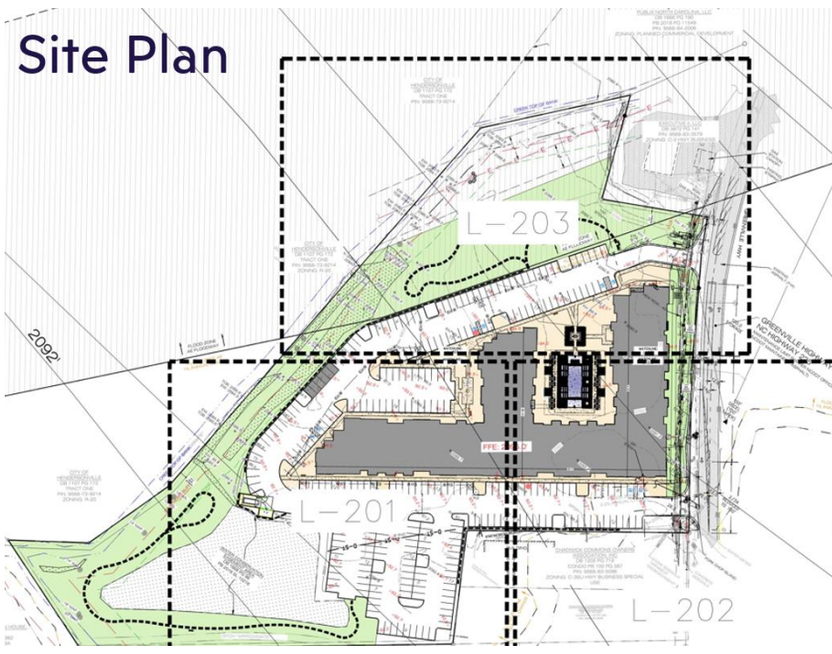
Floodplain & Floodway

Site History

+ Historic imagery from 2002 (below) shows the commercial uses that were once present on the site
+ Upon reviewing historic aerial imagery and available documents. It appears the site has had quite an extensive amount of grading throughout the years. It also appears that fill has been placed on the site as well. (photo below from 2010)



Site Plan



PROJECT ADDRESS:
715 GREENVILLE HWY
HENDERSONVILLE, NC

TOTAL PROPERTY AREA:
9.01 ACRES (392,475.6 SF)

SITE COVERAGE:
BUILDING GROSS FLOOR AREA: 231,037 SF

BUILDING FOOTPRINT: 58,367 SF
PERCENTAGE OF TOTAL SITE: 14.8%

BUILDING HEIGHT: 52'0" (SEE ARCHITECTURAL PLANS)

PROPOSED NUMBER OF UNITS: 185 UNITS
PROPOSED DENSITY: 20.5 UNITS / AC

STREET AND PARKING SQUARE FOOTAGE: 102,231 SF
STREET AND PARKING PERCENTAGE OF SITE: 26% OF SITE

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED: 117,743 SF (30%)
OPEN SPACE PROVIDED: 118,725 SF (30.3%)

OPEN SPACE WITHIN WETLANDS/OPEN WATER/FLOODPLAIN (58,136 SF);
49% OF REQUIRED OPEN SPACE AREA

COMMON SPACE REQUIREMENTS:
COMMON SPACE REQUIRED: 39,248 SF (10%)
COMMON SPACE PROVIDED: 44,372 SF (11.3%)

ENCLOSED GROUND FLOOR LEVEL COMMON SPACE (4,195 SF);
9.5% OF REQUIRED COMMON SPACE AREA

PARKING REQUIREMENTS:
PARKING REQUIRED AT 1 PER EACH DWELLING UNIT OR 1.5 PER EACH DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS:
NUMBER OF UNITS: 185 UNITS (170 1/2 BEDROOM & 15 3 BEDROOM)
PARKING REQUIRED: 193 SPACES
PARKING PROVIDED: 288 SPACES (8 HANDICAPPED PARKING SPACES)

NOTES:

PROJECT SHALL MEET ALL REQUIREMENTS OF 17-2-4-REDEVELOPMENT IN THE FLOOD WAY AND SPECIAL FLOOD HAZARD AREA

ALL UTILITY SERVICE LINES AND CONNECTIONS SHALL BE UNDERGROUND

OPEN SPACE SHOWN MUST BE PRESERVED AND MAINTAINED IN PERPETUITY. OPEN SPACE TO BE MAINTAINED BY DEVELOPER.



TRAFFIC IMPACT ANALYSIS

715 Greenville Highway

Hendersonville, North Carolina

Prepared For:
First Victory, Inc.
542 South Caldwell Street
Brevard, NC 28712

Prepared by:

MDG
ENGINEERING EXCELLENCE

MERCER DESIGN GROUP, PC
PO Box 1516 Weaverville, NC
P.828.674.0229 F.828.645.7714
NC Licensure No. C-2383
SC Certificate of Authority No. 7387

Trip Generation

Traffic volumes that can be expected to result from a new development are a function of land use and density. MDG conducted a trip generation exercise in accordance with nationally accepted industry standard practices as contained in the Institute of Transportation Engineers reference entitled ***Trip Generation Manual 11th Edition***[1]. MDG also followed NCDOT and City of Hendersonville guidelines and recommended practices. The trip generation estimates are shown in Table 1.

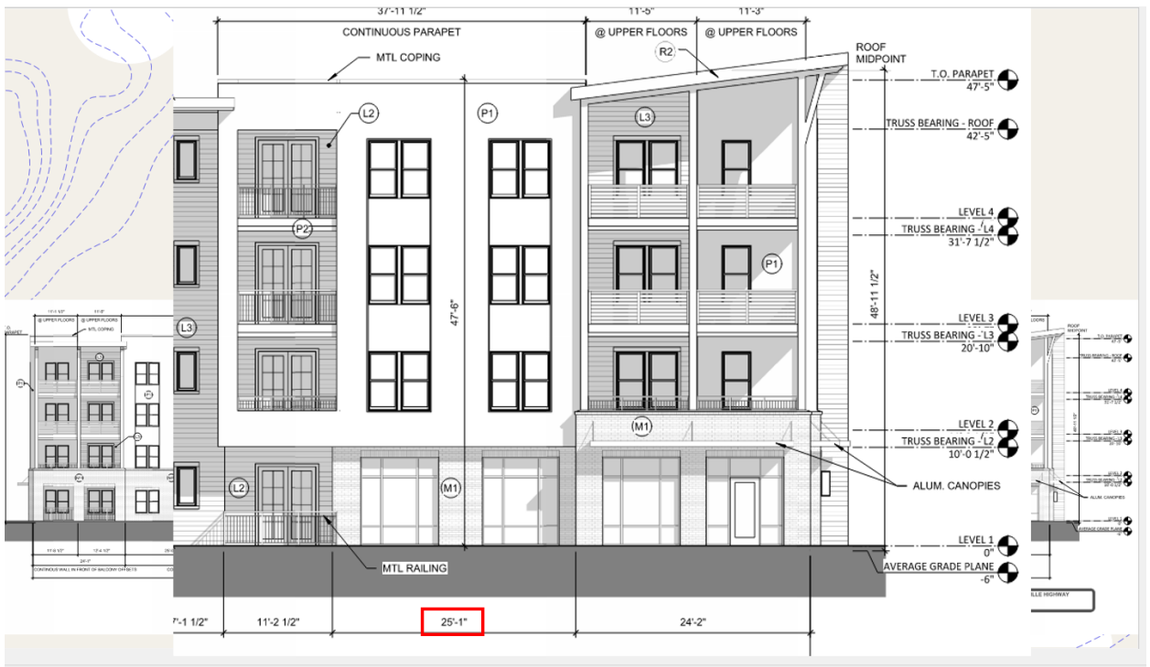
Table 1 - ITE Trip Generation Results

LUC	Description	Density	Variable	PK HR	METHOD	Daily	AM In	AM Out	AM Total	PM In	PM Out	PM Total
221	Multifamily Mid-Rise	185	Units	Adj	Eqn	836	16	54	70	44	28	72
	Pass-by Adjustment AM (0%) PM (0%)						0	0	0	0	0	0
	Land Use Adjusted New Trips						16	54	70	44	28	72
	Total Unadjusted Trips					836	16	54	70	44	28	72
	Pass-by Trips						0	0	0	0	0	0
	Total New Trips					836	16	54	70	44	28	72

Proposed Conditions (Developer Agreed)

Developer Proposed Conditions :

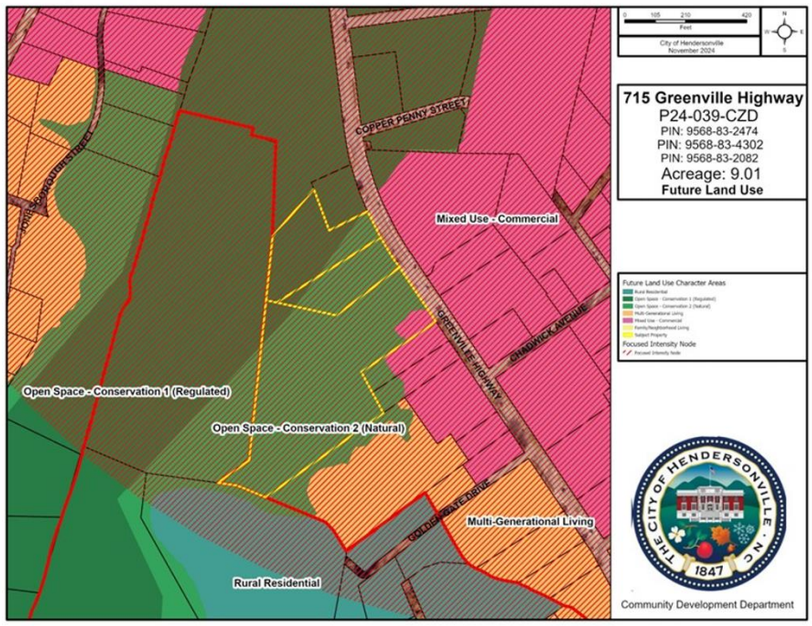
1. PARKING SPACES
   - The number of permitted parking spaces shall be 288 (approx. 1.56 spaces per unit), as shown on the Site Plan. See Sec. 6-5 (providing a minimum requirement of 1 to 1.5 spaces per unit); Sec. 5-25-5.16 (providing that the applicant must demonstrate that parking is "adequate," while also providing that the number of parking spaces "should not exceed the minimum requirements" found in Sec. 6-5).
2. TREE PLANTINGS
   - The number, size, and type of tree plantings required by Section 5-25-5.20 shall be planted. However, due to planting limitations within the floodway and conservation easement areas on the Project site, some of the 3" caliper trees required by Section 5-25-5.20 shall be planted in areas that also qualify for Vehicular Use Area plantings, as shown on the Landscape Plan.
3. BUILDING FACADE
   - Façade offsets along the East Elevation may exceed the 16 ft. offset requirement provided in Section 5-25-12(b) as shown on the Site Plan and Elevations. No wall shall exceed 26 feet in length without an offset. Offsets may be provided either in exterior walls or at balconies.



Proposed Conditions (Developer Agreed)

Developer Proposed Conditions :

4. BUS SHELTER
   - A bus shelter (Sec. 5-25-5.13) shall not be required due to the proximity of an existing bus shelter on a neighboring property (Henderson County PIN #9568-82-7951) to the south of the Project site.
5. LOADING ZONES
   - In lieu of the required 12'x40' loading zone, the developer proposes to provide three parking spaces that are designated as loading zones. See Sec. 6-6.
6. FLOODWAY PLANTINGS / MAINTENANCE
   - To the extent practicable within the limitations of the Floodplain Development Permit required by the attached site plan and grading plan, Developer shall implement a vegetative planting and management plan that will create and enhance the existing wetland and wildlife habitat of the open space areas outside the footprint of the developed area, stream buffer(s) and the Wetland Conservation Area. The plan should include diverse and appropriate species of native upland and/or wetland shrubs, appropriate trees and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators), and all planted species shall be selected from the City's Recommended Landscape Species List for Street Trees and Land Development Projects. No turf grasses may be used. The plan shall be developed by a qualified landscape architect (with wildlife habitat management expertise) and shall incorporate an appropriate long-term invasive species management and control plan.

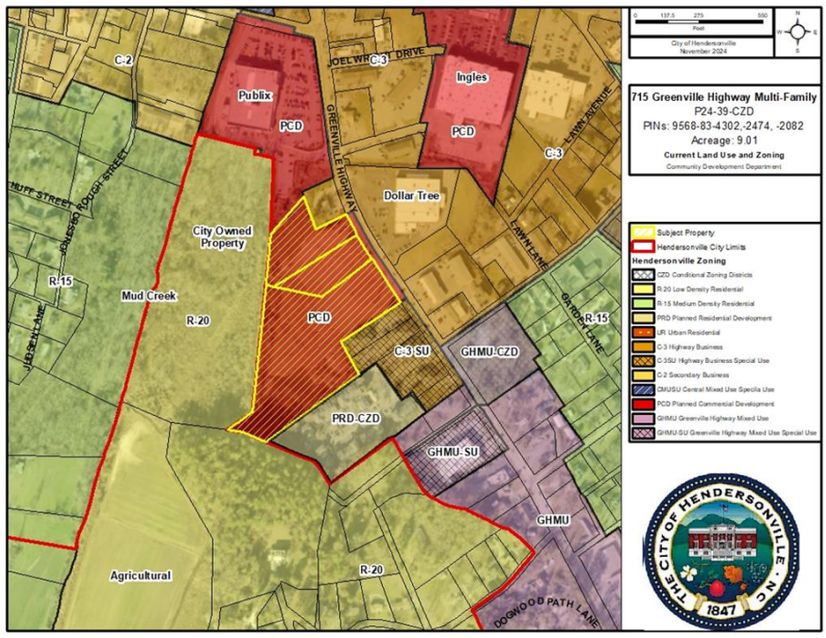


Future Land Use

+ Open Space-Conservation (Regulated)
+ Open Space-Conservation (Natural)
+ Mixed Use Commercial
+ Multi-Generational Living
+ Rural Residential

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY	• The subject property is not listed on the land suitability or supply maps due to the large amount of floodway and floodplain that make up the property. • The subject property is in a Focused Intensity Node centered at the intersection of Greenville Hwy & Spartanburg Hwy.
FUTURE LAND USE & CONSERVATION MAP	• **Designation:** Open Space-Conservation (Natural) • **Character Area Description:** Somewhat Consistent • **Zoning Crosswalk:** Consistent • **Designation:** Open Space-Conservation (Regulated) • **Character Area Description:** Consistent • **Zoning Crosswalk:** Consistent • **Designation:** Mixed Use Commercial • **Character Area Description:** Inconsistent • **Zoning Crosswalk:** Inconsistent



Current Land Use & Zoning

+ PCD

+ C-3
+ C-2
+ C-3 SU
+ GHMU
+ GHMU-CZD
+ PRD-CZD
+ R-15
+ R-20

General Rezoning Standards		
	2) Compatibility	**Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.**
		• The subject property is currently a vacant and previously developed site. The proposed development site is located in a commercial corridor near the US and State route intersection of Spartanburg Highway (US 176) and Greenville Highway (NC225). In the vicinity of the proposed development are the apartment complexes of Residences at Chadwick (68 units), The Lofts at Chadwick (60 units, entitled but not built) and Southgate apartments (70 units, entitled but not built).
	3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**
		• The subject property is currently tied to an expired Special Use Permit. A rezoning would be required for any development to occur on the site.

General Rezoning Standards		
	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.**
		• Based on the 2021 Bowen Housing Needs Assessment for Western North Carolina, Henderson County has an estimated rental housing gap of 1,650 to 2,008 Units for incomes between <50%-120% AMI. This represents one of the largest gaps in the WNC region. Over the last 3 years, the City of Hendersonville has approved 1,901 rental units. If this project is approved, Hendersonville's recently-approved rental units would total 2,086. It should also be noted that the Housing Needs Assessment Study does not account for the housing gap for incomes above 120% AMI. An additional gap, beyond that reflected in the "1,650 to 2,008-unit gap", exist for those income levels greater than 120% AMI.

General Rezoning Standards

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.

- The site will be served by City water and sewer service. Greenville Highway (NC 225) is designated as a Major Thoroughfare (needing improvement) in the Comprehensive Transportation Plan and is maintained by NCDOT. The subject property is already serviced by the City Fire and Police departments. The proposed development is located within 800' of STIP project U-5886 (the realignment and roadway extension between Willow Road SR1171 and Spartanburg Highway US176). The proposed project is showing the dedication of 40' of R/W measured from the centerline of Greenville Highway for their entire frontage

General Rezoning Standards

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.

- According to the 2008 floodplain maps, all portions of this property except for a +-1536 SF section at the southeastern corner are within the floodplain. The subject property has floodway, 100 year floodplain and 500 year floodplain present on it. There is a blueline stream that runs along the property's boundary that triggers the City's stream buffer protection measures. The site has an existing water conservation easement area that was established in 2016. The plans show saving 48,464 square feet of tree canopy with this project. This equates to 78.5% of the existing tree canopy. The property was previously developed and appears to have been largely graded and filled in places. The proposed plans show that 73.5 % of the 100 year floodplain is proposed to be filled. The floodplain and blueline stream are the most prevalent natural features present on this site. The site flooded during Hurricane Helene and the portion of Greenville Highway in front of the subject property is known to flood during larger rain events.

Comprehensive Plan Consistency Statement

The petition is found to be **consistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with the Future Land Use and Conservation Map Designations of Open Space-Conservation (Regulated) and Open Space-Conservation (Natural) and is located in a focused intensity node within chapter 4 of the Gen H Comprehensive Plan.

Approval Reasonableness Statement

We find this petition to be **reasonable** and in the public interest based on the information from the staff analysis and the public hearing, and because:

[Rationale for Approval]

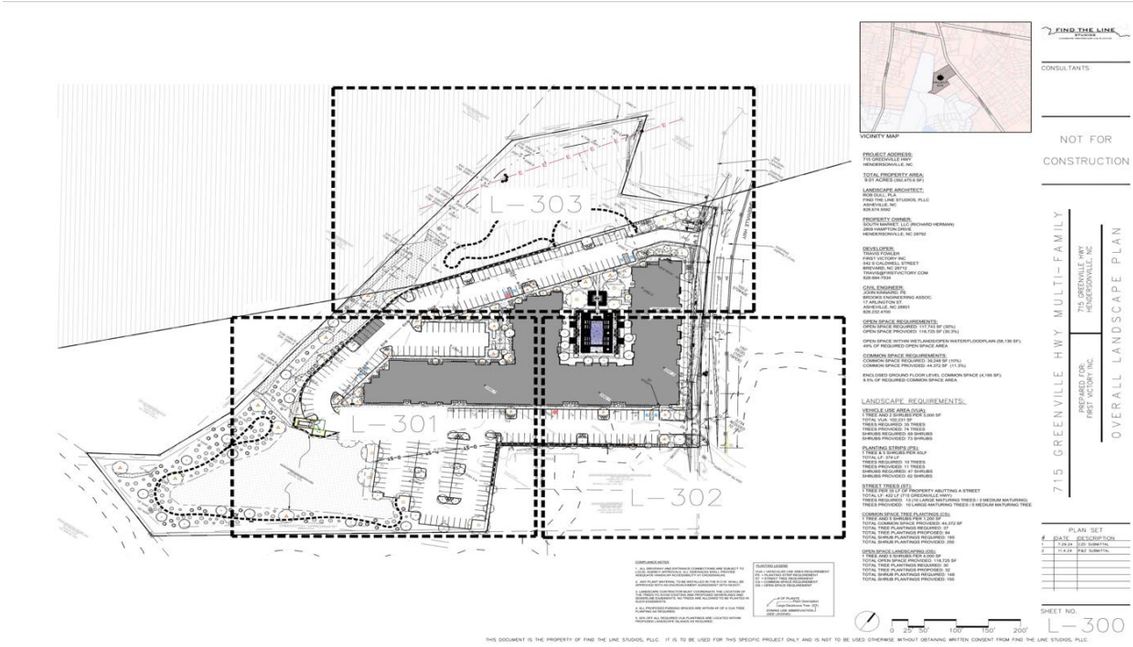
1. The petition proposes to provide additional housing to offset local rental demand.
2. The petition proposes to provide housing on a long vacant, previously developed and underutilized piece of property near commercial corridors and is within walking distance to downtown and the Ecusta Trail.
3. The site plan clusters development impacts out of the floodway portions of the site.

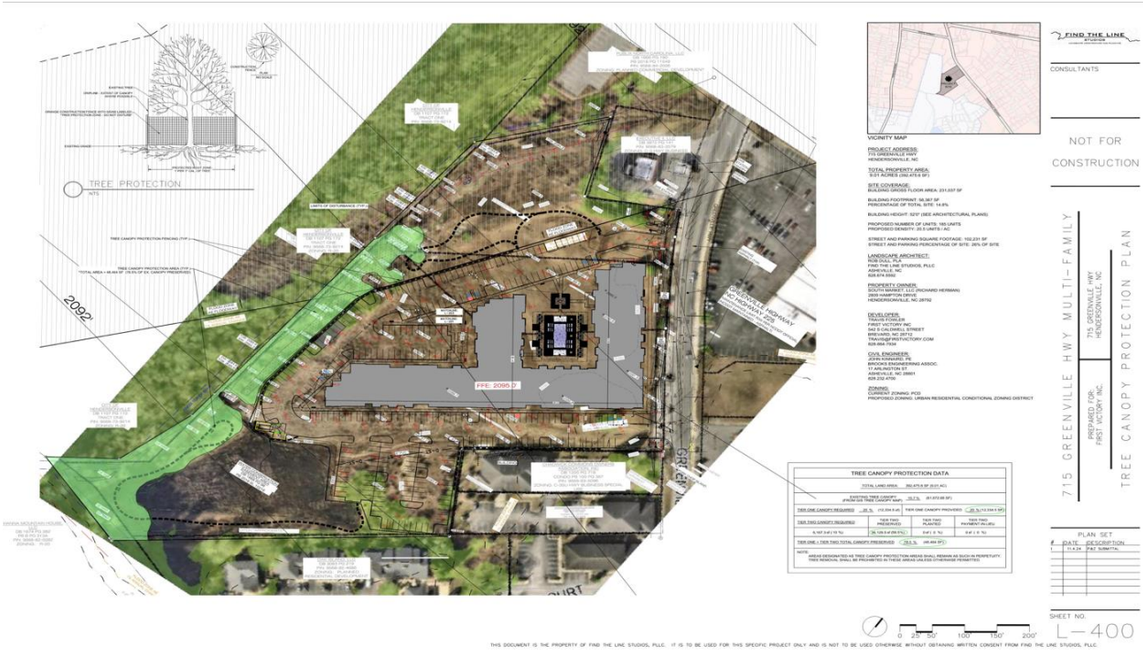
Denial Reasonableness Statement

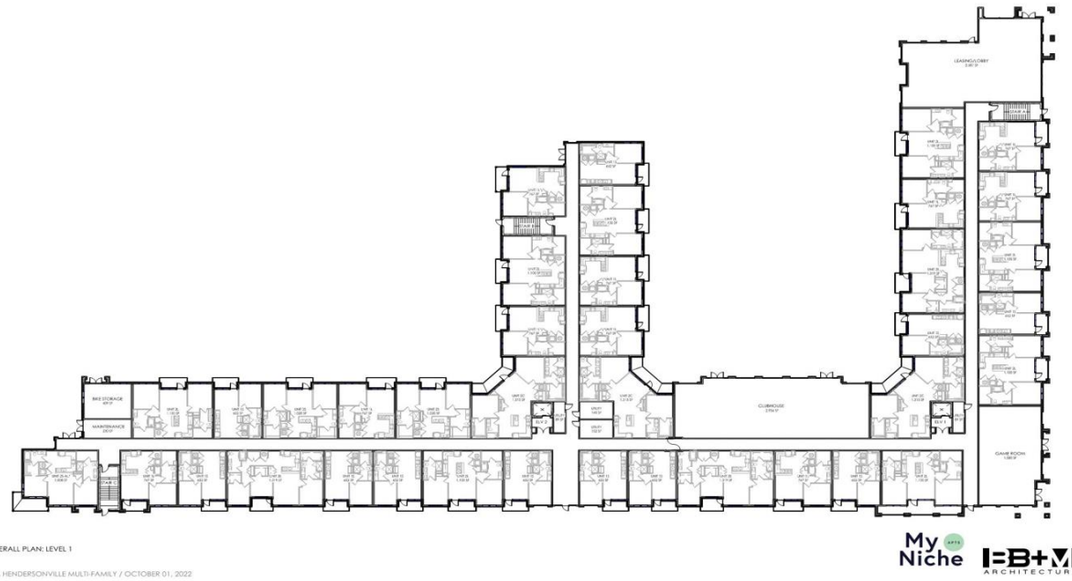
We do **not** find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

[Rationale for Denial]

1. The proposed development adds impervious surfaces to a subject property that is entirely within the floodplain while only sparingly offsetting their impacts with a small amount of pervious materials (6 parking spaces).
2. The height and scale of the proposed development is incompatible with the surrounding area and character.
3. The proposed development is in an area that is prone to flooding and the development does not provide additional mitigation that would benefit future residents (i.e. first floor garages or first floor commercial uses.) First floor commercial is supported by the Gen H comprehensive plan.




TREE PROTECTION
NTS
2092
FFE: 2095.0'
GREENVILLE HIGHWAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
TREE CANOPY PROTECTION DATA
VICINITY MAP
FIND THE LINE
CONSULTANTS
NOT FOR CONSTRUCTION
715 GREENVILLE HWY MULTI-FAMILY
715 GREENVILLE HWY HENDERSONVILLE, NC
PREPARED FOR: FIRST FOOTPRINT, INC.
TREE CANOPY PROTECTION PLAN
PLAN SET
DATE DESCRIPTION
11.4.24 PAT SUBMITTAL
SHEET NO.
L-400
0 50' 100' 150' 200'
THIS DOCUMENT IS THE PROPERTY OF FIND THE LINE STUDIOS, PLLC. IT IS TO BE USED FOR THIS SPECIFIC PROJECT ONLY AND IS NOT TO BE USED OTHERWISE WITHOUT OBTAINING WRITTEN CONSENT FROM FIND THE LINE STUDIOS, PLLC.


LEASING/LOBBY
CLUBHOUSE
GAME ROOM
BIKE STORAGE
MAINTENANCE
OVERALL PLAN: LEVEL 1
LPA HENDERSONVILLE MULTI-FAMILY / OCTOBER 01, 2022
My Niche
B+M ARCHITECTURE


EXTERIOR MATERIAL LEGEND
2 NORTH ELEVATION - LEASING ENTRY
1 EAST ELEVATION - GREENVILLE HIGHWAY FRONTAGE
PRELIMINARY
5 FIFTH DIMENSION
PLANNING AND ZONING SUBMITTAL
715 GREENVILLE HIGHWAY MULTIFAMILY
CREST RESIDENTIAL
715 GREENVILLE HIGHWAY
HENDERSONVILLE, NC 28792
REVISIONS
SHEET NAME:
ELEVATIONS - E FACADE & NE CORNER
SHEET NO.
A2.01





MAIN LEASING CORNER AND ENTRY

LPA HENDERSONVILLE MULTI-FAMILY / OCTOBER 01, 2022

My Niche APTS

B+M ARCHITECTURE



REAR ENTRIES

LPA HENDERSONVILLE MULTI-FAMILY / OCTOBER 01, 2022

My Niche APTS

B+M ARCHITECTURE



STREET VIEW

LPA HENDERSONVILLE MULTI-FAMILY / OCTOBER 01, 2022



SOUTH ENTRANCE

LPA HENDERSONVILLE MULTI-FAMILY / OCTOBER 01, 2022



POOL COURTYARD

LPA HENDERSONVILLE MULTI-FAMILY / OCTOBER 01, 2022





Derek J. Allen who is an attorney at Allen Stahl & Kilbourne introduced Travis Fowler of First Victory, Inc, the Developer; Jeff Moore who did the Traffic Impact Analysis; Andrew Bick from Headwaters Engineering who can talk about the flood modeling; John Kinnaird Civil Engineer and Rob Dull Landscape Architect and gave the following PowerPoint presentation.





Project Overview

Property Address:
715 Greenville Highway
Acreage:
9.01 Acres
Parcel Identification Numbers (PINs):
9568-83-4302
9568-83-2474
9568-83-2082
Current Parcel Zoning:
PCD- Planned Commercial
Requested Zoning:
UR-CZD-Urban Residential, a Conditional Zoning District.
Requested Conditional Uses:
Residential, Multi-Family
Future Land Use Designation:
Mixed Use Commercial
Open Space-Conservation (Natural)
Open Space-Conservation (Regulated)
Neighborhood Compatibility Meeting:
July 19, 2024



OPPORTUNITY: Missing Middle Housing

Dynamic neighborhoods are those that offer a high quality of life, diverse and affordable housing options, and easy access to amenities such as parks, schools, shopping, entertainment, and employment opportunities. In many communities throughout the country, local initiatives are focused on creating or supporting "missing middle" housing options for residents.

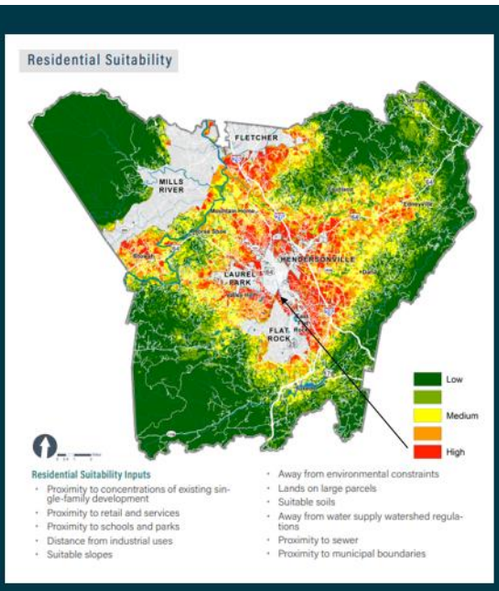
"Missing middle" housing refers to small- to medium-sized homes that are available at various price points and are compatible in scale and character with the surrounding neighborhood. These homes can be built as part of infill development projects or used to transition between land uses and densities in a new activity center. Examples of missing middle housing include duplexes, triplexes, quadplexes, courtyard apartments, live-work units, cottage courtyards, townhomes, and small-scale apartments.

Having more missing middle housing in Hendersonville would provide more diverse housing options for both renters and owners and help to foster socioeconomic diversity in the community. It would be a welcome change compared to the large-scale, standalone garden apartment complexes that have been built in Hendersonville over the last decade.

In order to accommodate unique conditions or circumstances in different neighborhoods, exceptions or alternative design treatments and standards for infill development opportunities in existing neighborhoods may be necessary in the future.

To promote missing middle housing in existing neighborhoods, some general considerations include ensuring that new home building architecture is compatible with existing adjacent homes, addressing potential flooding issues, and providing adequate parking provisions.

110 | GEN H COMPREHENSIVE PLAN



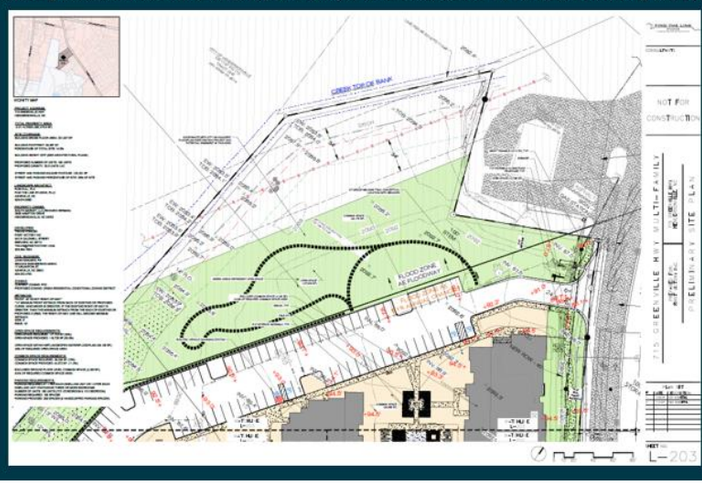
Consistency with Future Land Use Plan



- Open Space-Conservation (Regulated)
- Open Space-Conservation (Natural)
- Mixed Use Commercial

Consistency with Future Land Use Plan

- Open Space-Conservation (Regulated):
  - "Maintaining environmental integrity is a major consideration in land-disturbing activities"



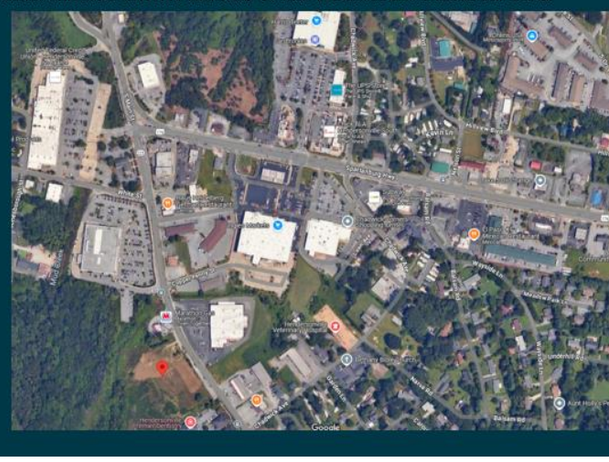
Consistency with Future Land Use Plan

- Open Space-Conservation (Natural)
  - "some development can be supported in these areas, including redevelopment when floodplain function is maintained or improved and new development with limited impacts which improve use of site"

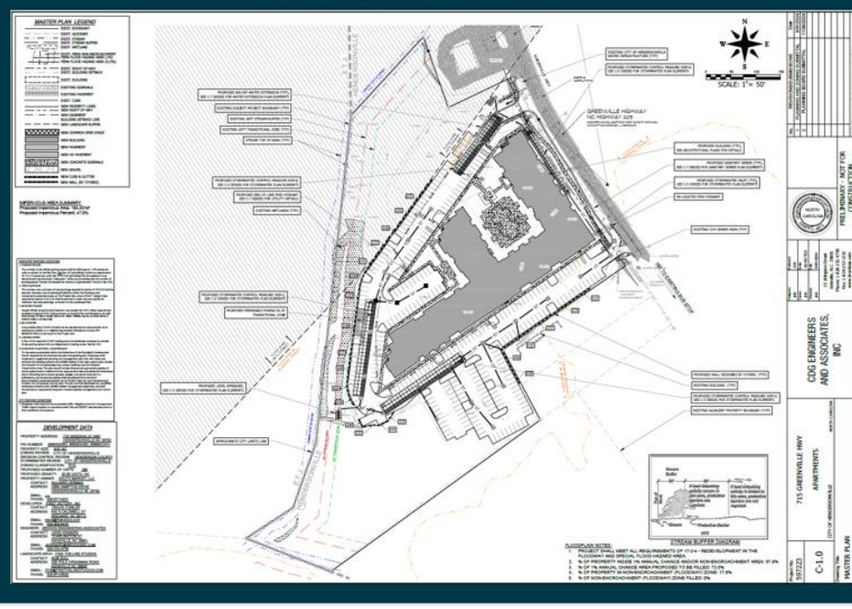


Consistency with Future Land Use Plan

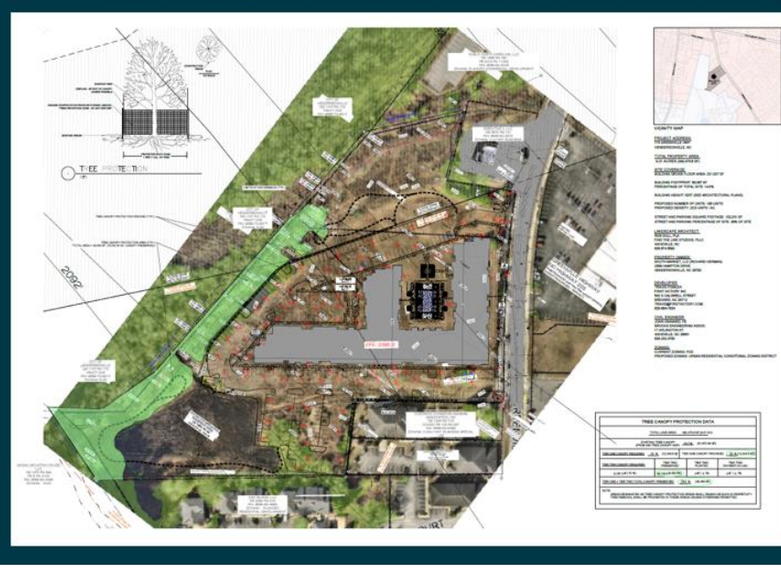
- Mixed Use Commercial
  - "These areas are centers of activity with a mix of retail, restaurant, service, office, and civic uses, as well as various residential housing types … This activity center is intended to be the City's most intense district outside of the Downtown character area."



Site Plan Discussion



Exceeding Tree and Canopy Requirements



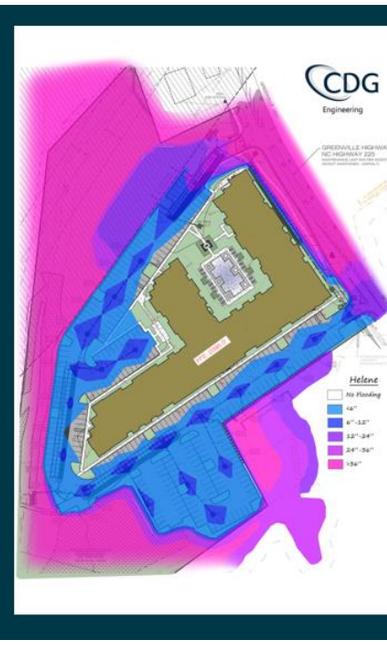
Flood Models: Site plan

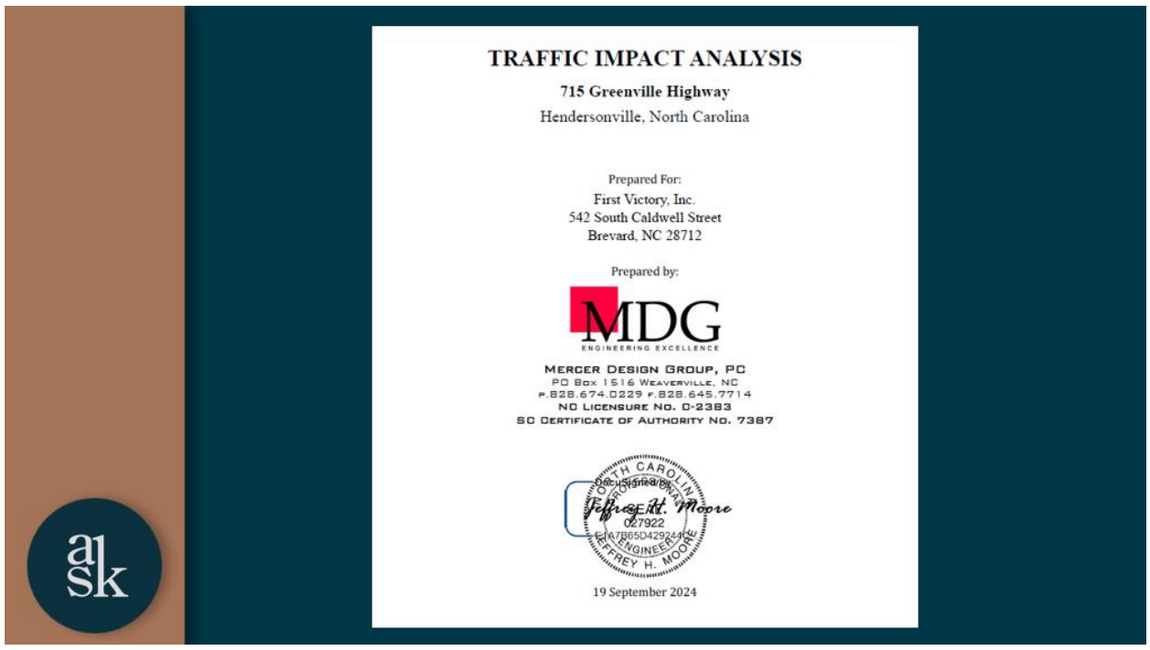


Flood Models: 100 Year Flood



Flood Models: Helene





~Mayor Volk asked for a brief break at 7:01 p.m. and returned to session at 7:09 p.m.~

The public hearing was opened at 7:09 p.m.

Via Zoom:

Lynne Williams spoke against the rezoning mostly due to it being in a flood prone area.

Ken Fitch spoke against the rezoning due to it being in a flood prone area especially after Hurricane Helene.

Brett Werner spoke against the rezoning and said it sets a bad precedent for future developers and a bad message to first responders.

Digital Comments:

Lisa Aguilar of 7 Shady Branch Trail wrote “I am in favor of AFFORDABLE apartments being built to meet the needs of retail/restaurant/ first responder/teacher/ and healthcare citizens. $1800 a month is NOT affordable for these industries. I am in favor of a developer who has a plan to reduce flooding and redirecting water to an area that can contain and handle it during heavy rains. I am in favor of greenspace worked into their master plan. I am in favor of taking run down, decrepit areas and building them back to something that looks nice for our area. I am in favor of the build fitting into the surrounding not sticking out like a sore thumb. SO if that can happen, I am in favor of this project. NO Luxury Apartments, No eyesores like the Cedar/Fairmont Project. If it is not affordable housing then NO.”

Melodye Campbell of 117 Brooklyn Avenue wrote “It's well known that 715 Greenville Hwy is located in the floodplain of south Hendersonville, situated between the Marathon station, which was flooded with several feet of water during Helene, and the Residences at Chadwick Square which also experienced significant flooding. It is directly across the street from the Storage Locker, which experienced two feet of water damage. During floods, this area becomes completely isolated from emergency services, making the construction of an apartment complex on this property unadvisable. Continued building on the floodplain will exacerbate flooding in this area and is irresponsible. One of my still photos is from January of 2024 when the area only got about 5-6" of rain. The second photo is from September 26, 2024 - a day before Helene blew through. Building an apartment complex on this property, even if raised up like Publix, is irresponsible.”

The public hearing was closed at 7:29 p.m.

Council Member Lyndsey Simpson said that she would like to hear from Mike Huffman and Justin Ward with regards to this project. Stormwater Director Mike Huffman said that he did not have any concerns as far as the performance or function of the stormwater control measures go. It is a redevelopment and the site has been filled previously. It’s not a requirement of our ordinance for

projects that do not impact the floodway to be modeled and if you recall back to a presentation about floodplain development, the floodplain is modeled to include an additional twelve inches basically to account for development in the floodplain. So when they produce that model they say ok the area that is the floodplain its to provide some reasonable protection because there is the assumption that a development will come in and fill up parts of the floodplain. So the models that Mr. Vick showed, the site would not have water on it but a 2000 year event, who knows, it's a model. There's nothing that I've seen thus far that would keep me from issuing a floodplain development permit for. Deputy Fire Chief Justin Ward spoke about flood issues and public safety. He said there has been flooding issues in the past where they have had to close down Greenville Highway. I could see that it we have another Hurricane Helene, we would have issues where we would have to rescue people but we would take measures to make sure that we could get to everyone in that area.

City Council Member Jennifer Hensley moved City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9568-83-4302, 9568-83-2474 and, 9568-83-2082) from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District, for the construction of 185 multi-family units based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 11-4-24] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses.

Permitted Uses:

1. Residential Dwellings, Multi-Family

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

i. Developer agrees to provide the City of Hendersonville with an easement intended to benefit the City's The Lower Mud Creek Floodplain Restoration project, which focuses on reducing flooding and restoring natural floodplain functions along Mud Creek in the southside of Hendersonville, substantially in the form as set out in the attached Exhibit A.

ii. ***Developer Agrees to make 10 units available to accept housing vouchers for otherwise qualifying applicants. If no voucher holders have applied for an eligible unit for a 30-day period, the designated unit may be rented to an applicant not holding a housing voucher. The next available unit would be held for a housing voucher under these same terms***.

3. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with the Future Land Use and Conservation Map Designations of Open Space-Conservation (Regulated) and Open Space-Conservation (Natural) and is located in a Focused Intensity Node within Chapter 4 of the Gen H Comprehensive Plan.

4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. ***The petition proposes to provide additional housing to offset local rental demand.***
2. ***The petition proposes to provide housing on a long vacant, previously developed and underutilized piece of property near commercial corridors and is within walking distance to downtown and the Ecusta Trail.***

3. ***The site plan clusters development impacts outside of the floodway portions of the site.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-15

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9568-83-4302, 9568-83-2474 AND, 9568-83-2082 BY CHANGING THE ZONING DESIGNATION FROM PCD, PLANNED COMMERCIAL DEVELOPMENT TO UR-CZD, URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9568-83-4302, 9568-83-2474 and, 9568-83-2082
Address: 715 Greenville Highway
715 Greenville Highway Multi-Family: (File # P24-39-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Travis Fowler, First Victory Inc., and property owner, Richard Herman (Manager)–South Market LLC, for the construction of a 185 unit multi-family development on approximately 9.01 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on November 14, 2024 and did not make a recommendation to City Council regarding the application;, and

WHEREAS, no written report was received from the Planning Board within a period of 30 days following referral of the application to that board, and

WHEREAS, City Council took up this application at its regular meeting on March 6th, 2025, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9568-83-4302, 9568-83-2474 and, 9568-83-2082, changing the zoning designation from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District.

2. Development of the parcel pursuant to this Ordinance is subject to the following.

    a. Development shall comply with the master site plan submitted by the applicant dated November 4th, 2024, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].

    b. Permitted uses shall include:

        i. Residential, Multi-Family

    c. Additional conditions that shall be satisfied prior to final site plan approval include:

        iii. Developer agrees to provide the City of Hendersonville with an easement intended to benefit the City's The Lower Mud Creek Floodplain Restoration project, which focuses on reducing flooding and restoring natural floodplain functions along Mud Creek in the southside of Hendersonville, substantially in the form as set out in the attached Exhibit A.

        iv. Developer Agrees to make 10 units available to accept housing vouchers for otherwise qualifying applicants. If no voucher holders have applied for an eligible unit for a 30-day period, the designated unit may be rented to an applicant not holding a housing voucher. The next available unit would be held for a housing voucher under these same terms.

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

    This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

8. NEW BUSINESS

A. NC Treasurer's Office Loan – *Brian Pahle, Assistant City Manager*

Assistant City Manager Brian Pahle explained that NC Treasurers Loan Program is a short-term loan program for Hurricane Helene recovery. The State allocated one hundred million dollars available for Helene recovery in Western North Carolina for disaster affected communities and they directed the Treasurer's office to distribute those loans. We did submit our damage inventory to receive a portion of the loan funding. This is the first tranche, the second tranche will be available later in April and we will be making sure we're on that list as well. The amount of the loan is for $1,172,005.34. Tonight we are asking for approval of the resolution accepting the terms and allowing the City Manager to execute the promissory note with the Treasurer's Office.

Council Member Melinda Lowrance moved the City Council to approve the North Carolina Cashflow Loan Agreement, Promissory Note, and Associated Agreements. A unanimous vote of the Council followed. Motion carried.

Resolution #R-25-24

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE NORTH CAROLINA CASHFLOW LOAN AGREEMENT, PROMISSORY NOTE, AND ASSOCIATED AGREEMENTS

WHEREAS, in connection with the State of North Carolina cashflow loan program (Loan Program) authorized by the Disaster Recovery Act of 2024, Session Law 2024-53 (as amended by Session Law 2024-57), the North Carolina Department of State Treasurer has been working with the North Carolina Department of Public Safety-Division of Emergency Management (NCEM), the North Carolina Association of County Commissioners (NCACC), and the North Carolina League of Municipalities (NCLM) to formulate a working plan for the disbursement of cashflow loans aimed at assisting local governments affected by Hurricane Helene; and

WHEREAS, local governments wishing to participate in the Loan Program are required to execute a Cashflow Loan Agreement and Promissory Note with the State of North Carolina, by and through the North Carolina Department of the State Treasurer; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that:

1. That the Cashflow Loan Agreement and Promissory Note provided by the North Carolina Department of the State Treasurer are hereby approved.

2. That the Manager, Clerk, or Authorized Representative of the City is authorized to execute the attached agreements (or those substantially equivalent thereto) and such other agreements and actions as necessary to receive disaster recovery loan funding from the State of North Carolina.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

B. Our State, Our Homes Grant – *Angela S. Beeker, City Attorney*

City Manager John Connet explained that Ms. Beeker applied for a grant through the UNC School of Government through the NC Impact Initiative and we received it. It's a $17,000 grant that will provide stipends and travel costs to Chapel Hill where we will receive free training and expertise from the staff at the School of Government and other experts. We will use that training to hopefully set up a Community Land Trust. This grant is through Carolina Across 100 and is part of their Our State, Our Homes program that provides funds and technical and educational assistance for a project in communities interested in working across sectors to improve access to and availability of affordable housing options. Our representatives attending are myself, Ms. Beeker, Jamie Justus with the Partnership for

Economic Development, Robert Hooper from WNC Source and Tracy Thompson from Self Help. So, we ask Council to approve the acceptance of the grant.

Council Member Melinda Lowrance moved City Council accept the Our State, Our Homes, grant being offered by UNC-Chapel Hill, through their Carolina Across 100 Program and authorize staff to proceed with its implementation. A unanimous vote of the Council followed. Motion carried.

CAROLINA ACROSS 100

Carolinaacross100.unc.edu
Carolinaacross100@sog.unc.edu
#CarolinaAcross100

February 15, 2025

Ms. Angela Beeker
Mr. John Connet
City of Hendersonville
160 6th Avenue East
Hendersonville, NC 28792

Dear Angela & John,

Congratulations! On behalf of Carolina Across 100, I am pleased to inform you that your team from the City of Hendersonville has been selected to participate in the Our State, Our Homes program, an 18-month collaborative learning model focused on improving access to and availability of affordable housing in North Carolina. The program dates are January 1, 2025 to June 30, 2026.

Carolina Across 100 has committed the following to the Jackson County team as part of its selection to Our State, Our Wellbeing:

- Invitation to participate in four in-person forums in Chapel Hill in February, May, September, and December 2025 and March 2026;
- Funding of up to $17,000 to be distributed as follows, subject to timely receipt of required payment documentation:
  - Travel reimbursements of up to $7,000 to cover costs for up to four team members to attend each of the forums, including transportation and lodging, to be paid as expenses are incurred;
  - $5,000 to provide a stipend for a part-time project manager, to be paid by March 31, 2025;
  - Up to $5,000 for pilot project implementation expenses, to be paid at the midpoint of the program following submission of a brief project proposal; and
- In-kind support through technical assistance, coaching, and evidence-based resources.

In exchange, the City of Hendersonville team has committed to the following:

- Contributing a committed team representing multiple agencies, jurisdictions, and/or organizations to devote time and effort to this work;
- Developing a cogent strategy to leverage existing assets and activities; increase the availability, quality, and alignment of community resources for affordable housing; and address barriers to meeting community housing needs, especially for higher-risk subpopulations;
- Ensuring that at least four team members, including a project manager, attend each of the five forums; and
- Meeting at least monthly in the community to complete activities related to the program.

CAROLINA ACROSS 100

Carolinaacross100.unc.edu
Carolinaacross100@sog.unc.edu
#CarolinaAcross100

Funds provided to the City of Hendersonville team from Our State, Our Homes will be paid to City of Hendersonville through the UNC School of Government. Teams may be eligible in the future to receive additional awards for travel or project implementation, subject to need and the availability of additional funds.

Thank you again for your application and commitment to Our State, Our Homes and for all your efforts to address housing needs in your community.

Best,

Michael Welker
Director of Policy and Research Partnerships, ncIMPACT

C. Engineering Services to Support the WWTF 6 MGD Expansion and Improvements Project – *Adam Steurer, Utilities Director*

Public Services Director Brent Detwiler explained that the Wastewater Treatment Facility (WWTF) 6 million gallons per day (mgd) Expansion and Improvements Project expands the permitted capacity from 4.8 mgd to 6.0 mgd, replaces critical components to improve resiliency, reduces sanitary sewer overflows (SSOs) with flow equalization, provides additional redundancy, and improves treatment process efficiency. Staff completed a qualifications-based selection process for Professional Engineering Services and have selected engineering firm McKim & Creed, Inc. as most qualified to provide the services and negotiated a scope of work and fee from McKim & Creed, Inc. to provide engineering services to support the project.

Council Member Lyndsey Simpson moved City Council to adopt the Resolution By the City Council to select McKim & Creed, Inc. as most qualified to provide engineering services and authorize the City Manager To Enter Into a Contract for Engineering Services to support the WWTF 6 MGD Expansion and Improvements Project. A unanimous vote of the Council followed. Motion carried.

Resolution #R-25-25

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ENTER INTO A CONTRACT FOR ENGINEERING SERVICES TO SUPPORT THE WWTF 6 MGD EXPANSION AND IMPROVEMENTS PROJECT

WHEREAS, the City owns and operates a water treatment facility (WWTF) that has a current permitted capacity of 4.8 million gallons per day; and

WHEREAS, the WWTF has need for capacity expansion and various process improvements; and

WHEREAS, the project expands and replaces critical components to improve resiliency, reduce sanitary sewer overflows, provide capacity for future community growth, and provide redundancy; and

WHEREAS, City Staff have performed a qualifications-based selection, determined McKim & Creed, Inc. as most qualified, and have received and negotiated a scope of work and fee from McKim & Creed, Inc. to provide Engineering Services to support the project.

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

1. McKim & Creed, Inc. is most qualified to provide professional engineering services for the project, as recommended by Staff.
2. The scope of professional engineering services from McKim & Creed, Inc. is approved in the not-to-exceed amount of $2,366,104.
3. The City Manager is authorized to execute an agreement with McKim & Creed, Inc. consistent with the terms of this Resolution, as approved by the City Attorney.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of March, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS

A. Appointments to Various Boards – *Jill Murray, City Clerk*

Board of Adjustment

Council Member Lyndsey Simpson moved that City Council appoint Brett Werner to the Board of Adjustment. He will be filling the unexpired vacancy of Steve Saalfield and his term will expire on June 30, 2026. After that, he will be eligible for his first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved that City Council appoint Steven Collins to the Board of Adjustment. He will be filling the unexpired vacancy of Kathy Watkins and his term will expire on June 30, 2026. After that, he will be eligible for his first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved that City Council appoint Kyle Gilgis to the Board of Adjustment. She will by filling the alternate position on the Board and her term will expire on June 30, 2026. A unanimous vote of the Council followed. Motion carried.

Business Advisory Committee

Council Member Jennifer Hensley moved that City Council appoint Andrea Martin to the Business Advisory Committee. She will be filling the unexpired vacancy of Cam Boyd and her term will expire on June 30, 2025. After that, she will be eligible for her first full three-year term A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved that City Council appoint Tiffany Lucey to the Business Advisory Committee. She will be filling the unexpired vacancy of Jay Egolf and her term will expire on June 30, 2025. After that, she will be eligible for her first full three-year term A unanimous vote of the Council followed. Motion carried.

Council Member Jennifer Hensley moved that City Council appoint Michael Gilligan to the Business Advisory Committee. He will be filling the unexpired vacancy of John Stevens and his term will expire on June 30, 2027. After that, he will be eligible for his first full three-year term. A unanimous vote of the Council followed. Motion carried.

Environmental Sustainability Committee

Council Member Gina Baxter moved that City Council appoint Jesse Bailey to the Environmental Sustainability Committee. He will be filling the vacancy of Scott Harmon and his term will expire on June 30, 2027. After that, he will be eligible for his first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Gina Baxter moved that City Council appoint Judith Moolten to the Environmental Sustainability Committee. She will be filling the vacancy of Tanya Guzman and her term will expire on June 30, 2027. After that, she will be eligible for her first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved that City Council appoint Alicia Stump to the Environmental Sustainability Committee. She will be filling an unexpired vacancy and her term will expire on June 30, 2026. After that, she will be eligible for her first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved that City Council appoint Fiona McColley to the Environmental Sustainability Committee. She will be filling an unexpired vacancy of Frank Stewart and her term will expire on June 30, 2026. After that, she will be eligible for her first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Gina Baxter moved that City Council appoint Kyla Christensen to the Environmental Sustainability Committee to fill the student member seat. The term is for one year and two months expiring on June 30, 2026. A unanimous vote of the Council followed. Motion carried.

Historic Preservation Committee

Council Member Lyndsey Simpson moved that City Council Stan Smith to the Historic Preservation Committee. He will be filling an unexpired vacancy of Crystal Cauley and his term will expire on December 31, 2025. After that, he will be eligible for his first full three-year term. A unanimous vote of the Council followed. Motion carried.

Council Member Gina Baxter moved that City Council Lauren Matoian to the Historic Preservation Committee. She will be filling an unexpired vacancy of Xana Peltola and her term

will expire on December 31, 2026. After that, she will be eligible for her first full three-year term. A unanimous vote of the Council followed. Motion carried.

Tree Board

Council Member Lyndsey Simpson moved that City Council appoint Ed Skvarch to the Tree Board. He will be filling an unexpired vacancy of Mark Madsen and his term will expire on December 31, 2027. After that, he will be eligible for his first full three-year term. A unanimous vote of the Council followed. Motion carried.

Animal Services Advisory Committee

City Manager John Connet stated that the Animal Services Advisory Committee is requesting a Council Member Liaison and I believe Council Member Simpson has volunteered to do it. Council Member Jennifer Hensley moved to appoint Council Member Lyndsey Simpson as the Council Member Liaison to the Animal Services Advisory Committee. A unanimous vote of the Council followed. Motion carried.

10. CITY COUNCIL COMMENTS

Council Member Hensley said that she noticed that Senator Moffit has recently filed the same Bill that he filed last year in regards to water and sewer and I would just like to point out that the City of Hendersonville manages a fantastic enterprise. We introduced a board several years ago to build transparency and to show how we ran the fund. We survived Hurrican Helene and I believe 99% of our customers had water within 10 days. So, we run a very solid system and we would like to partner with the County and have discussions with them and we have been, and contrinue to be, open to discussions with them and invite them to come and talk to us. We do not believe that things in our community should be handled at a State level and its much better to be handled locally. We would really like to have better communication with Henderson County on these issues and would love for them to speak to us about these issues.

11. CITY MANAGER REPORT

A. February 2025 Contingency and Adjustment Report – *John Connet, City Manager*

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

NCGS 159-15 permits the Budget Officer (City Manager), to transfer budget from one appropriation to another within the same fund, provided any such transfers are reported to the Governing Board. The City of Hendersonville refers to transfers of budget from one appropriation to another within the same fund as a "budget adjustment". City Council authorizes budget adjustments each year with the adoption of the annual budget ordinance (SECTION 4).

This agenda item serves to fulfill the reporting requirements of both NCGS 159-13(b) and 159-15 by providing City Council a summary of all amendments and adjustments occurring thus far in the fiscal year.

FISCAL YEAR 2024 - 2025 (FY25)
BUDGET AMENDMENTS AND ADJUSTMENTS

Completed / Proposed / Corrected / Denied

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
060-7032-524010	R&M Buildings	50,000	-	4,000	46,000	Chad request	yes	Adjustment	2/5/2025
060-7032-521100	Uniforms	3,000	4,000	-	7,000	Chad request	yes	Adjustment	2/5/2025
010-1400-534000	Non-Capital Equipment	107,900	-	10,000	97,900	FD Laptops	yes	Adjustment	2/6/2025
010-1010-534000	Non-Capital Equipment	94,601	10,000	-	104,601	FD Laptops	yes	Adjustment	2/6/2025
010-1555-521040	Construction Repair and Supplies	125,000	-	13,100	111,900	Guardrails	yes	Adjustment	2/6/2025
010-1555-519200	Contracted Services	19,000	13,100	-	32,100	Guardrails	yes	Adjustment	2/6/2025

12. CLOSED SESSION

Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) (3) and (6) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body and to consider Lake vs. City of Hendersonville, Hendersonville Superior Court Case 24 CVS 562 and to consider the qualifications, competence, performance, character, fitness of an individual public officer or employee.

13. ADJOURN

Council came out of closed session at 9:55 p.m.

There being no further business, the meeting adjourned at 9:55 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

MINUTES

March 26, 2025

SECOND MONTHLY MEETING OF THE CITY COUNCIL

CITY HALL - 2ND FLOOR MEETING ROOM | 160 6TH AVENUE E. | 4:00 p.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Dr. Jennifer Hensley and Council Members Lyndsey Simpson, Melinda Lowrance and Gina Baxter

Staff Present: City Manager John Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Communications Manager Allison Justus, Communications Coordinator II Brandy Heatherly and others.

1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 4:00 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. CONSIDERATION OF AGENDA

Council Member Jennifer Hensley moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

3. PRESENTATIONS

A. Special Presentation to City Council – *Lowell Griffin, Henderson County Sheriff*

Henderson County Sheriff Lowell Griffin, said that he values the partnership with the City of Hendersonville and the Hendersonville Police Department. He said that one of the worst experiences that he ever had in his life was getting the phone call that one of his deputies was shot and killed in the line of duty. He thanked City Council, City Management and especially Councilwoman Jennifer Hensley as she was the catalyst to bring about naming the bridge on Four Seasons for Ryan Hendrix. It was her getting behind the scenes, approaching the City, getting the County on board, getting with the State and really bringing this to fruition and that preserves his legacy. So thank you Jen for the role you had in making this happen. So we put together a collage and I wanted to present it to the Council tonight and it's the letters and pictures of the ceremony of the bridge dedication. Thank you very much.





B. Special Events Presentation – *Various Staff*

Downtown Manager Jamie Carpenter, Police Chief Blair Myhand and Public Works Director Tom Wooten all spoke and gave the following PowrPoint presentation with attention to special events, their value and negative impacts, the cost, public safety threats and Public Works impacts.

Special Events Update

Special Events Committee
City Council Workshop – March 26, 2025

Agenda and Policy Decisions

- Understanding hard costs of events + benefits
  - Current city services and fees – Impacts on staff time and level of service for other infrastructure maintenance
  - Safety
- Cap on Special Events
- Alternative Event Locations
- Spreading Costs of Events

Special Event Overview





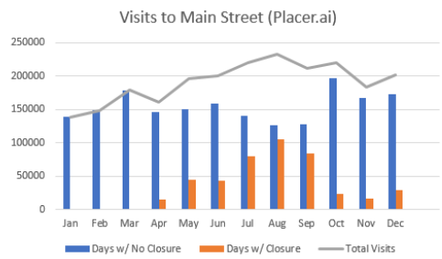
All Downtown Events

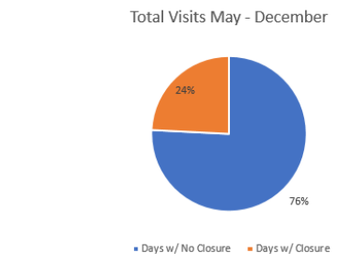
- Multi Day, Major Events:
  - Garden Jubilee
  - Apple Festival + parade
  - Art on Main
- Single Day, Large Events:
  - Treat Street
  - July 4th (parade and event)
  - Christmas Parade
  - Antique & Vintage Show
- Multi Day, Repeating Events:
  - Rhythm Brews (5 occurrences)
  - Music on Main (8 occurrences – just for car show)
  - Farmers Market (28 occurrences)
- Single Day, 1-2 block closure events
  - Tree Lighting
  - Carriage Rides
  - Train Rides
  - Earth Fest
  - Fiesta Hendersonville
  - Oklawaha Brewing events (3 in 2025)
  - Jump off Rock Half Marathon
  - Turkey Trot

Value of Events

- Marketing and promotion for downtown
- Support of downtown businesses – big sales weekends that businesses depend on
- Sales tax revenue to City
- Large Events on Main Street increase parking revenue in garage
  - Parking revenue for Apple Festival and Garden Jubilee at least 2-3x regular weekends
- Passive economic impact – supports the district, thereby supports improved property value, rental rates, etc. Over years.
- Community Value + Pride

Visit Data – A Typical 12 Month Period





24% of Total Visits to Downtown were on Event Days
16% of days in period involved a street closure

Negative Impacts of Events

- Cost of city services not reflected in overall event fees
- Safety Risks
- Concerns with street closures impacting businesses on otherwise busy days
- Concerns with mid-day street closures and their interruption on businesses – discussion with Downtown Advisory Board
- Reduced level of service to other city functions (street paving and repairs, sidewalks and stormwater work, etc.)

Current Level of Service and Fees

CLASS A - $700 per day: Apple Festival, Garden Jubilee, Art on Main

- Large Scale Closure of Main Street (streets, avenues and partial blocks on avenues).
- Additional resources in cleanup and garbage pickup are required to manage impact for this scale of event.
- When the day of the street closure is for an evening setup, the per day fee is ½.

CLASS B - $450 per day – July 4th, Treat Street

- This is from 6th Avenue to Allen Street with avenues closed.
- Events have less attendance and therefore less impact on garbage pickup and maintenance, or are partner events where partners provide cleanup

CLASS C - $300 per day: Antique & Vintage Show

- This is a closure from 6th Avenue to Allen Street, with each Avenue open to incentivize opening the cross-streets and have a lower impact on downtown traffic.
- Events have lower attendance therefore safe for cross streets to be open and less impact on trash/cleanup.

CLASS D - $75-150 per day: Rhythm & Brews, Car Shows, Earth Fest, Fiesta Hendersonville, Jump off Rock Half Marathon

- Less than 2 block closure - $75 (1 block) $150 (2 blocks). This includes the Courthouse Square Block.

CLASS E - Parking Spaces for Courthouse Plaza - $50 per day

OTHER

- Events that do not fall within these classes will have fee assessed by need determined by special events committee
- Garbage and recycling cans - $40
- Use of electricity and/or water

Event Costs for Organizers

- Event fees – as determined by city
- Insurance – policies are increasing for events – beyond our control
- Cost of off-duty police increase due to using ExtraDuty Solutions and increased required minimums for many events

Event Cost Examples

2025 03 24 updated event fee comparison w blake numbers.xlsx

	Apple Festival	Art on Main	Music on Main / Car Shows	Oklawaha Brewing LazrLuvr	Christmas Parade
Event Costs for Organizer	*(includes Apple Festival and King Apple Parade)*		* Car Shows are the only reason for event fees or expenses with M.o.M.		
Classification of Closure:	**CLASS A**	**Class A**	**Class D (2 blocks)**	**Class D (1 block)**	
Permit application fee	$25	$25	$25	$25	$25
Type of closure per day fee	$700	$700	$150	$75	$0
# of days	4.50	2.50	8.00	1.00	1.00
Total Closure fee:	**$3,175**	**$1,775**	**$1,225**	**$100**	**$25**
Multi Day Food Vendor Fees	$3,795		$0	$0	$0
Electrical Fees -	$8,500	$450	$0	$0	$0
Total Fees to City	$15,470	$2,225	$1,225	$100	$25
Off Duty PD (estimate - paid by event organizer)	$0	$6,930	$2,640	$1,485	
Sum of total fees paid by Event Organizer	$15,470	$9,155	$3,865	$1,585	$25
Public Works event cost estimate (does NOT include electric + water or overtime)	*$112,612*	*$3,000*	*$21,207*	*$7,358*	*$7,358*
Police Paid by City	*$19,254*	*$0*	*$0*	*$0*	*$4,047*
Total City Expenses Calculated	$131,866	$3,000	$21,207	$7,358	$11,405
Estimate City Net (Loss) on events	$ (116,396.00)	$ (775.00)	$ (19,982.00)	$ (7,258.00)	$ (11,380.00)

Public Safety Threats

Bombing attacks



Active Shooter attacks



Vehicle ramming attacks



Public Safety Protection

- Police presence
- Target hardening
- Surveillance
- ICS planning
- Emergency Operations Center







Event Hardening Solutions

Currently used options

- Large vehicles for road closures
- Water-filled barriers
- Class 3 barricades
- Traffic cones



Anti-Vehicle Barriers

PRO's of using AVBs

- Increase protection for event attendees.

CON's of AVBs

- High per unit cost requiring 6-7 units per lane for adequate safety
- Custom trailer needed for storage and transport
- Standoff Distance
- Depending on model, can be time consuming to assemble and/or difficult to move once assembled

Installation of Bollards



- Costs not determined at this time

Special Event Overview (2024)

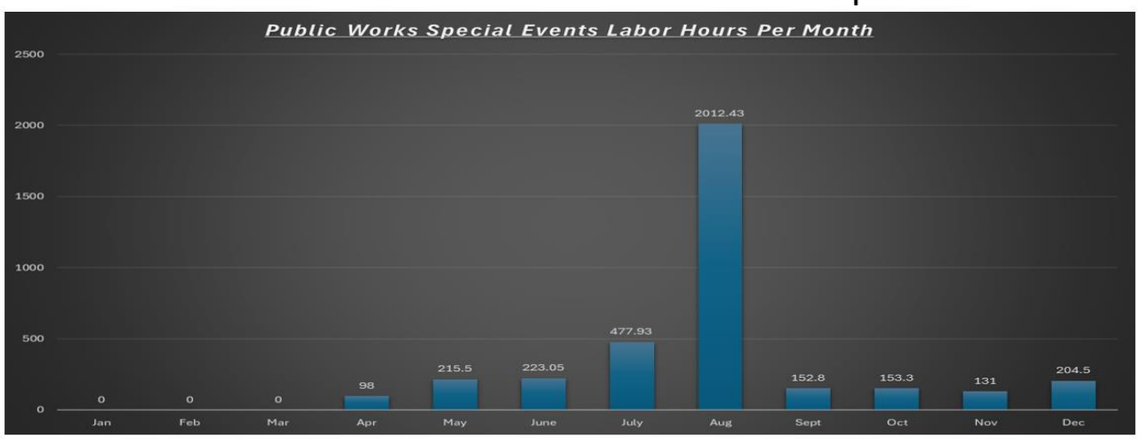
- 2024: 44 total events (includes recurring and multi day events)
- 91 days of events that are processed by Special Events Committee (29 of those are Farmers Markets)
- 27 of 44 events require public works assistance before, during, or after the event (47 of 91 total event days – mostly Farmers Market occurrences)
- 17 of 44 events do not require public works at all (37 of 91 total event days)
- 7 of 44 events do not require public works on the day of the event but require some drop offs before or after the event (7 of 91 event days)
- 15 of 44 do not require Police during event

Public Works Staff Requirements

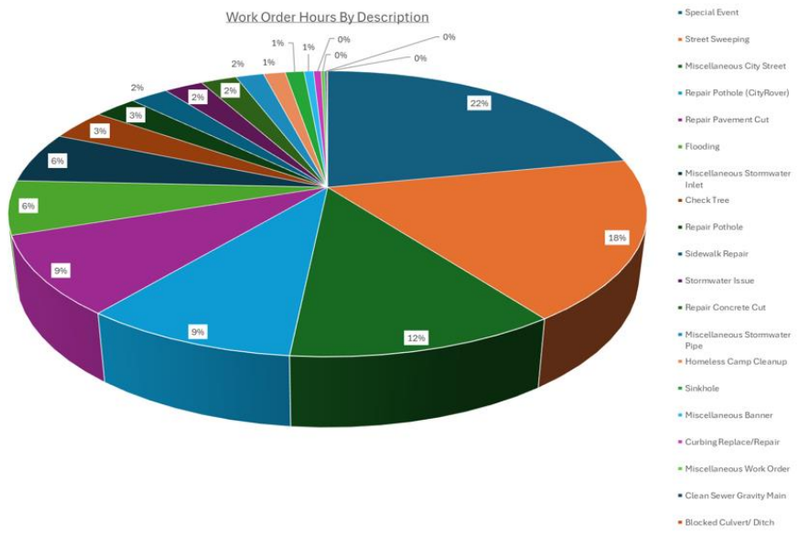
- PW events day of week (one day events)
  - Fridays: 14
  - Saturdays: 14
  - Sundays: 2
  - Thursdays: 10
  - Wednesdays: 2
  - Tuesdays: 1
- PW events day of week (full weekend events)
  - Garden Jubilee
  - Apple Festival
  - Art on Main

- Hours invested per year
  - Traffic – 491
  - Admin – 168
  - Property/Building Maint. – 704
  - Fleet – 121
  - Environmental Services – 143
  - Street – 2041.5
  - **Total – 3,668.59 (equivalent to 2.2 FTE's)**
  - 21.80 % of the Street Dept's available directed work order time per year is invested in special events which takes away valuable time maintaining our infrastructure (roads, sidewalks, and stormwater.)

Public Works Labor Investment in Special Events



Public Works Work Order Data



Community Events – exceptions to fees discussion

- Treat Street
- Tree Lighting
- Parades (Apple Festival, Christmas, 4th of July)
- Turkey Trot
- 4th of July
- Farmers Market - *the farmers market would not be feasible to pay fees since it is every Saturday. It is also no regular labor cost except downtown staff.*

<u>These events all fall under:</u>

- Traditional holiday events
- Co-sponsored by City and, County
- *Events produced by the Fr Downtown through MOU include co-sponsorship for FODT events.*

Total Costs of Events Per Year ~ $299,798

Public Works: $204,643

- $147,505 (Labor)
- $54,005 (Equipment)
- $3,132 (Materials)

Police: $25,155.70 (Estimate of 870 total hours at approx. $28.91/hr)

- Apple Festival + Parade - 666 hrs
- July 4th Parade – 64 hrs
- Christmas Parade – 140 hrs

Event Administration Hours (not included in $ amount)

- Police: 200 hours
- Public Works: 168 hours
- Downtown: 223

(administering Special Events Committee –not counting event planning time for FoDT events)

Considerations & Next Steps

- Is there an interest in exploring a cap on Special Events?
  - Further discussion on what events or how to approach determination in policy
- Alternative Event Locations
  - Requiring events to move to locations that do not close street
- Spreading Costs of Events
  - Increasing Event Fees to cover expenses/additional staff vs pricing out events from occurring
- Impacts if we do nothing (Level of Service):
    - ~2.2 FTE Public Works staff time to Special Events reduces the level of service of street paving and repair, sidewalk ADA repairs and maintenance, and stormwater improvements unless offset by additional staff

City Manager John Connet added that we, as a staff, would like to explore putting a cap on special events because they continue to increase but we also know that special events are a part of our culture but we wantead you to know that they have an actual cost and a level of service as it relates to how we do things and we wanted you to be aware of the impacts on event organizers going forward as they are having to pay more and we are requiring them to have more off duty law enforcement for safety and the spaces that they use will be impacted by the barriers and the set backs etc., and we know some of the business don't particularly like the midday closures. This is Council policy time and we wanted you to be aware of everything we go through for special events. What's our pain threshold? Maybe put a cap? Maybe look for alternative locations? Maybe adjust the cost?

C. Medical Insurance Plan Update – *Brian Pahle, Assistant City Manager*

Assistant Manager Brian Pahle gave Council a brief update on health insurance changes that will be coming their way. We have been bidding our health insurance plan and we have received the bids and wanted to provide you with that information so that you have it to potentially make a decision at our April meeting. We had 5 bid responses, Aetna, CIGNA, United Health and 2 Blue Cross Options. They range from 14%-43% increase so we built in a 34% increase into our budget right now which is extremely impactful, impacting all of the funds but we are looking at the Blue Cross options as they are probably the two best options we have. We're happy to have the broker to speak to council if you would like.

Jen Hensley said she would be curious about prescription drug tiers if there's any flexibility on that and then with the out of pocket maximums for individuals and families as those are smaller impacts.



01

To update City Council on current health insurance bids and prepare them for an action item on the April regular agenda.

RECENT PLAN HISTORY

Historical Plan Changes:

FY21		FY22		FY23		FY24		FY25 (Current)	
City Cost	EE Cost	City Cost	EE Cost	City Cost	EE Cost	City Cost	EE Cost	City Cost	EE Cost
752	-	729	-	642	-	642	-	683	-
1,091	339	1,222	164	1,076	145	1,076	145	1,144	154
920	168	974	82	857	72	857	72	910	76
1,029	277	1,133	135	997	118	997	118	1,060	126
1,464	712	1,765	345	1,553	304	1,553	304	1,651	323
No Change	**0.00%**	**Decrease**	**-3.01%**	**Decrease**	**-11.98%**	**No Change**	**0.00%**	**Increase**	**6.20%**
No coverage changes		**+75% dependent coverage**		**No coverage changes**		**No coverage changes**		**MERP, Eliminated Moved to Aetna**	

Historical Plan Trend/Loss Ratio:

FY21	FY22	FY23	FY24	FY25 (Current)
56.2%	**62.0%**	**98.5%**	**121.2%**	**143.3%**

- Plan Claims Have Doubled in Two Years
- MIT Underwriting Issues
- Carrier Target Loss Ratio = < 85%

BID RESULTS

5 Bid Responses:

Medical Insurance Bids - FY26 Renewal

	Aetna		CIGNA		United Health		Blue Cross - IHA		Blue Cross - CPEC	
Benefit Plan	PPO	HSA	PPO	HSA	PPO	HSA	PPO	HSA	PPO	HSA
Funding Type	**Level Funded**		**Level Funded**		**Level Funded**		**Level Funded**		**Self-Funded Pool**	
Rate Action	**43.0%**		**14.1%**		**33.1%**		**33.3%**		**33.9%**	
Deductible	1,000/2,000	1,650/3,300	1,000/2,000	1,650/3,300	1,000/2,000	1,650/3,300	1,000/2,000	1,650/3,300	1,000/2,000	1,650/3,300
Co-Pay (Standard)	35	10%	35	10%	35	10%	35	10%	35	10%
Co-Pay (Specialist)	50	10%	50	10%	50	10%	50	10%	50	10%
E'EE Only	923	836	763	636	921	797	869	843	934	859
E'EE + Spouse	2,572	2,328	1,602	1,337	1,749	1,514	1,913	1,854	1,774	1,634
E'EE + Child	1,623	1,469	1,450	1,210	1,599	1,385	1,652	1,602	1,348	1,243
E'EE + Children	1,623	1,469	1,450	1,210	1,599	1,385	1,652	1,602	1,622	1,493
E'EE + Family	2,754	2,492	2,289	1,912	2,662	2,305	2,695	2,613	2,699	2,485
Annual Cost	**5,608,019**		**4,475,684**		**5,222,320**		**5,229,749**		**5,251,982**	

- Range from 14% - 43%
- One Self-Funded Option
- Blue Cross Book of Business Partnership

D. DFI Affordable Housing Opportunity Site ID – *Frank Muraca and Sarah Prio Odio, UNC School of Government Development Finance Initiative*

Frank Muraca gave a brief PowerPoint presentation showing four possibilities for affordable housing sites.

City of Hendersonville

March 26, 2025

Affordable Housing Opportunity Site ID

Final Recommendations

UNC SCHOOL OF GOVERNMENT Development Finance Initiative

UNC School of Government



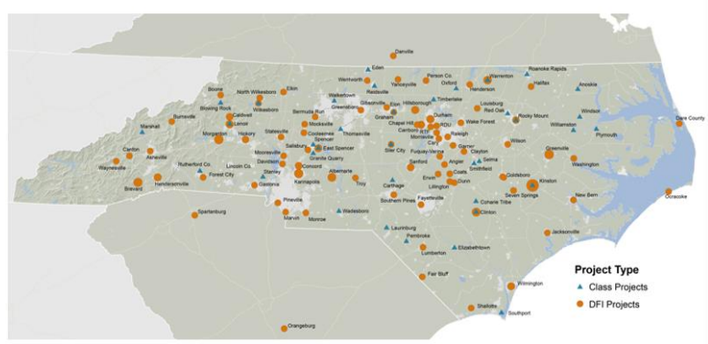
UNC Chapel Hill's School of Government is the largest university-based local government training, advisory, and research organization in the United States, and serves more than 12,000 public officials each year.

UNC SCHOOL OF GOVERNMENT Development Finance Initiative

DFI, a program of UNC Chapel Hill's School of Government (SOG), partners with local governments to attract private investment for transformative projects by providing specialized finance and development expertise.

SOG is the largest university-based local government training, advisory, and research organization in the United States, and serves more than 12,000 public officials each year.

Values: Nonpartisan, policy-neutral, responsive



Project Team

Project Lead: Frank Muraca

Associate Director: Sarah Odio

DFI Director: Marcia Perritt

Opportunity Site ID Scope

1. **Set housing priorities for site identification**
   - Community scan
   - Stakeholder engagement
   - Housing needs assessment
2. **Identify suitable sites**
   - Mapping and identification of sites that meet City's housing priorities and are competitive for potential funding sources
   - Assessment of path to site control
   - Parcel analysis
3. **Compare development potential of sites**
   - High-level site analysis of up to 4 sites
   - High-level financial analysis to estimate potential funding gap for each scenario

Opportunity Site Id Priorities

Support Density



Prioritize city-owned land



Walkable to amenities



Competitive for funding sources



Affordable Housing Opportunity Sites

Dogwood Lot



Multifamily

Site B



Multifamily

Site C



Multifamily

Site D



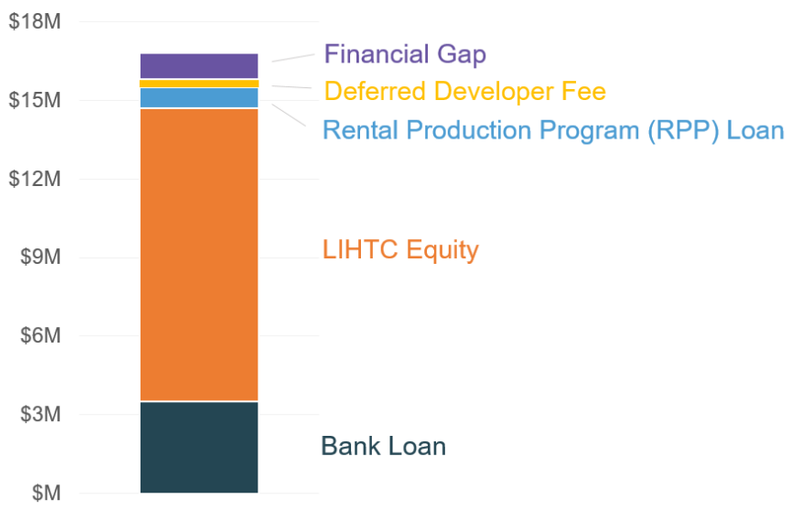
Single Family

Multifamily Site Opportunities

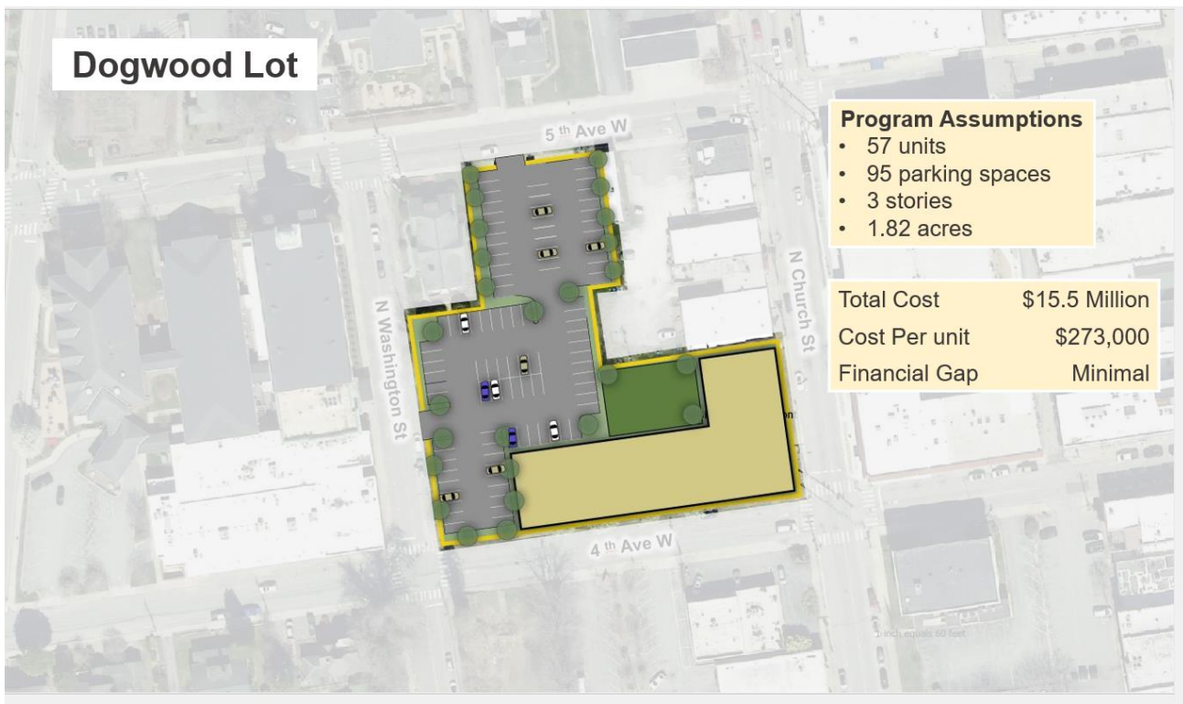
Rental projects funded with **Low-Income Housing Tax Credits (LIHTC)** must:

- Be developed and managed by a private developer or nonprofit; local governments are not eligible.
- Be within 1.5 miles of amenities such as grocery stores, pharmacies, and schools.
- Be located away from disamenities, including industrial sites, flood zones, and railroads.
- Provide at least 1.75 on-site parking spaces per unit.

Funding sources for an example tax credit project




Dogwood Lot
5 th Ave W
Parking Deck
N Church St
First Baptist Church of Hendersonville
N Washington St
4 th Ave W
1 inch equals 60 feet


Dogwood Lot
5 th Ave W
N Church St
N Washington St
4 th Ave W
1 inch equals 60 feet
Program Assumptions
• 57 units
• 95 parking spaces
• 3 stories
• 1.82 acres
Total Cost $15.5 Million
Cost Per unit $273,000
Financial Gap Minimal


Dogwood Lot
5 th Ave W
N Church St
N Washington St
4 th Ave W
1 inch equals 60 feet
Opportunities
• Site is owned by the City
• Competitive for LIHTC
• Walkable to amenities and downtown jobs
Challenges
• Parking deck may be required to add more density

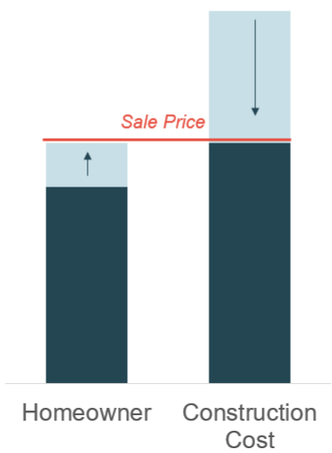
Opportunity Site Summary

Site	Housing Type	Units	Acres	Development Cost *Millions*	Development Cost per unit	Financial Gap
Dogwood Lot	Multifamily	57	1.8	$15.5	$273,000	Minimal
Site B	Multifamily	52	2	$14.8	$286,000	Minimal
Site C	Multifamily	55	2.4	$16.3	$296,000	$600,000

Single Family Site Opportunities

Affordable Homeownership Approach

Method 1: Increase homeowner purchasing power
- Downpayment assistance
- Credit repair and,
- Low-interest loan



Method 2: Lower cost of construction
- Sweat equity
- Non-profit agreement with suppliers
- Local government investment in public infrastructure

Site D: Example Development Scenario

Program Assumptions
- 18 units affordable to 50% AMI
- 900 square feet homes
- 1.7 acres

Total Cost	$3.4 Million
Cost Per Unit	$190,000
Financial Gap	$900,000

Opportunity Site Summary

Site	Housing Type	Units	Acres	Development Cost *Millions*	Development Cost per unit	Financial Gap
Dogwood Lot	Multifamily	57	1.8	$15.5	$273,000	Minimal
Site B	Multifamily	52	2	$14.8	$286,000	Minimal
Site C	Multifamily	55	2.4	$16.3	$296,000	$600,000
Site D	Single Family	18	1.7	$3.2	$182,000	$900,000

What's next?

Dogwood Lot → Phase II Pre-Development

- Set public priorities for development
- Engage architect
- Refine financial analysis
- Community engagement
- Solicit development proposals

Other Sites → Pursue site control

Council Member Melinda Lowrance asked if there is a possibility of not usig the term "low income". It stereotypes and we may have law enforcement, educators etc., living there.

4. CLOSED SESSION

City Council entered closed session at 5:20 p.m. and came back into open session at 5:58 p.m. No motions were made in open session.

5. ADJOURN

There being no further business, the meeting was adjourned at 5:58 p.m. upon unanimous assent of the Council.

_____
Barbara Volk, Mayor

ATTEST:

_____
Jill Murray, City Clerk

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Richard Shook **MEETING DATE:** 04/03/2025

AGENDA SECTION: Consent **DEPARTMENT:** Engineering

TITLE OF ITEM: Cherry and Beech St Sidewalk Construction Tentative Award – *Richard Shook, Civil Engineer III*

SUGGESTED MOTION(S):

I move City Council adopt the *Resolution Authorizing the City Manager to Execute a Tentative Contract Award with Trace and Company* for $303,338.50 and Authorize the City Manager to Approve Change Orders for the Cherry and Beech St Sidewalks Project as presented.

SUMMARY:

The City of Hendersonville received and opened bids for Ashe Street Neighborhood and 4th Avenue Water and Sewer Replacement on March 17, 2025. Trace and Company was the lowest bidder.

BUDGET IMPACT: $303,338.50

Is this expenditure approved in the current fiscal year budget? yes

If no, describe how it will be funded

ATTACHMENTS:
Resolution
Bid Tabulation

CITY OF HENDERSONVILLE
CHERRY AND BEECH ST SIDEWALKS

BID DATE: 03/17/2025
TIME: 10:00 AM

2 BIDDERS

TP HOWARDS PLUMBING CO. INC.
90 NUMBER NINE RD.
FAIRVIEW, NC 28730

TRACE AND COMPANY
PO BOX 1028
MOUNTAIN HOME, NC 28758

BASE BID:
ENGINEERS ESTIMATE: $ 289,367.77

TOTAL BID: $ 435,000.00

TOTAL BID: $ 303,338.50

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization (shall not exceed 3% of total bid)	1	LS	$ 10,398.00	$ 10,398.00	$ 8,645.00	$ 8,645.00
2	Traffic Control	1	LS	$ 15,000.00	$ 15,000.00	$ 55,432.00	$ 55,432.00
3	Sawcut Asphalt and Concrete	1388	LF	$ 8.50	$ 11,798.00	$ 5.50	$ 7,634.00
4	Asphalt Pavement and Curb Removal	580	SY	$ 55.00	$ 31,900.00	$ 38.50	$ 22,330.00
5	Concrete Sidewalk and Drive Removal	261	SY	$ 55.00	$ 14,355.00	$ 36.00	$ 9,396.00
6	Tree Removal	3	EA	$ 2,500.00	$ 7,500.00	$ 1,500.00	$ 4,500.00
7	Grading	1	LS	$ 16,000.00	$ 16,000.00	$ 65,370.00	$ 65,370.00
8	Select Material	42	CY	$ 47.00	$ 1,974.00	$ 75.50	$ 3,171.00
9	Remove and Reinstall Mailbox	1	EA	$ 315.00	$ 315.00	$ 300.00	$ 300.00
10	Concrete Sidewalk 4"	553	SY	$ 160.00	$ 88,480.00	$ 64.50	$ 35,668.50
11	Concrete Sidewalk 6"	29	SY	$ 195.00	$ 5,655.00	$ 109.00	$ 3,161.00
12	Concrete Driveway Apron 6"	118	SY	$ 335.00	$ 39,530.00	$ 75.00	$ 8,850.00
13	Concrete Curb and Gutter	678	LF	$ 105.00	$ 71,190.00	$ 22.50	$ 15,255.00
14	Asphalt Curb and Gutter	53	LF	$ 45.00	$ 2,385.00	$ 14.00	$ 742.00
15	Pedestrian Ramp	9	EA	$ 5,800.00	$ 52,200.00	$ 1,932.00	$ 17,388.00
16	Crosswalk Paint Lines	1	LS	$ 6,500.00	$ 6,500.00	$ 7,130.00	$ 7,130.00
17	Compacted ABC Stone	86	TN	$ 60.00	$ 5,160.00	$ 55.50	$ 4,773.00
18	Asphalt Pavement	14	TN	$ 525.00	$ 7,350.00	$ 294.00	$ 4,116.00
~~19~~	~~Mill Asphalt Pavement 1.5" Depth~~	~~154~~	~~SY~~		$ -		$ -
20	Root Barrier Protection	10	LF	$ 200.00	$ 2,000.00	$ 70.00	$ 700.00
21	Utility Adjustments (Adjust to Grade)	6	EA	$ 800.00	$ 4,800.00	$ 100.00	$ 600.00
22	Remove and Replace Traffic Sign	1	EA	$ 520.00	$ 520.00	$ 510.00	$ 510.00
23	Silt Fence and Erosion Control BMPs	1	LS	$ 9,500.00	$ 9,500.00	$ 5,485.00	$ 5,485.00
24	Bio-retention Cell	98	SF	$ 105.00	$ 10,290.00	$ 31.00	$ 3,038.00
25	Cast Iron Curb Inlet	1	EA	$ 2,500.00	$ 2,500.00	$ 1,670.00	$ 1,670.00
26	Precast Stormwater Structure	2	EA	$ 4,000.00	$ 8,000.00	$ 3,157.00	$ 6,314.00
27	Concrete Stormwater Pipe 12"	40	LF	$ 150.00	$ 6,000.00	$ 266.50	$ 10,660.00
28	Connect to Existing Structure	1	EA	$ 3,700.00	$ 3,700.00	$ 500.00	$ 500.00



Resolution #R-XXXXX

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF CHERRY AND BEECH ST SIDEWALKS PROJECT

WHEREAS, the City of Hendersonville, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of the Cherry and Beech St Sidewalks Project, and

WHEREAS, the City Engineer reviewed each bid for completeness and accuracy; and

WHEREAS, Trace and Company was the lowest bidder for the Cherry and Beech St Sidewalks Project, and

WHEREAS, the City Engineer therefore recommends **TENATIVE AWARD** to the lowest bidder for the bid project cost.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that

1. The City Manager is authorized to execute a contract for the construction of the Cherry and Beech St Sidewalks Project to Trace and Company in the total amount of $303,338.50.

2. The City Manager is authorized to approve change orders which, cumulatively, do not exceed 10% of the approved contract amount of $303,338.50, provided that any necessary amendments must be brought to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 3rd day of April, 2025.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Richard Shook **MEETING DATE:** 04/03/2025

AGENDA SECTION: Consent **DEPARTMENT:** Engineering

TITLE OF ITEM: City Operations Building Finish Renovations Tentative Award – *Richard Shook, Civil Engineer III*

SUGGESTED MOTION(S):

I move City Council adopt the *Resolution Authorizing the City Manager to Execute a Tentative Contract Award with Enterprises G, Inc.* for $427,182.00 and Authorize the City Manager to Approve Change Orders for the City Operations Building Finish Renovations as presented.

SUMMARY:

The City of Hendersonville received and opened bids for City Operations Building Finish Renovations on March 31, 2025. Enterprises G, Inc. was the lowest bidder. The total amount of the contract includes the following items:

a. Base bid: $286,000.00
b. Alternate 1: $120,000.00
c. Alternate 2: $21,182.00

BUDGET IMPACT: $427,182.00

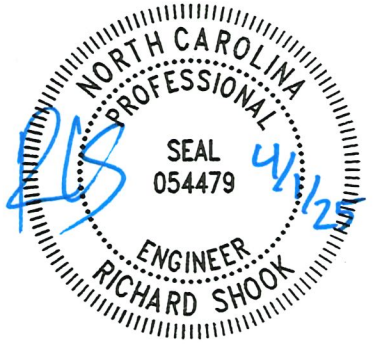
Is this expenditure approved in the current fiscal year budget? yes

If no, describe how it will be funded

ATTACHMENTS:
Resolution
Bid Tabulation

CITY OF HENDERSONVILLE
CITY OPERATIONS BUILDING FINISHES RENNOVATION
BID OPENING:
MARCH 31, 2025, 1:00 PM

BID TABULATION					
	BIDDER	BID BOND	BASE BID	ALTERNATE 1	ALTERNATE 2
1	**Enterprises G, Inc.**	Y	$286,000.00	$120,000.00	$21,182.00
	1412 Sand Branch Rd. Black Mountain, NC 28711			**Total Price:**	**$427,182.00**
2	**Dunlap Construction Company**	Y	$224,200.00	$255,700.00	$8,060.00
	720B North Grove St Hendersonville, NC 28792			**Total Price:**	**$487,960.00**
3	**Solid Core Construction, LLC**	Y	$358,445.00	$171,518.00	$18,778.00
	38 Apple Creek Lane Hendersonville, NC 28792			**Total Price:**	**$548,741.00**



Resolution #R-XXXXX

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF CITY OPERATIONS BUILDING FINISH RENOVATIONS

WHEREAS, the City of Hendersonville, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of the City Operations Building Finish Renovations, and

WHEREAS, the City Engineer reviewed each bid for completeness and accuracy; and

WHEREAS, Enterprises G, Inc. was the lowest bidder for the City Operations Building Finish Renovations, and

WHEREAS, the City Engineer therefore recommends **TENTATIVE AWARD** to the lowest bidder for the bid project cost including base bid, alternate 1, and alternate 2.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that

1. The City Manager is authorized to execute a contract for the construction of the City Operations Building Finish Renovations to Enterprises G, Inc. in the total amount of $427,182.00 including the following items:
    a. Base bid: $286,000.00
    b. Alternate 1: $120,000.00
    c. Alternate 2: $21,182.00

2. The City Manager is authorized to approve change orders which, cumulatively, do not exceed 10% of the approved contract amount of $427,182.00 provided that any necessary amendments must be brought to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 3rd day of April, 2025.

_____

Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____

Jill Murray, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Amanda Lofton **MEETING DATE:** 03/26/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Finance

TITLE OF ITEM, Presenter Name, Title: Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

SUGGESTED MOTION(S): I move that City Council resolve to direct and authorize the tax releases submitted by Henderson County Tax Collector as presented and relieve the Henderson County Tax Collector and the Deputy Tax Collectors of the charges owed.

SUMMARY:

The Deputy Tax Collector, Amanda Lofton, would like to submit for your approval the tax bill adjustments occurring between February 1, 2024 and February 29, 2024. 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: $ 0.00

Is this expenditure approved in the current fiscal year budget? YES

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Summary Total of Tax Adjustments

NCPTS Pending Release/Refund Report. Wednesday, February 26, 2025*

TAX DISTRICT	OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	DISTRICT CODE	LEVY TYPE	BILLED	PAID	RELEASE
CITY OF HENDERSONVILLE	CLEAR CREEK OWNERS' ASSOCIATION, INC.	0003108380-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BOER 02/25/2025	($1,000)	9267	JURSC10	TAX	$5.20	$5.20	$5.20
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$5.20
									ABSTRACT TOTAL:	$5.20
		0003108456-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BOER	($148,500)	9266	JURSC10	TAX	$3,601.00	$3,601.00	$772.20
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$772.20
									ABSTRACT TOTAL:	$772.20
		0003113153-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BOER 02/25/2025	($2,000)	9265	JURSC10	TAX	$10.40	$10.40	$10.40
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$10.40
									ABSTRACT TOTAL:	$10.40
		0003113154-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BOER 02/25/2025	($15,800)	9264	JURSC10	TAX	$82.16	$81.54	$82.16
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$82.16
									ABSTRACT TOTAL:	$82.16
		0003113155-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BOER 02/25/2025	($900)	9263	JURSC10	TAX	$4.68	$4.68	$4.68
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$4.68
									ABSTRACT TOTAL:	$4.68
		0003113156-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BOER 02/25/2025	($1,200)	9262	JURSC10	TAX	$6.24	$6.24	$6.24
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$6.24
									ABSTRACT TOTAL:	$6.24
		OWNER TOTAL:		**$0**						**$880.88**
	THE CITY OF HENDERSONVILLE	0003111889-2024-2024-0000	OWNED BY COH, SHOULD HAVE BEEN FULLY EXEMPT FOR 2024	($33,275)	9252	JURSC10	TAX	$173.03	$0.00	$173.03
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$173.03
									ABSTRACT TOTAL:	$173.03
		OWNER TOTAL:		**$0**						**$173.03**
	TOWNE PLACE HOMEOWNERS ASSOCIATION, INC.	0002918659-2024-2024-0000	LATE 2024 EXEMPTION APP APPROVED BY BOER ON 02/25/2025	($300)	9260	JURSC10	TAX		$0.00	$1.56
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$1.56
									ABSTRACT TOTAL:	$1.56
		0003092681-2024-2024-0000	2024 LATE EXEMPTION APPLICATION APPROVED BY BER	($6,600)	9261	JURSC10	TAX	$34.32	$34.32	$34.32
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$34.32
									ABSTRACT TOTAL:	$34.32
		OWNER TOTAL:		**$0**						**$35.88**
	DISTRICT TOTAL:			**($209,575)**						**$1,089.79**
GRAND TOTALS:				**$0**						**$1,089.79**

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brendan Shanahan/John Connet **MEETING DATE:** April 3, 2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Engineering

TITLE OF ITEM: 7th Avenue Streetscape Project Close-Out – *Brendan Shanahan, City Engineer*

SUGGESTED MOTION(S):

I move City Council approve the project change orders as described on the attached Change Order Summary and the 7th Avenue Streetscape project amendment 04032025-02 as presented.

SUMMARY:

City staff is working to close out the 7th Avenue Streetscape Project. We have compiled all the final change orders and prepared a final project ordinance amendment. If you review the change orders you can quickly see the complications that were experienced on this project. As City Manager, I have never experienced a downtown streetscape project that was not difficult and frustrating. However, this project was one for the record books. If it could go wrong, it did. Our engineering team did a great job of getting the project to the finish line. The change orders are being funded by project interest income of $228,903 and additional Powell Bill funding of $89,797.

BUDGET IMPACT: $318,700 (budget amendment attached)

Is this expenditure approved in the current fiscal year budget? No

If no, describe how it will be funded. Proposed Budget Amendment

ATTACHMENTS:

Change Order Summary

Budget Amendment

7th Avenue Streetscape
Summary of Change Orders Issued

This report summarizes the change orders issued by City staff for the 7th Avenue Streetscape project. The processing of these changes was necessitated by various conditions in the field, deficiencies in the plans, and a mandate to complete the work in the timeliest manner possible. Detailed information regarding the cause, scope, and financial impact of each change order is provided below.

Only change orders that affect the GMP of the project are included in this report. Other change orders that were issued but either had no cost associated or were paid out of existing allowances have been excluded. Please note that the numbering of change orders is not sequential because: 1) not all change order requests were completed, 2) the contractor changed its change order naming convention part-way through.

Change Order #3: $17,958.62

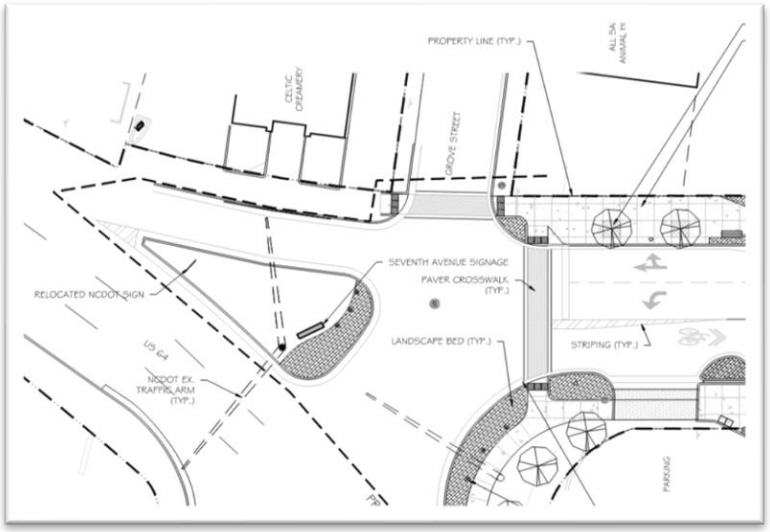
Change order 3 was issued due to extra-depth concrete in the existing sidewalk. Included in the scope of the project was work to remove all existing sidewalk along both sides of Seventh Avenue from N. Grove Street to Maple Street. The contractor expected that the existing sidewalk depth would be four inches, but encountered concrete depths up to ten inches. The increased concrete depth increased the labor and equipment costs associated with demolition and removal. This change order covers all costs associated with demolition and removal of the extra-depth sidewalk in all locations for the project.

Change Order #5: $9,810.30

Change order 5 was issued to construct and install a ramp accessing the Kilpatrick Upholstery building. The City negotiated an agreement with Mr. Kilpatrick to construct a ramp up to the sidewalk in exchange for an easement across his property for concrete foundation construction.

Change Order #9: $7,858.57

Change order 9 was issued to place sidewalk in front of the Celtic Creamery. An effort was made to work with NCDOT to improve the pedestrian experience and safety around the N. Grove intersection. The revised intersection design necessitated adjustments to the sidewalk alignment and grade. You can see in the clip below that the sidewalk hatching was not shown in front of the Creamery. This change order covered additional sidewalk work necessary to adjust to the narrower slip lane and curbing in front of the Creamery.



CO 9. Plan View for this area in front of the Creamery.



CO 9. Forming for concrete to be placed at Creamery.



CO 9. Finished sidewalk at the Creamery.

Change Order #10: $57,682.24 plus additional 45 Days

Change order 10 was issued due to the lengthy delay in utility relocation work. Duke Power was to replace existing utility poles with taller poles and other utilities, such as AT&T, were to relocate their lines as necessary. The delay in these utilities to complete this work directly impacted the contractor's ability to complete some of the contract work. As a result of this delay the contractor was required to keep staff on location and maintain on-site accommodations beyond the original contract time (December 4th, 2025). It was determined by City staff that the contract allowed the general contractor to request additional compensation for their general conditions.

Change Order #14: $2,973.77

Change order 14 was issued to resolve a discrepancy in the number of tree well uplights to be installed. The LA detail showed one per tree well, but an unrelated symbol on the plans, which was not labeled, appeared to represent the uplight. This resulted in an undercount.

Change Order #16: $13,017.92

Change Order 16 was issued to relocate two utility access boxes that were situated within planned ADA ramps, creating the potential for non- compliance issues. City staff directed their relocation outside the ramp perimeters.



CO 16. Access box located in ADA ramp area.



CO 16. Relocated utility box at the corner of N. Grove.

Change Order #17: $55,026.18

Change order 17 was issued due to “unsuitable soils” encountered under the sidewalk on the north side of Seventh Avenue. The City utilized a third-party geotechnical engineering firm (S&ME) to evaluate the condition of subgrade materials under sidewalks, curbing, and streets. It was the opinion of the engineer that the material under several sections of sidewalk was too wet to be properly compacted. To expedite the placement of sidewalk in front of businesses and for the betterment of the project schedule, the contractor was instructed to remove the material to the depth recommended by the geotechnical engineer and replace the material with stone so that sidewalk could be placed the following day. Without this direction the placement of the concrete would have been delayed for multiple days causing a delay in getting the sidewalk open and extending the overall completion date of the project.

Change Order #18: $4,041.60

Change order 18 was issued to add electrical circuits for decorative lamp heads and camera conduits. The electrical plans had insufficient detail to show the circuitry powering the lamps. The camera conduits were added after design. After review with Public Works staff, it was determined that the additional circuit and associated work was necessary for the proper functioning of the streetlamps.

Change Order #19: $2,142.46

Change order 19 was issued for the reworking of a planned section of sidewalk at the southeast corner of the N. Grove intersection. The spot elevations shown on the plans were not in compliance with ADA/PROWAG , as identified by inspection of the forms. The contractor reworked the forms to make the sidewalk and ramps compliant. This change order covers the costs associated for materials and labor associated with the removal and reworking of the forms prior to placement of concrete.



CO 19. Completed sidewalk at intersection.

Change Order #1006: $8,663.90

Change order 1006 was issued to add two streetlamps on Locust St. When the Locust St alternate was removed from the contract, it effectively removed all decorative lamps. It was determined in conversation between the contractor and staff that a sensible transition included placing the first two lamps (one on each side) on Locust St. This change order covers the additional work associated with placement and wiring of those streetlamps.

Change Order #1007: ($2,500)

Change order 1007 was issued to provide credit to the City for work performed by the Public Works staff to program the traffic signal control cabinet for the signals at Locust and Seventh Avenue.

Change Order #1008: $82,685.60

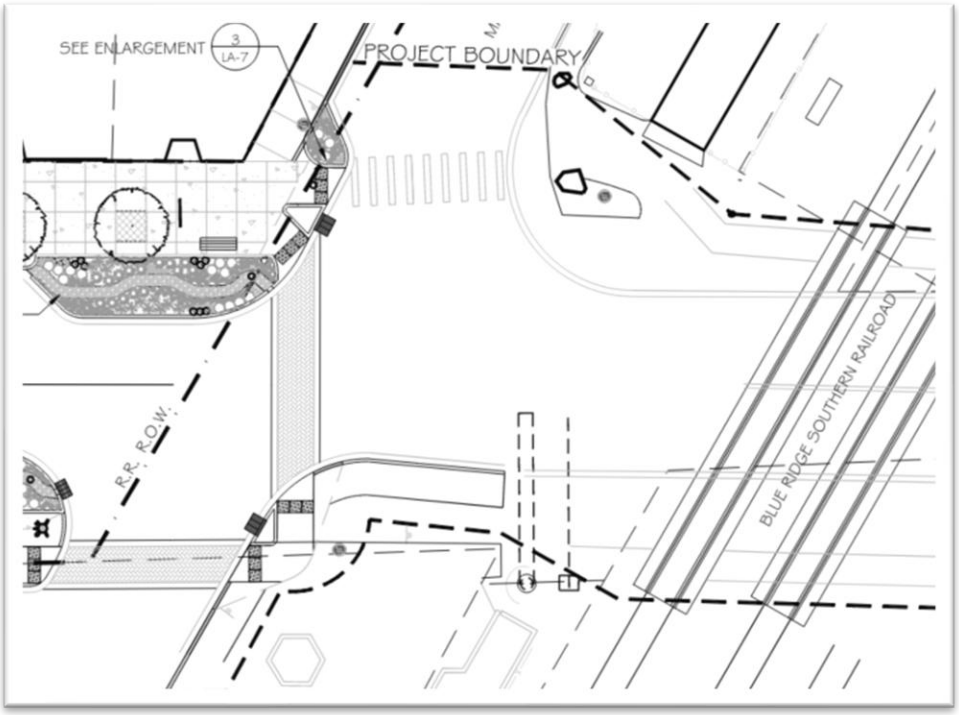
Change order 1008 was issued for “unsuitable soils” on the south side of Seventh Avenue the same as previously described for this type of work on the north side of Seventh Avenue. This also included the addition of a concrete ramp and steps in front of the Mission entrance and additional sidewalk work associated with the landing near the Depot and tying into the existing curbing at the railroad tracks.



CO 1008. Ramp, landing, and steps at Mission.



CO 1008. Tie in work at railroad tracks.



CO 1008. Plan view of Maple Street intersection.



CO 1008. Completed work at railroad tracks.

TO MAYOR & COUNCIL
APPROVAL: April 03, 2025

FISCAL YEAR 2024
FORM: 04032025-02

BUDGET AMENDMENT

FUND 010| 021 | 067 | 301 | 459 | 410 | 460 | 467					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-0000-410001	Local Sales and Use Tax	6,117,500	70,000	-	6,187,500
010-0000-420010	Powell Bill Allocation	573,797	-	-	573,797
010-0000-450002	Powell Bill Interest	2,750	3,250	-	6,000
010-1002-519200	Contract Services	65,922	-	16,547	49,375
010-0000-598901	Transfer Out (Powell Bill to #16030)	560,000	89,797	-	649,797
FUND 010 General Fund (FY25)	TOTAL REVENUES	6,694,047	73,250	-	6,767,297
	TOTAL EXPENDITURES	625,922	89,797	16,547	699,172
021-0000-470900	Fund Balance Appropriated	144,882	-	-	144,882
021-0000-598901	Transfer Out (to 410, #16030)	81,439	-	-	81,439
FUND 021 7th Ave MSD Fund (FY25)	TOTAL REVENUES	144,882	-	-	144,882
	TOTAL EXPENDITURES	81,439	-	-	81,439
067-0000-470900	Fund Balance Appropriated (FY25)	100,000	-	-	100,000
067-0000-598901	Transfer Out (to 467, #16030)	100,000	-	-	100,000
FUND 067 Stormwater Fund	TOTAL REVENUES	100,000	-	-	100,000
	TOTAL EXPENDITURES	100,000	-	-	100,000
301-0000-420050-19004	Grant Revenue (Stormwater 319 Grant)	150,000	-	-	150,000
301-0000-598901-19004	Transfer Out (to 467, #16030)	150,000	-	-	150,000
FUND 301 Stormwater 319 Grant	TOTAL REVENUES	150,000	-	-	150,000
	TOTAL EXPENDITURES	150,000	-	-	150,000
459-0000-470900	Fund Balance Appropriated (FY25)	865,000	-	-	865,000
459-0000-598901	Transfer Out (to 410, #16030)	865,000	-	-	865,000

FUND 459 W&S CRF	TOTAL REVENUES	865,000	-	-	865,000
	TOTAL EXPENDITURES	865,000	-	-	865,000
410-0000-450001-16030	Interest Income (2021 IFC)	-	228,903	-	228,903
410-0000-470010-16030	Debt Proceeds (2021 IFC)	2,038,592	-	-	2,038,592
410-0000-470100-16030	Transfer In (from 010)	140,000	-	-	140,000
410-0000-470100-16030	Transfer In (from 010 | FY25 Powell Bill)	560,000	89,797	-	649,797
410-0000-470100-16030	Transfer In (from 021)	81,439	-	-	81,439
410-2202-550103-16030	Capital Outlay - CIP	2,820,031	318,700	-	3,138,731
FUND 410 Gov. Project Fund	TOTAL REVENUES	2,820,031	318,700	-	3,138,731
	TOTAL EXPENDITURES	2,820,031	318,700	-	3,138,731
460-0000-470100-16030	#16030 Revenue (Transfer from 459)	865,000	-	-	865,000
460-2202-550103-16030	#16030Expenditure (Water & Sewer)	865,000	-	-	865,000
FUND 460 Water & Sewer Project Fund	TOTAL REVENUES	865,000	-	-	865,000
	TOTAL EXPENDITURES	865,000	-	-	865,000
467-0000-470100-16030	#16030 Revenue (Transfer from #19004)	150,000	-	-	150,000
467-0000-470100-16030	#16030 Expenditure (Transfer from 067)	100,000	-	-	100,000
467-2202-550103-16030	#16030 Expenditure (Stormwater)	250,000	-	-	250,000
FUND 467 Stormwater Project Fund	TOTAL REVENUES	250,000	-	-	250,000
	TOTAL EXPENDITURES	250,000	-	-	250,000
Total Project Revenues (#16030)					4,253,731
Total Project Expenditures (#16030)					4,253,731

A budget amendment increasing the 7th Avenue Streetscape Project #16030 through an increased transfer in from the General Fund, and an increase in interest income on the 2021 installment financing contract (IFC). The amendment increases the total project budget from $3,935,031 to $4,253,731 (+$318,700).

The City Manager and City Clerk certify budget ordinance amendment 04032025-02 was approved by City Council on April 03, 2025.

City Manager Date

City Clerk Date

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Murr **MEETING DATE:** 04/03/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: April 2025 Budget Amendments – *Adam Murr, Budget & Eval. Director*

SUGGESTED MOTION(S):

I move City Council adopt budget amendments 04032025-01, 04032025-03, 04032025-04, 04032025-05, and 04032025-06, 04032025-07, 04032025-08, and 04032025-09, as presented.

SUMMARY:

04032025-01: An amendment increasing the White & S. Main Project #17126 by $443,250 to a total appropriation of $4,227,950 via transfer in from the General Fund (property sale revenues).
04032025-02: (Included in 7th Ave Streetscape Agenda Item) An amendment to increase the 7th Ave Project #16030 by $318,700 to reflect interest income and transfers in from the General Fund to raise the total project appropriation to $4,253,731 and complete project tie-out.
04032025-03: An amendment increasing the Helene Recovery Project #H2024 by $1,172,004 to a total appropriation of $6,172,004 by leveraging debt proceeds (NCEM loan). The amendment changes the fund code to 360 to better organize the project financials.
04032025-04: An amendment increasing the Above the Mud Project #24011 by $5,000 to a total appropriation of $80,000 via transfer from the General Fund (engineering professional services).
04032025-05: An amendment increasing Fire Department R&M Vehicles accounts by $44,864, reflecting insurance proceeds from VFIS.
04032025-06: An amendment increasing economic development incentive payments in the Main St. MSD Fund by $20,375 by leveraging local sales and use tax increases**.**
04032025-07: An amendment increasing insurance proceeds in the Stormwater fund to reflect actuals and leverage them for the completion of a stormwater project on 3rd Avenue for $43,517.
04032025-08: An amendment to the Biosolids increasing debt proceeds from the 2025 water and sewer revenue bond by $363,535 to pay for anticipated costs of issuance.
04032025-09: An amendment increasing IT part-time salaries and benefits to budget for a part-time worker.

BUDGET IMPACT: Described Above

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded.

ATTACHMENTS:

1. Budget Amendments 04032025-01 through 04032025-09.
2. Note: Amendment 04032025-02 is included in a separate 7th Ave Project #16030 agenda item.

TO MAYOR & COUNCIL
APPROVAL: April 03, 2025

FISCAL YEAR 2025
FORM: 04032025-01

BUDGET AMENDMENT

FUND 010 | 410					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-0000-470900	Fund Balance Appropriated	669,506	443,250	-	1,112,756
010-0000-598901	Transfer Out (to 410, #17126)	1,702,176	443,250	-	2,145,426
FUND 010	TOTAL REVENUES	669,506	443,250	-	1,112,756
General Fund	TOTAL EXPENDITURES	1,702,176	443,250	-	2,145,426
410-0000-470010-17126	Transfer In (from 010, FY24)	34,700	-	-	34,700
410-0000-470010-17126	Transfer In (from 010, FY25)	-	443,250	-	443,250
410-1014-550103-17126	Capital - CIP	34,700	443,250	-	477,950
FUND 410	TOTAL REVENUES	34,700	443,250	-	477,950
Gov. Project Fund	TOTAL EXPENDITURES	34,700	443,250	-	477,950
460-0000-470100-17126	Debt Proceeds ('28 Rev. Bond)	3,750,000	-	-	3,750,000
460-1014-550103-17126	Capital - CIP	3,750,000	-	-	3,750,000
FUND 460	TOTAL REVENUES	3,750,000	-	-	3,750,000
W&S Project Fund	TOTAL EXPENDITURES	3,750,000	-	-	3,750,000

An amendment increasing the White & S. Main St. Project, #17126 by $443,250 through a transfer in from the General Fund. A $443,250 property sale revenue from NCDOT was recorded in the General Fund at mid-year.

The City Manager and City Clerk certify budget ordinance amendment 04032025-01 was approved by City Council on April 03, 2025.

City Manager _____ Date _____

City Clerk _____ Date _____

TO MAYOR & COUNCIL
APPROVAL: April 03, 2025

FISCAL YEAR 2025
FORM: 04032025-03

BUDGET AMENDMENT

FUND 301 | 360					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
310-0000-420050-H2404	Grant Revenue (FEMA - Helene 2024)	5,000,000	-	5,000,000	-
310-H2024	FEMA Reimb. Expenditures	5,000,000	-	5,000,000	-
FUND 301	TOTAL REVENUES	5,000,000	-	5,000,000	-
Helene Recovery, #H2024	TOTAL EXPENDITURES	5,000,000	-	5,000,000	-
360 - Revenues	FEMA Grants (Helene)	-	5,000,000	-	5,000,000
360 - Expenditures	FEMA Reimb. Expenditures	-	5,000,000	-	5,000,000
FUND 360	TOTAL REVENUES	-	5,000,000	-	5,000,000
FEMA	TOTAL EXPENDITURES	-	5,000,000	-	5,000,000
360 - Revenues	NCEM Loan	-	1,172,004	-	1,172,004
360 - Expenditures	NCEM Loan Expenditures	-	1,172,004	-	1,172,004
FUND 360	TOTAL REVENUES	-	1,172,004	-	1,172,004
Insurance	TOTAL EXPENDITURES	-	1,172,004	-	1,172,004
Total Project Revenues (Helene, Fund 360)					6,172,004
Total Project Expenditures (Helene, Fund 360)					6,172,004

An amendment reflecting a change in accounting structure for the Helene Response and Recovery Project #H2024. The amendment changes the fund code from 301 to 360. The amendment also reflects loan proceeds from the NC Department of Emergency Management (NCEM): $1,172,004 being appropriated for Helene Response and Recovery Activities. The total project appropriation in fund 360 is increased from $5,000,000 by $1,172,004 to a total of $6,172,004.

The City Manager and City Clerk certify budget ordinance amendment 04032025-03 was approved by City Council on April 03, 2025.

City Manager _____ Date _____

City Clerk _____ Date _____

TO MAYOR & COUNCIL
APPROVAL: April 03, 2025

FISCAL YEAR 2025
FORM: 04032025-04

BUDGET AMENDMENT

FUND 010 | 410					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-1014-519104	Professional Services - ENG	45,300	-	5,000	40,300
010-0000-598901	Transfer Out (to 410, #24011)	1,702,176	5,000	-	1,707,176
FUND 010	TOTAL REVENUES	-	-	-	-
General Fund	TOTAL EXPENDITURES	1,747,476	5,000	5,000	1,747,476
410-0000-420050-24011	Grant (RAISE/BUILD Grant)	75,000	-	-	75,000
410-0000-470010-24011	Transfer In (from 010, FY25)	-	5,000	-	5,000
410-1014-519200-24011	Contracted Services	75,000	5,000	-	80,000
FUND 410	TOTAL REVENUES	75,000	5,000	-	80,000
Above The Mud, #24011	TOTAL EXPENDITURES	75,000	5,000	-	80,000
An amendment increasing the Above the Mud Project #24011 using a transfer in from the General Fund. The amendment covers cost increases as a result of changes to federal government grant requirements.					

The City Manager and City Clerk certify budget ordinance amendment 04032025-04 was approved by City Council on April 03, 2025.

City Manager _____ Date _____

City Clerk _____ Date _____

TO MAYOR & COUNCIL
APPROVAL: April 03, 2025

FISCAL YEAR 2025
FORM: 04032025-05

BUDGET AMENDMENT

FUND 010					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-0000-470030	Insurance Proceeds (VFIS-Helene)	1,558,882	44,864	-	1,603,746
010-1400-524030	R&M Trucks	105,000	44,864	-	149,864
FUND 010	TOTAL REVENUES	1,558,882	44,864	-	1,603,746
General Fund	TOTAL EXPENDITURES	105,000	44,864	-	149,864
An amendment increasing insurance proceeds to reflect the receipt of a Helene-related check from VFIS. The increased insurance proceeds will be used by the Fire Department to repair equipment and vehicles damaged during Helene response activity.					

The City Manager and City Clerk certify budget ordinance amendment 04032025-05 was approved by City Council on April 03, 2025.

City Manager — Date

City Clerk — Date

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: April 03, 2025 **FORM: 04032025-06**

BUDGET AMENDMENT

FUND 020					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
020-0000-410001	Local Sales & Use Tax	316,000	20,375	-	336,375
020-2102-532105	Incentive Program (Econ. Dev.)	-	20,375	-	20,375
FUND 020	TOTAL REVENUES	316,000	20,375	-	336,375
Main St. MSD Fund	TOTAL EXPENDITURES	-	20,375	-	20,375

An amendment increasing the FY25 Main St. MSD Fund economic incentive budget for a final payment for development within the downtown district. The recommended increase is supported by local sales and use tax revenues.

The City Manager and City Clerk certify budget ordinance amendment 04032025-06 was approved by City Council on April 03, 2025.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL
APPROVAL: April 03, 2025

FISCAL YEAR 2025
FORM: 04032025-07

BUDGET AMENDMENT

FUND 067					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
067-0000-470030	Insurance Proceeds	-	43,517	-	43,517
067-1005-519200	Contracted Services	-	43,517	-	43,517
FUND 067	TOTAL REVENUES	-	43,517	-	43,517
Stormwater Fund	TOTAL EXPENDITURES	-	43,517	-	43,517

An amendment increasing insurance proceeds in the Stormwater Fund and appropriating $43,517 for the completion of a contracted stormwater project (Nu-Pipe) on 3rd Avenue.

The City Manager and City Clerk certify budget ordinance amendment 04032025-07 was approved by City Council on April 03, 2025.

City Manager _____ Date _____

City Clerk _____ Date _____

TO MAYOR & COUNCIL
APPROVAL: April 3, 2025

FISCAL YEAR 2025
FORM:04032025-08

BUDGET AMENDMENT

FUND 301 | 459 | 460

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
459-0000-470900	Fund Balance Appropriated	300,000	-	-	300,000
459-0000-598901	Transfer Out (to 460, #22013)	300,000	-	-	300,000
FUND 459	TOTAL REVENUES	300,000	-	-	300,000
W&S Capital Reserve Fund	TOTAL EXPENDITURES	300,000	-	-	300,000
460-0000-470010-22013	Debt Proceeds ('26 Revenue Bond)	2,342,000	-	-	2,342,000
460-0000-470100-22013	Transfer In (from 459)	300,000	-	-	300,000
460-7035-550103-22013	Capital Outlay-CIP	2,642,000	-	-	2,642,000
FUND 460 (#22013)	TOTAL REVENUES	2,342,000	-	-	2,642,000
WTP Residuals	TOTAL EXPENDITURES	2,342,000	-	-	2,642,000
460-0000-470100-16036	Transfer In (from 301, #G2402)	-	-	-	-
460-0000-420050-16036	Grant Revenue (FY24 State Appropriation)	14,528,750	-	-	14,528,750
460-0000-470010-16036	Debt Proceeds ('25 Revenue Bond)	3,494,788	363,535	-	3,858,323
460-7002-560900-16036	Cost of Issuance	-	363,535	-	363,535
460-7135-550103-16036	Capital Outlay-CIP	18,023,538	-	-	18,023,538
FUND 460 (#16036)	TOTAL REVENUES	18,023,538	363,535	-	18,387,073
Biosolids Dryer	TOTAL EXPENDITURES	18,023,538	363,535	-	18,387,073

This amendment increases Bond Proceeds and Cost of Issuance to cover administrative costs associated with the FY25 Revenue Bond.

The City Manager and City Clerk certify budget ordinance amendment 4032025-08 was approved by City Council on April 3, 2025.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: April 3, 2025 **FORM: 04032025-09**

BUDGET AMENDMENT

FUND 010					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-1010-501002	Salaries- Board/ Part Time/Temp/Aux	-	4,500	-	4,500
010-1010-502001	Fica Tax Expense	450	344	-	794
010-1010-502091	Worker's Comp Ins	-	73	-	73
010-1010-531210	Permits, Licenses, and Fees	191,976	-	2,217	189,759
010-1010-524020	R&M Equipment	2,700	-	2,700	-
FUND 010	TOTAL REVENUES	-	-	-	-
	TOTAL EXPENDITURES	195,126	4,917	4,917	195,126
An amendment to increase salaries and benefits for a part time summer IT worker					

The City Manager and City Clerk certify budget ordinance amendment 04032025-09 was approved by City Council on April 3, 2025.

City Manager Date

City Clerk Date

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Caitlyn Gendusa **MEETING DATE:** April 3, 2025

AGENDA SECTION: Presentations **DEPARTMENT:** PUBLIC WORKS

TITLE OF ITEM: Annual Environmental Sustainability Board Sustainability Hero Award Recognition

SUGGESTED MOTION(S): N/A

SUMMARY: The Hendersonville Environmental Sustainability Board created the Hendersonville Sustainability Hero Award in 2023. The Sustainability Hero Award celebrates outstanding achievement in the pursuit of the City's commitment to lead by example in pursuing environmentally sustainable practices critical to preserving the community for future generations. The Sustainability Hero award will honor an individual City employee or team that is a champion for change and is responsible for development and implementation of sustainability practices in Hendersonville and the surrounding community.

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 04/03/2024

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Food Connection Presentation Place Holder– *Jennifer Floyd, Management Analyst*

SUGGESTED MOTION(S):

N/A

SUMMARY:

Organization: Food Connection

Presenter: Marisha MacMorran, Executive Director

Food Connection is a non-profit organization based in Asheville, NC that reduces waste and eases hunger in WNC, rescuing nutritious prepared food from catering companies, universities, hospitals and conference centers and connecting that food to community members in need.

ATTACHMENTS:

1. Presentation

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Blair Myhand, Police Department **MEETING DATE:** April 3, 2025

AGENDA SECTION: Presentation **DEPARTMENT:** Police

TITLE OF ITEM: Hendersonville Police Department Honors Captain Trae Laws for FBI National Academy Graduation

SUGGESTED MOTION(S):

SUMMARY:

The Hendersonville Police Department recognizes Police Captain, Trae Laws, for his graduation from the FBI National Academy.

On March 13, 2025, Captain Laws was among 244 law enforcement professionals graduating from the 293rd session of the FBI National Academy in Quantico, Virginia. This elite program included participants from 48 U.S. states, the District of Columbia, 24 countries, eleven military organizations, and four federal civilian agencies.

“I would like to extend a heartfelt thanks to City Council, City Manager Connet, and Chief Myhand for the incredible opportunity to attend the prestigious FBI National Academy,” said Captain Laws. “The training provided was exceptional and will significantly enhance my ability to serve the citizens of Hendersonville.”

Internationally known for its academic excellence, the National Academy offers ten weeks of advanced leadership, communication, and fitness training. Participants must have proven records as professionals within their agencies to attend. On average, these officers have 21 years of law enforcement experience and usually return to their agencies to serve in executive-level positions.

The graduation featured remarks from FBI Director Kash Patel, while Class Spokesperson Joses Walehwa of the Brea Police Department in California represented the graduating officers.

FBI Academy instructors, special agents, and other staff with advanced degrees provide the training; many instructors are recognized internationally in their fields. Since 1972, National Academy students have been able to earn undergraduate and graduate credits from the University of Virginia, which accredits all the National Academy courses offered.

A total of 55,941 graduates have completed the FBI National Academy since it began in 1935. The National Academy is held at the FBI Training Academy in Quantico, the same facility where the FBI trains its new special agents and intelligence analysts. Captain Trae Laws continues the legacy of National Academy graduates from the Hendersonville Police Department, joining the ranks of former Police Chiefs John Nicholson and Donnie Parks, as well as current Chief Blair Myhand.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brian Pahle **MEETING DATE:** 03/06/2025

AGENDA SECTION: Presentations **DEPARTMENT:** Administration

TITLE OF ITEM: HR Performance System Update – *Brian Pahle, Assistant City Manager*

SUGGESTED MOTION(S):

N/A

SUMMARY:

An agenda item to review an HR initiative.

BUDGET IMPACT: TBD

Is this expenditure approved in the current fiscal year budget? To be funded by loan/grant proceeds in future years.

If no, describe how it will be funded. EnterTextHere

ATTACHMENTS:

N/A

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Sam Hayes, Planner II	**MEETING DATE:**	April 3rd, 2025
AGENDA SECTION:	New Business	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – First Ave Villas (P24-86-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

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 the subject property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to UR-CZD (Urban Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:

a) Residential, Multi-Family
- 12, 2-3 Bedroom Units

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language [agreed to on 2/13/25]. Disregard #2 if not needed.]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

3(2). The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to UR-CZD (Urban Residential - Conditional Zoning District) based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.
2. The petition proposes a density that is out of character with the surrounding neighborhood
3. The petition would generate excessive traffic, noise and light in an existing residential neighborhood.

[DISCUSS & VOTE]

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan. **4(3). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:** 1. The petition incorporates a mix of housing types into an existing urban neighborhood. 2. The petition provides an efficient use of property in the core of the city. 3. The petition would place residents within an area of existing city services and infrastructure. 4. The petition would place residents within walkable / bikeable proximity of a range of destinations including employment, shopping, and recreation. 5. The petition provides walkable neighborhood design characteristics. 6. The petition proposes to have a vibrant interface with the public realm. **[DISCUSS & VOTE]**	

PROJECT/PETITIONER NUMBER:	P24-086-CZD
PETITIONER NAME:	Sarah McCormick [applicant] Rafique Charania of ARY Development LLC [owner]
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan & FLUM Consistency Worksheet 3. Goals & Guiding Principles Evaluation Worksheet 4. Downtown Design Guidelines Evaluation Worksheet 5. Proposed Site Plan 6. Neighborhood Compatibility Summary 7. Draft Ordinance 8. Application / Owner Signature Addendum / LLC Record

Conditional Rezoning: 1st Avenue Villas (P24-86-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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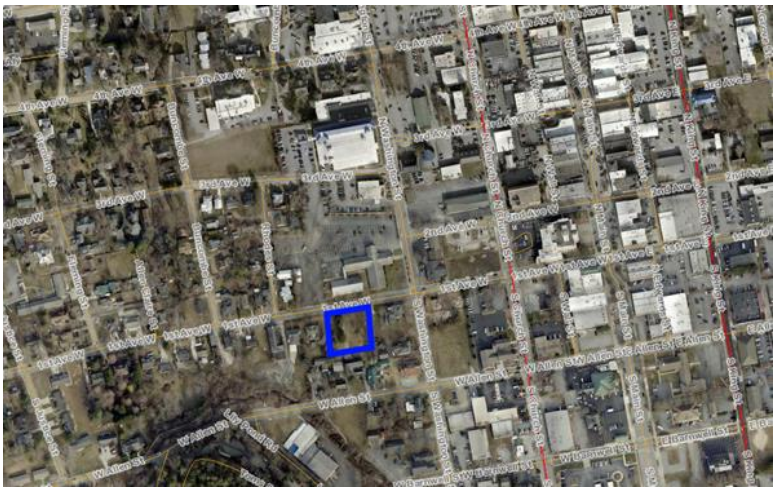
REZONING STANDARDS (ARTICLE 11-4) 12
REZONING STANDARDS ANALYSIS & CONDITIONS 15
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 16

PROJECT SUMMARY

- Project Name & Case #:
  - First Ave Villas
  - P24-086-CZD
- Applicant & Property Owner:
  - Sarah McCormick [applicant]
  - Rafique Charania of ARY Development LLC [Owner]
- Property Address:
  - 320 1st Ave W, Hendersonville, NC 28792
- Project Acreage:
  - 0.57 Acres
- Parcel Identification (PIN):
  - 9568-77-1057
- Current Parcel Zoning:
  - CMU-CZD - Central Mixed Use Conditional Zoning District
- Requested Zoning:
  - UR-CZD – Urban Residential Conditional Zoning District
- Future Land Use Designation:
  - Downtown
- Neighborhood Compatibility Meeting:
  - December 12, 2024



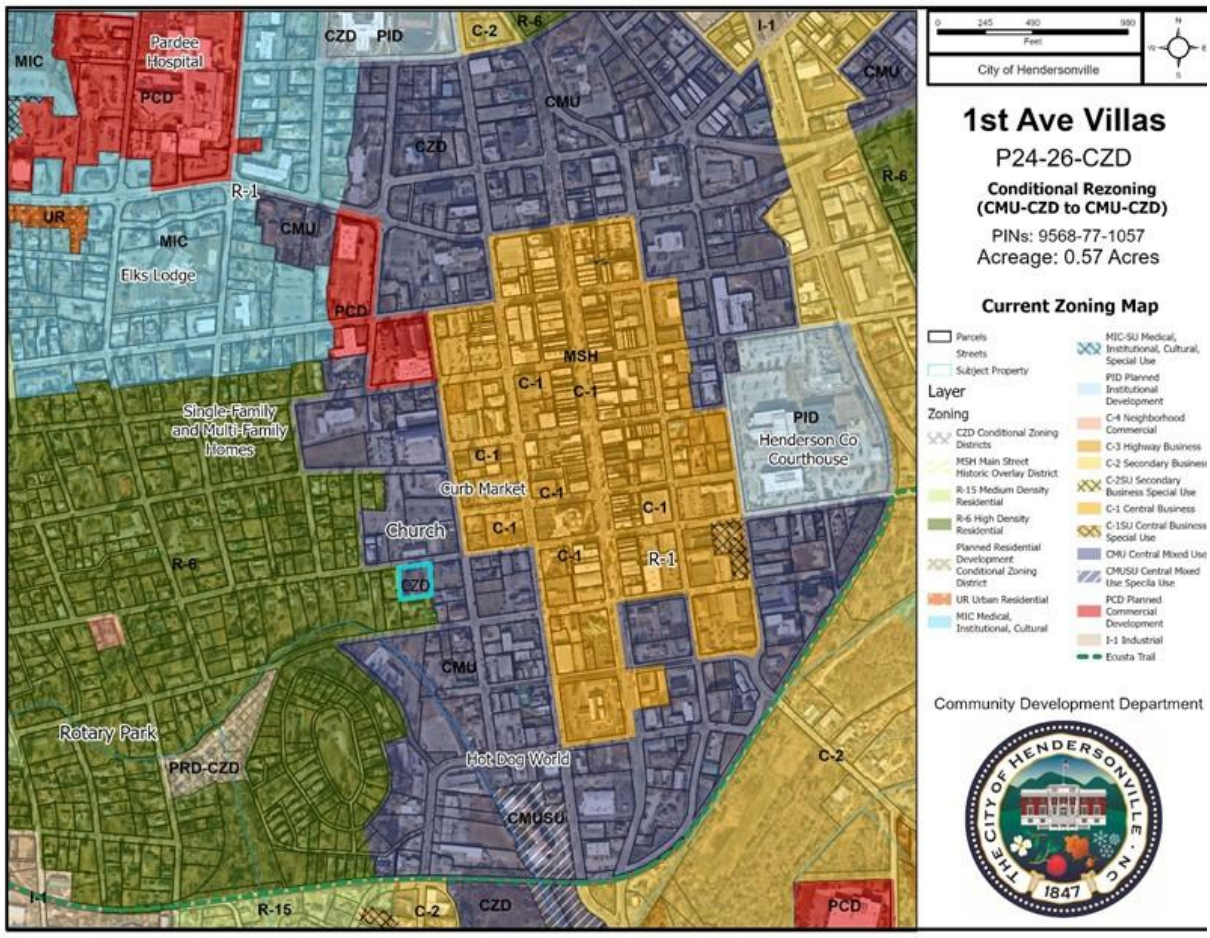
SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Zoning District from ARY Development LLC for the property located at 0 1st Ave W (PIN: 9568-77-1057). The current zoning of the property is CMU-CZD (Commercial Mixed Use Conditional Zoning District). The applicant is requesting to rezone the property to Urban Residential Conditional Use District (UR-CZD).

There will be open space located at the front of the property. The parking is located at the rear of the property and along the street, and the entrance and exit to the units is located in the center of the property. There will be a landscape buffer on three sides of the property that border adjacent properties and street trees located along the frontage. The project is two stories and has twelve units.

This site received Central Mixed Use, Conditional Zoning District (CMU-CZD) approval in August 2020 with an amendment in August 2021. The property sold to a new owner, who initiated a new request for CMU-CZD in 2024, which city council denied in November 2024.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned CMU - CZD and is located within city limits. The property is on the edge of the CMU zoning, which is located around the periphery of downtown. The CMU zoning is immediately adjacent to the east and north of the subject property. The CMU zoned property to the north of 1st Ave is the location of the 1st Church of the Nazarene. The property to the east at the corner of Washington St is an historic single-family home constructed circa 1882. A small portion of the lot at the very southeast corner is shared by another historic single-family home constructed in 1902. The adjacent parcels to the immediate south and west are zoned R-6. The R-6 property to the south is a multi-family property featuring 5 residential units. The R-6 property to the west is single-family structure built in 1910.

SITE IMAGES



View of subject property from First Avenue W (facing south). The building visible at the back of the property is a multi-family unit located on an adjacent property.



Mature trees located on subject property (view from First Avenue W facing southeast).

SITE IMAGES



View of adjacent property to the west.



Tree buffer to adjacent property (facing east).

SITE IMAGES



View of right of way looking east.



View of right of way looking west.

SITE IMAGES

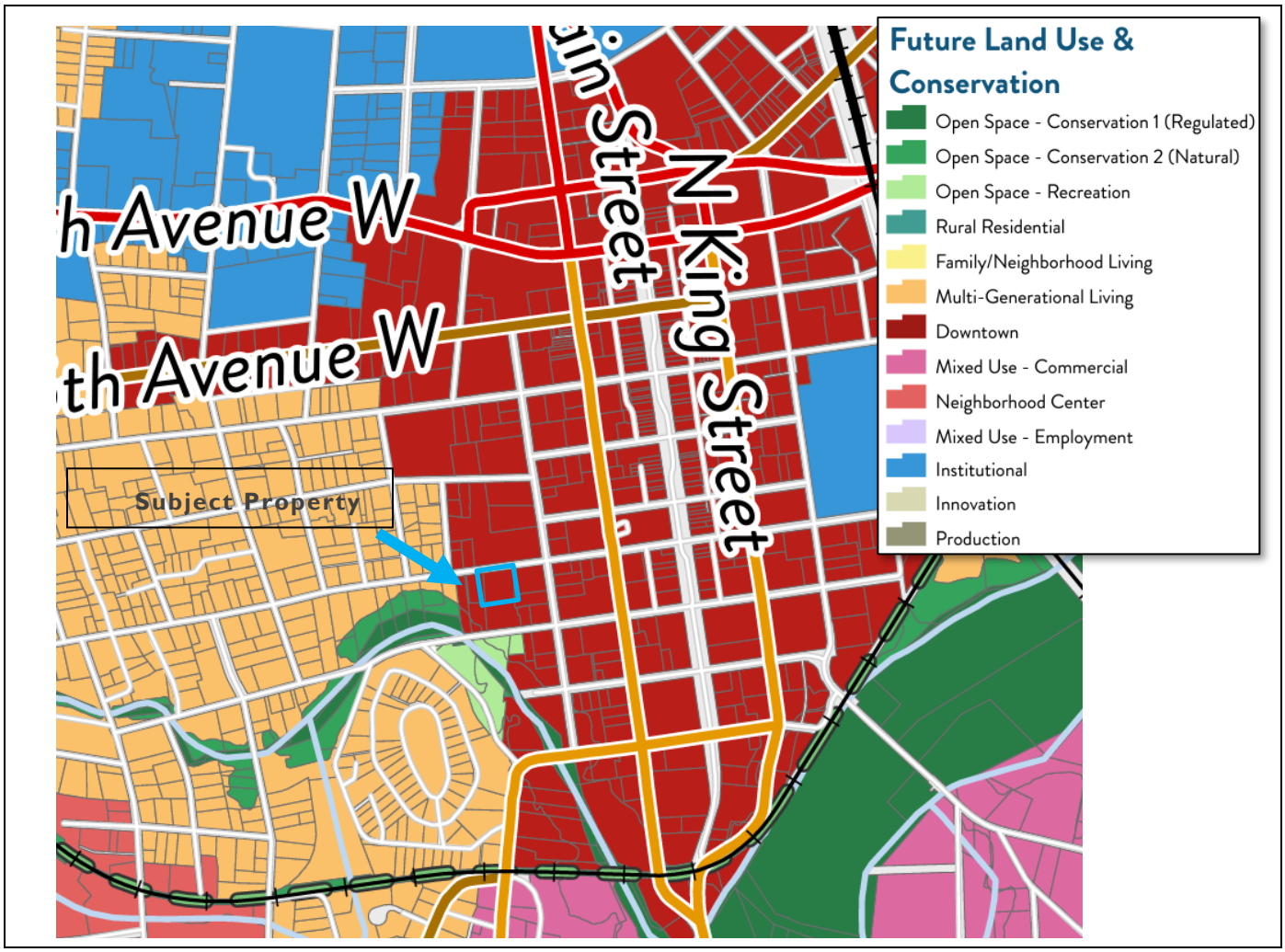


Existing driveway running through property.



View of 1st Church of the Nazarene and 1st Ave from frontage of subject property

FUTURE LAND USE



City of Hendersonville Future Land Use

The subject property is designated as Downtown in the Gen H comprehensive plan. The Downtown designation encompasses all of the properties to the east of the subject parcel. Parcels to the west of the subject property are designated Multi-Generational Living. Open Space – Conservation 1(Regulated) is to the south of the subject property following the Wash Creek floodplain.

West Ave Villas Proposal Timeline:

August 2020 – Conditional Rezoning (R-6 to CMU-CZD) - 10 Units (Two 1,742 Sq Ft Buildings +Two Garage Apts) – APPROVED
August 2021 – Conditional Rezoning (CMU-CZD Amended) - 11 UNITS (Two – 1,742 Sq Ft Buildings + Three Garage Apts) 340 Sq Ft Total Increase – APPROVED
November 2024 – Conditional Rezoning (CMU-CZD) – 16 UNITS (Two 2,432 Sq Ft Buildings, three stories tall) – DENIED

Note:

With the adoption of the new Gen H Comprehensive Plan, the future land use for this property is now considered Downtown.



Full Minutes or Recording from City Council Meeting:

August 2020 Adoption of CMU-CZD Rezoning:
https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-742cc7de0f094b0f9d6754d8941c3eeb.pdf

August 2021 Update to CZD:

https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-3cb3462df8a840ff9b290d0d871faa1d.pdf

November 2024 CMU-CZD Rezoning:

https://hendersonville-nc.municodemeetings.com/citycouncil/page/city-council-regular-meeting-54

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Residential, multi-family
- Total Dwelling Units: 12
- Site: .57 acres
- Density: 21 Units / Acre
- Buildings:
  - Total Footprint – 9,620 SF
    - Building 1 – 4,810 SF
    - Building 2 – 4,810 SF
  - Height:
    - Mid-point of gable between ridge and eaves (height by definition) = max 29'
- Open Space: 7,972
- Common Open Space: 2,520
- Transportation:
  - 1 centrally located vehicular access point off 1st Avenue
  - The projected Average AM Peak Trips = 6.12 (Threshold for TIA = 100)
    The projected Average PM Peak Trips = 7.44 (Threshold for TIA = 100)
  - The projected Daily Trips = 79.08 (Threshold for TIA = 1,000)
  - A TIA is required for zoning compliance per Section 5-25-2.3.1.
- Sidewalks:
  - Staff is proposing that a Fee-in-Lieu of sidewalk be provided given the existing continuous sidewalk on the north side of 1st Ave and the right-of-way limitations for providing a continuous sidewalk on the south side of 1st Ave.
- Lighting:
  - All site lighting will be required to conform to the City's lighting standards for multi-family developments. The lighting plan is a component of the final site plan review.
- Parking:
  - Required: 1 per unit (1&2-bedroom units) and 1.5 per unit (3+ bedroom units) = 13 spaces
  - Off-Street Parking
    - Provided: 12 spaces
      - 11 spaces onsite and 1 ADA space onsite
  - On-Street Parking
    - 13 on-street parallel parking spaces provided on north side of 1st Ave to alleviate concerns of under parking and to provide buffer for pedestrians. The developer will denote these spaces on the street, however, they will *not* be reserved for the 1st Avenue Development.
    - A cross-parking agreement is proposed with the church on the opposite side of 1st Ave to provide 25 parking spaces.
  - Drive Aisle
    - The center drive aisle is 20' wide.
    - The parking lot drive aisle ranges from 20' to 26' 5".

- Landscaping:
  - This development will be required to plant:
    - Vehicular Use Landscaping
      - Interior parking lot plantings (Sec. 15-9a)
      - Planting strip to buffer from rear property (Sec. 15-9 b)
    - Street Trees (Sec. 15-15)
    - Common space plantings
      - Trees (Sec. 5-25-5.2b)
    - A detailed Landscaping Plan will be provided at the final site plan.

- Building Design:
  - 2-Story design
  - Building Materials – more information needed
  - Balconies proposed for 2nd floors on front facade
  - Balconies and patios proposed for all floors on side facades
  - Roof line features a variety of gables and false gables

- Floodplain: N/A

- Stream Buffer: N/A

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Preliminary Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for UR-CZD.

- These outstanding items shall be resolved at the time of Final Site Plan and/or Preliminary Plat.
  - Create a connection from the site's interior to the exterior through sidewalks extending to the street.

- The following comments need to be addressed to improve clarity or improve site design and function [Resolved/Unresolved]:
  - Correct or clarify discrepancies in site statistics table pertaining to building square footage.
  - Height in site statistics table should match what is shown on the elevation (29ft).
  - Acreage labeled as 57 acres. This should be corrected to reflect site size of .57 acres.

Proposed City-Initiated Conditions:

1. Within the center driveway accessing the site, the developer shall install a differentiated pervious material, color, or pattern for the outer 5' along both building edges to establish a pedestrian zone and distinguish it from the primary drive lane. This will achieve the goal and intent of 5-25-5.13.
2. The sidewalks leading to the front porches on the front façade shall extend

to the street edge. This will achieve the goal and intent of 5-25-5.15.

3. With the exception of invasive species, the developer shall attempt to preserve all existing vegetation within the proposed Type A Buffer along the eastern side of the property. This existing vegetation will be allowed to be used as credits towards the required buffer plantings. Additionally, if any of those trees are not able to be protected by the standards in 15-4d, then the developer agrees to replace them at the rate specified in Sec. 15-4b if any of those trees die within 10 years post-construction.

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control, and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments/conditions below:

PUBLIC WORKS:

Preliminary Site Plan Comments:

1. Trees in the right of way
   - If the trees are allowed to be placed in the right of way, they should be placed at the back edge of the right of way to allow for future sidewalk/future utility improvements/repairs. (Resolve at Final Site Plan)
2. Parking
   - Clarification on the number of parking spaces and where they will be located. (Resolved)
   - The developer must install the on-street parking per City specifications. (Resolve at Final Site Plan)
   - The site plans should show the drive entrance into the church. There appears to be a conflict with the parking and the drive. They should show a measurement between the last space and the drive showing that any separation required by ordinance is met. (Resolve at Final Site Plan)

Developer Proposed Conditions

1. Developer to pay Fee-in-Lieu of 7' Sidewalks in accordance with Sec. 6-12-3 and Sec. 5-25-5.15 of the Zoning Code.
2. Developer to be granted relief to provide a 12' front setback instead of 14; front setback required per Sec. 5-25-4 of Zoning Code.
3. The developer requests a waiver for the TIA requirement.

The developer has proposed absorbing the city-initiated conditions into their conditions.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

1) COMPREHENSIVE PLAN CONSISTENCY	**LAND SUPPLY, SUITABILITY & INTENSITY** The subject property is located on an underdeveloped property in the Land Supply Map. It ranks as "Highly Suitable" for residential development in the Suitability Assessment. The subject property is in a Focused Intensity Node centered at the intersection of Greenville Highway and Spartanburg Highway
	FUTURE LAND USE & CONSERVATION MAP **Character Area Designation:** Downtown **Character Area Description:** Consistent **Zoning Crosswalk:** Consistent **Focus Area Map:** N/A
2) COMPATIBILITY	***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property***
	In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to "compatibility". The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan. Additionally, because this project is located within the boundaries of the Downtown Master Plan, staff evaluated the project according to the Design Guidelines found in Chapter V of the Gen H Plan.
	EXISTING CONDITIONS The subject property is currently vacant. It is surrounded by single-family and multi-family residential homes. Directly across 1st Avenue from the subject property is Hendersonville First Church of Nazarene. To the northwest of the property is the West End National Register Historic District, which primarily consists of single-family homes on varying sized lots. There are also a mix of multi-family units in small apartment buildings or in homes that have been converted into multi-family. To the east of the property is Downtown - the city's core commercial business district.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: Consistent **Abundant Housing Choices**: Consistent **Healthy and Accessible Natural Environment**: Somewhat Consistent **Authentic Community Character**: Somewhat Consistent **Safe Streets and Trails**: Consistent **Reliable & Accessible Utility Services**: Consistent **Satisfying Work Opportunities**: N/A **Welcoming & Inclusive Community**: Consistent **Accessible & Available Community Uses and Services**: N/A **Resilient Community**: N/A
	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) **Mix of Uses:** Consistent

	Compact Development: Somewhat Consistent **Sense of Place:** Somewhat Consistent **Conserved & Integrated Open Spaces:** Somewhat Consistent **Desirable & Affordable Housing**: Consistent **Connectivity**: Consistent **Efficient & Accessible Infrastructure:** Consistent
	DESIGN GUIDELINES ASSESSMENT (Chapter V): Key compatibility concerns for infill development of this scale can be addressed through the application of design guidelines such as those found in Chapter 5 of the Comprehensive Plan. Primary areas of concern for compatibility are site design, building height and architectural design. Site Design - Many aspects of the site plan align with the Design Guidelines in Chapter 5 of the Comprehensive Plan including: building placement, landscaping, parking and on-site open space. One area of concern is the buildings do not parallel the street edge. Height - the applicant has revised the proposal to reduce the overall height to 29' which aligns with the Downtown Design Guidelines in Chapter 5 of the Comprehensive Plan for both maximum height and residential transitions. It is also not out of scale with existing adjacent residential structures. Architectural Design - Many aspects of the building design align with the design guidelines, notably the inclusion of an activated front stoop.
3) **Changed Conditions**	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The property has previously been rezoned to accommodate 11 units on the property. Additionally, the Ecusta trail, which will be partially completed by the end of this year, is a new transportation and recreation facility located less than 1/2 mile from the subject property.
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 -**
	The status of the region's affordable housing crisis is well documented from reports such as the Bowen Study. The City of Hendersonville is currently engaged in a Strategic Housing Plan to further address this issue. The provision of 12 additional housing units on a relatively small, infill parcel will put residents within close proximity to employment, shopping, recreation, etc. The proposed development would utilize existing infrastructure and city services.
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**
	The subject property will be served by City of Hendersonville services. The subject property is located within the City's existing interconnected street grid, which facilitates the disbursement of additional automobile traffic, and is in close proximity to the Ecusta trail, and less than a 5-minute walk to historic Main St, both of

	which facilitate a reduction in typical per household vehicular miles traveled.
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 -**
	Mature Trees: There are a number of mature trees and vegetation around the subject property. Tree canopy in the center of the property is proposed to be removed. Some of the trees on the east side of the property are proposed to be removed while others will be preserved and incorporated into the required buffer. **Stormwater:** Stormwater management standards are not triggered by this development due to the disturbed area being less than 1 acre. The developer proposes to utilize pervious pavers for the center drive aisle.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

1) Comprehensive Plan Consistency - Staff finds the petition and site plan to be generally consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description.
2) Compatibility - Staff finds that the general location of the project and its proximity to a mix of land uses is compatible with the city's overall growth strategies.
3) Changed Conditions - Staff finds that the changed conditions related to the construction of the nearby Ecusta Trail support increased density in areas located in close, walkable proximity to off-street trails.
4) Public Interest - Staff finds that the provision of additional higher-density housing facilitates the provision of increased housing stock.
5) Public Facilities - Staff finds that the proposed development would efficiently utilize existing services and infrastructure. Staff would highlight that the existing interconnected street grid, pedestrian facilities and nearby off-street trails combine to create opportunities to disperse automobile traffic and reduce vehicular trips.
6) Effect on Natural Environment – While some tree removal and an overall reduction in pervious area is proposed, the proposal does include the preservation of some mature trees and shrubs and proposes to utilize pervious pavers to reduce the overall use of impervious materials.

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with the Future Land Use and Conservation Map Designation of 'Downtown' and the corresponding Character Area Description found in Chapter IV of the Gen H Comprehensive Plan.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]:

- *The petition incorporates a mix of housing types into an existing urban neighborhood.*
- *The petition provides an efficient use of property in the core of the city.*
- *The petition would place residents within an area of existing city services and Infrastructure.*
- *The petition would place residents within walkable / bikeable proximity of a range of destinations including employment, shopping, and recreation.*
- *The petition provides walkable neighborhood design characteristics.*
- *The petition proposes to have a vibrant interface with the public realm.*

DRAFT [Rational for Denial]

- *The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.*
- *The petition proposes a density that is out of character with the surrounding neighborhood.*
- *The petition would generate excessive traffic, noise and light in an existing residential neighborhood.*

Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	**Downtown**	
Character Area Description (Pg. 122-131)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	NA	NA

Chapter 4 - The Vision for the Future	Consistent
GOALS	
VIBRANT NEIGHBORHOODS (Pg. 93)	
Promote lively neighborhoods that increase local safety.	Consistent
Enable well-maintained homes, streets, and public spaces.	Consistent
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent
The design allows people to connect to nearby destinations, amenities, and services.	Consistent
Abundant Housing Choices (Pg. 93)	
Housing provided meets the need of current and future residents.	Consistent
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent
Housing condition/quality exceeds minimum standards citywide	Consistent
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Somewhat Consistent
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Somewhat Consistent
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	NA
Authentic Community Character (Pg. 94)	
Downtown remains the heart of the community and the focal point of civic activity	Consistent
A development near a gateway sets the tone, presenting the image/brand of the community.	NA
Historic preservation is utilized to maintain the city's identity.	
A development is considered a quality development that preserves the city center or neighborhood.	Somewhat Consistent
Safe Streets and Trails (Pg. 95)	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Consistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent
Design embraces the principles of walkable development.	Somewhat Consistent
Reliable & Accessible Utility Services	
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent
Satisfying Work Opportunities (pg. 96)	
The development promotes quality job options.	NA
Welcoming & Inclusive Community	

Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	N/A
Resilient Community	
N/A	
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	Consistent
New business and office space promotes creative hubs.	NA
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive.	Somewhat Consistent
Sense of Place (Pg. 102)	
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements.	Somewhat Consistent
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	Somewhat Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	Consistent
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

Inconsistent
NA
NA
Inconsistent
NA

N/A

NA

Chapter 5 - Downtown Design Guidelines	Consistent
PUBLIC REALM	
Blocks (Pg. 212)	
Provide vehicle access to nearby buildings via alleyways or shared driveways.	Consistent
Utilize smaller curb radii to shorten crossing distances for pedestrians.	
Extend the historic downtown block pattern throughout the entirety of the downtown character districts.	Consistent
Implement interior pedestrian cut throughs as necessary to achieve the ideal block size (300-500').	Consistent
Main Street & Downtown Edge Character Districts (Pg. 213)	
Any future development or redevelopment within the Main Street and Downtown Edge character districts should maintain consistent with the existing block size and grid layout along Main Street and in the downtown core.	Consistent
New connector streets and alleys should be considered where appropriate to increase better access and circulation.	NA
Streetscape Character (Pg. 218-222)	
The streetscape character matches the street classification the development is located on. (Pg. 218-219)	Consistent
The streetscape zones are sufficient for the street classification. (Pg. 224-234)	Consistent
Pedestrian & Bike Infrastructure (Pg. 238-243)	
Sidewalks (Pg. 238)	
Internal sidewalk connections should be provided between buildings and from buildings to all on-site facilities including parking areas, bicycle facilities, open spaces, and amenities.	Consistent
External sidewalks should be provided from all buildings onsite to the existing or proposed sidewalk system and to abutting multi-use trails, parks, and greenways.	
Greenways & Trails (Pg. 238)	
Expand and improve greenway and trail networks to create connections between neighborhoods, parks, and destinations.	NA
On-Road Facilities	
Sidewalks (Pg. 240)	
Expand existing sidewalk network to fill gaps in connectivity. Downtown sidewalks, where feasible, should be a minimum of 10' in width to promote walkability.	Consistent
Incorporate buffer zones, such as landscaped areas or street furniture, between sidewalks and vehicular traffic	Consistent
SITE DESIGN (Pg. 254-265)	
Frontage Types (Pg. 254)	
Identify which Frontage Type the development is and write in cell to the right.	Secc
Building Placement & Setback Character (Pg. 254-255)	
Orientation (Pg. 254-255)	
Building faces the street and is accessible from the sidewalk.	Somewhat Consistent

Site layout shall prioritize placing buildings towards the front of the lot, with parking situated to the side and/or rear of the building	Consistent
Buildings located on a corner should have one of the following architectural features: Two entrances, one primary and one secondary, located on each frontage. Architecturally prominent corner entry with vertical emphasis through building height or architectural elements like porches, colonnades, etc.	NA
Setback Line (Pg. 255)	
The setback line is based off of the future back of curb - based on Frontage Type (Pg. 256, refer to Figure 5.26)	Consistent
Build-To-Zone	
The Build-to-Zone begins at the required Frontage Type setback line (Pg. 256, refer to Figure 5.26)	Consistent
Build-To-Percentage	
The Build-To-Percentage refers to the proportion of a lot's frontage that must be occupied by the building façade. (Pg. 256, refer to Figure 5.26)	Consistent
Setback Exceptions (Pg. 255)	
Refer to this section for setback exceptions for Primary and Primary-Other classification. (Pg. 255)	NA
Building Height	
Story (Pg. 257)	
New downtown buildings must be at least two stories tall, with exceptions for certain accessory structures like retail kiosks or public restrooms	Consistent
Building Height by District	
The permitted building height varies according to the specific character district. Refer to Figure 5.28	Consistent
The building height is appropriate based off of the maximum heights set by the Building Heights Map (Figure 5.31, Pg. 259).	Consistent
Rear and Side Setbacks for Development	
Character District Transitions (Pg. 260)	
When development is located next to a district with a lower height restriction, the development should be no more than one-story differential for the first 50 feet of building width.	Consistent
Residential Transitions (Pg. 260)	
Development adjacent to residentially zoned land and/or historic structure should be no more than one-story differential for the first 50 feet of building width.	Consistent
Greenway & Trail Frontage (Pg. 260)	
When future development is planned along a proposed trail as outlined on any adopted plans, it is the responsibility of the development to construct the portion of the trail along the development frontage.	NA
Connections to Parks and Greenways (Pg. 261)	
When a development abuts an existing or future greenway, park, or open space area, pedestrian/bicycle accessways must be provided at a minimum of every 1000 feet when feasible as determined by City staff.	NA

Landscape (Pg. 261)	
Design landscaping, fencing, and retaining walls to be integrated into the site and its architecture.	Consistent
Screen service areas, utilities, and parking areas with trees, shrubs, and other landscaping.	Consistent
Install pedestrian bulbouts at street intersections within the downtown districts to reduce pedestrian crossing distance and expand public space. Integrate plantings, monumentation, public art, and seating within these spaces	NA
Stormwater Management (Pg. 261)	
Underground stormwater detention should be utilized within the downtown districts versus surface detention facilities.	NA
Low impact stormwater management methods such as pervious paving, bioretention, and vegetated landscape islands shall be utilized in surface parking lots.	Consistent
Utilize innovative stormwater management methods such as the use of bioretention in planting strips along nonprimary streets.	NA
Parking (Pg. 262)	
Surface parking lots shall not be a principal use in any character district	Consistent
For commercial and institutional/semi-public uses within the character districts, 5% of the total parking spaces should allow for public use during offpeak business hours.	NA
Shared parking is encouraged.	Consistent
Structured Parking (Pg. 262)	
Parking structures are encouraged within the downtown districts to reduce the footprint of surface lots.	NA
Developments requiring 200 vehicular parking spaces or more must build structured parking.	NA
Parking structures may be a principal use in the character districts.	NA
Parking structures should be wrapped with liner buildings and follow these design duidelines: When adjacent to a frontage, parking structures shall include active uses along 80% of the primary frontage and 60% of the ground floor building length along any seconding frontage, excluding areas of required vehicular and pedestrian egress, and utility rooms. Vertical and horizontal architectural elements should be designed in a manner to approximate the window openings on adjacent habitated portions of the building. 60% of all openings on or visible from a frontage shall be screened with architectural louvers and/or panels.	NA
Parking Requirements (Pg. 262-263)	
Within the Main Street character district, parking requirements are optional with the provision of a fee in lieu of.	NA
Within the Downtown Edge, 7th Avenue, and Lower Trailhead character districts, minimum parking requirements are per the underlying zoning district.	Consistent
The following parking maximums apply to properties within each of the character districts regardless of the underlying zoning designation (Figure 5.33, Pg. 263).	Consistent
Trailhead Parking (Pg. 263)	
Surface lots for trailhead parking are allowed within the 7th Avenue and Lower Trailhead character districts.	NA

Trailhead parking lots must be spaced a minimum ½ mile from each other.	NA
These parking lots shall hold 10 spaces or fewer, including ADA spaces.	NA
Trailhead parking lots may incorporate amenities such as restrooms, water fountains, trash/recycling receptacles, and benches.	NA
Parking lots must be screened from the trail and the public street utilizing landscaping at a minimum width of a 10' landscape buffer.	NA
On-Site Open Space (Pg. 264)	
All proposed developments are required to provide onsite open space except for developments on parcels onefourth acre or less in size.	Consistent
Developments shall provide a minimum of on-site open space in accordance with the following: Main Street: 5%, Downtown Edge: 10%, 7th Avenue: 10%, Lower Trailhead: 15%	Consistent
Public On-Site Open Space (Pg. 264)	
Public on-site open space should be provided in accordance with Table 5.34 on Pg. 264.	Consistent
On-Site Open Space Types (Pg. 264)	
Appropriate on-site open space is provided in accordance with Figure 5.36 Pg. 265.	Consistent
BUILDING DESIGN	
Architectural Character (Pg. 266)	
Development design fits into the existing architectural character of the character district its located in.	Somewhat Consistent
Façade Articulationa and Massing (Pg. 268-269)	
For buildings 150 feet in length or longer: Façades shall be divided into shorter segments by means of modulation; such modulation shall occur at intervals of no more than 60 feet and shall be no less than 2 feet in depth. A courtyard, with a minimum width and depth of 60 feet, shall be visible from the street on primary frontages spaced no more than 150 feet.	Consistent
Ground-floor designs such as arcades, galleries, colonnades, outdoor plazas, or outdoor dining areas shall be incorporated into the building façade and are considered in meeting required build-to percentages. The first two floors above the street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance pedestrian environment. Special interest to the base shall be provided by incorporating elements such as corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting, and other sculpturing of the base. Buildings on a corner or at an axial terminus should be designed with additional height or architectural embellishment. Examples include: Chamfered or rounded corners. Projecting and recessed balconies and entrances. Enhanced window designs	Somewhat Consistent
Building Elements (Pg. 270-275)	
Entry	
The main pedestrian entry shall be a prominent entrance on the primary frontage	
For corner buildings with two frontages, the main pedestrian entry can be located on the corner.	NA

Enhance the design of entry areas with materials, as well as architectural and landscape features, that will naturally guide pedestrians	Somewhat Consistent
Windows	
Shopfront windows shall not be lower than 2 feet from the ground plane except where architectural elements like floor or ceiling glass curtain walls or glass roll up doors are utilized.	NA
Windows should comprise more than 60% of the building façade in the Main Street and Downtown Edge districts.	
Windows should comprise more than 40% of the building façade in the 7th Avenue and Lower Trailhead districts.	NA
Windows shall be set back 4-6 inches from the façade rather than flush.	
Roof	
Infill development in the Main Street district shall have flat roofs to match the existing architecture of Main Street.	NA
Pitched roofs are permitted in the Downtown Edge, 7th Avenue, and Lower Trailhead districts.	Consistent
Recessed Doorways	
Recessed doorways are encouraged with 5 feet as the maximum distance of recess from the front wall.	Consistent
No glass shall be positioned lower than two feet above ground level.	Consistent
Doors are not permitted to swing into the sidewalk/ pedestrian zone	Consistent
Activated Ground Floor	
Ground floor façades should be composed primarily of glass to allow views of the use and activity within the buildings	Somewhat Consistent
Within the Main Street and Downtown Edge districts, the ground floor shall be composed of commercial uses.	Consistent
Private residences are prohibited on primary frontages within Main Street and Downtown Edge districts.	Consistent
Primary residence entries, including those for townhomes and brownstones, should incorporate features such as stoops, porches, etc.	
Ground floor design should incorporate elements such as retail displays, planters, art, and canopy coverings to encourage pedestrian activity.	Somewhat Consistent
Materiality	
Materials chosen for building façades, balconies, windows, or roof should be compatible with the surrounding context of the district but should not be identical as to not allow for any diversity.	Consistent
All façades visible from a primary frontage shall utilize high-quality finish materials such as: brick, wood, stone, concrete-based stucco, horizontal wood siding, architectural metal panel, or wood shingle.	Consistent
Within the Main Street and Downtown Edge districts, brick shall be the primary building material. Predominant shall mean more than (50%) of the non-glasses wall surface	
The following materials are prohibited within any of the downtown districts: EFIS, concrete board, concrete block, pre-engineered corrugated metal panels, and vinyl.	Consistent
Franchise Architecture	

Franchise architecture, a standardized architectural building style used as part of a standardized program to promote brand identity through visual recognition, is not permitted within the character districts.	NA
Franchise architecture should be modified as necessary to be in line with the existing character district in which it is proposed.	NA
Franchise architecture must conform with all Downtown Design Guidelines.	NA
Drive-Throughs	
Drive-through facilities or services are not permitted within the Main Street, Downtown Edge, or 7th Avenue districts. • This applies to any type of drive-through facility or service including restaurants and financial institutions. Walk-up service windows are the preferred service window in a downtown pedestrian-oriented district	NA
Within the Lower Trailhead District, drive-throughs are permitted but cannot be along the primary frontage. They shall be located to the rear of the building.	NA
Signs	
Landmark signs may include historic painted wall signs on a building façade; even if that business or product is no longer on site, the sign adds character to the area, and should be considered a landmark sign.	NA

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OWNER

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RAFIQUE CHARANIA

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TYLER WAGNER
TWAGNER@FEICONSULTING.COM
PROJECT MANAGER

ARY Development LLC

FIRST AVE VILLAS

Hendersonville, NC

BUILDING STATISTICS

BUILDING TYPE:	IIIB
GROSS SF:	19,240 SF
OCCUPANCY TYPE:	R-2
ALLOWABLE AREA (SM)	48,000 SF
SPRINKLERED:	YES
SEPARATED USE:	N/A
SEPARATION REQUIRED:	1/2 HR
INCIDENTAL USE:	NONE
OCCUPANCY LOAD:	R-2:93
PLUMBING REQUIREMENTS:	1 SINK, 1 TOILET, 1 SHOWER PER UNIT
PLUMBING PROPOSED	2 SINKS, 2 TOILETS, 2 SHOWERS PER UNIT
LIFE SAFETY REQUIREMENTS:	SEE A005

SITE STATISTICS

	PROVIDED	REQUIRED
PROP LOC:	**320 FIRST AVE. W.**	
BLOCK:	**--**	
PIN:	**9568771057**	
OWNER:	**ARY Development LLC**	
ZONING:	**UR-CZD**	
PROPOSED USE:	**12 MULTI-FAMILY UNITS**	
FLOOD DISTRICT:	**N**	
DOMESTIC WASTEWATER:	**PUBLIC SEWER**	
WATER:	**PUBLIC**	
ADA PARKING:	**1 ADA**	**1 ADA**
PARKING:	**25 SPACES**	**12 SPACES**
FRONT SETBACK (FIRST AVE)	**12' 0" FROM CURB**	**14' 0" FROM CURB**
SIDE SETBACK (CMU)	**8' 0"**	**5' 0"**
REAR SETBACK	**5' 0"**	**10' 0"**
SIDE SETBACK (R-6)	**8' 0"**	**5' 0"**
OVERALL HEIGHT	**33'-8"**	**64'**

SITE STATISTICS CONT.

BUILDING FOOTPRINT:	**EACH BUILDING: 4,810 SF** **TOTAL FIRST FLOOR FOOTPRINT: 9,620 SF**
NUMBER OF UNITS:	**12 TOTAL; 6 PER BUILDING**
TOTAL BUILDING SQUARE FOOTAGE:	**19,240 SF PER BUILDING**
TOTAL PROJECT AREA:	**0.57 ACRES**
PROPOSED LOT AREA:	**24,829 SF**
STREETS AND PARKING:	**7,713 SF**
TOTAL PERVIOUS AREA:	**7,576 SF**
COMMON OPEN SPACE:	**2,520 SF (2,483 SF REQ'D - 10%)**
PHASING:	**TO BE COMPLETED IN ONE PHASE**

SCOPE OF WORK:

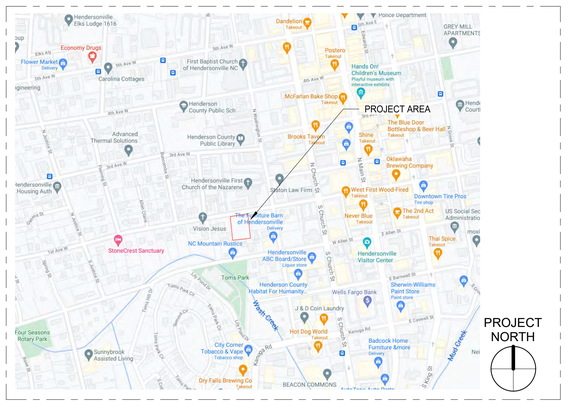
FIRST AVE UNITS:
1. 2 NEW CONDO BUILDINGS WITH 6 NEW UNITS EACH



SITE MAP



VICINITY MAP



Sheet List	
Sheet Number	Sheet Name
A603	Unnamed
SP101	Final Site Plan
SP101 (1)	Final Site Plan
A001	COVER SHEET
A001 (1)	COVER SHEET
G-17-300	SITE SURVEY
H4D054	TREE SURVEY
SP 101	PRELIMINARY SITE PLAN
SP 101 (1)	PRELIMINARY SITE PLAN
SP 101 (2)	PRELIMINARY SITE PLAN
SP102	DETAILS
A104	SECOND LEVEL FLOOR PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A601	RENDERINGS

NOTE

SESC plan approval not required by Henderson County Site Development because proposed land disturbance is less than 1 acre.

PEACOCK ARCHITECTS

project design team:

the tamara peacock co. architects
129 3rd ave w
HENDERSONVILLE, NC 28792
Phone: 828.696.4000
LICENSE #12289

owner:

project name:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

Tamara Peacock, R.A
Registration No.:12289

issued for:

date:

sheet name:

COVER SHEET

revisions:

This document is property of Tamara Peacock Company and no part herein shall be used except for the specific project without consent of The Tamara Peacock Company. This document was prepared by The Tamara Peacock Company according to the terms of general conditions of the contract for construction.
This documnet does not either in whole or in part constitute any direction or instruction to any contractor with regards to construction means, methods or techniques. By this document the Architect does not intend to express any opinion, direction or instruction of any kind whatsoever as to the manner in which the construction work is to be accomplished.

date: 2/26/2025 3:24:47 PM
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drawn by: AUTHOR | Proj. Mngr.: DESIGNER
revised by: CHECKER | Capt.: APPROVER

sheet no.:

A001

NORTH CAROLINA
HENDERSON COUNTY

I, Sharon M. McCall, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sharon M. McCall 2/12/19
REVIEW OFFICER DATE

NORTH CAROLINA
HENDERSON COUNTY

THIS INSTRUMENT WAS FILED FOR REGISTRATION THIS THE 12TH DAY OF FEBRUARY, 2019
AT 2:13 PM O'CLOCK
IN PLAT SLIDE NUMBER 11633

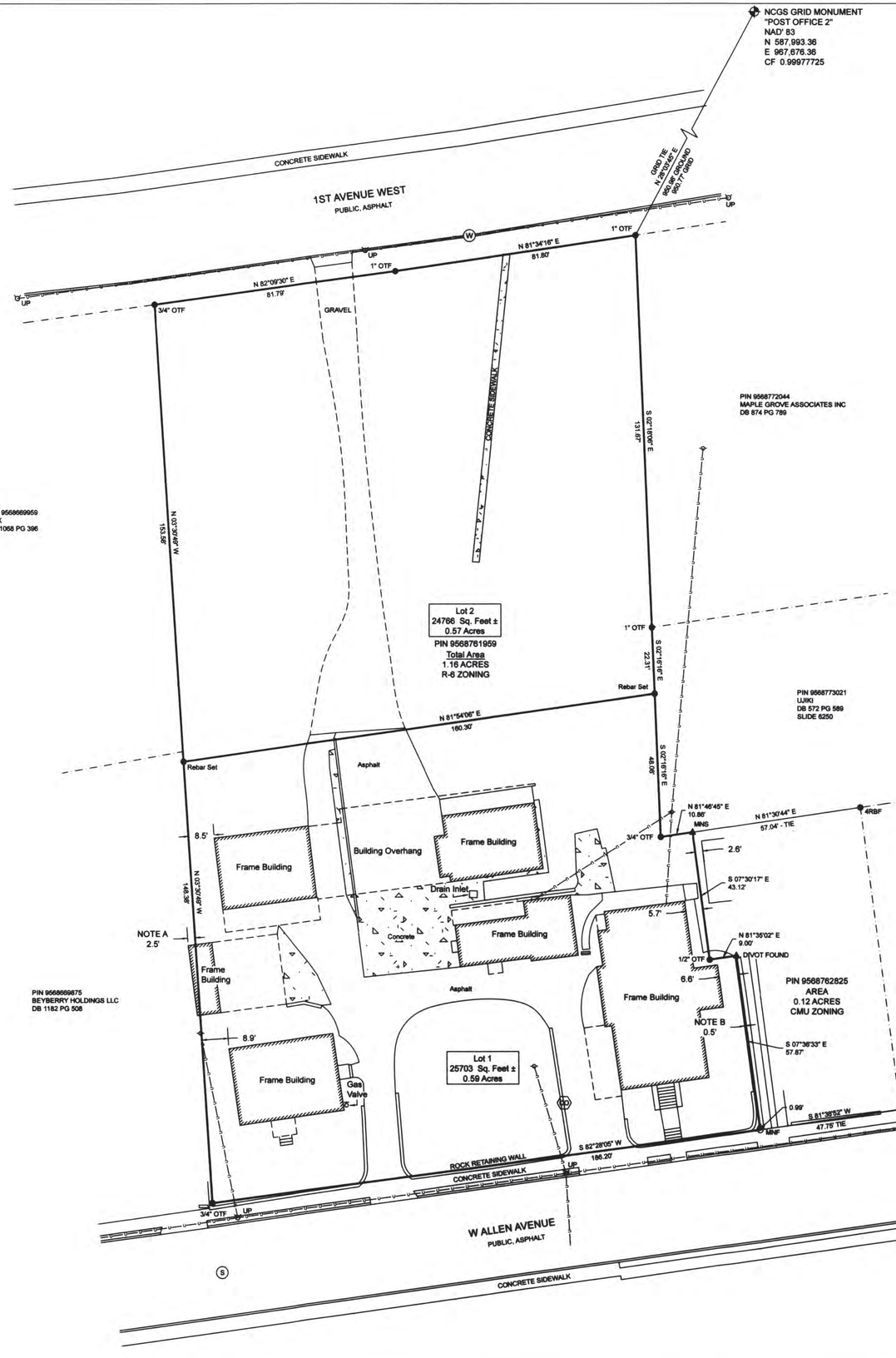
William Lee King
REGISTER OF DEEDS

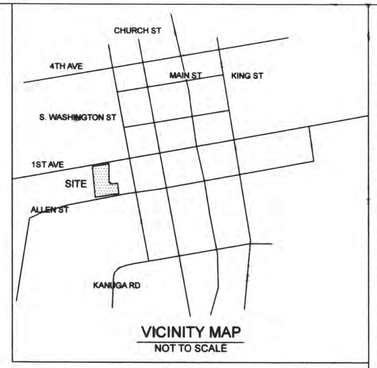
BY: William Lee King ~~DEPUTY~~

BOOK 2019 PAGE 11633 (1)
898307

This document presented and filed:
02/12/2019 02:13:50 PM
WLK
WILLIAM LEE KING, Henderson COUNTY, NC

SLIDE 11633





VICINITY MAP
NOT TO SCALE

NORTH
GRID NAD '83

LEGEND

DB . . DEED BOOK
PG . . PAGE
MNS . . MAG NAIL SET
RBF . . REBAR FOUND
OTF . . OPEN TOP PIPE FOUND
UP . . UTILITY POLE
W . . WATER METER
CO . . CLEAN OUT
S . . SEWER MANHOLE
● . . IRON FOUND OR SET AS NOTED
○ . . CALCULATED POINT - NOT SET

REFERENCES

DB 3131 PG 595
DB 1086 PG 492
DB 1459 PG 198
SLIDE - 6250
SLIDE - 8244
DB 572 PG 589
DB 1068 PG 396
DB 1182 PG 508
DB 874 PG 789

NOTES

SUBJECT PROPERTY TIED TO NC GRID NAD '83 (2011) BY GPS OBSERVATION.

ORIGINAL BOUNDARY SURVEY COMPLETED ON MARCH 6, 2017. THIS SURVEY IS TO SUBDIVIDE PARENT TRACT.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN. PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

THERE IS A POSSIBLE 2.5' BUILDING ENCROACHMENT, SHOWN HEREIN AS "NOTE A."
THERE IS A POSSIBLE 0.5' DRIVEWAY ENCROACHMENT, SHOWN HEREIN AS "NOTE B."

PIN 9568761959 CURRENTLY ZONED R-6 BY THE CITY OF HENDERSONVILLE.
SETBACKS: FRONT - 20' REAR - 10' SIDE - 8'.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

I, Jamin C. Kilpatrick, certify that this survey is of another category or other exception to the definition of subdivision and I further certify that this plat was drawn under my supervision from Deed Book 3131, Page 595; that the ratio of precision as calculated is 1:10,000+
that this plat was prepared in accordance with G.S. 47-30(f)(11)(d).
Witness my original signature, registration number and seal this 12th day of February, A.D., 2019.

Jamin C. Kilpatrick L-4602
Jamin C. Kilpatrick, PLS

SCALE 1" = 20'
20' 10' 0 20' 40' 60'

KILPATRICK
LAND SURVEYING
PLLC
PO BOX 2705, HENDERSONVILLE, NC 28793
828-606-4797 www.klspllc.com P-0508

SUBDIVISION OF PROPERTY FOR:
RIDDLE DEVELOPMENT, LLC

CURRENT OWNER:
RIDDLE DEVELOPMENT LLC

City of Hendersonville, Hendersonville Township
Henderson County, North Carolina

PIN 9568761959

NORTH CAROLINA PROFESSIONAL SEAL L-4602 LAND SURVEYOR JAMIN C. KILPATRICK

Date 6 MARCH 2017
Drawn By JCK
Scale 1" = 20'
Revision 02-12-19
Dwg No. G-17-300

LOCATION MAP



LEGEND:

○	NIP	NEW IRON PIN
○	EIP	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
		FENCE LINE

1st Avenue West

EIP
1/2 RB

N82°00'54"E
95.26'

EIP
3/4 OT

N82°14'28"E 81.91'

EIP
3/4 OT

Basis of Bearings

N81°34'15"E
81.71'

EIP
3/4 OT

Gravel Drive

0.57
Acres±

N03°31'52"W
153.69'

S02°17'58"E
153.98'

N/F
Maple Grove Assoc.
D.B. 874/789

N/F
John and Harriett Fox
D.B. 1068/396

P.B. 2019/11633

EIP
@131.61

CP

S81°54'06"W
160.30'

CP

N/F
Matthew Stockton Johnes
D.B. 3300/129

Note: Trees as shown, have diameters of 12" or greater.
Total of 24 trees.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL L-2977 FULTON CLINKSCALES LAND SURVEYOR

LB C-1562

Not valid without the signature
and the original seal of a North Carolina
licensed land surveyor.

Plat of Boundary Survey for

Andrew Riddle

1st Avenue West

Hendersonville Township, Henderson County, N.C.

Not For Recordation

The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted 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 plat 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 N.C.
*ENGINEERS * LAND SURVEYORS*
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fcaofnc@outlook.com
(828) 697-6539
Fax (828)-697-4195
Firm No. C-1562

REF. PLAT BOOK	2019/11633
REF. DEED. BOOK	3131/595
TAX MAP	9568-77-1057
PARTY CHIEF	FVC
DRAWN	BLB
DATE	January 27, 2020
DWG.NO.	H40054

Sheet No. 1 of 1

SITE STATISTICS		
	PROVIDED	REQUIRED
PROP LOC:	320 FIRST AVE. W.	
BLOCK:	--	
PIN:	9568771057	
OWNER:	ARY Development LLC	
ZONING:	UR-CZD	
PROPOSED USE:	12 MULTI-FAMILY UNITS	
FLOOD DISTRICT:	N	
DOMESTIC WASTEWATER:	PUBLIC SEWER	
WATER:	PUBLIC	
ADA PARKING:	1 ADA	1 ADA
PARKING:	25 SPACES	12 SPACES
FRONT SETBACK (FIRST AVE)	12' 0" FROM CURB	14' 0" FROM CURB
SIDE SETBACK (CMU)	8' 0"	5' 0"
REAR SETBACK	5' 0"	10' 0"
SIDE SETBACK (R-6)	8' 0"	5' 0"
OVERALL HEIGHT	33'-8"	64'

SITE STATISTICS CONT.	
BUILDING FOOTPRINT:	EACH BUILDING: 4,810 SF TOTAL FIRST FLOOR FOOTPRINT: 9,620 SF
NUMBER OF UNITS:	12 TOTAL; 6 PER BUILDING
TOTAL BUILDING SQUARE FOOTAGE:	19,240 SF PER BUILDING
TOTAL PROJECT AREA:	0.57 ACRES
PROPOSED LOT AREA:	24,829 SF
STREETS AND PARKING:	7,713 SF
TOTAL PERVIOUS AREA:	7,576 SF
COMMON OPEN SPACE:	2,520 SF (2,483 SF REQ'D - 10%)
PHASING:	TO BE COMPLETED IN ONE PHASE

CONDITIONS (CITY):

1. SITE LIGHTING WILL BE ADDRESSED AT FINAL SITE PLAN AND WILL BE COMPLIANT WITH SECTION 6-19 OF THE ZONING CODE
2. HOA WILL BE RESPONSIBLE FOR MAINTENENCE OF URBAN OPEN SPACE AND COMMON AREAS
3. DETAILED LANDSCAPING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN
4. DUMPSTER AND RECYCLING AREA TO MEET THE SCREENING REQUIREMENTS OF 15-19-3.3c

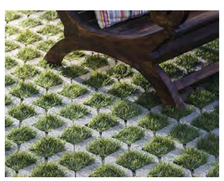
CONDITIONS (DEVELOPER):

1. DEVELOPER AGREES TO PAY FEE-IN-LIEU OF 7' SIDEWALKS IN ACCORDANCE WITH SEC. 6-12-3 AND SEC. 5-25-5.15 OF ZONING CODE
2. DEVELOPER REQUESTS TO BE GRANTED RELIEF TO PROVIDE A 12' FRONT SETBACK INSTEAD OF 14' FRONT SETBACK REQUIRED PER SEC. 5-25-4 OF ZONING CODE.
3. THE DEVELOPER REQUESTS A WAIVER FOR THE TIA REQUIREMENT.
4. WITHIN THE CENTER DRIVEWAY ACCESSING THE SITE, THE DEVELOPER SHALL INSTALL A DIFFERENTIATED MATERIAL FOR THE OUTER 5' ALONG BOTH BUILDING EDGES TO ESTABLISH A PEDESTRIAN ZONE AND DISTINGUISH IT FROM THE PRIMARY DRIVE LANE. THIS WILL ACHIEVE THE GOAL AND INTENT OF 5-25-5.13.
5. THE SIDEWALKS LEADING TO THE FRONT PORCHES ON THE FRONT FAÇADE SHALL EXTEND TO THE STREET EDGE. THIS WILL ACHIEVE THE GOAL AND INTENT OF 5-25-5.15.
6. THE DEVELOPER SHALL ATTEMPT TO PRESERVE ALL EXISTING VEGETATION WITHIN THE PROPOSED TYPE A BUFFER ALONG THE EASTERN SIDE OF THE PROPERTY. THIS EXISTING VEGETATION WILL BE ALLOWED TO BE USED AS CREDITS TOWARDS THE REQUIRED BUFFER PLANTINGS. ADDITIONALLY, IF ANY OF THOSE TREES ARE NOT ABLE TO BE PROTECTED BY THE STANDARDS IN 15-4D, THEN THE DEVELOPER AGREES TO REPLACE THEM AT THE RATE SPECIFIED IN SEC. 15-4B IF ANY OF THOSE TREES DIE WITHIN 10 YEARS POST-CONSTRUCTION.



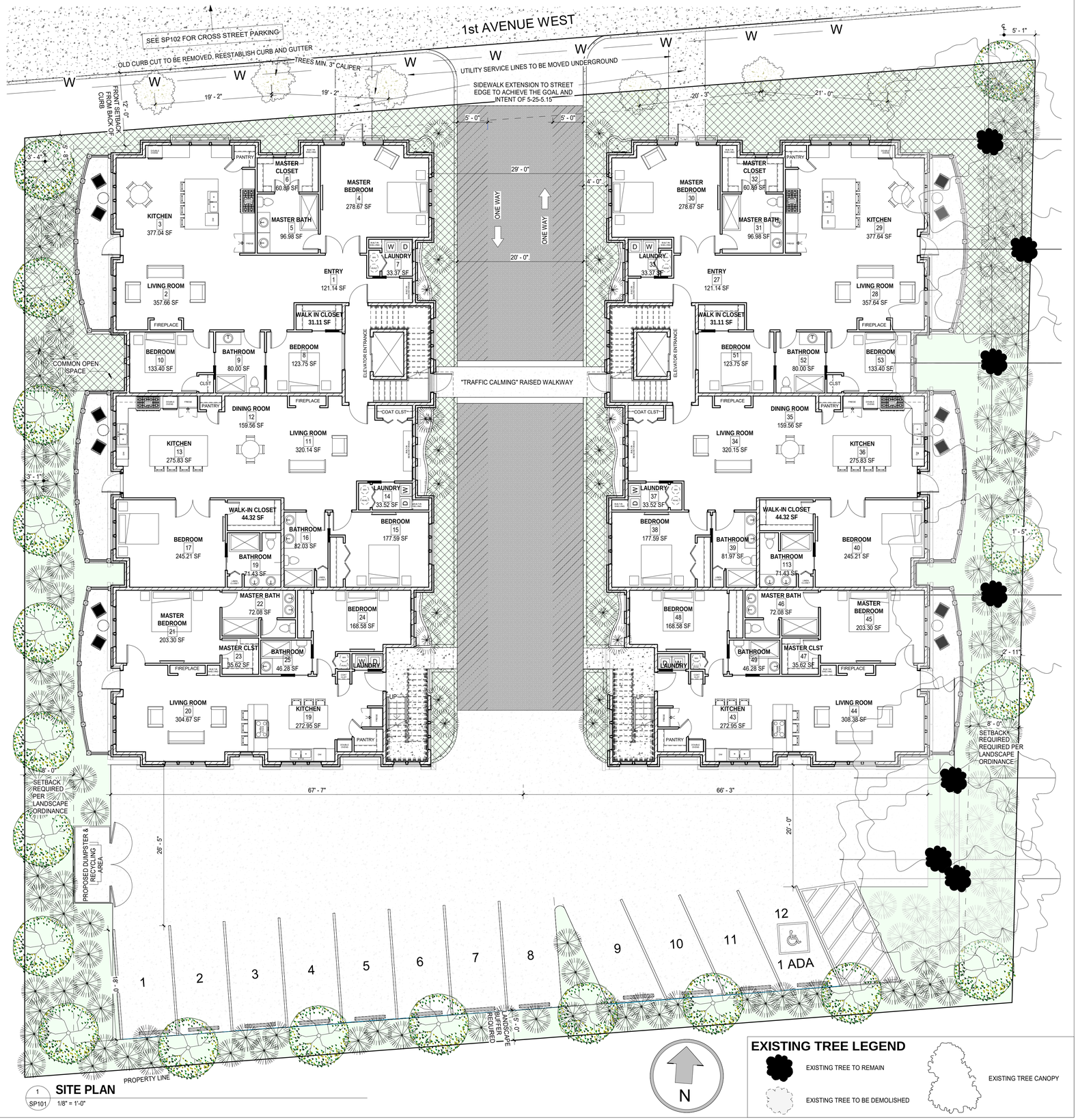
MATERIAL LEGEND

TURFSTONE
PERMEABLE PAVERS
WITH ARTIFICAL TURF



ADJACENT PROPERTIES:

ADJACENCY	ADDRESS	ZONING	PROPERTY OWNER
NORTH	111 N WASHINGTON ST	CMU	FIRST CHURCH OF THE NAZARENE
EAST	103 S WASHINGTON ST	CMU	MAPLE GROVE ASSOC INC
EAST	115 S WASHINGTON ST	CMU	NENON L. UJIKI
SOUTHEAST	119 S WASHINGTON ST	CMU	JMJC, LLC
SOUTHEAST	313 W ALLEN ST	CMU	MATT JOHNES, LLC
SOUTH	315 W ALLEN ST	R-6	MATT JOHNES, LLC
SOUTHWEST	337 W ALLEN ST	R-6	BEYBERRY HOLDINGS, LLC
WEST	332 1ST AVE W	R-6	JOHN E. FOX, HARRIETT W. FOX



1 SP101 **SITE PLAN** 1/8" = 1'-0"

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE DEMOLISHED

EXISTING TREE CANOPY

PEACOCK ARCHITECTS

project design team:

the tamara peacock co. architects
129 3rd ave w
HENDERSONVILLE, NC 28792
Phone: 828.696.4000
LICENSE #12289

owner:

project name:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

Tamara Peacock, R.A
Registration No.:12289

issued for:

date:

sheet name:

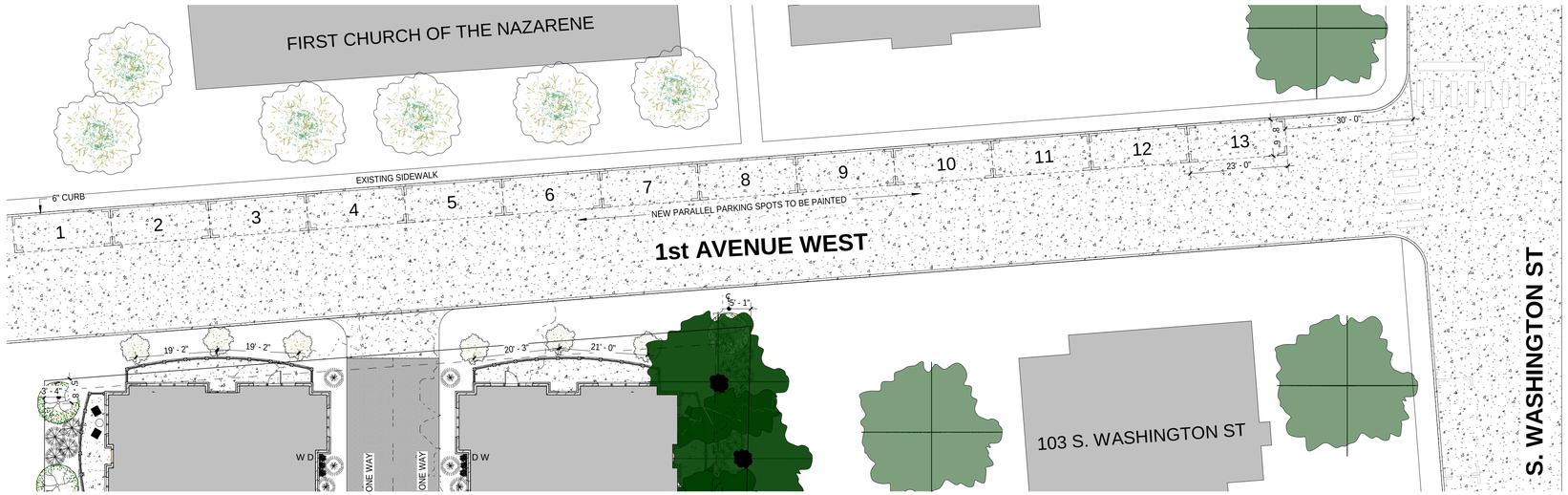
Final Site Plan

revisions:

This document is property of Tamara Peacock Company and no part herein shall be used except for the specific project without consent of The Tamara Peacock Company. This document was prepared by The Tamara Peacock Company according to the terms of general conditions of the contract for construction.
This document does not either in whole or in part constitute any direction or instruction to any contractor with regards to construction means, methods or techniques. By this document the Architect does not intend to express any opinion, direction or instruction of any kind whatsoever as to the manner in which the construcion work is to be accomplished.

date: 2/26/2025 3:21:54 PM
proj. no.: CHECKER
drawn by: AUTHOR | Proj Mngr.: DESIGNER
revised by: CHECKER | Capt.: APPROVER

sheet no.: **SP101**



1 SP102 **STREET PARKING**

1/16" = 1'-0"

PEACOCK ARCHITECTS

PROJECT DESIGN TEAM:

THE TAMARA PEACOCK CO. ARCHITECTS
129 3RD AVE W
HENDERSONVILLE, NC 28792
PHONE: 828.696.4000
LICENSE #12289

ARY DEVELOPMENT
DESTINATION LIVING

OWNER:

PROJECT NAME:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

TAMARA PEACOCK, R.A.
REGISTRATION NO.:12289

ISSUED FOR:

DATE:

SHEET NAME:

DETAILS

REVISIONS:

THIS DOCUMENT IS PROPERTY OF TAMARA PEACOCK COMPANY AND NO PART HEREIN SHALL BE USED EXCEPT FOR THE SPECIFIC PROJECT WITHOUT CONSENT OF THE TAMARA PEACOCK COMPANY.
THIS DOCUMENT WAS PREPARED BY THE TAMARA PEACOCK COMPANY ACCORDING TO THE TERMS OF GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
THIS DOCUMENT DOES NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO ANY CONTRACTOR WITH REGARDS TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES. BY THIS DOCUMENT THE ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE ACCOMPLISHED.

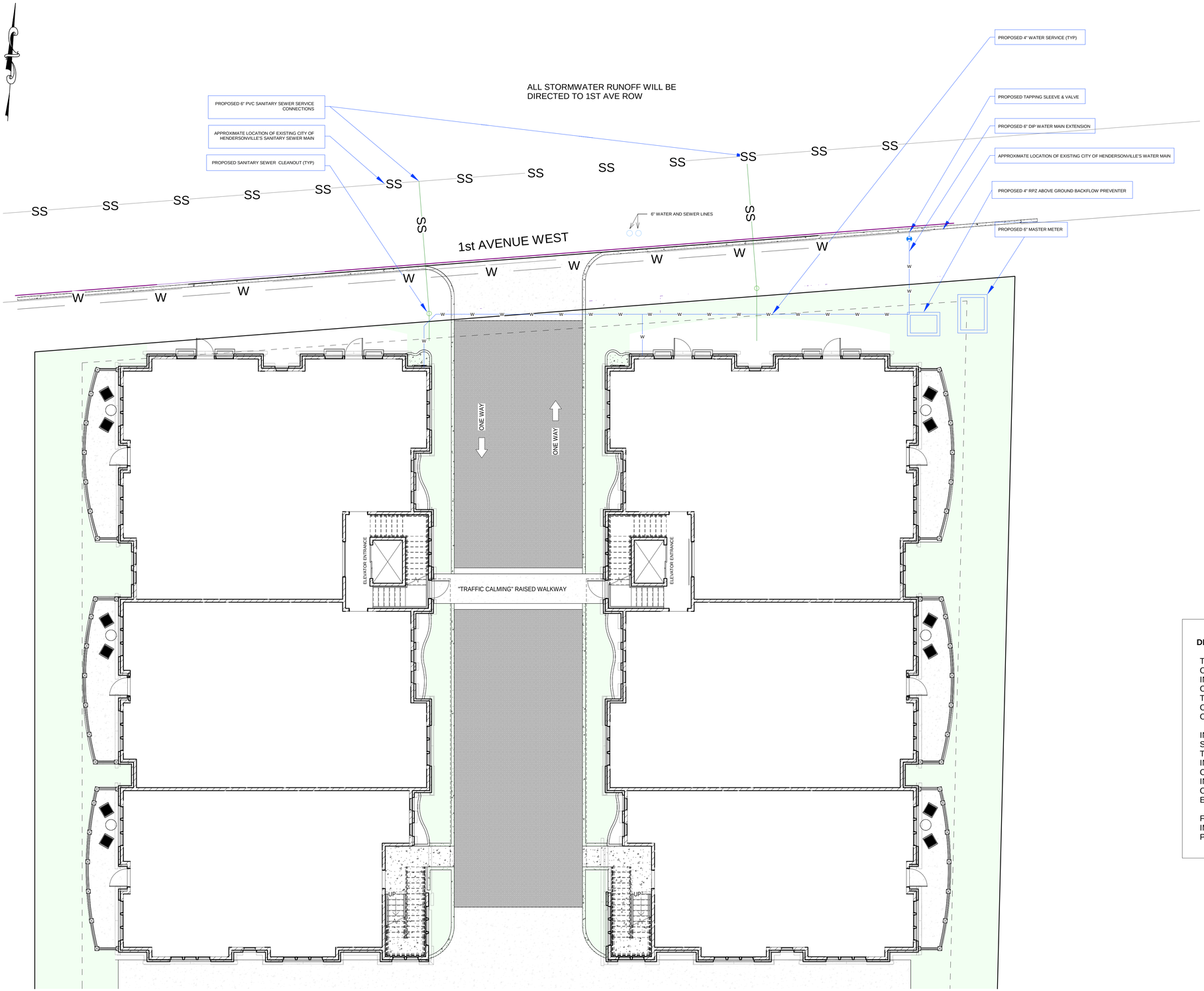
DATE: 11/19/2024 6:08:36 PM

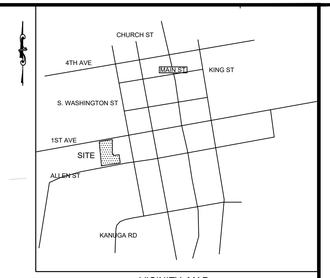
PROJ. NO.: CHECKER

DRAWN BY:	PROJ MNGR.:
AUTHOR	DESIGNER
REVISED BY:	CAPT.:
CHECKER	APPROVER

SHEET NO.:

SP102





VICINITY MAP
1"=2000'

1 A603 **PRELIM UTILITY PLAN**
1/8" = 1'-0"

DELIVERY OF ELECTRONIC FILES:

THIS DATA IS PROVIDED IN ELECTRONIC MEDIA FORMAT ONLY FOR THE CONVENIENCE OF THE PARTIES INVOLVED. UPON TRANSFER, THE CLIENT, CONTRACTOR, SUBCONTRACTOR OR AGENT AGREES TO WAIVE ALL CLAIMS AGAINST FEI. (OR ITS CONSULTANTS) RESULTING IN ANY WAY FROM THE USE OF THIS DATA.

IN ADDITION, THE CLIENT, CONTRACTOR, SUBCONTRACTOR OR AGENT, AS APPLICABLE, AGREE, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS FEI. (AND ITS CONSULTANTS) FROM ANY DAMAGE, LIABILITY OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE, ARISING OUT OF THE USE OF THIS DATA IN ELECTRONIC FORMAT.

FEI MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

SITE DATA:
OWNER: ARY DEVELOPMENT LLC
SITE ADDRESS: 320 FIRST AVE. W.
SITE PIN: 9568771057

NOTES:
1. THE PROPOSED DEVELOPMENT IS ANTICIPATED TO BE SERVED BY CITY OF HENDERSONVILLE'S SEWER & WATER.

2. THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED UTILITY IMPROVEMENTS.

3. UTILITY INFORMATION SHOWN HEREIN HAS BEEN PREPARED BY FEI AND IS SUBJECT TO CHANGE. ALL LOCATIONS ARE APPROXIMATE.

4. ALL PROPOSED UTILITY SERVICE LINES WILL BE LOCATED UNDERGROUND.

5.THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

Civil Engineers and Land Surveyors
7 Glenn Bridge Rd. Suite H
Arden, NC 28704
(828) 676-0807
www.feiconsulting.com
License No. C-0950

FIRST AVE VILLAS

UTILITY PLAN

DEVELOPER INFORMATION:
ARY DEVELOPMENT LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

PROJECT LOCATION
CITY: HENDERSONVILLE
COUNTY: HENDERSON
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS
2	8-14-2024	REVISED PER CITY COMMENTS

©Drawings & Projects\PROJECTS\2024\01039.001 First Avenue Villas\Drawings\Sheets

DRAWN BY: LBC/MRP
CHECKED BY: TJW
DATE: 06/13/2024
PROJECT NO.: 01039.001
REF. NO.:
SCALE: 1"=10'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 052211 TYLER J. WAGNER

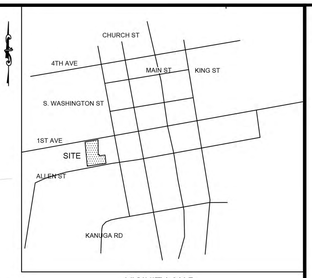
PRELIMINARY NOT FOR CONSTRUCTION

SHEET
C-100

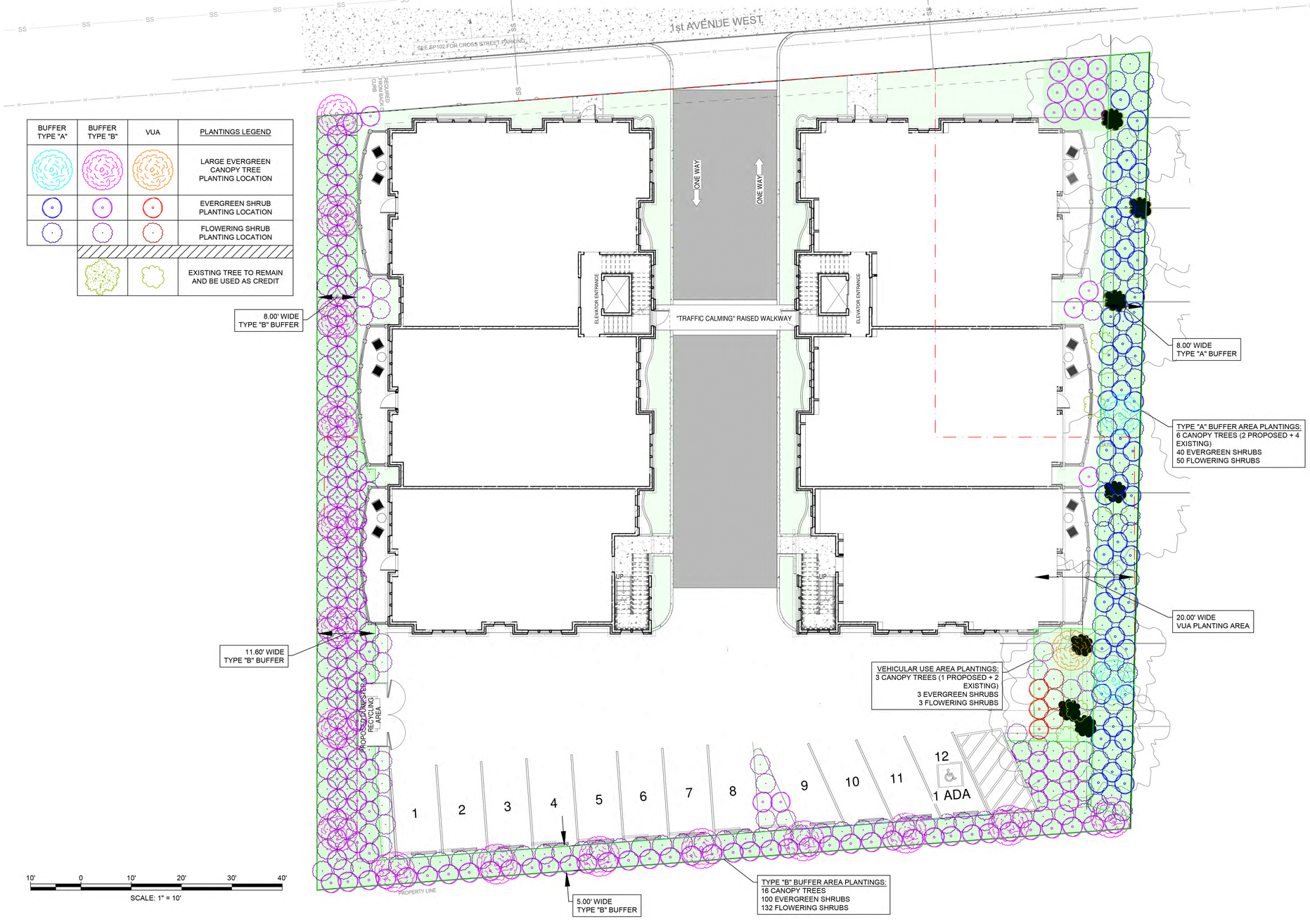
LARGE EVERGREEN TREES - TOTAL COUNT: 25					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
SO	25	Gleditsia triacanthos	Honey Locust	2" CALIPER, 12' HEIGHT	B&B, SINGLE STRAIGHT LEADER
EVERGREEN SHRUBS - TOTAL COUNT: 143					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
LB	143	Ilex crenata 'Convexa'	Convexa Japanese Holly	3 GALLON, 18" HEIGHT	FULL PLANT
FLOWERING SHRUBS - TOTAL COUNT: 185					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS (ALL PLANTS TO MEET ANSI Z60.1 STNDS.)
WS	185	Rhododendrons	Rhododendron spp.	3 GALLON, 18" HEIGHT	FULL PLANT

TOTAL LANDSCAPING CALCULATIONS:

- VEHICULAR USE AREA → 1 TREE & 2 SHRUBS PER 4,000 SF
  10,175.38 SF / 4,000 SF = 2.55 → x3 = 3 TREES & 6 SHRUBS REQUIRED
  3 TREES (1 PROPOSED & 2 EXISTING), 3 EVERGREEN SHRUBS & 3 FLOWERING SHRUBS PROVIDED
- TYPE "A" BUFFER AREA → 3 CANOPY TREES, 20 EVERGREEN SHRUBS AND 25 FLOWERING SHRUBS PER 100 LF
  154.37 LF / 100 LF = 1.54 → x2 = 6 TREES, 40 EVERGREEN SHRUBS & 50 FLOWERING SHRUBS REQUIRED
  6 (2 PROPOSED & 4 EXISTING) TREES, 40 EVERGREEN SHRUBS & 50 FLOWERING SHRUBS PROVIDED
- TYPE "B" BUFFER AREA → 4 CANOPY TREES, 25 EVERGREEN SHRUBS AND 33 FLOWERING SHRUBS PER 100 LF
  315.98 LF / 100 LF = 3.16 → x4 = 16 TREES, 100 EVERGREEN SHRUBS & 132 FLOWERING SHRUBS REQUIRED
  16 TREES, 100 EVERGREEN SHRUBS & 132 FLOWERING SHRUBS PROVIDED



VICINITY MAP
1"=2000'



BUFFER TYPE "A"	BUFFER TYPE "B"	VUA	PLANTINGS LEGEND
			LARGE EVERGREEN CANOPY TREE PLANTING LOCATION
			EVERGREEN SHRUB PLANTING LOCATION
			FLOWERING SHRUB PLANTING LOCATION
			EXISTING TREE TO REMAIN AND BE USED AS CREDIT

10' 0 10' 20' 30' 40'
SCALE: 1" = 10'

SITE DATA:
OWNER: ARY DEVELOPMENT LLC
SITE ADDRESS: 320 FIRST AVE. W.
SITE PIN: 9568771057

NOTES:
1. THE SITE LAYOUT HAS BEEN PREPARED BY PEACOCK ARCHITECTS AND HAS BEEN UTILIZED AS A DESIGN BASIS FOR THE PROPOSED LANDSCAPING IMPROVEMENTS.

2.THIS PLAN IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

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7 Glenn Bridge Rd. Suite H
Arden, NC 28704
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www.feiconsulting.com
License No. C-0950

FIRST AVE VILLAS

LANDSCAPING PLAN

PROJECT LOCATION
CITY: HENDERSONVILLE
COUNTY: HENDERSON
STATE: NORTH CAROLINA

DEVELOPER INFORMATION:
ARY DEVELOPMENT LLC
17 OLDE EASTWOOD VILLAGE BLVD
ASHEVILLE NC, 28803

NO	DATE	REVISION NOTE
1	6-21-2024	REVISED PER CITY COMMENTS
2	8-14-2024	REVISED PER CITY COMMENTS

C:\Drawings_&_Projects\PROJECTS\2021\21-01 First Avenue Villas\Drawings\Plans

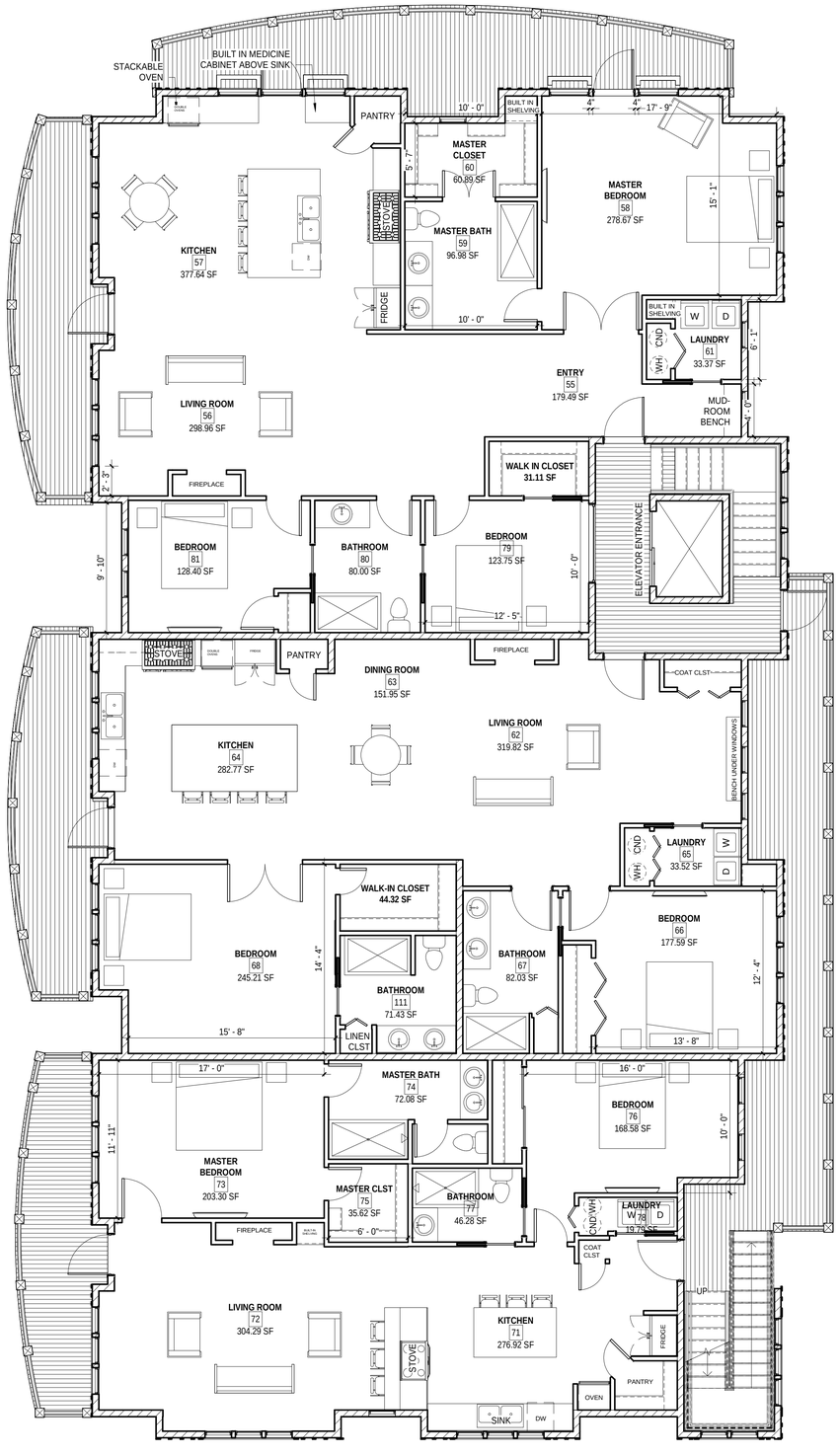
DRAWN BY: LBC/MRP
CHECKED BY: TJW
DATE: 06/13/2024
PROJECT NO.: 01039.001
REF. NO.:
SCALE: 1"=10'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042211 TYLER J. WAGNER

PRELIMINARY NOT FOR CONSTRUCTION

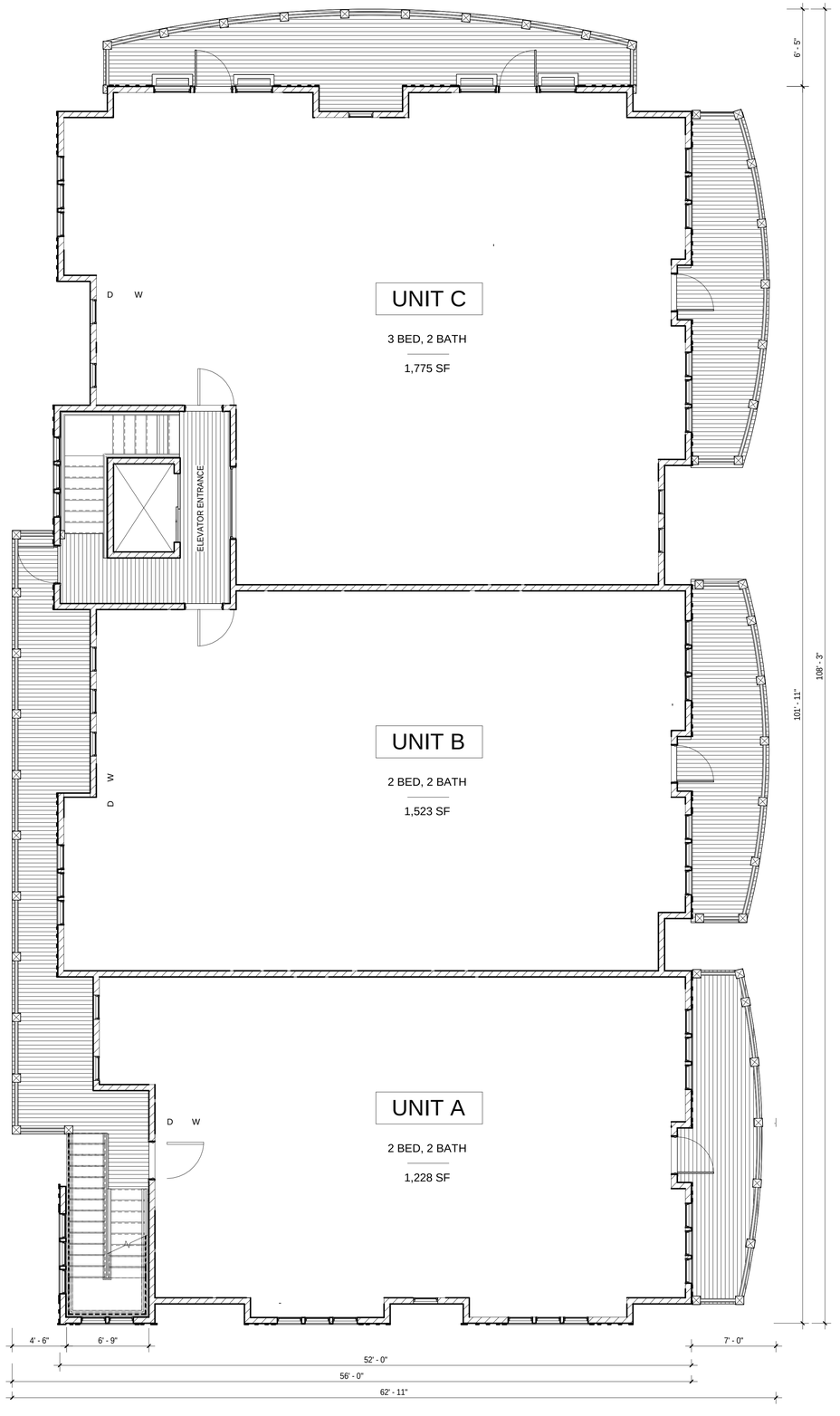
SHEET
C-101

PRELIMINARY-NOT FOR CONSTRUCTION



1 A104 **SECOND FLOOR UNITS**

3/16" = 1'-0"



PEACOCK ARCHITECTS

project design team:

the tamara peacock co. architects

129 3rd ave w
HENDERSONVILLE, NC 28792
Phone: 828.696.4000
LICENSE #12289

owner:

project name:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

Tamara Peacock, R.A
Registration No.:12289

issued for:

date:

sheet name:

SECOND LEVEL FLOOR PLAN

revisions:

This document is property of Tamara Peacock Company and no part herein shall be used except for the specific project without consent of The Tamara Peacock Company. This document was prepared by The Tamara Peacock Company according to the terms of general conditions of the contract for construction.
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date: 2/4/2025 8:47:17 PM
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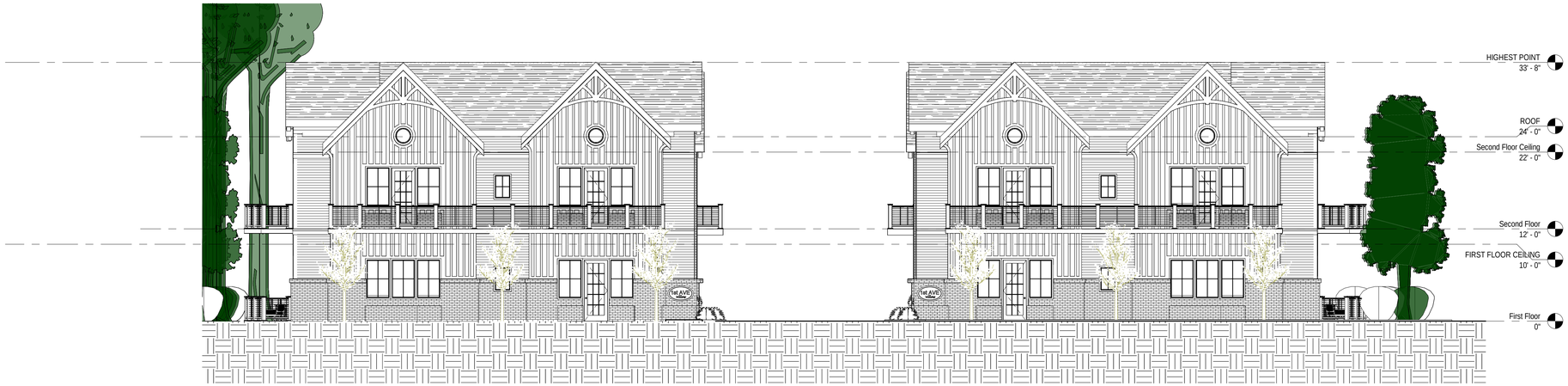

1 A401 **NORTH ELEVATION**

1/8" = 1'-0"



2 A401 **EAST ELEVATION**

1/8" = 1'-0"

PEACOCK ARCHITECTS

project design team:

the tamara peacock co. architects

129 3rd ave w
HENDERSONVILLE, NC 28792
Phone: 828.696.4000
LICENSE #12289

owner:

project name:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

Tamara Peacock, R.A
Registration No.:12289

issued for:

date:

sheet name:

EXTERIOR ELEVATIONS

revisions:

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A401



1 / A402 **SOUTH ELEVATION**

1/8" = 1'-0"



2 / A402 **COURTYARD ELEVATION**

1/8" = 1'-0"

PEACOCK ARCHITECTS

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the tamara peacock co. architects

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HENDERSONVILLE, NC 28792
Phone: 828.696.4000
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project name:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

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Registration No.:12289

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sheet no.:

A402







PEACOCK ARCHITECTS

project design team:

the tamara peacock co. architects

129 3rd ave w
HENDERSONVILLE, NC 28792
Phone: 828.696.4000
LICENSE #12289

owner:

project name:

FIRST AVE VILLAS

320 1ST AVE W HENDERSONVILLE, NC 28792

Tamara Peacock, R.A
Registration No.:12289

issued for:

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A601

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBER: 9568-77-1057 BY CHANGING THE ZONING DESIGNATION CMU-CZD (CENTRAL MIXED USE CONDITIONAL ZONING DISTRICT) TO UR-CZD (URBAN RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9568-77-1057
Addresses: 0 1st Ave West
1st Ave Villas: (File # P24-86-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Rafique Charania of ARY Development LLC, for the development of 12 multi-family residential units on 1st Ave W; and

WHEREAS, the Planning Board took up this application at its regular meeting on March 25, 2025; voting 7-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on April 3, 2025, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9568-77-1057, changing the zoning designation from CMU-CZD (Central Mixed Use Conditional Zoning District) to UR-CZD (Urban Residential - Conditional Zoning District)

2. Development of the parcel pursuant to this Ordinance is subject to the following.

   a. Development shall comply with the site plan submitted by the applicant dated February 26, 2025, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].

   b. Permitted uses shall include:
      i. Residential, Multi-Family - 12 Units

   c. Additional conditions that shall be satisfied prior to final site plan approval include:
      i.

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 3rd day of April 2025.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9568-77-1057
Addresses: 0 1st Ave West
1st Ave Villas: (File # P24-26-CZD)

Applicant/Developer: Tamara Peacock, Peacock Architects

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: Rafique Charania, ARY Development LLC

Signature:_____

Printed Name:_____

Title:_____

Date:_____

NEIGHBORHOOD COMPATIBILITY MEETING REPORT
FIRST AVE VILLAS (P24-86-CZD)
NCM MEETING DATES: DECEMBER 12TH, 2024

PETITION REQUEST: Rezoning: First Ave Villas- Urban Residential (UR-CZD)

APPLICANT/PETITIONER: ARY Development LLC (Applicant)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 12th, 2024, at 2pm in the Old Council Chambers at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 1 hour and 30 minutes.

There were 4 members of the public in attendance in-person while 4 attended virtually. The applicant and their development team were present with a total of 4 attendees. The City was represented with 2 members Planning staff.

Staff gave the formal introduction and a brief overview of the request.

There was one pre-submitted comment which was provided to the developer at the meeting. The developer was able to respond to the comments and questions.

The development team was allowed to present their project proposal for the proposed apartment development.

Concerns and questions from the public related to:

- Question regarding the dimensions of buildings.
- Questions regarding the price of the condos.
- Questions and comments regarding the protection of trees, adequate tree buffering to preserve existing trees, and the replacement of trees if they are damaged or killed.
- Concern over buffer between properties. Resident suggested building a fence. Developer stated there is only the possibility of maintaining existing trees *or* building a fence, but not both.
- Explanation of the elevator locations in the building.
- Parking of mail and delivery trucks that would block 1st Avenue expressed as a concern by residents.
- General was raised as a concern. The Developer spoke to the three different areas of parking (rear, street, and in an adjacent parking lot).
- Question regarding the rear parking area pavement material.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.

Entry #: 14 - 11/13/2024 **Status:** Submitted **Submitted:** 11/13/2024 5:08 PM

Date:
11/13/2024

Address/Location of Property:
9568771057

Current Zoning:
CMU-CZD

Proposed Zoning:
UR-CZD

List the adjacent property parcel numbers and uses.

PIN or PID #
9568772044

Adjacent Property Use:
CMU

PIN or PID #
9568770237

Adjacent Property Use:
CMU

PIN or PID #
9568770025

Adjacent Property Use:
R-6

PIN or PID #
9568761961

Adjacent Property Use:
R-6

Applicant Name:
Sarah McCormick

Address
129 3rd Ave W, Hendersonville, North Carolina 28792

Phone
(828) 696-4000

Email
sarah@peacockarchitect.com

Property Owner Name:
Rafique Charania for ARY Development LLC

Address
17 Olde Eastwood Village Blvd, Asheville, North Carolina 28803

PIN or PID #

Signature

Rafique Charania

Printed Name:

Rafique Charania

Official Use Only:

Date Recieved:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of thei Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.

The comprehensive plan emphasizes the need to alleviate the current housing shortage by developing a variety of housing types walkable to downtown. We are helping preserve the city center and neighborhood through mid-density, quality, user-conscious design. This is a compact development that reduces traffic congestion and maximizes the use of the available land, helping preserve the agricultural land by reducing suburban sprawl

b) Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with exisiting and proposed uses surrounding the subject property.

In the future land use of downtown, our site is earmarked for multi-generational living and within walking distance of the neighborhood center where most primary activity occurs. We are part of the downtown edge district, made up of civic buildings and commercial businesses. In addition, we are surrounded by a church and residential properties. The use of our building is multi-family residential, therefore compatible with the surrounding properties.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

We would be requesting a variance in the front setback line from 14’ to 12’. We would also be utilizing the exemption for front porches/patios to extend over the setback line.

d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical ar development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

A courtyard between the two buildings creates a pocket park with opportunities for public interaction, adding value to the community as a whole. This courtyard, clad in turf-stone and landscaping, offers the perfect setup for community interactions. Not only will this type of high-density development so close to downtown help traffic congestion by providing opportunities for walking and cycling as a means of transportation, but we provide 13 extra parallel parking spots across the street that are available to the public.

e) Public facilities. Whether and to the extent 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.

The site plan is designed to meet all the fire code requirements. This development would require tapping into the city of Hendersonville water and sewer main lines.

f) 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, stormwater managment, streams, vegetation, wetlands and wildlife.

There would be no significant impact other than the removal of existing trees. We propose a new landscaping buffer which would replace more trees than we are proposing to remove.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Matthew Manley	**MEETING DATE:**	April 3, 2025
AGENDA SECTION:	Public Hearing	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Zoning/Subdivision Text Amendment: 'Flag Lots & Small Lots' (P24-89-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:	**For Recommending Denial:**
I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V 'Zoning District Classifications', Article VIII 'Exceptions & Modifications', and Article XII 'Definition of Terms' and further amending the official City of Hendersonville Subdivision Ordinance, Article 3. 'Configurations', Article 8. 'Measurements', and Article 9. 'Definitions', based on the following: **1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because**: The proposed text amendment aligns with the *Gen H 2045 Comprehensive Plan* 'Future Land Use & Conservation Map' and the 'Character Area' Descriptions. **2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:** 1. The proposed amendment creates an opportunity to address the need for additional "attainable housing" in the city. 2. The proposed amendment allows for property owners to better utilize their property and earn additional revenue 3. The proposed amendment ensures compatibility by limiting the size and scale of new construction resulting from the proposed allowances **[DISCUSS & VOTE]**	I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V 'Zoning District Classifications', Article VIII 'Exceptions & Modifications', and Article XII 'Definition of Terms' and further amending the official City of Hendersonville Subdivision Ordinance, Article 3. 'Configurations', Article 8. 'Measurements', and Article 9. 'Definitions', based on the following: **1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:** The proposed text amendment aligns with the *Gen H 2045 Comprehensive Plan* 'Future Land Use & Conservation Map' and the 'Character Area' Descriptions. **2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because**: 1. The proposed amendment is incompatible with existing residential districts 2. The proposed amendment will create traffic congestion 3. The proposed amendment will result in substantial loss of privacy **[DISCUSS & VOTE]**

SUMMARY: *The City of Hendersonville has received an application from Barry Bialik to amend the City's Zoning and Subdivision Ordinances to introduce exceptions that would allow for the greater utilization of underdeveloped land for small houses in an effort to increase the stock of "attainable", for sale houses.*

The proposed changes would allow for reduced minimum lot sizes, lot widths, and setbacks for lots created to establish homes that are no greater in size that 1,200 Sq Ft Gross Floor Area (GFA). The proposed allowances come in two forms:

1) Reduced Pole Flag Lots and 2) Small Lots

In each case the minimum lot size would be reduced to 2,000 Sq Ft and limited to the allowance of a single-family home, two-family home, accessory dwelling unit or any combination thereof with a total square footage no greater than 1,200 Sq Ft in Gross Floor Area. The minimum setbacks and lot widths for these compact lots would also be reduced. In combination, you would be permitted up to a maximum of 6 lots (reduced pole flag lots + small lots) on any parcel less than 2 acres in size.

The proposed changes align with the City's recently adopted Gen H Comprehensive Plan and address needs identified by the City's Strategic Housing Committee. The Legislative Committee of the Planning Board reviewed the item on January 21st and the Strategic Housing Committee reviewed the proposed changes on February 17th. The Planning Board voted unanimously to recommend approval of the proposal at their special called meeting on March 25th.

PROJECT/PETITIONER NUMBER:	P24-89-ZTA
PETITIONER NAME:	Barry Bialik
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency & Criteria Evaluation 3. Draft Ordinance 4. Application 5. Application Supplement

ZONING TEXT AMENDMENT: FLAG LOTS & SMALL LOTS (P24-89-ZTA)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
  - Flag Lots & Small Lots
  - P24-89-ZTA

- Applicant:
  - Barry Bialik

- Articles Amended:
  - Zoning Ordinance
    - Article V Zoning District Classifications: *Cross-references*
    - Article VIII Exceptions & Modifications: *Primary changes*
    - Article XII Definition of Terms: *New definitions*
  - Subdivision Ordinance
    - Article 3. Configuration
    - Article 8. Measurements
    - Article 9. Definitions

- Zoning Districts Impacted:
  - Residential districts + MIC + RCT

- Future Land Use Designations:
  - Rural Residential
  - Family Neighborhood Living
  - Multi-Generational Living

Summary

The City of Hendersonville has received an application from Barry Bialik to amend the City's Zoning and Subdivision Ordinances to introduce exceptions that would allow for the greater utilization of underdeveloped land for small houses in an effort to increase the stock of "attainable", for sale houses.

The proposed changes would allow for reduced minimum lot sizes, lot widths, and setbacks for lots created to establish homes that are no greater in size that 1,200 Sq Ft Gross Floor Area (GFA). The proposed allowances come in two forms:

1) Reduced Pole Flag Lots and 2) Small Lots

In each case the minimum lot size would be reduced to 2,000 Sq Ft and limited to the allowance of a single-family home, two-family home, accessory dwelling unit or any combination thereof with a total square footage no greater than 1,200 Sq Ft in Gross Floor Area. The minimum setbacks and lot widths for these compact lots would also be reduced. In combination, you would be permitted up to a maximum of 6 lots (reduced pole flag lots + small lots) on any parcel less than 2 acres in size.

The proposed changes align with the City's recently adopted Gen H Comprehensive Plan and address needs identified by the City's Strategic Housing Committee. The proposal was unanimously supported by the Planning Board.

AMENDMENT OVERVIEW - AMMENDMENT ANALYSIS

For the purposes of this staff report, references to "Affordable Housing" are made in regards to the larger crisis of the lack of housing stock that is available to those making 120% of the Area Median Income (AMI) or less. References to "attainable housing" are made in regards to market rate solutions for the provision of dwelling units made available to those that do not income qualify for subsidized housing, but are still in need of housing at a lower price point than the median home price.

In response to the affordable housing crisis in Hendersonville and across Western North Carolina, and indeed across many portions of our country, elected officials, planners and developers have been attempting to innovate and reform Zoning codes to allow for increased housing supply. In basic economic theory, increased housing supply will offset demand and lead to price stabilization or even reductions in housing costs. The proposed text amendments put forth by the applicant are intended to do just that.

A key distinction of the proposal is that it specifically targets small residential units (1,200 Sq Ft Gross Floor Area max). By the very nature of their limited size, these units would be more affordable and fill the gap in "starter home" availability that has persisted for a number of years.

Not only does the proposed text amendment make way for additional market-rate "attainable" housing supply and allow for a more efficient use of property, it specifically targets an increase in fee simple real estate. In other words, the proposal allows for an increase in individually platted parcels which can feature owner-occupied dwellings and thus can be utilized for equity generation and wealth building. This type of "attainable housing" is a major gap in the overall affordable housing equation. A large portion of the dwelling units that have been approved by the City over the last 4 years have been for market rate apartments (2,269 rental units vs 977 single-family units). Increasing housing supply of not only rental units but "for sale" units is a key distinction provided by this proposal.

The proposed text amendment, in short, allows for reduced lot sizes (min. 2,000 Sq Ft) for properties that are established specifically for the construction of residential dwellings that do not exceed 1,200 Sq Ft in Gross Floor Area (GFA). This would come in two forms: 1) the establishment of "reduced flag pole lots" and 2) the establishment of "small lots". Both of these configurations would have a minimum lot size of 2,000 Sq Ft and have similar reductions in setbacks and lot widths. The distinction between the two is that the reduced pole flag lot would have a narrow strip of land (the "pole") that provides street frontage, ranging from 12' down to 5', and extends to the rear to create a lot or lots located behind other lots. These reduced pole flag lots would be accessed by a drive established in the "pole" that extends from the public right-of-way or along a cross-access easement. The maximum number of reduced flag pole lots on any one parcel under 2 acres in size is 5. Small Lots are similar to a traditional lot that has frontage along a street and, therefore, does not need to establish a "pole" to gain access to the lot. The maximum number of Small Lots is 6. And using these provisions in combination, the maximum number of lots that can be created on a parcel that is 2 acres or less is 6.

LEGISLATIVE COMMITTEE RECOMMENDATION

The proposed amendment was reviewed by the Legislative Committee at their meeting on January 21, 2025. The Legislative Committee provided feedback to Planning Staff which resulted in various clarifications. Some considerations of material modifications were discussed but in general the proposal was supported as presented. The most significant feedback was to make it clear that the "remnant lots" must meet minimum lot size for the zoning district in which it is located if there is an existing structure on the remnant lot and the structure exceeds 1,200 Sq Ft in GFA.

PROPOSED TEXT REVISIONS

The following revisions to the zoning code are presented for your consideration. The highlighted portions have been revised based on feedback from the Development Review Committee (DRC) after having already been reviewed by Planning Board:

ZONING ORDINANCE

The following language will be added as a cross reference for the list of zoning districts below:

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots and Sec. 8.5. – Small Lot.

- 5-1-3. - Dimensional requirements. [R-40 Estate Residential District]
- 5-2-3. - Dimensional requirements. [R-20 Low-Density Residential Zoning District]
- 5-3-3. - Dimensional requirements. [R-15 Medium-Density Residential Zoning District]
- 5-4-3. - Dimensional requirements. [R-10 Medium-Density Residential Zoning District]
- 5-5-3. - Dimensional requirements. [R-6 High-Density Residential Zoning District]
- 5-10-3. - Dimensional requirements. [MIC Medical, Institutional and Cultural Zoning District]
- 5-13-3. - Dimensional requirements. [RCT Residential Commercial Transition Zoning District]

Sec. 8-4. – Reduced Pole Flag Lots & Small Lots

8-4-1. - Purpose: The purpose of this section is to provide greater flexibility in the development of housing units and use of available land by allowing small footprint housing on small lots and reduced pole flag lots to encourage residential infill development, provide missing middle housing, and allow more opportunities for the construction of workforce housing, all within parameters that will preserve the identity and character of the community.

8-4-2. - Applicability: In applicable zoning districts (reference Article V. – Zoning District Classifications for applicable zoning districts), Reduced Pole Flag Lots or Small Lots or a combination thereof can be applied to any Lot of Record two acres in size or less. Residential uses shall be allowed subject to the applicable zoning district's Permitted Uses.

8-4-3. - Dimensional Requirements:

Reduced Pole Flag Lots	
Minimum lot area in square feet:	2,000
Minimum flag portion of lot width in feet:	25
Minimum pole portion of lot width in feet*:	10
Driveways and Accessways	See Sec. 8-4-4 – Access and Frontage Improvements.
Minimum yard requirements in feet:	5 from all perimeter lot lines
Maximum structure size in square feet (SF), Gross Floor Area (GFA):	
New lot with new structure	1,200**
Existing structure on existing lot	No structure size limit. Structures >1,200 SF GFA, lot shall meet underlying zoning district dimensional standards; structures ≤1,200 SF GFA may use Reduced Pole Flag Lot or Small Lot.
Structure location:	All structures shall be located in compliance with fire code requirements.***
Maximum structure height in feet:	Subject to the height limit of the underlying zoning district.

Small Lots	
Minimum lot area in square feet:	2,000
Minimum lot width* in feet:	25
Minimum yard requirements in feet:	
Front:	10
Side	5
Rear	10
Maximum structure size in square feet (SF), Gross Floor Area (GFA)	1,200** for new construction
Structure location:	All structures shall be located in compliance with fire code requirements.***
Maximum structure height in feet:	Subject to the height limit of the underlying zoning district.
Residual Lots with existing structures:	
Existing structure > 1200 SF gross floor area	Must comply with dimensional requirements of underlying zoning

	district.
Existing structure < 1200 SF gross floor area	May use Small Lot standards.
Reduced Pole Flag Lot Developments:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres
Small Lot Developments:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres

* Accessory Dwelling Unit (ADU) conversions to fee-simple lots shall install independent water and sewer connections for the unit.

** 1,200 SF GFA may be allocated to one dwelling unit or split over 1-3 units (i.e. ADU, Single-Family, or Two-Family). Accessory dwelling units on a small lot or flag lot shall remain subject to the requirements of Section 16-4-1.

NOTE: Any plat created for this option shall require a note stipulating a maximum home size of 1,200 SF GFA.

*** City of Hendersonville, Code of Ordinances, Chapter 22 – Fire Prevention and Protection, Sec. 22-6 – Access requirements for fire apparatus

See Article XII for definition of "flag" and "pole".

NOTE: This section contains zoning requirements only. Compliance with zoning requirements does not guarantee compliance with private restrictions. Developers are encouraged to consult with an attorney concerning private restrictions

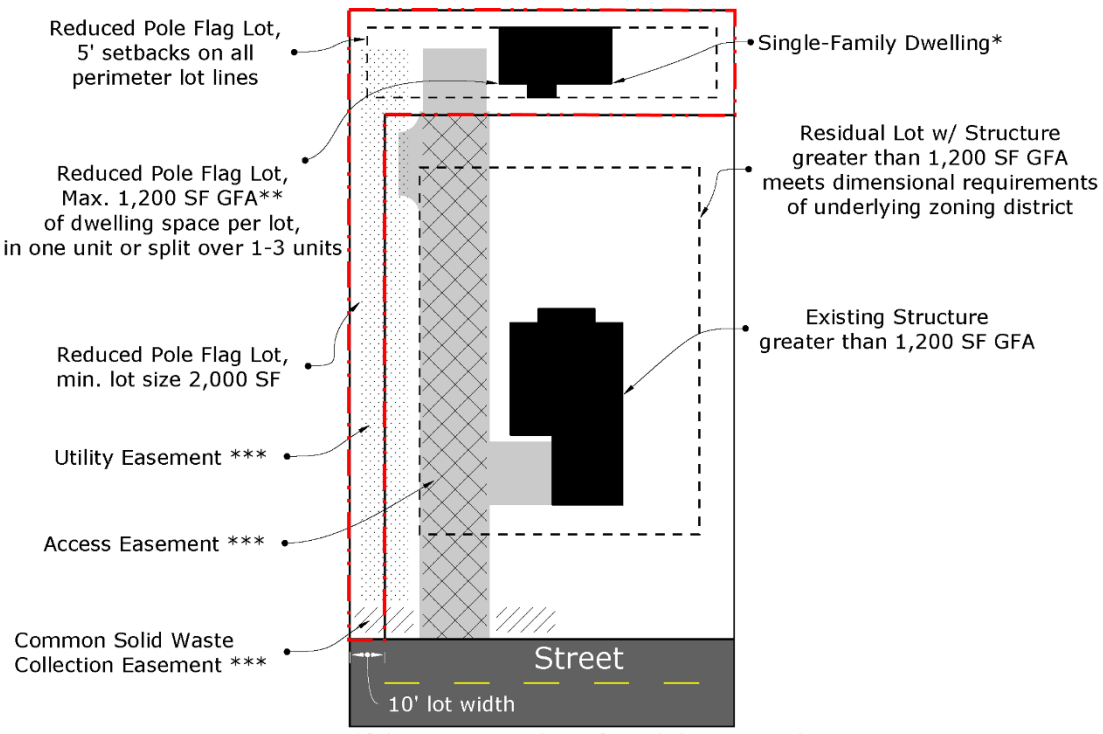


Figure 1: Reduced Pole Flag Lot

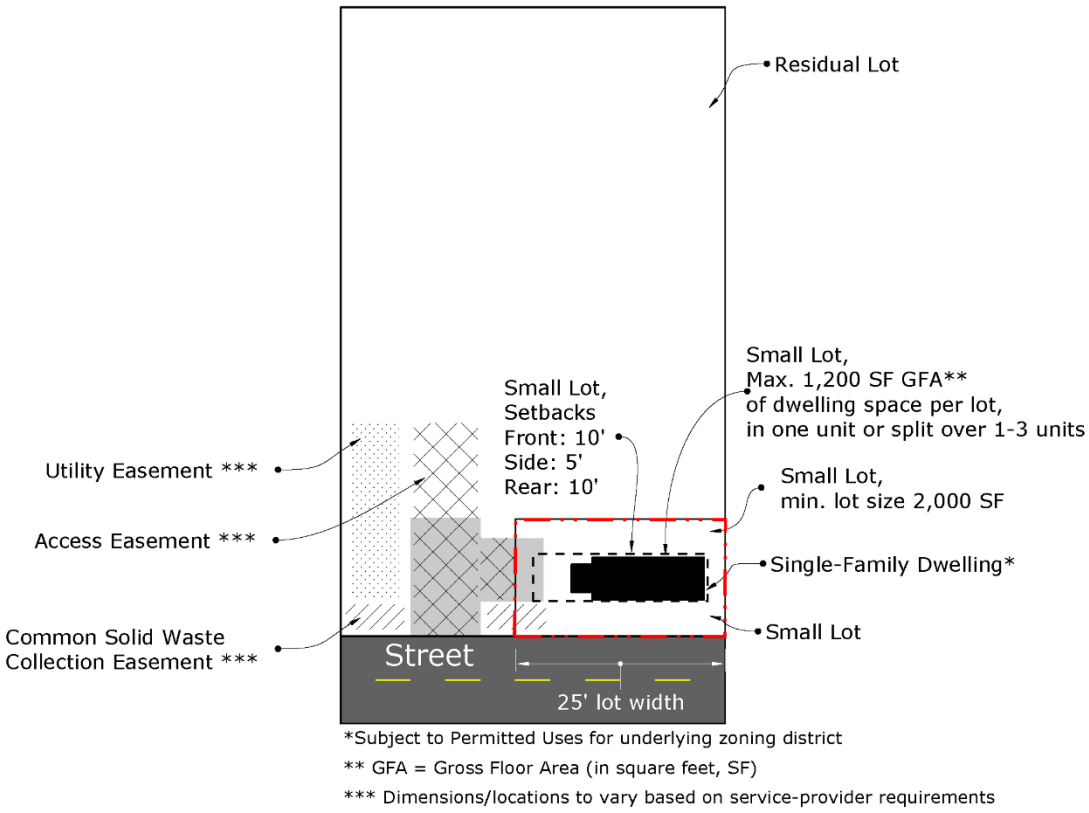


Figure 2: Small Lot

8-4-4. – Access and Frontage Improvements:

a) Driveways, Utilities and Accessways may be placed within the "pole" or an alternate site location via 'access' and/or 'utility' easements.

b) Shared Driveways:

   a. Use of a shared driveway to serve one Reduced Pole Flag Lot and one or more adjoining Small Lots, Residual Lots, or conventional lots is permitted. When using a shared driveway, placing the driveway within the pole(s) is encouraged but not required. (ref. Figures 1 and 2)

   b. Where the poles of two or more Reduced Flag Pole Lots adjoin, use of a shared driveway to serve the Reduced Pole Flag Lots is required. The shared driveway must be located within the adjoining pole(s) (ref. Figure 3).

   c. Shared driveways must meet the following standards:

      i. The shared driveway must have a minimum of unobstructed width of 10 feet,

      ii. The shared driveway must be shown on the recorded plat, and

      iii. The shared driveway must be memorialized in a recorded* access easement containing provisions for the maintenance of the shared driveway. If utility infrastructure (e.g. water, sewer, electric, etc.) is located within a shared

driveway, the recorded access easement shall also allow access within the easement for repair, maintenance and placement of the utility infrastructure. *recorded in the Henderson County Register of Deeds Office

c) Utility Easements:

a. Where utility service lines and/or equipment serving a Reduced Pole Flag Lot, Small Lot or Residual Lot are located on or cross another lot, a shared utility easement is required. Shared utility easements may be placed on "pole' and other alternative site locations including within a shared driveway. Shared utility easements must meet the following standards:

i. The shared utility easement must have a minimum of width of 10 feet,

ii. The shared utility easement must be shown on the recorded plat, and

iii. The shared utility must be memorialized in a recorded* easement and must contain provisions allowing the repair, maintenance and placement of utility infrastructure, and access for the foregoing purposes. *recorded in the Henderson County Register of Deeds Office

b. Utility meters and associated infrastructure shall be located according to service-provider requirements.

(Please see Chapter 52 of the Hendersonville Code of Ordinances for additional requirements.)

d) Solid Waste Collection Easements:

a. Appropriately-sized 'Common Solid Waste Collection Easements' are required for the orderly placement of, and access to, solid waste containers and bulk item / brush collection. These easements shall be sized according to container dimensions and the number of containers serving the development along with sufficient space to meet brush collection standards. These easements shall be located in accordance with best practices and avoid being placed on/near/under water meters, sewer cleanouts, power lines, guy wires, fire hydrants, etc., and shall comply with any additional locational or sizing standards contained within Chapter 44 of the Hendersonville Code of Ordinances.

b. Solid Waste Collection Easements must be shown and identified as a 'Common Solid Waste Collection Easement' on the plat and shall require review and approval from Planning staff and the City Public Works Director.

e) Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) shall apply to all Reduced Pole Flag Lot Developments and Small Lot Developments.

8-4-5. –Reduced Pole Flag Lot Developments: In all Reduced Pole Flag Lot Developments or Small Lot Developments containing more than one Reduced Flag Pole Lot, the following provisions shall apply:

a) Each lot within the Development shall have at least 10 feet of street frontage. The pole

of a Reduced Pole Flag Lot may serve as the street frontage.

b) A shared driveway shall be used as the sole access to Reduced Pole Flag Lots whose poles are adjacent.

c) Reduced Pole Flag Lot Developments and/or Small Lot Developments consisting of two or more lots, shall not abut another Reduced Pole Flag Lot Development or Small Lot Development consisting of two or more lots.

8-4-6 – Landscaping: In addition to required street trees, at least one large maturing and one small maturing tree shall be planted or preserved on the lot.

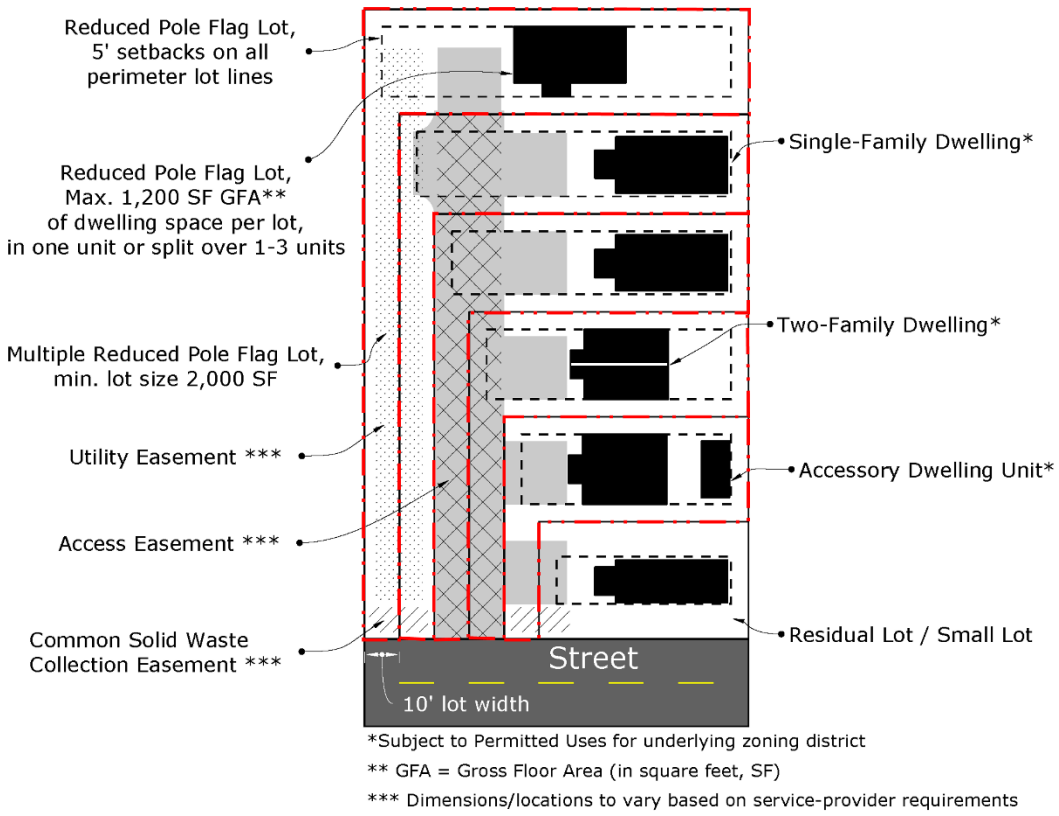


Figure 3: Reduced Pole Flag Lot + Small Lot Development

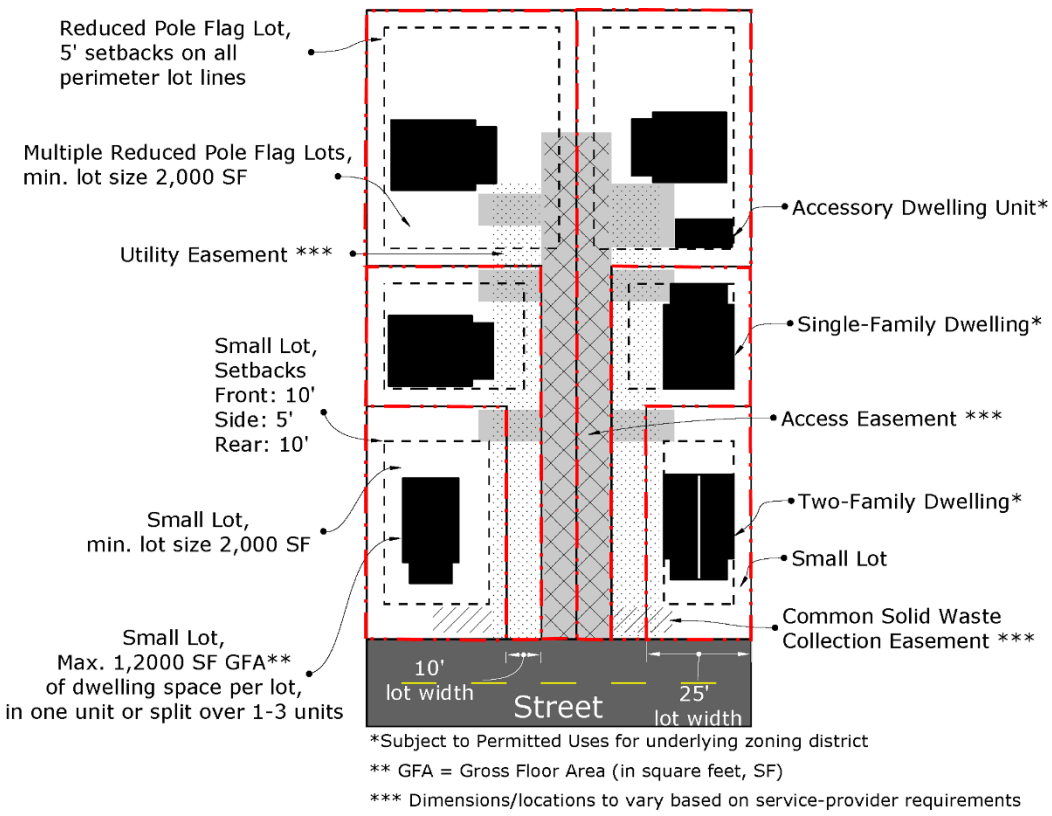
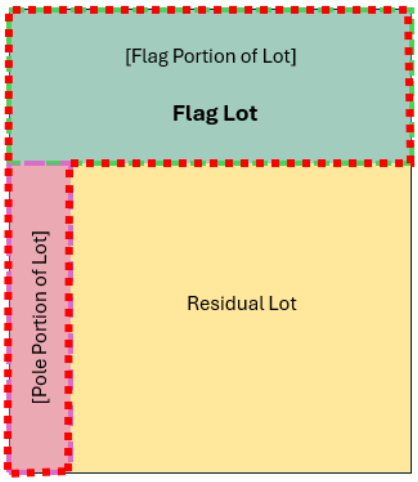


Figure 4: Small Lot combined with Reduced Pole Flag Lot Development, six (6) lot maximum

Article XII. Definition of Terms:

Flag Lot: A lot with two distinct parts: (1) The flag, which is the only building site; meets the lot width requirement of the zoning district; and is located behind another lot; and (2) the pole, which connects the flag to the street; provides the only street frontage and access for the lot; and at any point is less than the minimum lot width for the zone.



Flag Lot, Reduced Pole: A flag lot with reduced dimensional requirements created pursuant to Sec. 8.4 – Reduced Pole Flag Lots & Small Lots. Reduced Pole Flag Lots

feature dwelling(s) with a total of 1,200 square feet of Gross Floor Area.

Gross Floor Area (GFA): The total enclosed area of the horizontal surface of all floors of a building or buildings measured to the outside face of the structural members in exterior walls.

Lot Area: The total area within the lot lines of a platted lot. Lands located within any private easements shall be included within the lot area. The following features shall not be included in calculating minimum lot area: i. Public street rights-of-way; ii. Private street area; and iii. Land that is submerged or regularly underwater and jurisdictional wetlands..

Reduced Pole Flag Lot Development: any development creating two or more Reduced Pole Flag Lots created pursuant to Section 8.4—Reduced Pole Flag Lots & Small Lots. Reduced Pole Flag Lot Developments may also include Small Lots created pursuant to Section 8.4. Reduced Pole Flat Lot Developments shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the development.

Residual Lot: A remaining lot resulting from the creation of a Reduced Pole Flag Lot or Small Lot pursuant to Section 8.4 – Reduced Pole Flag Lots & Small Lots.

Small Lot: A lot with reduced dimensional requirements with a maximum square footage per Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots & Small Lots. Small Lots feature dwelling(s) with a total of 1,200 square feet of Gross Floor Area.

Small Lot Development: any development creating two or more Small Lots created pursuant to Section 8.4—Reduced Pole Flag Lots & Small Lots. Small Lot Developments may also include Reduced Pole Flag Lots created pursuant to Section 8.4. Small Lot Developments shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the development.

SUBDIVISION ORDINANCE AMENDMENTS

ARTICLE 3. – CONFIGURATION Sec. 3.03 of the Subdivision Ordinance, **– Lots**:

****

C. Flag lots. New flag lots may be established, subject to the following requirements:

1. Except where topographic conditions or environmental constraints make lot access impractical, no more than five percent of the lots within a subdivision (or individual phase of a subdivision) may be configured as flag lots.

2. New flag lots may be established along any type of street. When located along an expressway or boulevard street ~~only in cases where~~ access to the street ~~is~~ shall be shared with an adjacent lot (see Figure 3.03.C, Flag Lot Access).

3. The "pole," arm," or "pan handle" portion of a flag lot shall maintain a minimum width of at least 20 feet. except as provided under Section 3.03. Reduced Pole Flag Lots.

4. Use of a single driveway to serve an adjoining flag lot or to serve a flag lot and an adjoining conventional lot is encouraged. In the case of a driveway shared with a conventional lot, the preferred location for the driveway is on the flagpole portion of the flag lot, with the conventional lot granted an access easement over the flagpole.

D. Reduced Pole Flag Lots (requirements below are cross-referenced from Hendersonville Zoning Ordinance, Sec. 8-4. – Reduced Pole Flag Lots & Small Lots)

1. **Purpose**: The purpose of this subsection 3.03D is to provide standards for the development of subdivisions containing Reduced Pole Flag Lots and/or Small Lots.

2. **Applicability**: The provisions of this Subsection 3.03D. shall apply to any subdivision containing a Reduced Pole Flag Lot or Small Lot that is being developed in accordance with Section 8.4 of the City of Hendersonville Zoning Ordinance—Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

3. **Dimensional Requirements:** All Reduced Pole Flag Lot Subdivisions and All Small Lot Subdivisions must comply with Section 8-4 of the City of Hendersonville Zoning Ordinance—Reduce Pole Flat Lots & Small Lots.

Reduced Pole Flag Lot Minor Subdivision:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres
Small Lot Minor Subdivision:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres

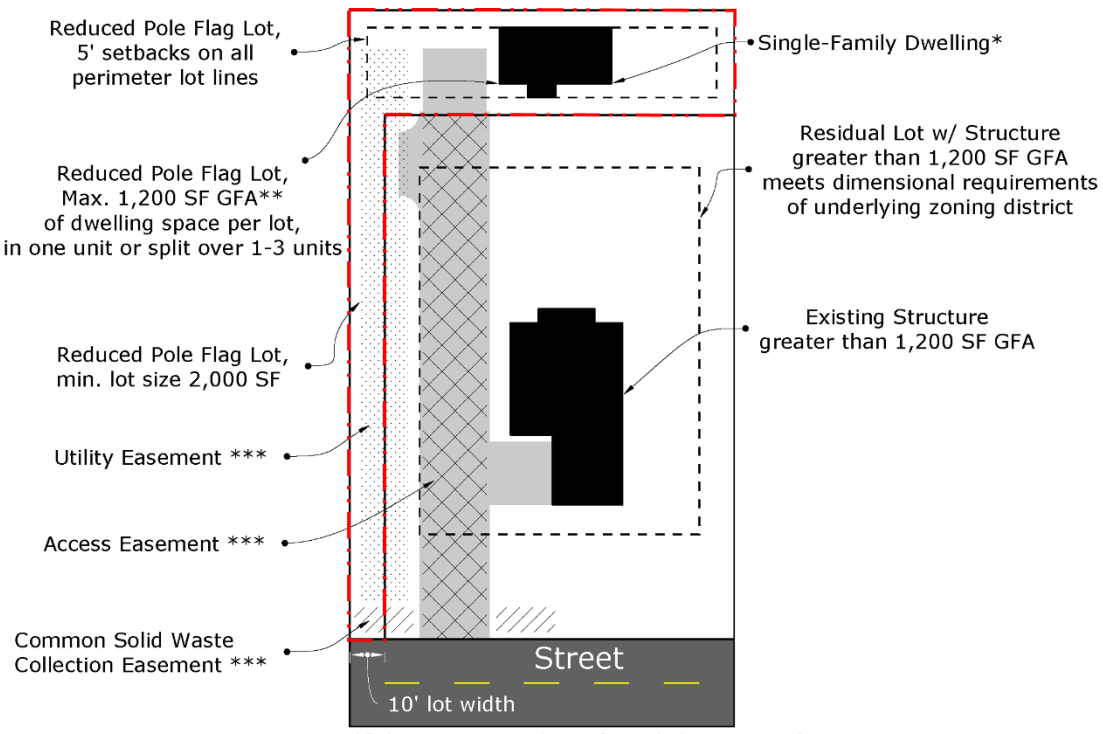


Figure 1: Reduced Pole Flag Lot

4. **Access and Frontage Improvements:**
   a) Driveways, Utilities and Accessways may be placed within the "pole" or an alternate site location via 'access' and/or 'utility' easements.
   b) Shared Driveways:
      a. Use of a shared driveway to serve one Reduced Pole Flag Lot and one or more adjoining Small Lots, Residual Lots, or conventional lots is permitted. When using a shared driveway, placing the driveway within the pole(s) is encouraged but not required. (ref. Figures 1 and 2)
      b. Where the poles of two or more Reduced Flag Pole Lots adjoin, use of a shared driveway to serve the Reduced Pole Flag Lots is required. The shared driveway must be located within the adjoining pole(s) (ref. Figure 3).
      c. Shared driveways must meet the following standards:
         i. The shared driveway must have a minimum of unobstructed width of 10 feet,
         ii. The shared driveway must be shown on the recorded plat, and
         iii. The shared driveway must be memorialized in a recorded* access easement containing provisions for the maintenance of the shared driveway. If utility infrastructure (e.g. water, sewer, electric, etc.) is located within a shared driveway, the recorded access easement shall also allow access within the easement for repair, maintenance and placement of the utility infrastructure. *recorded in the Henderson County Register of Deeds Office

   c) Utility Easements:
      a. Where utility service lines and/or equipment serving a Reduced Pole Flag Lot, Small Lot or Residual Lot are located on or cross another lot, a shared utility easement is required. Shared utility easements may be placed on "pole' and other alternative site locations including within a shared driveway. Shared utility easements must meet the following standards:
         i. The shared utility easement must have a minimum of width of 10 feet,
         ii. The shared utility easement must be shown on the recorded plat, and
         iii. The shared utility must be memorialized in a recorded* easement and must contain provisions allowing the repair, maintenance and placement of utility infrastructure, and access for the foregoing purposes. *recorded in the Henderson County Register of Deeds Office
      b. Utility meters and associated infrastructure shall be located according to service-provider requirements.

(Please see Chapter 52 of the Hendersonville Code of Ordinances for additional requirements.)

   d) Solid Waste Collection Easements:

a. Appropriately-sized 'Common Solid Waste Collection Easements' are required for the orderly placement of, and access to, solid waste containers and bulk item / brush collection. These easements shall be sized according to container dimensions and the number of containers serving the development along with sufficient space to meet brush collection standards. These easements shall be located in accordance with best practices and avoid being placed on/near/under water meters, sewer cleanouts, power lines, guy wires, fire hydrants, etc., and shall comply with any additional locational or sizing standards contained within Chapter 44 of the Hendersonville Code of Ordinances.

b. Solid Waste Collection Easements must be shown and identified as a 'Common Solid Waste Collection Easement' on the plat and shall require review and approval from Planning staff and the City Public Works Director.

e) Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) shall apply to all Reduced Pole Flag Lots, Small Lots and Residual Lots.

5. **Reduced Pole Flag Lot & Small Lot Minor Subdivisions:**

a) The provisions of this section may be used in combination with Small Lots, with a limit of six (6) total lots.

b) Reduced Pole Flag Lot' Minor Subdivisions and Small Lot Minor Subdivisions containing more than 3 total lots are not exempted from the standards of Article 6. 'Owners Associations'.

c) In no case shall each subdivided lot have less than 10 feet of street frontage. The pole can serve as the street frontage.

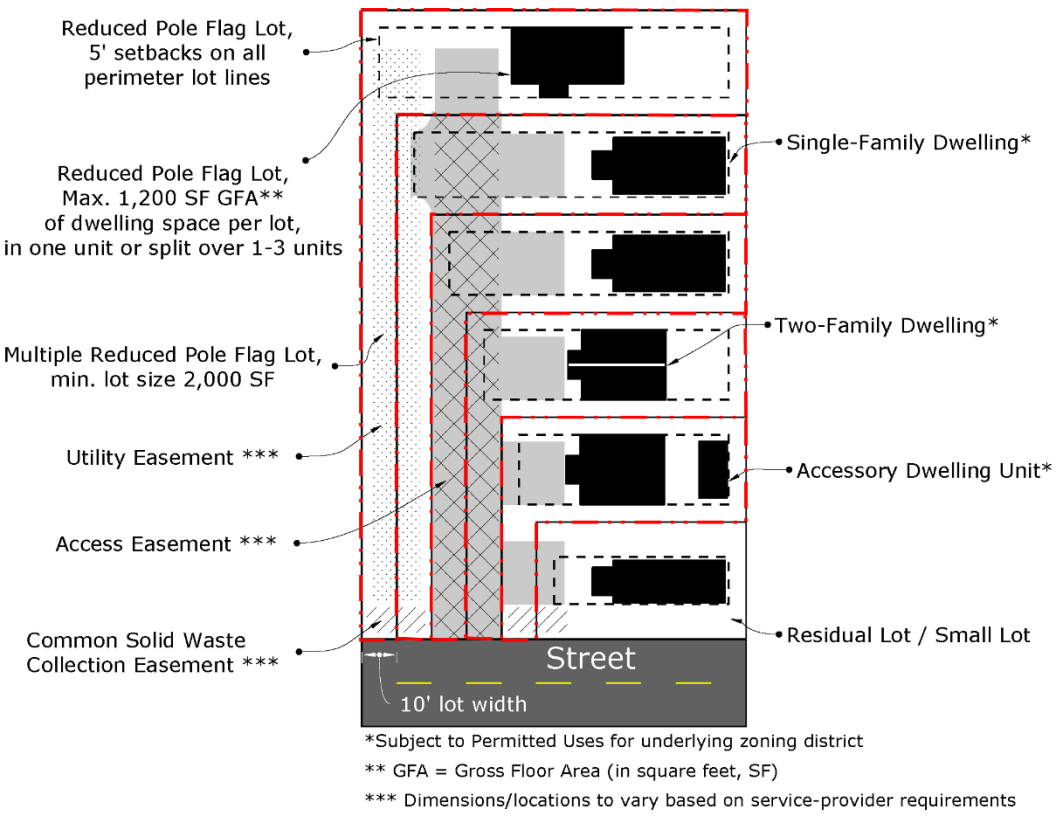


Figure 2: Reduced Pole Flag Lot / Small Lot Development

~~D.~~ E. Double or reverse frontage lots.

***

~~E.~~ F. Corner lots.

***

~~F.~~ G. Drainage and flood prevention.

***

ARTICLE 3. – CONFIGURATION Sec. 3.04. of the Subdivision Ordinance, **Access to lots**:

Sec. 3.04. - Access to lots.

A. **Every lot must maintain access.**

1. **Generally.** Except for lots within bona fide farms, exempt subdivisions, or in accordance with section 3.04.A.2, street access exemptions, all lots intended to contain a building or structure shall abut a street designed, built, and maintained to city or state

standards, as applicable.

2. Street access exemptions.

a. Lots in any of the following forms of development are not required to be served by a street meeting city or state standards:

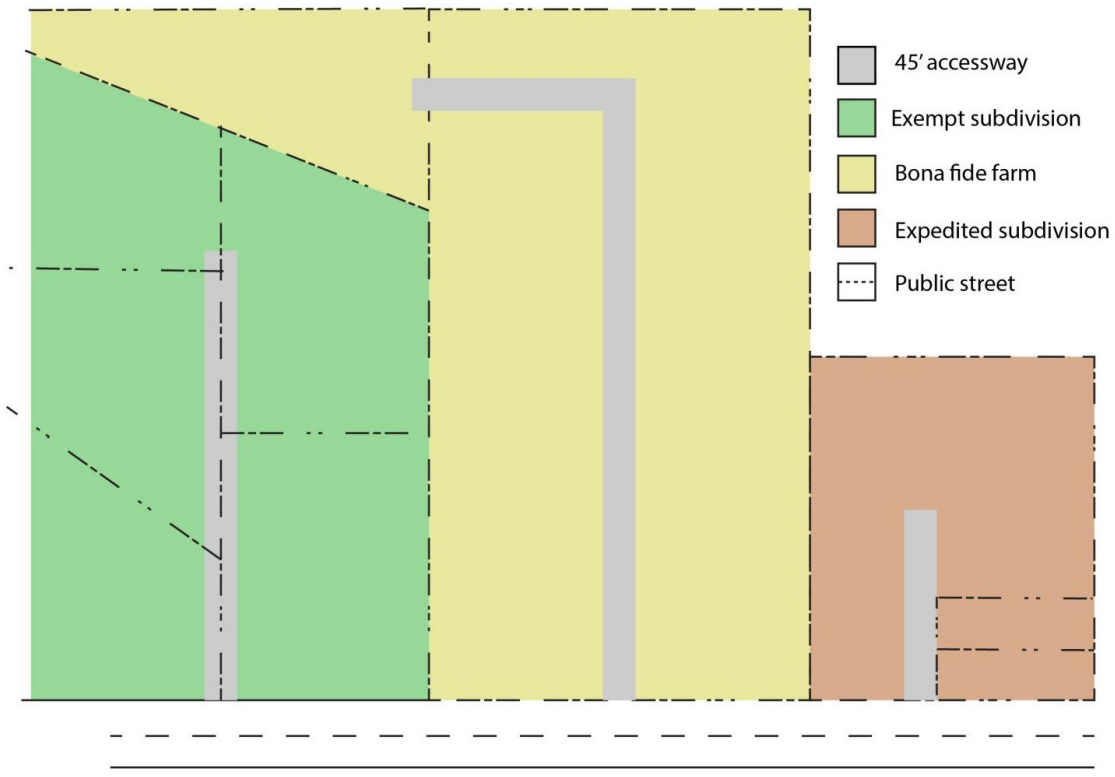
i) Up to three lots in an expedited subdivision; or

ii) Up to three lots without roadway frontage that are served by a single, shared accessway.

b. Any lots not required to abut a street designed, built, and maintained to city or state standards shall maintain an access with a minimum width of 45 feet that is adequately maintained to afford a reasonable means of ingress and egress for emergency vehicles (see Figure 3.04.A.2, Street Access Exemptions).

3. **Access serving more than three lots.** With the exception of Reduced Pole Flag Lots Minor Subdivisions and/or Small Lot Minor Subdivisions containing more than three lots, accessways serving more than three lots shall be designed, built, and maintained to public street standards.

FIGURE 3.04.A.2: STREET ACCESS EXEMPTIONS



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ARTICLE 6 – OWNER ASSOCIATIONS Section 6.02 of the Subdivision Ordinance, Applicability::

Sec. 6.02. Applicability.

A. The standards in this section shall apply to subdivisions with open space set-aside(s), lands held under common ownership, or shared responsibility for common infrastructure including, but not limited to streets or stormwater management facilities.

B. With the exception of Multiple Reduced Pole Flag Lot Minor Subdivisions and/or Small Lot Minor Subdivisions, establishment of an owners' association shall not be required for minor subdivisions (see section 2.04.I, minor subdivision), or expedited subdivisions (see section 2.04.F, expedited subdivision), but the responsible party for any private infrastructure shall be identified in the subdivision approval.

ARTICLE 8. – MEASUREMENT Section 8.02 of the Subdivision Ordinance, Rules of Measurement:

Sec. 8.02. - Rules of measurement.

C. Lot Dimensions

1. Lot Measurements.

a. Minimum lot area. The minimum amount of required land area, measured horizontally, that must be included within the lines of a lot. Lands located within any private easements shall be included within the lot area. The following features shall not be included in calculating minimum lot area:

i. Public street rights-of-way;

ii. Private street area;

~~iii. The "pole," arm," or "pan handle" portion of a flag lot; and~~

iv. Land that is submerged or regularly underwater and jurisdictional wetlands.

ARTICLE 9. – DEFINITIONS Section 9.01 of the Subdivision Ordinance, Definitions:

Sec. 9.01. - Definitions.

Flag Lot: ~~An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm. Further, in cases where a minimum lot width is prescribed, the arm is less than the presumptive minimum required lot width.~~ A lot with

two distinct parts: (1) The flag, which is the only building site; meets the lot width requirement of the zoning district; and is located behind another lot; and (2) the pole, which connects the flag to the street; provides the only street frontage and access for the lot; and at any point is less than the minimum lot width for the zone.

Flag Lot, Reduced Pole: A flag lot with reduced dimensional requirements created pursuant to the Hendersonville Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

Lot Area: The total area within the lot lines of a platted lot. Lot Area shall be calculated according to Section 8.02.C.1.a. Minimum lot area of this Subdivision Ordinance.

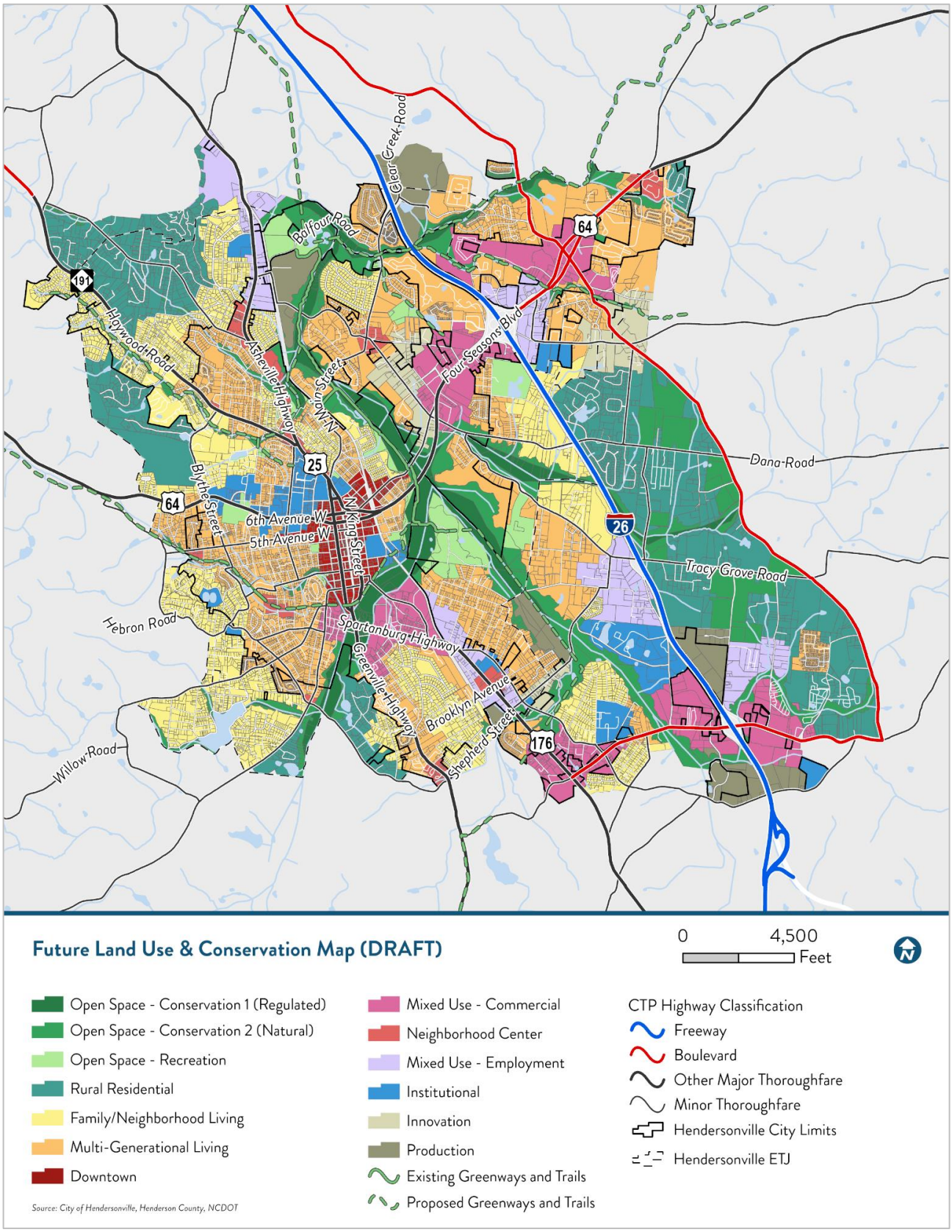
Reduced Pole Flag Lot Minor Subdivision: A Minor Subdivision containing two or more Reduced Pole Flag Lots created pursuant to Hendersonville Zoning Ordinance Section 8.4—Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole. Reduced Pole Flag Lot Minor Subdivisions may also include Small Lots created pursuant to Section 8.4. Reduced Pole Flat Lot Minor Subdivisions shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the minor subdivision.

Residual Lot: A remaining lot resulting from the creation of a Reduced Pole Flag Lot or Small Lot.

Small Lot: A lot with reduced dimensional requirements with a maximum square footage per the Hendersonville Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

Small Lot Minor Subdivision: A minor subdivision containing two or more Small Lots created pursuant to Hendersonville Zoning Ordinance Section 8.4—Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole. Small Lot Minor Subdivisions may also include Reduced Pole Flag Lots created pursuant to Hendersonville Zoning Ordinance Section 8.4. Small Lot Minor Subdivisions shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the minor subdivision.

GEN H COMPREHENSIVE PLAN -FUTURE LAND USE AND CONSERVATION MAP



GEN H COMPREHENSIVE PLAN -CHARACTER AREA PERCENTAGES

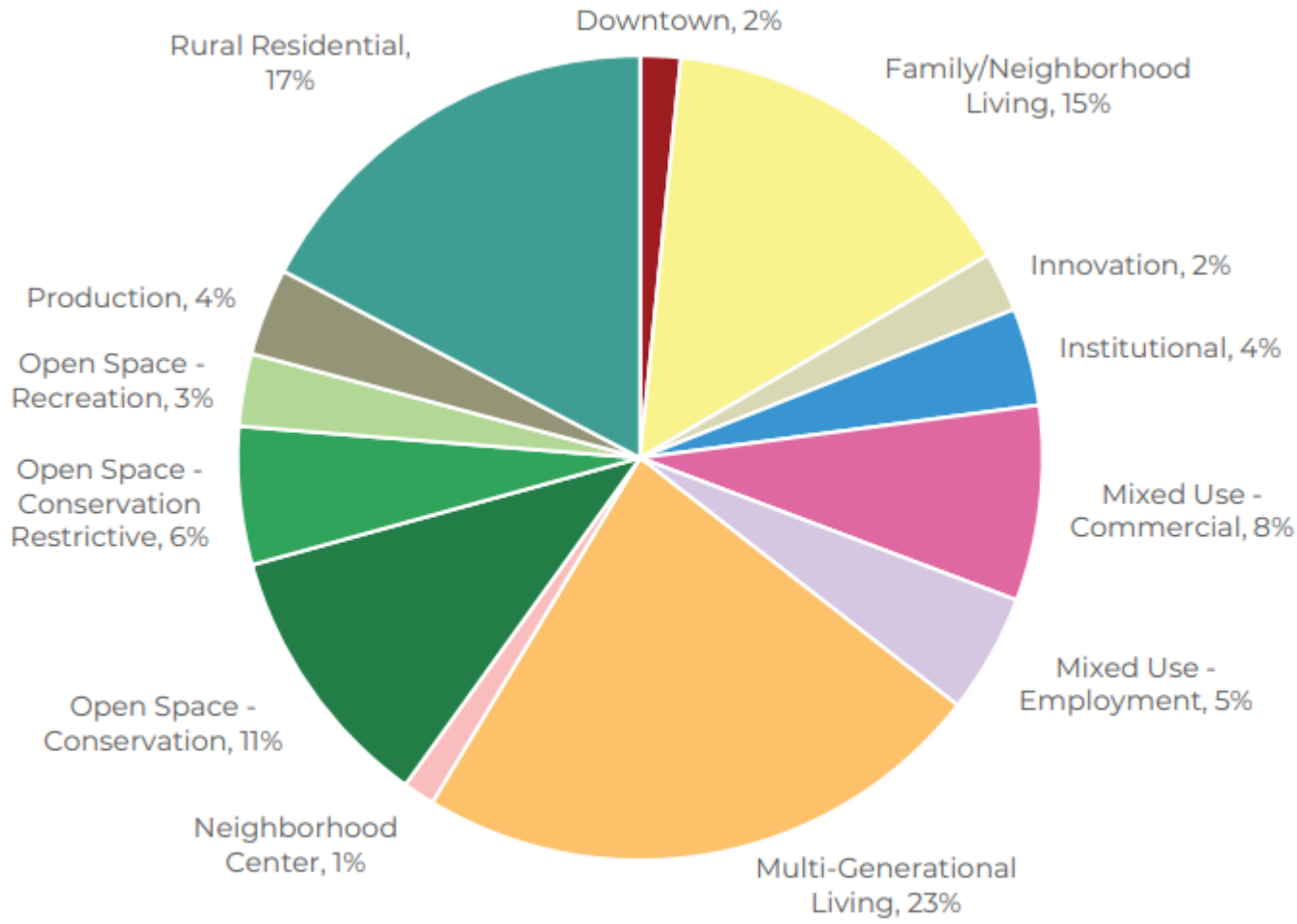


Figure 4.13.1 - Character Area percentages (rounded to whole percent) for study area. ROW is not included acreage percentages.

AMENDMENT STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	**LAND SUPPLY, SUITABILITY & INTENSITY** **Supply:** The Land Supply Map shows an abundance of "Underdeveloped" land in the City's zoning jurisdiction. **Suitability:** Land Suitability Maps show that a majority of the land supply is 'most suitable' for Residential development. **Intensity:** The proposal aligns with the development pattern of Option 2 in Figure 4.9 – Alternative Growth Map **FUTURE LAND USE & CONSERVATION MAP** **Character Area Designations:** Rural Residential, Family Neighborhood Living, Multi-Generational Living **Character Area Descriptions:** Somewhat Consistent **Zoning Crosswalk:** Consistent **Focus Area:** N/A
2) COMPATIBILITY	***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property*** ***[In addition to the general analysis below, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating the zoning text amendment's compatibility. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.]*** **EXISTING CONDITIONS** The proposed amendments update the City's Zoning Code to allow for smaller detached units on smaller lot sizes in all residential zoning districts that permit Single-family / Two-family uses and Accessory Dwelling Units by right. The permitted uses of these zoning districts would not be changed nor would the height limitations be altered. These are key factors when considering the potential impacts of infill development. When infill development is allowed to be greatly out of scale with existing conditions (i.e. lacking transition and context-sensitive design) and when the intensity of a newly introduced use is out of character with existing land uses, then the development is often judged to be incompatible. For these reasons, maintaining consistency with height limits and permitted land uses is integral to ensuring compatibility. With the exception of larger, more recently constructed planned communities, factors such as lot size and house size tend to vary throughout the city, from block to block and even within the same block. This is due to changes in zoning requirements and housing trends over time. As proposed, the text amendments would allow for more variation in lot size in exchange for capping the square footage of the new dwellings that can be located on them. The proposed limitations on square footage of the dwellings ensures that new units constructed under these allowances do not out-scale

	existing homes.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: Consistent **Abundant Housing Choices**: Consistent **Healthy and Accessible Natural Environment**: Somewhat Consistent **Authentic Community Character**: Consistent **Safe Streets and Trails**: Consistent **Reliable & Accessible Utility Services**: Consistent **Satisfying Work Opportunities**: Consistent **Welcoming & Inclusive Community**: Somewhat Consistent **Accessible & Available Community Uses and Services**: N/A **Resilient Community**: Consistent
	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) **Mix of Uses:** N/A **Compact Development:** Consistent **Sense of Place:** Consistent **Conserved & Integrated Open Spaces:** Inconsistent **Desirable & Affordable Housing**: Consistent **Connectivity**: Consistent **Efficient & Accessible Infrastructure:** Consistent
3) **Changed Conditions**	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The primary changed condition affecting this amendment is the persistent lack of housing availability in Hendersonville and throughout the region. In particular, starter homes and "attainable housing" supply are lacking and needed to accommodate the city's workforce and next generation of city residents. Additional localized findings related to the community's housing needs can be found here.
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 -**
	The proposed amendment would allow for a compatible infill development with a mix of housing types and increased density of market-rate attainable housing. This would allow for property owners to become "micro developers" and better utilize their property. The potential change to development patterns also lends itself to creating more walkable neighborhoods across the City.
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**

	The proposed text amendment would allow for greater utilization of existing infrastructure without the need for utility expansion and increased cost of maintenance.
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 -**
	There is no immediate development proposed. However, there is the potential for some loss of trees where new units are placed on existing undeveloped land. However, due to the small footprint of the structures and reduced setbacks, there will be flexibility in where structures are located – lending itself to more options in placement to avoid mature canopy trees.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

1. Comprehensive Plan Consistency - Staff finds the proposed text amendment to be consistent with the *Gen H Comprehensive Plan*'s Land Supply, Land Suitability, and Alternative Growth Trend maps. Additionally, the text amendment aligns with the Gen H Character Area Descriptions – in particular the Multi-Generational Living (MGL) Character Area which accounts for the greatest percentage of land area in the city.
2. Compatibility - The proposed text amendment is not incompatible with the existing development pattern in the city. The reduced scale of the dwellings permitted by the proposed allowance ensures that existing homes will not be out-scaled by the Small Lot and Reduced Pole Flag Lot infill development.
3. Changed Conditions - The text amendment is a response to the need for additional "attainable housing" in the city.
4. Public Interest – Increased housing stock and expanded utilization of existing land provides benefits to those in need of housing and property owners who can see a greater return on investment with their property.
5. Public Facilities - Allows for greater utilization of existing infrastructure
6. Effect on Natural Environment – Potential for some mature tree loss on existing lots, but flexibility in siting new structures would allow for canopy preservation while also increasing housing stock.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *The proposed amendment creates an opportunity to address the need for additional "attainable housing" in the city.*
- *The proposed amendment allows for property owns to better utilize their property and earn additional revenue*
- *The proposed amendment ensures compatibility by limiting the size and scale of new construction resulting from the proposed allowances*

DRAFT [Rational for Denial]

- *The proposed amendment is incompatible with existing residential districts*
- *The proposed amendment will create traffic congestion*
- *The proposed amendment will result in substantial loss of privacy*

Flag Lots + Small Lots | P24-89-ZTA		
Chapter 4 - The Vision for the Future	**Consistent**	**Inconsistent**
SUPPLY, SUITABILITY, & INTENSITY		
Land Supply Map (Pg. 81, Figure 4.4)	N/A	
Land Suitability Map (Pg. 84-86, Figure 4.5-4.7)	N/A	
Development Intensity Map (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	**RR/FNL / MGL**	
Character Area Description (Pg. 122-131)	Somewhat Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	N/A	
Focus Area (Map on Pg. 135 - Details follow)	N/A	

Flag Lots + Small Lots | P24-89-ZTA		
Chapter 4 - The Vision for the Future	**Consistent**	**Inconsistent**
GOALS		
Vibrant Neighborhoods (Pg. 93)		
Promote lively neighborhoods that increase local safety.	Consistent	
Enable well-maintained homes, streets, and public spaces.	Somewhat Consistent	
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent	
The design allows people to connect to nearby destinations, amenities, and services.	Consistent	
Abundant Housing Choices (Pg. 93)		
Housing provided meets the need of current and future residents.	Consistent	
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent	
Housing condition/quality exceeds minimum standards citywide	Consistent	
Healthy and Accessible Natural Environment (Pg. 94)		
Recreational (active and passive) open spaces are incorporated into the development.		Inconsistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	N/A	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Somewhat Consistent	
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent	
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent	
Authentic Community Character (Pg. 94)		
Downtown remains the heart of the community and the focal point of civic activity	Consistent	
A development near a gateway sets the tone, presenting the image/brand of the community.	N/A	
Historic preservation is utilized to maintain the city's identity.	N/A	
City Centers and neighborhoods are preserved through quality development.	Consistent	
Safe Streets and Trails (Pg. 95)		
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	N/A	
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent	
Design embraces the principles of walkable development.	Consistent	

Reliable & Accessible Utility Services		
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent	
Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	Consistent	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.		Inconsistent
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
Adaptation to a changing world (e.g., economic, technological, social, environmental, etc.) is a priority of City leaders.	Consistent	
A fiscally sound government ensures the City's ability to function efficiently and remain competitive, particularly in the face of unexpected challenges.	Consistent	
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	N/A	
New business and office space promotes creative hubs.	N/A	
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Small Infill Site].	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.		Inconsistent
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Consistent	

Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE V 'ZONING DISTRICT CLASSIFICATIONS', ARTICLE VIII 'EXCEPTIONS & MODIFICATIONS', AND ARTICLE XII 'DEFINITION OF TERMS' AND FURTHER AMENDING THE OFFICIAL CITY OF HENDERSONVILLE SUBDIVISION ORDINANCE, ARTICLE 3. 'CONFIGURATIONS', ARTICLE 8. 'MEASUREMENTS', AND ARTICLE 9. 'DEFINITIONS'

WHEREAS, the Planning Board reviewed this petition for a zoning and subdivision text amendment at its Special Called meeting on March 25, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the City of Hendersonville Zoning Ordinance, and

WHEREAS, City Council took up this application at its regular meeting on April 3, 2025, and

WHEREAS, City Council has found that this zoning text amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council finds that this zoning text amendment will support the provision of workforce housing and missing middle housing in the City by providing flexibility to allow smaller homes to be built on smaller lots, but within parameters that will preserve the identity and character of the community; and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on April 3, 2025,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend City of Hendersonville Zoning Ordinance, Article V 'Zoning District Classifications', Article VIII 'Exceptions & Modifications', and Article XII 'Definition of Terms' and further amending the official City of Hendersonville Subdivision Ordinance, Article 3. 'Configurations', Article 6. Homeowners Associations, Article 8. 'Measurements', and Article 9. 'Definitions' as follows:

ZONING ORDINANCE TEXT AMENDMENTS

SECTION 1. ARTICLE V of the Zoning Ordinance, ZONING DISTRICT CLASSIFICATIONS, is hereby amended as follows:

5-1-3. - Dimensional requirements. [R-40 Estate Residential District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

5-2-3. - Dimensional requirements. [R-20 Low-Density Residential Zoning District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Sin
Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

5-3-3. - Dimensional requirements. [R-15 Medium-Density Residential Zoning District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

5-4-3. - Dimensional requirements. [R-10 Medium-Density Residential Zoning District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

5-5-3. - Dimensional requirements. [R-6 High-Density Residential Zoning District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

5-10-3. - Dimensional requirements. [MIC Medical, Institutional and Cultural Zoning District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

5-13-3. - Dimensional requirements. [RCT Residential Commercial Transition Zoning District]

*****

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Sin Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots & Small Lots.

SECTION 2. Article VIII of the Zoning Ordinance, EXCEPTIONS & MODIFICATIONS, is hereby amended to add a new Section 8-4 as follows:

Sec. 8-4. – Reduced Pole Flag Lots & Small Lots

8-4-1. - Purpose: The purpose of this section is to provide greater flexibility in the development of housing units and use of available land by allowing small footprint housing on small lots and reduced pole flag lots to encourage residential infill development, provide missing middle housing, and allow more opportunities for the construction of workforce housing, all within parameters that will preserve the identity and character of the community.

8-4-2. - Applicability: In applicable zoning districts (reference Article V. – Zoning District Classifications for applicable zoning districts), Reduced Pole Flag Lots or Small Lots or a combination thereof can be applied to any Lot of Record two acres in size or less. Residential uses shall be allowed subject to the applicable zoning district's Permitted Uses.

8-4-3. - Dimensional Requirements:

Reduced Pole Flag Lots	
Minimum lot area in square feet:	2,000
Minimum flag portion of lot width in feet:	25
Minimum pole portion of lot width in feet*:	10
Driveways and Accessways	See Sec. 8-4-4 – Access and Frontage Improvements.
Minimum yard requirements in feet:	5 from all perimeter lot lines
Maximum structure size in square feet (SF), Gross Floor Area (GFA):	
New lot with new structure	1,200**
Existing structure on existing lot	No structure size limit. Structures >1,200 SF GFA, lot shall meet underlying zoning district dimensional standards; structures ≤1,200 SF GFA may use Reduced Pole Flag Lot or Small Lot.
Structure location:	All structures shall be located in compliance with fire code requirements.***
Maximum structure height in feet:	Subject to the height limit of the underlying zoning district.

Small Lots	
Minimum lot area in square feet:	2,000
Minimum lot width* in feet:	25
Minimum yard requirements in feet:	

Front:	10
Side	5
Rear	10
Maximum structure size in square feet (SF), Gross Floor Area (GFA)	1,200** for new construction
Structure location:	All structures shall be located in compliance with fire code requirements.***
Maximum structure height in feet:	Subject to the height limit of the underlying zoning district.
Residual Lots with existing structures:	
Existing structure > 1200 SF gross floor area	Must comply with dimensional requirements of underlying zoning district.
Existing structure < 1200 SF gross floor area	May use Small Lot standards.
Reduced Pole Flag Lot Developments:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres
Small Lot Developments:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres

* Accessory Dwelling Unit (ADU) conversions to fee-simple lots shall install independent water and sewer connections for the unit.
** 1,200 SF GFA may be allocated to one dwelling unit or split over 1-3 units (i.e. ADU, Single-Family, or Two-Family). Accessory dwelling units on a small lot or flag lot shall remain subject to the requirements of Section 16-4-1.

NOTE: Any plat created for this option shall require a note stipulating a maximum home size of 1,200 SF GFA.

*** City of Hendersonville, Code of Ordinances, Chapter 22 – Fire Prevention and Protection, Sec. 22-6 – Access requirements for fire apparatus
# See Article XII for definition of “flag” and “pole”.

NOTE: This section contains zoning requirements only. Compliance with zoning requirements does not guarantee compliance with private restrictions. Developers are encouraged to consult with an attorney concerning private restrictions

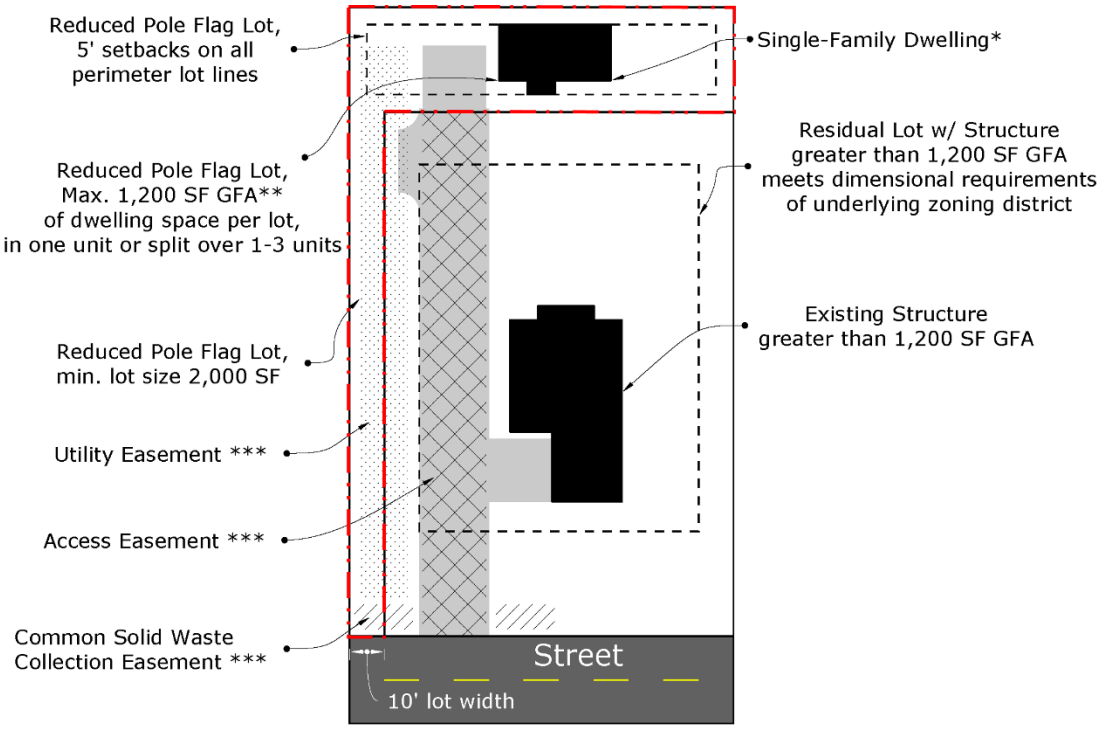


Figure 1: Reduced Pole Flag Lot

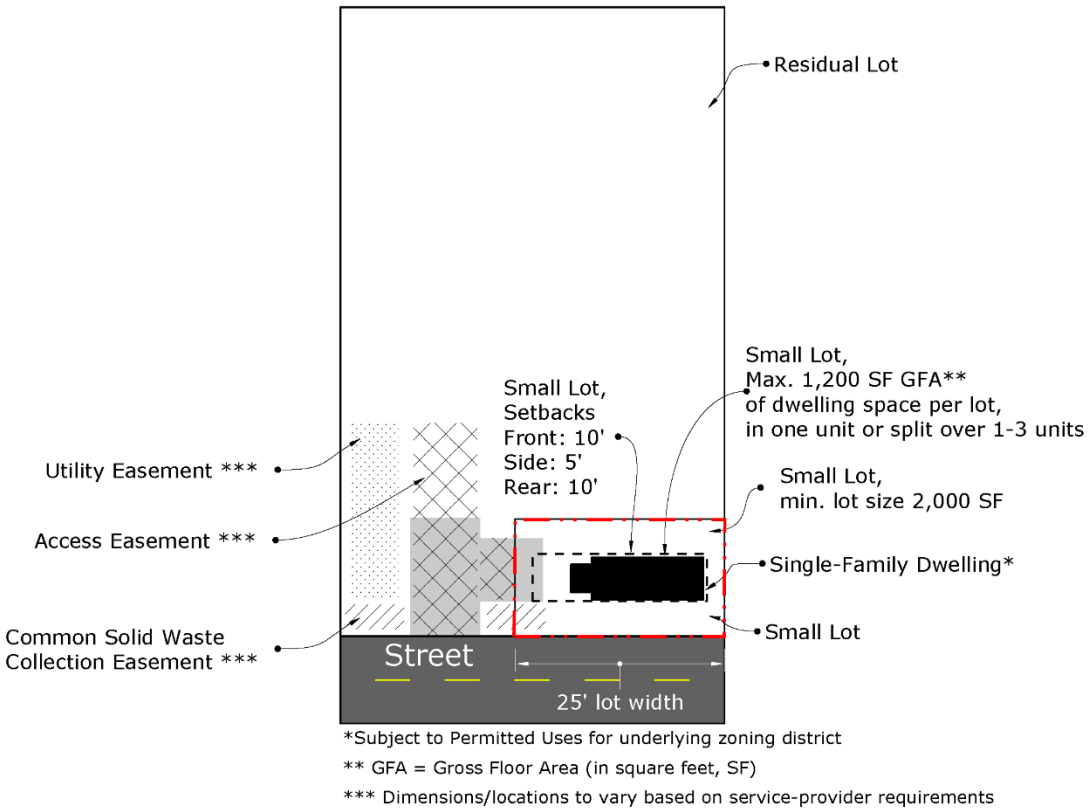


Figure 2: Small Lot

8-4-4. – Access and Frontage Improvements:

a) Driveways, Utilities and Accessways may be placed within the "pole" or an alternate site location via 'access' and/or 'utility' easements.

b) Shared Driveways:

~~a.~~ Use of a shared driveway to serve one Reduced Pole Flag Lot and one or more adjoining Small Lots, Residual Lots, or conventional lots is permitted. When using a shared driveway, placing the driveway within the pole(s) is encouraged but not required. (ref. Figures 1 and 2)

~~b.~~ Where the poles of two or more Reduced Flag Pole Lots adjoin, use of a shared driveway to serve the Reduced Pole Flag Lots is required. The shared driveway must be located within the adjoining pole(s) (ref. Figure 3).

~~c.~~ Shared driveways must meet the following standards:

i. The shared driveway must have a minimum of unobstructed width of 10 feet,

ii. The shared driveway must be shown on the recorded plat, and

iii. The shared driveway must be memorialized in a recorded* access easement containing provisions for the maintenance of the shared driveway. If utility infrastructure (e.g. water, sewer, electric, etc.) is located within a shared driveway, the recorded access easement shall also allow access within the easement for repair, maintenance and placement of the utility infrastructure. *recorded in the Henderson County Register of Deeds Office

c) Utility Easements:

~~a.~~ Where utility service lines and/or equipment serving a Reduced Pole Flag Lot, Small Lot or Residual Lot are located on or cross another lot, a shared utility easement is required. Shared utility easements may be placed on "pole' and other alternative site locations including within a shared driveway. Shared utility easements must meet the following standards:

i. The shared utility easement must have a minimum of width of 10 feet,

ii. The shared utility easement must be shown on the recorded plat, and

iii. The shared utility must be memorialized in a recorded* easement and must contain provisions allowing the repair, maintenance and placement of utility infrastructure, and access for the foregoing purposes. *recorded in the Henderson County Register of Deeds Office

~~b.~~ Utility meters and associated infrastructure shall be located according to service-provider requirements.

(Please see Chapter 52 of the Hendersonville Code of Ordinances for additional requirements.)

d) Solid Waste Collection Easements:

~~a.~~ Appropriately-sized 'Common Solid Waste Collection Easements' are required for the orderly placement of, and access to, solid waste containers and bulk item / brush collection. These easements shall be sized according to container dimensions and the number of containers serving the development along with sufficient space to meet brush collection standards. These easements shall be located in accordance with best practices and avoid being placed on/near/under water meters, sewer cleanouts, power lines, guy wires, fire hydrants, etc., and shall comply with any additional locational or sizing standards contained within Chapter 44 of the Hendersonville Code of Ordinances.

~~b.~~ Solid Waste Collection Easements must be shown and identified as a 'Common Solid Waste Collection Easement' on the plat and shall require review and approval from Planning staff and the City Public Works Director.

e) Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) shall apply to all Reduced Pole Flag Lot Developments and Small Lot Developments.

8-4-5. –Reduced Pole Flag Lot Developments: In all Reduced Pole Flag Lot Developments or Small Lot Developments containing more than one Reduced Flag Pole Lot, the following provisions shall apply:

a) Each lot within the Development shall have at least 10 feet of street frontage. The pole of a Reduced Pole Flag Lot may serve as the street frontage.

b) A shared driveway shall be used as the sole access to Reduced Pole Flag Lots whose poles are adjacent.

c) Reduced Pole Flag Lot Developments and/or Small Lot Developments consisting of two or more lots, shall not abut another Reduced Pole Flag Lot Development or Small Lot Development consisting of two or more lots.

8-4-6 – Landscaping: In addition to required street trees, at least one large maturing and one small maturing tree shall be planted or preserved on the lot.

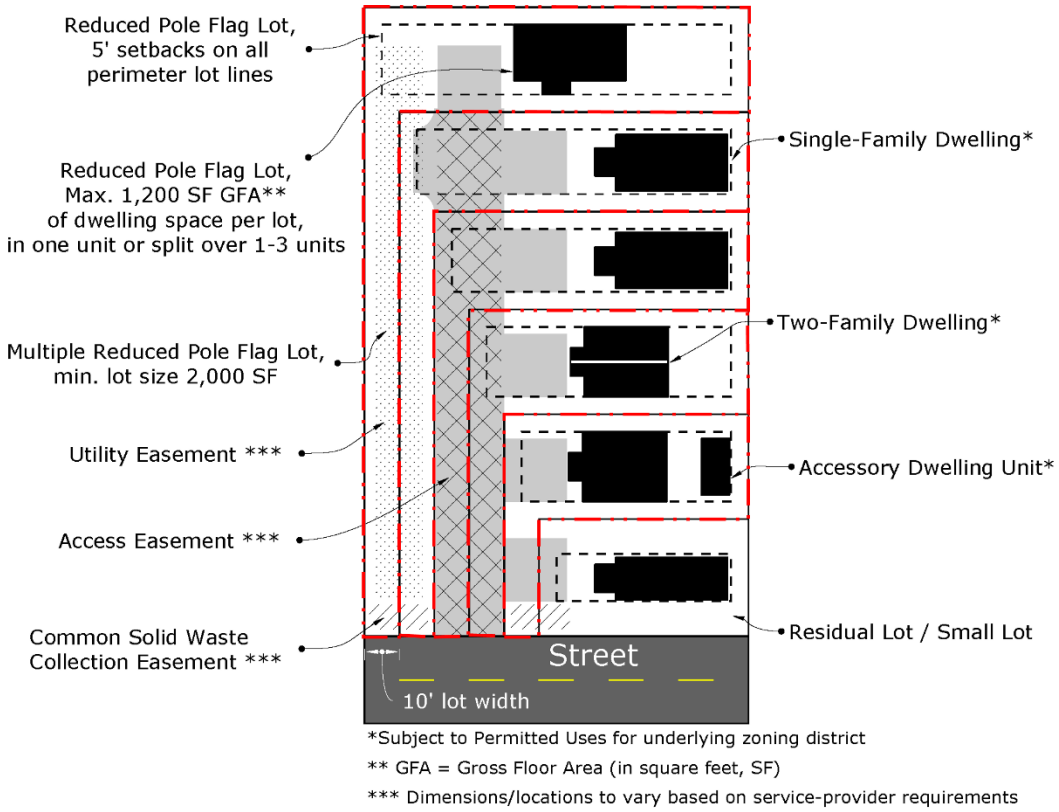


Figure 3: Reduced Pole Flag Lot Development + Small Lot

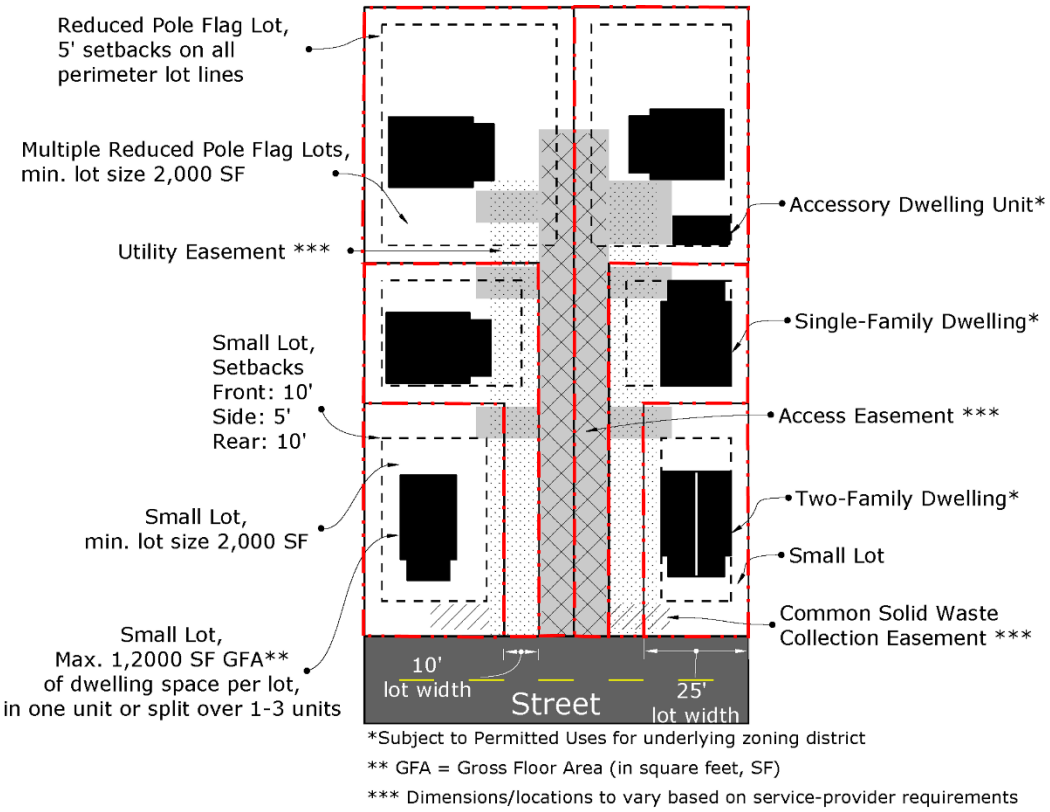
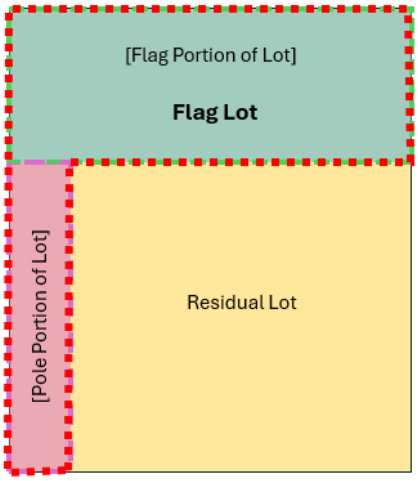


Figure 4: Small Lot combined with Reduced Pole Flag Lot Development, six (6) lot maximum

SECTION 3. Article XII, - of the Zoning Ordinance, Definition of Terms, is amended to add the following definitions:

Flag Lot: A lot with two distinct parts: (1) The flag, which is the only building site; meets the lot width requirement of the zoning district; and is located behind another lot; and (2) the pole, which connects the flag to the street; provides the only street frontage and access for the lot; and at any point is less than the minimum lot width for the zone.



Flag Lot, Reduced Pole: A flag lot with reduced dimensional requirements created pursuant to Sec. 8.4 – Reduced Pole Flag Lots & Small Lots. Reduced Pole Flag Lots feature dwelling(s) with a total of 1,200 square feet of Gross Floor Area.

Gross Floor Area (GFA): The total enclosed area of the horizontal surface of all floors of a building or buildings measured to the outside face of the structural members in exterior walls.

Lot Area: The total area within the lot lines of a platted lot. Lands located within any priva shall be included within the lot area. The following features shall not be included in calculating minimum lot area: i. Public street rights-of-way; ii. Private street area; and iii. Land that is submerged or regularly underwater and jurisdictional wetlands..

Reduced Pole Flag Lot Development: any development creating two or more Reduced Pole Flag Lots created pursuant to Section 8.4—Reduced Pole Flag Lots & Small Lots. Reduced Pole Flag Lot Developments may also include Small Lots created pursuant to Section 8.4. Reduced Pole Flat Lot Developments shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the development.

Residual Lot: A remaining lot resulting from the creation of a Reduced Pole Flag Lot or Small Lot pursuant to Section 8.4 – Reduced Pole Flag Lots & Small Lots.

Small Lot: A lot with reduced dimensional requirements with a maximum square footage per Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots & Small Lots. Small Lots feature dwelling(s) with a total of 1,200 square feet of Gross Floor Area.

Small Lot Development: any development creating two or more Small Lots created pursuant to Section 8.4—Reduced Pole Flag Lots & Small Lots. Small Lot Developments may also include Reduced Pole Flag Lots created pursuant to Section 8.4. Small Lot Developments shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the development.

SUBDIVISION ORDINANCE AMENDMENTS

SECTION 4. ARTICLE 3. – CONFIGURATION Sec. 3.03 of the Subdivision Ordinance, **– Lots**, is amended as follows:

****

C. Flag lots. New flag lots may be established, subject to the following requirements:

1. Except where topographic conditions or environmental constraints make lot access impractical, no more than five percent of the lots within a subdivision (or individual phase of a subdivision) may be configured as flag lots.

2. New flag lots may be established along any type of street. When located along an expressway or boulevard street ~~only in cases where~~ access to the street ~~is~~ shall be shared with an adjacent lot (see Figure 3.03.C, Flag Lot Access).

3. The "pole," arm," or "pan handle" portion of a flag lot shall maintain a minimum width of at least 20 feet~~.~~ except as provided under Section 3.03. Reduced Pole Flag Lots.

4. Use of a single driveway to serve an adjoining flag lot or to serve a flag lot and an adjoining conventional lot is encouraged. In the case of a driveway shared with a conventional lot, the preferred location for the driveway is on the flagpole portion of the flag lot, with the conventional lot granted an access easement over the flagpole.

D. Reduced Pole Flag Lots (requirements below are cross-referenced from Hendersonville Zoning Ordinance, Sec. 8-4. – Reduced Pole Flag Lots & Small Lots)

1. **Purpose**: The purpose of this subsection 3.03D is to provide standards for the development of containing Reduced Pole Flag Lots and/or Small Lots.

2. **Applicability**: The provisions of this Subsection 3.03D. shall apply to any subdivision containing a Reduced Pole Flag Lot or Small Lot that is being developed in accordance with Section 8.4 of the City of Hendersonville Zoning Ordinance—Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

3. **Dimensional Requirements:** All Reduced Pole Flag Lot Subdivisions and All Small Lot Subdivisions must comply with Section 8-4 of the City of Hendersonville Zoning Ordinance—Reduce Pole Flat Lots & Small Lots.

Reduced Pole Flag Lot Minor Subdivision:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres
Small Lot Minor Subdivision:	
Maximum total number of lots permitted:	6
Maximum number of reduced pole flag lots permitted:	5
Maximum total acreage:	2.0 acres

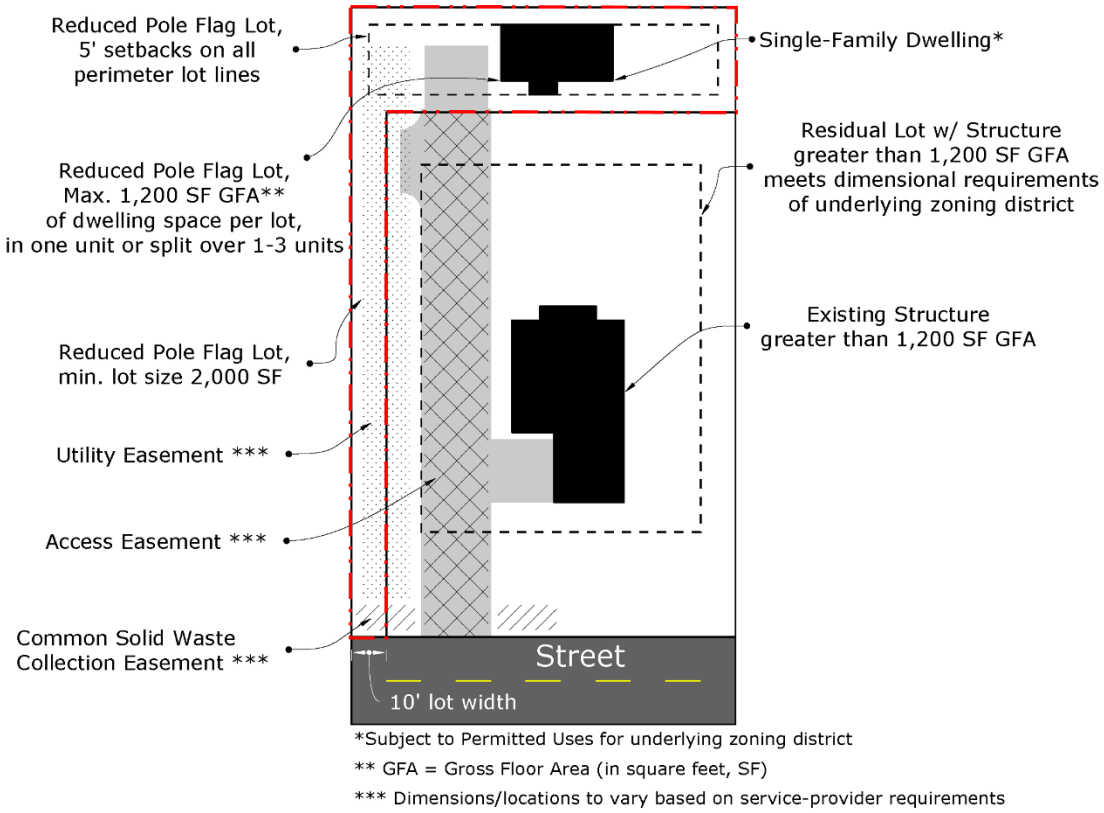


Figure 1: Reduced Pole Flag Lot

4. **Access and Frontage Improvements:**
   a) Driveways, Utilities and Accessways may be placed within the "pole" or an alternate site location via 'access' and/or 'utility' easements.
   b) Shared Driveways:
      a. Use of a shared driveway to serve one Reduced Pole Flag Lot and one or more adjoining Small Lots, Residual Lots, or conventional lots is permitted. When using a shared driveway, placing the driveway within the pole(s) is encouraged but not required. (ref. Figures 1 and 2)
      b. Where the poles of two or more Reduced Flag Pole Lots adjoin, use of a shared driveway to serve the Reduced Pole Flag Lots is required. The shared driveway must be located within the adjoining pole(s) (ref. Figure 3).
      c. Shared driveways must meet the following standards:
         i. The shared driveway must have a minimum of unobstructed width of 10 feet,
         ii. The shared driveway must be shown on the recorded plat, and
         iii. The shared driveway must be memorialized in a recorded* access easement containing provisions for the maintenance of the shared driveway. If utility infrastructure (e.g. water, sewer, electric, etc.) is located within a shared driveway, the recorded access easement shall also allow access within the easement for repair, maintenance and placement of the utility infrastructure. *recorded in the Henderson County Register of Deeds Office

   c) Utility Easements:
      a. Where utility service lines and/or equipment serving a Reduced Pole Flag Lot, Small Lot or Residual Lot are located on or cross another lot, a shared utility easement is required. Shared utility easements may be placed on "pole' and other alternative site locations including within a shared driveway. Shared utility easements must meet the following standards:
         i. The shared utility easement must have a minimum of width of 10 feet,
         ii. The shared utility easement must be shown on the recorded plat, and
         iii. The shared utility must be memorialized in a recorded* easement and must contain provisions allowing the repair, maintenance and placement of utility infrastructure, and access for the foregoing purposes. *recorded in the Henderson County Register of Deeds Office
      b. Utility meters and associated infrastructure shall be located according to service-provider requirements.

      (Please see Chapter 52 of the Hendersonville Code of Ordinances for additional requirements.)

   d) Solid Waste Collection Easements:
      a. Appropriately-sized 'Common Solid Waste Collection Easements' are required for the orderly placement of, and access to, solid waste containers and bulk item / brush collection. These easements shall be sized according to container dimensions and the number of

containers serving the development along with sufficient space to meet brush collection standards. These easements shall be located in accordance with best practices and avoid being placed on/near/under water meters, sewer cleanouts, power lines, guy wires, fire hydrants, etc., and shall comply with any additional locational or sizing standards contained within Chapter 44 of the Hendersonville Code of Ordinances.

b. Solid Waste Collection Easements must be shown and identified as a 'Common Solid Waste Collection Easement' on the plat and shall require review and approval from Planning staff and the City Public Works Director.

e) Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) shall apply to all Reduced Pole Flag Lots, Small Lots and Residual Lots.

5. **Reduced Pole Flag Lot & Small Lot Minor Subdivisions:**

a) The provisions of this section may be used in combination with Small Lots, with a limit of six (6) total lots.

b) Reduced Pole Flag Lot' Minor Subdivisions and Small Lot Minor Subdivisions containing more than 3 total lots are not exempted from the standards of Article 6. 'Owners Associations'.

c) In no case shall each subdivided lot have less than 10 feet of street frontage. The pole can serve as the street frontage.

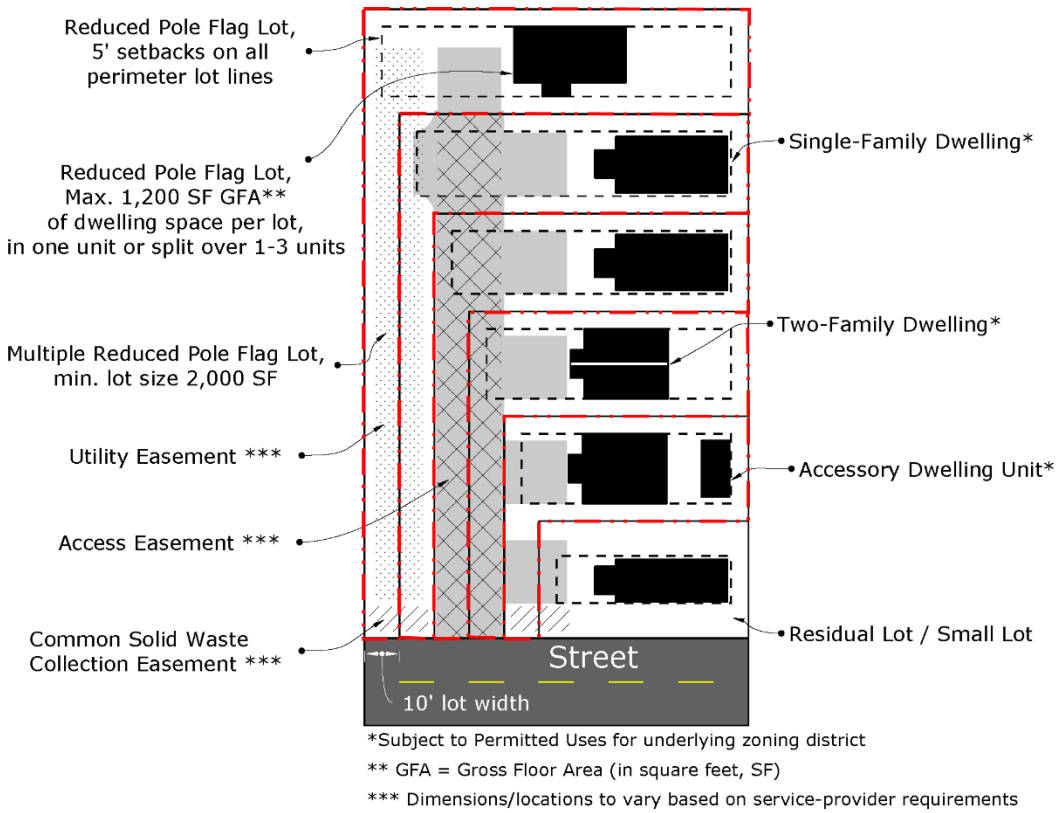


Figure 2: Reduced Pole Flag Lot Development + Small Lot

~~D.~~ E. **Double or reverse frontage lots.**

***

~~E.~~ F. **Corner lots.**

***

~~F.~~ G. **Drainage and flood prevention.**

***

SECTION 5. ARTICLE 3. – CONFIGURATION Sec. 3.04. of the Subdivision Ordinance, **Access to lots**, is amended to read as follows:

Sec. 3.04. - Access to lots.

A. **Every lot must maintain access.**

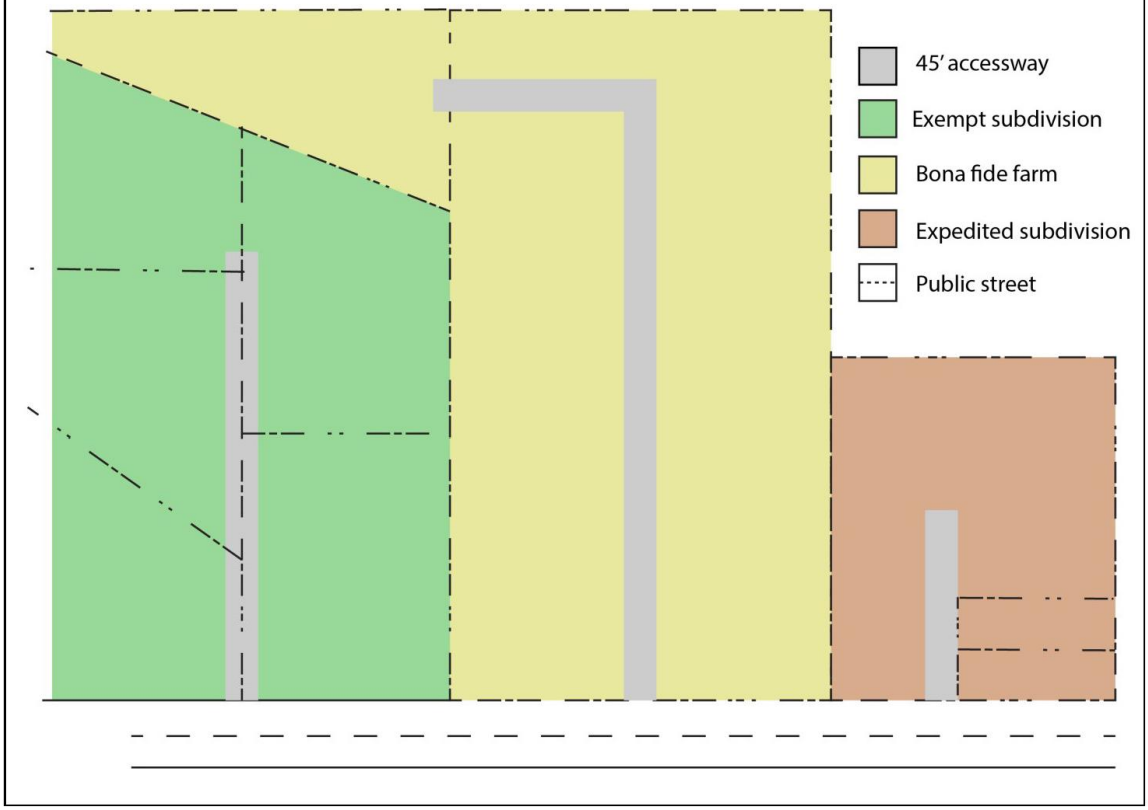
1. **Generally.** Except for lots within bona fide farms, exempt subdivisions, or in accordance with section 3.04.A.2, street access exemptions, all lots intended to contain a building or structure shall abut a street designed, built, and maintained to city or state standards, as applicable.

2. **Street access exemptions.**
   a. Lots in any of the following forms of development are not required to be served by a street meeting city or state standards:
   i) Up to three lots in an expedited subdivision; or
   ii) Up to three lots without roadway frontage that are served by a single, shared accessway.

   b. Any lots not required to abut a street designed, built, and maintained to city or state standards shall maintain an access with a minimum width of 45 feet that is adequately maintained to afford a reasonable means of ingress and egress for emergency vehicles (see Figure 3.04.A.2, Street Access Exemptions).

3. **Access serving more than three lots.** With the exception of Reduced Pole Flag Lots Minor Subdivisions and/or Small Lot Minor Subdivisions containing more than three lots, accessways serving more than three lots shall be designed, built, and maintained to public street standards.

FIGURE 3.04.A.2: STREET ACCESS EXEMPTIONS



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SECTION 6. ARTICLE 6 – OWNER ASSOCIATIONS Section 6.02 of the Subdivision Ordinance, Applicability, shall be amended as follows:

Sec. 6.02. Applicability.

A. The standards in this section shall apply to subdivisions with open space set-aside(s), lands held under common ownership, or shared responsibility for common infrastructure including, but not limited to streets or stormwater management facilities.

B. With the exception of Multiple Reduced Pole Flag Lot Minor Subdivisions and/or Small Lot Minor Subdivisions, establishment of an owners' association shall not be required for minor subdivisions (see section 2.04.I, minor subdivision), or expedited subdivisions (see section 2.04.F, expedited subdivision), but the responsible party for any private infrastructure shall be identified in the subdivision approval.

SECTION 7. ARTICLE 8. – MEASUREMENT Section 8.02 of the Subdivision Ordinance, Rules of Measurement, is amended as follows:

Sec. 8.02. - Rules of measurement.

C. Lot Dimensions

1. Lot Measurements.

a. Minimum lot area. The minimum amount of required land area, measured horizontally, that must be included within the lines of a lot. Lands located within any private easements shall be included within the lot area. The following features shall not be included in calculating minimum lot area:

i. Public street rights-of-way;

ii. Private street area;

~~iii. The "pole," arm," or "pan handle" portion of a flag lot; and~~

iv. Land that is submerged or regularly underwater and jurisdictional wetlands.

SECTION 8. ARTICLE 9. – DEFINITIONS Section 9.01 of the Subdivision Ordinance, Definitions, is amended to amend and add the following definitions:

Sec. 9.01. - Definitions.

Flag Lot: ~~An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm. Further, in cases where a minimum lot width is prescribed, the arm is less than the presumptive minimum required lot width.~~ A lot with two distinct parts: (1) The flag, which is the only building site; meets the lot width requirement of the zoning district; and is located behind another lot; and (2) the pole, which connects the flag to the street; provides the only street frontage and access for the lot; and at any point is less than the minimum lot width for the zone.

Flag Lot, Reduced Pole: A flag lot with reduced dimensional requirements created pursuant to the Hendersonville Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

Lot Area: The total area within the lot lines of a platted lot. Lot Area shall be calculated according to Section 8.02.C.1.a. Minimum lot area of this Subdivision Ordinance.

Reduced Pole Flag Lot Minor Subdivision: A Minor Subdivision containing two or more Reduced Pole Flag Lots created pursuant to Hendersonville Zoning Ordinance Section 8.4—Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole. Reduced Pole Flag Lot Minor Subdivisions may also include Small Lots created pursuant to Section 8.4. Reduced Pole Flat Lot Minor Subdivisions shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the minor subdivision.

Residual Lot: A remaining lot resulting from the creation of a Reduced Pole Flag Lot or Small Lot.

Small Lot: A lot with reduced dimensional requirements with a maximum square footage per the Hendersonville Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

Small Lot Minor Subdivision: A minor subdivision containing two or more Small Lots created pursuant to Hendersonville Zoning Ordinance Section 8.4—Reduced Pole Flag Lots & Small Lots and this Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole. Small Lot Minor Subdivisions may also include Reduced Pole Flag Lots created pursuant to Hendersonville Zoning Ordinance Section 8.4. Small Lot Minor Subdivisions shall be deemed to include all Reduced Pole Flag Lots, Small Lots and Residual Lots created as part of the minor subdivision.

SECTION 9. If any provision of this ordinance or its application is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable.

SECTION 10. It is the intention of the City Council and it is hereby ordained, that the provisions of this ordinance shall become and be made part of the Code of Ordinances, City of Hendersonville, North Carolina, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 11. This Ordinance shall be effective upon its adoption.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 3rd day of April 2025.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

City of Hendersonville, Text Amendment Application

12/5/24

Summary information provided in online form, below.

Proposed change:

Summary of proposed changes listed below; detailed PDF document will be e-mailed to Matt Manley, Community Development Department

Adds the following options for lot creation (Sec. 3.03):

- Flag Lots, Reduced Pole (including Multiple Flag Lots)

- Small Lot Option

Modifies existing Flag Lot standards to allow calculation of Lot Area to include flag pole area (Sec. 8.02)

Adds definitions for the following terms (Sec. 9.01):

- Flag Lot, Reduced Pole

- Lot Area

- Small Lot Option

Reason for change:

Sec. 3.03

Workforce Housing and Affordable Housing are City priorities, so Reduced Pole Flag Lots and Small Lot Option allow greater site feasibility and flexibility for small footprint housing on individual lots at lower price points. Shallow setbacks improve building placement feasibility on narrow and/or long/deep urban lots. The change is also key for fee-simple lot and home mortgage financing, plus water and sewer utility connection requirements (City of Hendersonville Utilities policy only allows a utility easement crossing of one other property).

Sec.8.02

Removing this clause will reduce confusion and improve fairness and consistency for calculating lot area for Flag Lots and Reduced Pole Flag Lots.

Sec. 9.01

Adding these definitions adds clarity and predictability for the use of these configuration options for small affordable lot and housing development.

Section 11-4 Standards. The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.

Applicant Response:

These text amendments support several elements of the Gen H Comprehensive Plan (Aug. 1, 2024) as follows:

- Pg. 74-76 notes 20-year population and housing projections (2025-2045), with a low estimate of 2,000 housing units, or 110 units/year needed in that timeframe. City and County permitting data indicates the potential for higher population and resulting housing demand. Henderson County data indicates a potential demand for 5,400 housing units, or 270 units/year needed, while City of Hendersonville data indicates a potential demand for 16,000 housing units, or 800 units/year. Reduced Pole Flag Lots and Small Lot Option lots have the potential to create thousands of housing units through small, incremental projects across broad geographic areas of the city. Additionally, the UNC School of Government Development Finance Initiative (DFI) conducted a housing needs assessment for the City of Hendersonville and noted on November 18, 2024 that the City likely needs 10,000 units over the next 5 years, or 2,000 units/year.

- Pg. 78-79 notes an inventory of land within City limits as Underdeveloped (71%) and Undeveloped (16%). Reduced Pole Flag Lots and Small Lot Option lots are proven tools in creating abundant, affordable housing in urban infill areas with these land typologies.

- Pg. 86 has the following heading: What Kind of Development Should Be Supported? Survey respondents noted “Housing (in various forms” as the top-listed response.

- Pg. 287 lists Implementation Project topics including “Abundant Housing Choices”. Specific projects within this topic include:

    - Project 2.03: Explore code provisions in the new UDO (Project 4.01) to diversify housing stock to promote life cycle housing and more neighborhood age diversity

    - Project 2.05: Support development proposals that mix subsidized housing with market-rate housing

  Reduced Pole Flag Lots and Small Lot Option lots both have the potential support more diverse housing stock and more diverse housing price points due to their lower costs per unit for both land and buildings.

b) *[misspelled on form Compatibilty]* **Compatibility with surrounding uses. Whether and to the extent which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.**

Applicant Response:

These text amendments stem from development concepts for a specific subject property (534 Fle Hendersonville, NC 28379; PIN: 9568682752) and the proposed small home cluster for this site (Medical, Institutional, Cultural – MIC zoning district) would be compatible with its surrounding context as follows: dental office to north of site, cottage cluster and apartment to south of site, fraternal order lodge campus (Elk's Lodge) to west of site, apartment complex and church parking lot to east of site.

More generally, the application of Reduced Pole Flag Lots and Small Lot Option lots across the city in zoning districts that allow single-family detached homes would be compatible with zoning districts that have existing or proposed residential uses.

c) Changed conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

Applicant Response:

"Trends or facts" that require the amendment are detailed under item a of this application (Comprehensive Plan Consistency), notably the city's need for thousands of additional housing units over the next 5-10 years.

"Changed conditions" have likely resulted from Hurricane Helene, which has damaged and destroyed thousands of homes across WNC. As of Nov. 27, 2024, FEMA reported 752 displaced persons sheltering in 325 hotel rooms across Henderson County. And the Hendersonville Housing Authority reported that 48 out of its 375 units, 13% of units, were lost in the storm. ("FEMA extends hotel stays for the displaced, but longer-term solution is elusive", Hendersonville Times-News, 11/27/24). These numbers, paired with pre-storm housing demand, illustrate the need for more housing of all types at all price points.

Reduced Pole Flag Lots and Small Lot Option lots are two tools to quickly and flexibly create permanent and attainable housing in preferred growth areas (i.e. avoiding natural hazard and agricultural areas) identified by the Comprehensive Plan.

d) 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.

Applicant Response:

Reduced Pole Flag Lots and Small Lot Option lots are a logical development tool for small, urban infill sites that are otherwise difficult to develop with larger residential typologies like tract-home subdivisions or large multi-family buildings. They offer a lot-configuration tool to create fee-simple lots with homes that are easily bank-financed and have the urban design potential for Cottage Development layouts.

e) *[misspelled on form Public facilites.]* **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.**

Applicant Response:

Reduced Pole Flag Lots and Small Lot Option lots encourage the efficient use of limited urban land and can achieve greater efficiencies of scale than conventional development for public facilities (i.e. water and wastewater) and public services (i.e. police, fire, public transit). When homes on these types of lot configurations are built in urban areas with existing infrastructure, including sidewalks and close proximity to jobs and services, alternatives to driving like walking, bicycling, and transit become more feasible. Trip-generation may be the same or increase, but transportation mode-choice alternatives also increase with urban

infill development. Provision of services like water/wastewater and trash/recycling can occur via s
master metering for utilities and clustered waste bins or dumpsters similar to multi-family residential sites.

f) Effect on natural environment. Whether and the extent to which the proposed amendment would result *[misspelled on form reult]* **in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildlife.**

Applicant Response:

Reduced Pole Flag Lots and Small Lot Option lots encourage the efficient use of limited urban land, limiting impacts to outlying “greenfield sites” compared to traditional development patterns. And greenfield sites tend to be natural areas that provide wildlife habitat and “ecosystem services” (i.e. wetlands that mitigate flooding and filter stormwater) or prime agricultural lands.

By their nature, these two lot-configuration options tend to develop in urban infill areas that have been previously developed because of their location away from natural hazard areas (i.e. floodplains, steep slopes) and proximity to existing utility and transportation infrastructure (i.e. existing water and wastewater lines, existing streets and sidewalks).

Duplicate information, unformatted (kept as confirmation of receipt)

Zoning Ordinance Text Amendment

Thank you for filling out the form. Your application has been submitted.

Date:

12/5/2024

Section of Ordinance proposed to be changed:

Subdivision Ord.: Sec. 3.03, Sec.8.02, Sec. 9.01

Proposed change:

Summary of proposed changes listed below; detailed PDF document will be e-mailed to Matt Manley, Community Development Department Adds the following options for lot creation (Sec. 3.03): - Flag Lots, Reduced Pole (including Multiple Flag Lots) - Small Lot Option Modifies existing Flag Lot standards to allow calculation of Lot Area to include flag pole area (Sec. 8.02) Adds definitions for the following terms (Sec. 9.01): - Flag Lot, Reduced Pole - Lot Area - Small Lot Option

Reason for change:

Sec. 3.03 Reduced Pole Flag Lots and Small Lot Option would allow greater site feasibility and flexibility for small footprint housing on individual lots at lower price points. Shallow setbacks improve building placement feasibility on narrow and/or long/deep urban lots. The change is also key for fee-simple lot and home mortgage financing, plus water and sewer utility connection requirements (City of Hendersonville Utilities policy only allows a utility easement crossing of one other property). Sec.8.02 Removing this clause will reduce confusion and improve fairness and consistency for calculating lot area for Flag Lots and Reduced Pole Flag Lots. Sec. 9.01 Adding these definitions adds clarity and predictability for the use of these configuration options for small affordable lot and housing development.

Applicant Name:

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Signature



Official Use:

Date Received:

Received By:

Fee Received:

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respondents noted “Housing (in various forms” as the top-listed response. - Pg. 287 lists Implementation Project topics including “Abundant Housing Choices”. Specific projects within this topic include: - Project 2.03: Explore code provisions in the new UDO (Project 4.01) to diversify housing stock to promote life cycle housing and more neighborhood age diversity - Project 2.05: Support development proposals that mix subsidized housing with market-rate housing Reduced Pole Flag Lots and Small Lot Option lots both have the potential support more diverse housing stock and more diverse housing price points due to their lower costs per unit for both land and buildings.

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These text amendments stem from development concepts for a specific subject property (534 Fleming St., Hendersonville, NC 28379; PIN: 9568682752) and the proposed small home cluster for this site (Medical, Institutional, Cultural – MIC zoning district) would be compatible with its surrounding context as follows: dental office to north of site, cottage cluster and apartment to south of site, fraternal order lodge campus (Elk’s Lodge) to west of site, apartment complex and church parking lot to east of site. More generally, the application of Reduced Pole Flag Lots and Small Lot Option lots across the city in zoning districts that allow single-family detached homes would be compatible with zoning districts that have existing or proposed residential uses.

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“Trends or facts” that require the amendment are detailed under item a of this application (Comprehensive Plan Consistency), notably the city’s need for thousands of additional housing units over the next 5-10 years. “Changed conditions” have likely resulted from Hurricane Helene, which has damaged and destroyed thousands of homes across WNC. As of Nov. 27, 2024, FEMA reported 752 displaced persons sheltering in 325 hotel rooms across Henderson County. And the Hendersonville Housing Authority reported that 48 out of its 375 units, 13% of units, were lost in the storm. (“FEMA extends hotel stays for the displaced, but longer-term solution is elusive”, Hendersonville Times-News, 11/27/24). These numbers, paired with pre-storm housing demand, illustrate the need for more housing of all types at all price points. Reduced Pole Flag Lots and Small Lot Option lots are two tools to quickly and flexibly create permanent and attainable housing in preferred growth areas (i.e. avoiding natural hazard and agricultural areas) identified by the Comprehensive Plan.

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Reduced Pole Flag Lots and Small Lot Option lots are a logical development tool for small, urban infill sites that are otherwise difficult to develop with larger residential typologies like tract-home subdivisions or large multi-family buildings. They offer a lot-configuration tool to create fee-simple lots with homes that are easily bank-financed and have the urban design potential for Cottage Development layouts.

e) Public facilites. 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.

Reduced Pole Flag Lots and Small Lot Option lots encourage the efficient use of limited urban land and can achieve greater efficiencies of scale than conventional development for public facilities (i.e. water and wastewater) and public services (i.e. police, fire, public transit). When homes on these types of lot configurations are built in urban areas with existing infrastructure, including sidewalks and close proximity to jobs and services, alternatives to driving like walking, bicycling, and transit become more feasible. Trip-generation may be the same or increase, but transportation mode-choice alternatives also increase with urban

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Dirt and Sticks, Inc. / Compact Cottages
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Barry Bialik / 828-712-3781
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January 31, 2025

City of Hendersonville
Community Development Department
100 N. King St.
Hendersonville, NC 28792

Dear Community Development Staff,

We are proposing the following text amendments to various sections of the City's Zoning and Subdivision Ordinances with a focus on **Code Amendments For Affordability (CAFA).** These amendments foster flexibility and affordability for small-scale and urban infill housing development.

Amendments reflect our direct experience with small-scale, attainable housing development and research/Best Practices from Durham, NC's Expanding Housing Choices (EHC) and Simplifying Codes for Affordable Development (SCAD) series of code reforms. Our amendments also stem from problem-solving a specific small urban infill site we're working at 534 Fleming St., Hendersonville, NC 28379 [site is 0.43 AC / 18,731 SF: zoning district is Medical, Institutional, and Cultural (MIC)].

Proposed text amendments are listed below with the following headings:

- **Existing Text / Standards**
- **Proposed Text / Standards,**
  ~~Deletions are noted with strikethroughs~~; additions/changes are noted with underlines. These proposals also denote ***Rationale for Proposed Changes*** (italicized text) where applicable. (i.e. This is explanatory text, but not intended as ordinance text.)

Thanks for your review of these, and we look forward to helping move these through interdepartmental review, Planning Board, and on to City Council.

Cheers,

Barry Bialik
CEO
Dirt and Sticks, Inc. / Compact Cottages

CC:

Scott Adams, AICP
Land Development Planner
Dirt and Sticks, Inc. / Compact Cottages
615-613-1952, cell
scott@dirtandsticks.com

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Summary of Proposed Text Amendments

Zoning Ordinance amendments

- Modifies ARTICLE V. - ZONING DISTRICT CLASSIFICATIONS, adding cross-references for alternative dimensional standards found in Sec. 8-4 Reduced Pole Flag Lot (new) and Sec. 8-5 Small Lot (new) within ARTICLE VIII. - EXCEPTIONS AND MODIFICATIONS.

- Modifies ARTICLE VIII. - EXCEPTIONS AND MODIFICATIONS, adding new sections as follows
    - Sec. 8-4 Reduced Pole Flag Lot
    - Sec. 8-5 Small Lot

- Modifies ARTICLE XII. - DEFINITION OF TERMS, adding the following terms and definitions:
    - Flag Lot, Reduced Pole
    - Lot Area
    - Residual Lot
    - Small Lot

Subdivision Ordinance amendments

- Adds the following options for lot creation (Sec. 3.03, Lots):
    - D. Flag Lots, Reduced Pole (including Multiple Flag Lots)

- Modifies existing Flag Lot standards to allow calculation of Lot Area to include flag pole area (Sec. 8.02, Rules of Measurement, C. Lot Dimensions)

- Adds definitions for the following terms (Sec. 9.01, DEFINITIONS):
    - Flag Lot, Reduced Pole
    - Lot Area
    - Residual Lot
    - Small Lot

City of Hendersonville, Zoning Ordinance Amendments

ARTICLE V.- ZONING DISTRICT CLASSIFICATIONS [re: dimensional standards in zoning districts]

Dimensional requirements for zoning districts listed below will need cross-references to newly proposed sections **Sec. 8-4 Reduced Pole Flag Lot** and **Sec. 8-5 Small Lot** within **ARTICLE VIII. - EXCEPTIONS AND MODIFICATIONS.** Permitted Uses are those listed within a zoning district and within Sec. 4-5 Classification of Uses, Table 4-5 Table of Permitted Uses.

- 5-1-3. - Dimensional requirements. [R-40 Estate Residential District]
- 5-2-3. - Dimensional requirements. [R-20 Low-Density Residential Zoning District]
- 5-3-3. - Dimensional requirements. [R-15 Medium-Density Residential Zoning District]
- 5-4-3. - Dimensional requirements. [R-10 Medium-Density Residential Zoning District]
- 5-5-3. - Dimensional requirements. [R-6 High-Density Residential Zoning District]
- 5-10-3. - Dimensional requirements. [MIC Medical, Institutional and Cultural Zoning District]
- 5-13-3. - Dimensional requirements. [RCT Residential Commercial Transition Zoning District]

NOTE: The following zoning districts are not being considered for Reduced Pole Flag Lot and Small Lot at this time due to their site requirement criteria (i.e. site over three acres, location on collector/arterial street), intended land use goals, and/or Conditional Zoning review process.

- 5-6 - [C-1 Central Business Zoning District]
- 5-7 - [C-2 Secondary Business Zoning District]
- 5-8 - [C-3 Highway Business Zoning District]
- 5-9 - [C-4 Neighborhood Commercial Zoning District]
- 5-11. – [PMD Planned Manufacturing Development Conditional Zoning District]
- 5-12 - [I-1 Industrial Zoning District]
- 5-14. – [PRD Planned Residential Development Conditional Zoning District]
- 5-15. – [PCD Planned Commercial Development Conditional Zoning District]
- 5-16. – [PMH Planned Manufactured Housing Development Conditional Zoning District]
- 5-19- [CMU Central Mixed Use Zoning District]
- 5-21. – [PID Planned Institutional Development Conditional Zoning District]
- 5-22- [GHMU Greenville Highway Mixed Use Zoning District]
- 5-23- [HMU Highway Mixed Use Zoning District]
- 5-24. – [UV Urban Village Conditional Zoning District]
- 5-25. – [UR Urban Residential Conditional Zoning District]
- 5-27- [CHMU Commercial Highway Mixed Use Zoning District]

Existing Text /Standards

Each zoning district's dimensional requirements section contains a table of dimensional requirements and no cross-reference text to alternative dimensional requirements.

Proposed Text /Standards

The following text is proposed for insertion under each zoning district's Dimensional requirement heading:

Subject to the zoning district's Permitted Uses, Accessory Dwelling Units (ADU), Single-Family Dwellings and Two-Family Dwellings may be developed using alternative dimensional requirements. See ARTICLE VIII. – EXECPTIONS AND MODIFICATIONS, Sec. 8-4. – Reduced Flag Pole Lots and Sec. 8.5. – Small Lot.

Rationale for Proposed Changes: *Reduced Pole Flag Lots and Small Lots would allow greater site feasibility and flexibility for small footprint housing on individual lots at lower price points. Shallow setbacks improve building placement feasibility on narrow and/or long/deep urban lots. The change is also key for fee-simple lot and home mortgage financing, plus water and sewer utility connection requirements (City of Hendersonville Utilities policy only allows a utility easement crossing of one other private property).*

ARTICLE VIII.- EXCEPTIONS AND MODIFICATIONS.

Existing Text /Standards

This Article currently contains no sub-sections with optional standards for building small footprint housing on small lots as a means to increase the stock of housing affordable at “Workforce” and “Attainable” housing levels.

Proposed Text /Standards

Sec. 8-4. – Reduced Pole Flag Lot

8-4-1. - Purpose: The purpose of this lot configuration option is to allow small footprint housing on small lots as a means to increase the stock of housing affordable at "Workforce" and "Attainable" housing levels.

8-4-2. - Applicability: A Reduced Pole Flag Lot can be applied to any Lot of Record in an applicable zoning district. (see ARTICLE V. - ZONING DISTRICT CLASSIFICATIONS for applicable zoning districts). Accessory Dwelling Units, Single-Family Dwellings and Two-Family Dwellings shall be permitted subject to a zoning district’s Permitted Uses. Residual Lots result from the creation of a Reduced Pole Flag Lot or Small Lot lot. (see Dimensional Standards below).

8-4-3. - Dimensional Requirements:

Reduced Pole Flag Lots	
Minimum lot area in square feet:	2,000
Minimum lot width/pole width in feet*:	
Single water service **OR** single sewer force main	5
Single water service **AND** single sewer force main	10
Single gravity sewer service; additional width may be required depending on pipe depth	10
Driveways and Accessways	See Sec. 8-4-4 – Access and Frontage Improvements.
Minimum yard requirements in feet:	5 from all perimeter lot lines
Maximum structure size in square feet (SF), Gross Floor Area (GFA):	
Existing structure on existing lot	No structure size limit. Structures >1,200 SF GFA, lot shall meet underlying zoning district dimensional standards; structures ≤1,200 SF GFA may use Reduced Pole Flag Lot or Small Lot.
New lot with new structure	1,200**
Structure location:	All structures shall be located in compliance with fire code requirements.***
Maximum structure height in feet:	Subject to the height limit of the underlying zoning district.

* Accessory Dwelling Unit (ADU) conversions to fee-simple lots shall install independent water/sewer connections for the unit.
** 1,200 SF GFA may be allocated to one dwelling unit or split over 1-3 units (i.e. ADU, Single-Family, or Two-Family)
NOTE: Any plat created for this option shall require a note stipulating a maximum home size of 1,200 SF GFA.
*** City of Hendersonville, Code of Ordinances, Chapter 22 – Fire Prevention and Protection, Sec. 22-6 – Access requirements for fire apparatus

Residual Lot Requirements

- Residual Lots with existing structures greater than 1,200 SF GFA shall meet dimensional requirements of the underlying zoning district.
- Residual Lots with existing structures 1,200 SF GFA or less may use Reduced Pole Flag Lot or Small Lot standards.

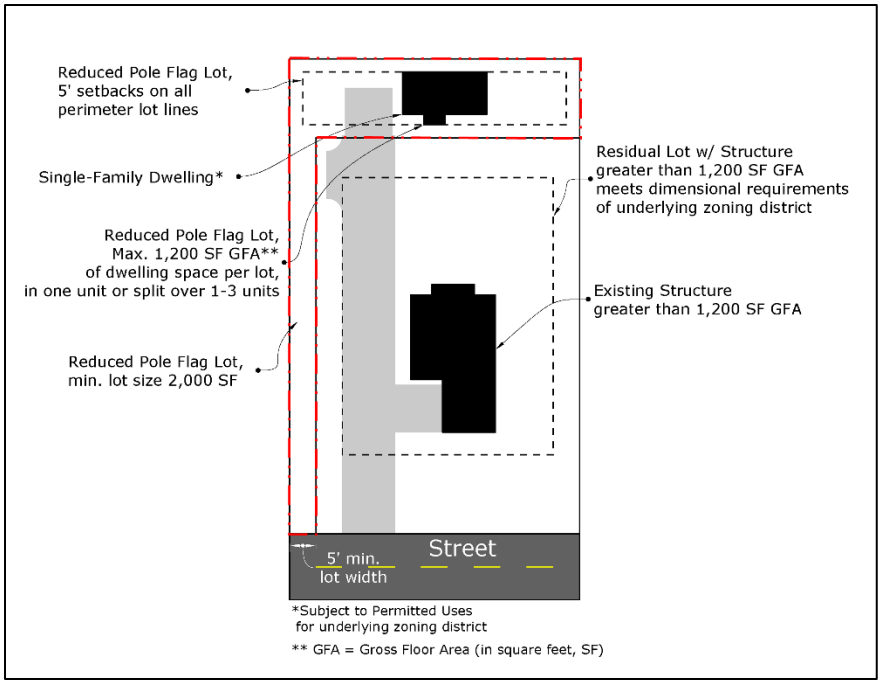


Figure 1: Reduced Pole Flag Lot

8-4-4. – Access and Frontage Improvements: Driveways and Accessways may be placed within the "pole" or an alternate site location via access easements. Use of a single driveway to serve an adjoining Reduced Pole Flag Lot or to serve Reduced Pole Flag Lots and an adjoining conventional lot is encouraged. In the case of a driveway shared with a conventional lot, the preferred location for the driveway is on the "pole" portion of the Reduced Pole Flag Lots, with the conventional lot granted an access easement over the "pole". Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) may be required on lot frontages.

8-4-5. – Multiple Reduced Pole Flag Lots: A maximum of five (5) Reduced Pole Flag Lots are permitted to subdivide off of an existing Lot of Record two (2) acres or less in size. In no case shall each subdivided lot have less than 5 feet of street frontage. A shared driveway shall be used as the sole access to all such lots. The provisions of this section may be used in combination with Small Lots, with a limit of six (6) total lots.

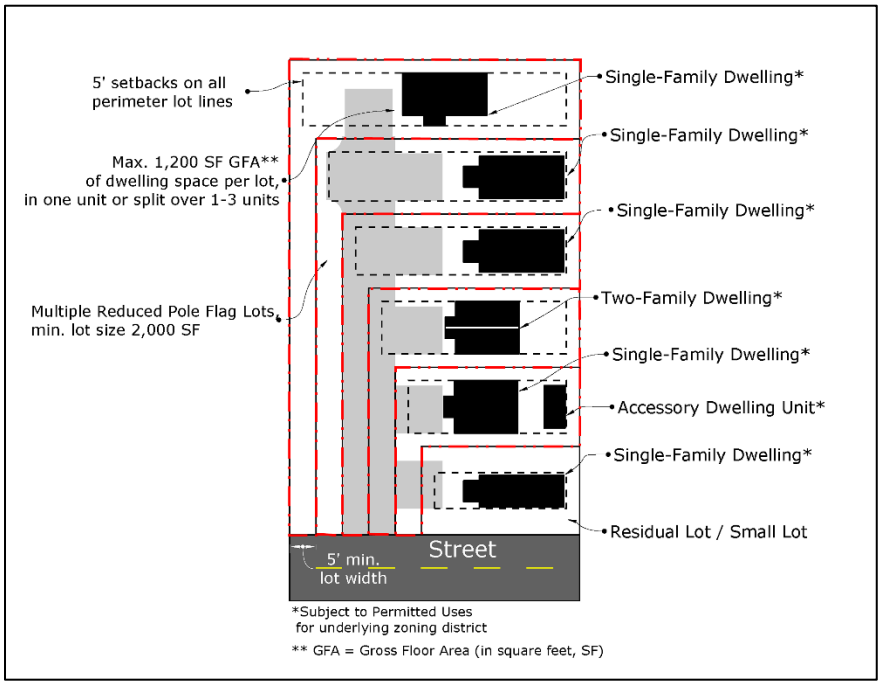


Figure 2: Multiple Reduced Pole Flag Lots

Sec. 8-5. – Small Lot

8.5.1. - Purpose: The purpose of this lot configuration option is to allow small footprint housing on small lots as a means to increase the stock of housing affordable at "Workforce" and "Attainable" housing levels.

8.5.2. - Applicability: Small Lots may be used in combination with Reduced Pole Flag Lots, with a limit of six (6) total lots. Small Lots are permitted to subdivide off of an existing Lot of Record two (2) acres or less in size and can be applied any applicable zoning district. (see ARTICLE V. - ZONING DISTRICT CLASSIFICATIONS for applicable zoning districts). Accessory Dwelling Units, Single-Family Dwellings and Two-Family Dwellings shall be permitted subject to a zoning district's Permitted Uses. Residual Lots result from the creation of Small Lot lots or Reduced Pole Flag Lots. (see Dimensional Standards below)..

8-5-3. - Dimensional Requirements:

Small Lot	
Minimum lot area in square feet:	2,000
Minimum lot width* in feet:	25
Minimum yard requirements in feet:	
Front:	10
Side	5
Rear	10
Maximum structure size in square feet (SF), Gross Floor Area (GFA)	1,200** for new construction
Structure location:	All structures shall be located in compliance with fire code requirements.***
Maximum structure height in feet:	Subject to the height limit of the underlying zoning district.

* Accessory Dwelling Unit (ADU) conversions to fee-simple lots shall install independent water/sewer connections for the unit.
** 1,200 SF GFA may be allocated to one dwelling unit or split over 1-3 units (i.e. Single-Family, Two-Family, or ADU).
NOTE: Any plat created for this option shall require a note stipulating a maximum home size of 1,200 SF GFA.
*** City of Hendersonville, Code of Ordinances, Chapter 22 – Fire Prevention and Protection, Sec. 22-6 – Access requirements for fire apparatus

Residual Lot Requirements

- Residual Lots with existing structures greater than 1,200 SF GFA shall meet dimensional requirements of the underlying zoning district.
- Residual Lots with existing structures 1,200 SF GFA or less may use Small Lot or Reduced Pole Flag Lot requirements.

8-5-4. – Access and Frontage Improvements: Use of a single driveway to serve an adjoining Small Lot lot/Reduced Pole Flag Lot or to serve Small Lot lots/Reduced Pole Flag Lots and an adjoining conventional lot is encouraged. In the case of a driveway shared between lots, an access easement shall be recorded for each lot sharing that access. Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) may be required on lot frontages.

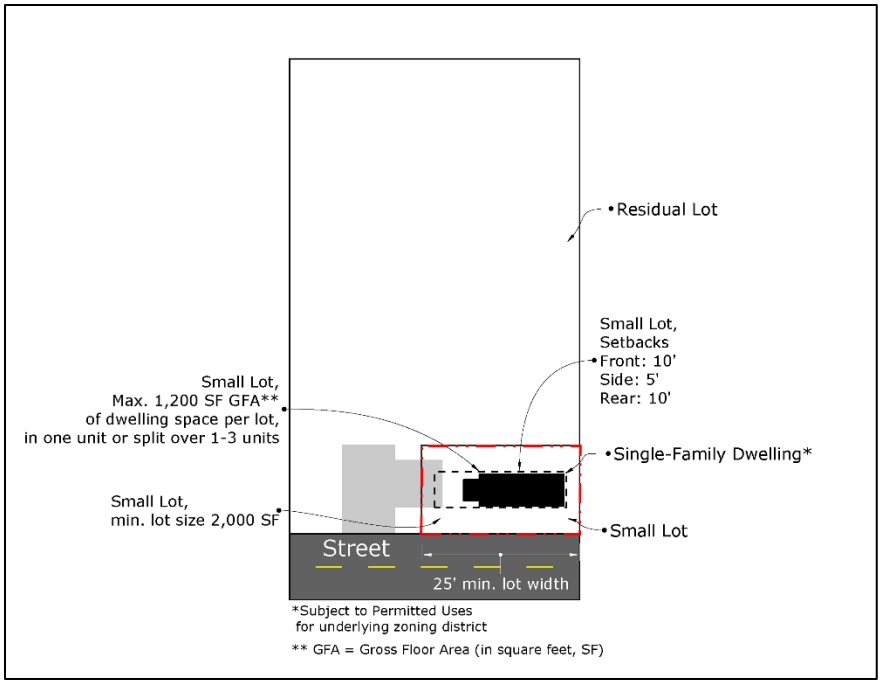


Figure 3: Small Lot

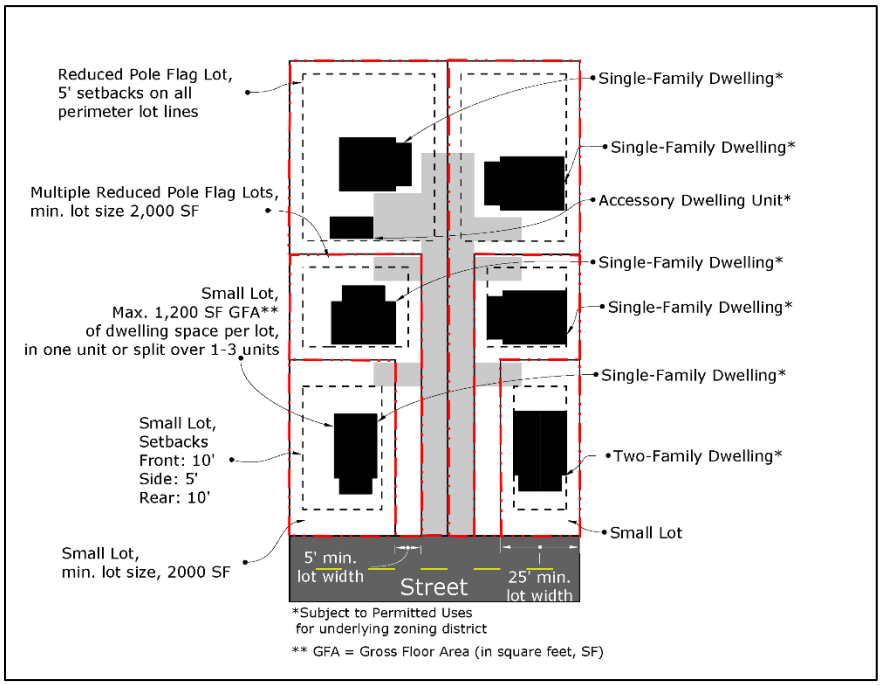


Figure 4: Small Lot combined with Multiple Reduced Pole Flag Lots, six (6) lot maximum

Zoning Ordinance text amendments contd.

ARTICLE XII.- DEFINITION OF TERMS

Sec. 12-2.- Definition of commonly used terms and words.

Existing Text /Standards

There are no current definitions within the Zoning Ordinance for the following terms:

- Flag Lot, Reduced Pole
- Lot Area
- Small Lot
- Residual Lot

Proposed Text / Standards

Flag Lot, Reduced Pole: A flag lot with reduced dimensional requirements containing a dwelling with a maximum square footage per Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots and Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

Lot Area: The total area within the lot lines of a platted lot.

Residual Lot: A remaining lot resulting from the creation of a Reduced Pole Flag Lot or Small Lot.

Small Lot: A lot with reduced dimensional requirements containing a dwelling with a maximum square footage per Zoning Ordinance Sec. 8.5 – Small Lot.

Rationale for Proposed Changes: *Adding these definitions adds clarity and predictability for the use of these configuration options for small attainable lot and housing development.*

City of Hendersonville, Subdivision Ordinance Amendments

ARTICLE 3. – CONFIGURATION [re: Flag Lots]

Sec. 3.03.- Lots.

Existing Text /Requirements

Headings A-F (below) currently do not include any provisions for reduced size dimensional requirements indexed to reduced size homes.

A. Dimensional requirements.
B. Side lot lines.
C. Flag lots.
D**. Reduced Pole Flag Lots**
~~D.~~ E. **Double or reverse frontage lots.**
~~E.~~ F. **Corner lots.**
~~F.~~ G**. Drainage and flood prevention.**

Proposed Text /Requirements

C. Flag lots. New flag lots may be established, subject to the following requirements:

1. Except where topographic conditions or environmental constraints make lot access impractical, no more than five percent of the lots within a subdivision (or individual phase of a subdivision) may be configured as flag lots.

2. New flag lots may be established along any type of street. When located along an expressway or boulevard street ~~only in cases where~~ access to the street ~~is~~ shall be shared with an adjacent lot (see Figure 3.03.C, Flag Lot Access).

3. The "pole," arm," or "pan handle" portion of a flag lot shall maintain a minimum width of at least 20 feet~~.~~ except as provided under Section 3.03. Reduced Pole Flag Lots.

4. Use of a single driveway to serve an adjoining flag lot or to serve a flag lot and an adjoining conventional lot is encouraged. In the case of a driveway shared with a conventional lot, the preferred location for the driveway is on the flagpole portion of the flag lot, with the conventional lot granted an access easement over the flagpole.

D. Reduced Pole Flag Lots (requirements below are cross-referenced from Zoning Ordinance, Sec. 8-4. – Reduced Pole Flag Lots)

1. **Purpose**: The purpose of this lot configuration option is to allow small footprint housing on small lots as a means to increase the stock of housing affordable at "Workforce" and "Attainable" housing levels.

2. **Applicability**: A Reduced Pole Flag Lot can be applied to any Lot of Record in an applicable zoning district. (see ARTICLE V. - ZONING DISTRICT CLASSIFICATIONS for applicable zoning districts). Accessory Dwelling Units, Single-Family Dwellings and Two-Family Dwellings shall be permitted subject to a zoning district's Permitted Uses.

Dimensional Requirements contd. on next page

3. **Dimensional Requirements:**

Reduced Pole Flag Lots	
Zoning dimensional requirements (i.e. lot area, setbacks, structure size)	see Zoning Ordinance Sec. 8-4-3 – Reduced Pole Flag Lot
Minimum lot width/pole width in feet*:	
Single water service **OR** single sewer force main	5
Single water service **AND** single sewer force main	10
Single gravity sewer service; additional width may be required depending on pipe depth	10
Driveways and Accessways	See 4. Access and Frontage Improvements (next page)
Structure location:	All structures shall be located in compliance with fire code requirements.**

* Accessory Dwelling Unit (ADU) conversions to fee-simple lots shall install independent water/sewer connections for the unit.
** City of Hendersonville, Code of Ordinances, Chapter 22 – Fire Prevention and Protection, Sec. 22-6 – Access requirements for fire apparatus

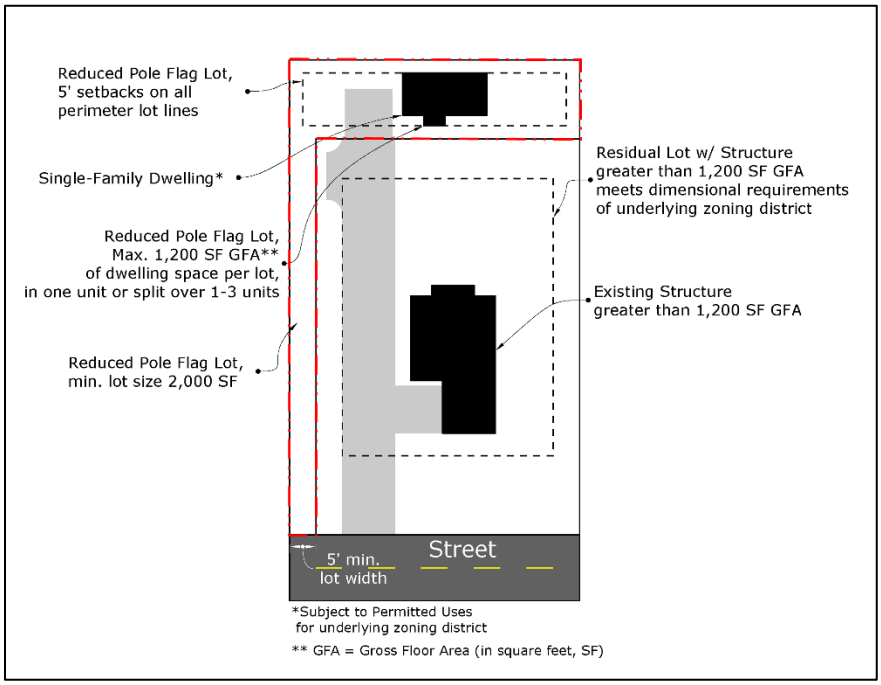


Figure 1: Reduced Pole Flag Lot

4. **Access and Frontage Improvements:** Driveways and Accessways may be placed within the "pole" or an alternate site location via access easements. Use of a single driveway to serve an adjoining Reduced Pole Flag Lot or to serve Reduced Pole Flag Lots and an adjoining conventional lot is encouraged. In the case of a driveway shared with a conventional lot, the preferred location for the driveway is on the "pole" portion of the Reduced Pole Flag Lots, with the conventional lot granted an access easement over the "pole". Sidewalks (Sec. 6-12) and Street Trees (Sec. 15-15) may be required on lot frontages.

5. **Multiple Reduced Pole Flag Lots:** A maximum of five (5) Reduced Pole Flag Lots are permitted to subdivide off of [illegible] of Record two (2) acres or less in size. In no case shall each subdivided lot have less than 5 feet of street frontage. A shared driveway shall be used as the sole access to all such lots. The provisions of this section may be used in combination with Small Lots, with a limit of six (6) total lots.

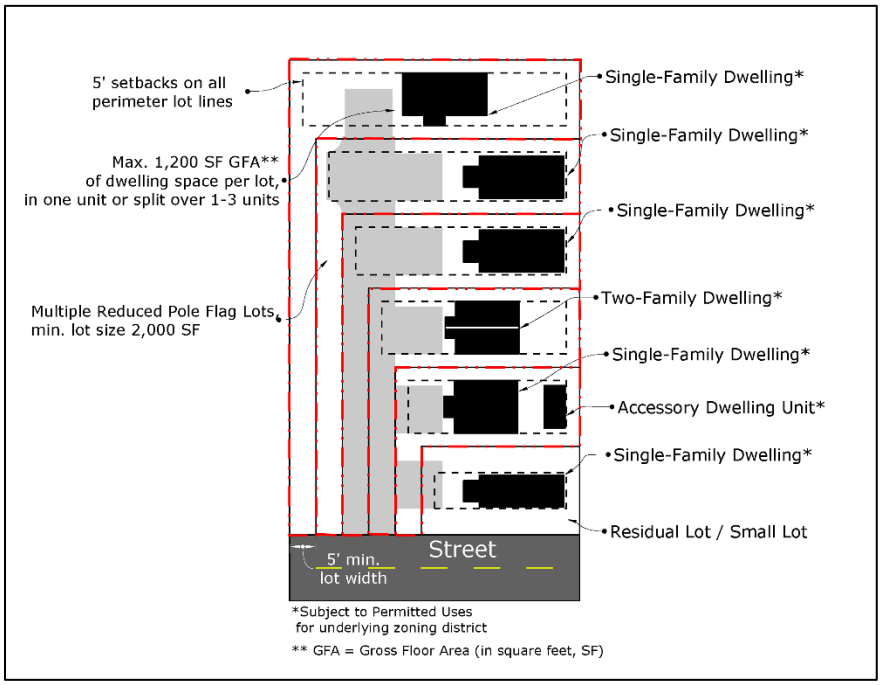


Figure 2: Multiple Reduced Pole Flag Lot

Sec. 3.04.- Access to lots.

A. **Every lot must maintain access.**

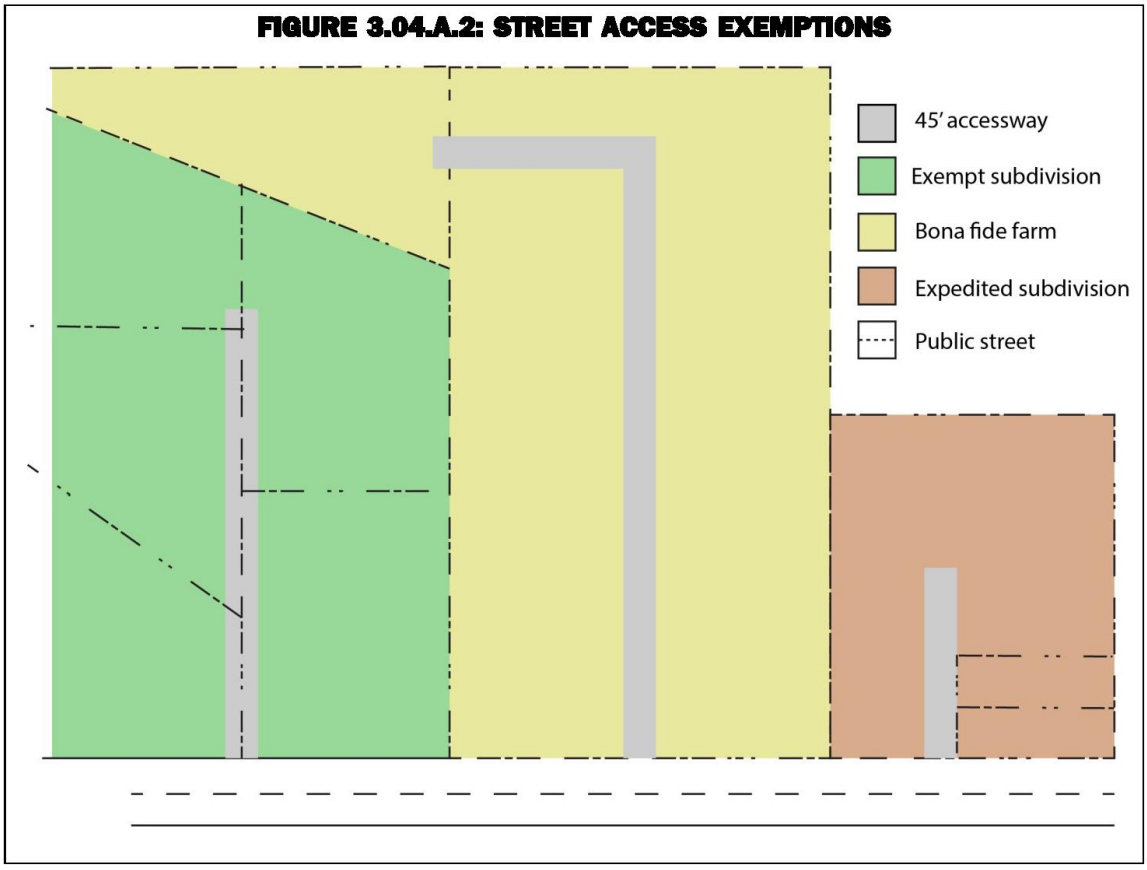
1. **Generally.** Except for lots within bona fide farms, exempt subdivisions, or in accordance with section 3.04.A.2, street access exemptions, all lots intended to contain a building or structure shall abut a street designed, built, and maintained to city or state standards, as applicable.

2. **Street access exemptions.**
   a. Lots in any of the following forms of development are not required to be served by a street meeting city or state standards:
   i) Up to three lots in an expedited subdivision; or
   ii) Up to three lots without roadway frontage that are served by a single, shared accessway.

   b. With the exception of Reduced Pole Flag Lots, ~~Any~~ any lots not required to abut a street designed, built, and maintained to city or state standards shall maintain an access with a minimum width of 45 feet that is adequately maintained to afford a reasonable means of ingress and egress for emergency vehicles (see Figure 3.04.A.2, Street Access Exemptions).

3. **Access serving more than three lots.** With the exception of Reduced Pole Flag Lots, Accessways serving more than three lots outside a bona fide farm or exempt subdivision shall be designed, built, and maintained to public street standards.

FIGURE 3.04.A.2: STREET ACCESS EXEMPTIONS



B. **Access on lots abutting expressways, boulevards, thoroughfares, or other streets.**

1) All subdivisions abutting an expressway, boulevard, thoroughfare, or any street with an Average Annualized Daily Traffic of greater than or equal to 300 are required to provide access in compliance with this Sec. 3.04.B

   a. AADT shall refer to the most recent data collection performed by the Public Works Department. If no data is available at the time of subdivision application, the City shall cause a measure of AADT to be performed.

b. A subdivider may cause their own measure of AADT to be performed by a licensed traffic engineer or other pr
there is a conflict between the City's measure of AADT and the subdivider's, the City shall seek the opinion of a licensed traffic engineer, whose decision shall be binding.

2) In cases where a tract or site abutting an expressway, boulevard ,thoroughfare, or any street with an AADT of greater than or equal to 300 is proposed for subdivision (whether residential or otherwise), then all lots created shall maintain sufficient frontage on a different street ~~or~~, alley or drive, either pre-existing or created as part of the subdivision, so that direct access to lots need not be provided by an expressway, boulevard, thoroughfare, or any street with an AADT of greater than or equal to 300 (see Figure 3.04.8, Lots Abutting expressway, boulevard, thoroughfare, or any street with an AADT of greater than or equal to 300).

ARTICLE 8. – MEASUREMENT [re: Flag Lots lot area calculation]

Sec. 8.02.- Rules of measurement.

Existing Text /Standards

C. Lot Dimensions

1. Lot Measurements.

a. Minimum lot area. The minimum amount of required land area, measured horizontally, that must be included within the lines of a lot. Lands located within any private easements shall be included within the lot area. The following features shall not be included in calculating minimum lot area:

i. Public street rights-of-way;

ii. Private street area;

iii. The “pole,” arm,” or “pan handle” portion of a flag lot; and

iv. Land that is submerged or regularly underwater and jurisdictional wetlands.

Proposed Text /Standards

C. Lot Dimensions

1. Lot Measurements.

a. Minimum lot area. The minimum amount of required land area, measured horizontally, that must be included within the lines of a lot. Lands located within any private easements shall be included within the lot area. The following features shall not be included in calculating minimum lot area:

i. Public street rights-of-way;

ii. Private street area;

~~iii. The “pole,” arm,” or “pan handle” portion of a flag lot; and~~

iv. Land that is submerged or regularly underwater and jurisdictional wetlands.

Rationale for Proposed Changes: *Removing this clause will reduce confusion and improve fairness and consistency for calculating lot area for Flag Lots and Reduced Pole Flag Lots. (see proposed definition of “Lot Area”)*

ARTICLE 9. – DEFINITIONS [re: Flag Lots, Reduced Pole Flag Lots, Lot Area, Small Lot]

Sec. 9.01.- Definitions.

Existing Text /Standards

There are no current definitions within the Subdivision Ordinance for the following terms:

- Flag Lot, Reduced Pole
- Lot Area
- Small Lot
- Residual Lot

There is an existing definition within the Subdivision Ordinance for **Parent Parcel** (A lot or tract that is further subdivided.) but adding a definition for **Residual Lot** will clarify that these are lots specifically resulting from the creation of **Reduced Pole Flag Lot** and **Small Lot** lots. Standard/conventional lots result from the creation of Flag Lots (i.e. not Reduce Pole Flag Lots) or other standard Exempt Subdivisions and Subdivisions.

Proposed Text / Standards

Flag Lot, Reduced Pole: A flag lot with reduced dimensional requirements containing a dwelling with a maximum square footage per Zoning Ordinance Sec. 8.4 – Reduced Pole Flag Lots and Subdivision Ordinance Sec. 3.03 – Lots, D. Flag Lots, Reduced Pole.

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Rationale for Proposed Changes: *Adding these definitions adds clarity and predictability for the use of these configuration options for small attainable lot and housing development.*

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Tyler Morrow

MEETING DATE: April 3rd, 2025

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District –Henderson County Courthouse and Detention Center Expansion (25-06-CZD) – *Tyler Morrow– Current Planning Manager*

SUGGESTED MOTION(S):

For Approval:	**For Denial:**
I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-97-1859) from PID, Planned Institutional Development to PID-CZD, Planned Institutional Development Conditional Zoning District, for the construction of a 90,859 square foot courthouse and 53,443 square foot detention center based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 3-6-25] and presented at this meeting and subject to the following: **1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses** Permitted Uses: 1. Public & quasi-public buildings ***[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language**. Disregard #2 if not needed]* **2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:** **3. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**	I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9568-97-1859) from PID, Planned Institutional Development to PID-CZD, Planned Institutional Development Conditional Zoning District based on the following: **1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:** The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan. **2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:** 1. The proposed development's height and scale are inconsistent with the surrounding area's character and do not align with several design guidelines in the Gen H Comprehensive Plan that would help make the development more compatible with the City's vision for the future.

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan. **4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:** 1. This expansion would give the County the additional space needed to improve operational efficiency and enhance the services currently provided to its citizens. 2. The proposed expansion of the detention center and courthouse builds upon a longstanding use established at this site for over three decades. 3. Expanding the courthouse is a long-term investment in the community, ensuring that the infrastructure is capable of handling future needs without requiring another expansion in the near future. **[DISCUSS & VOTE]**	**[DISCUSS & VOTE]**

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Christopher Todd (Assistant County Manager) of Henderson County Government, applicant and William Lapsley (County Commissioner Chairman) of Henderson County Government, property owner. The applicant is requesting to rezone the subject property, PIN 9568-97-1859 and located at 200 N. Grove Street, from PID, Planned Institutional Development to PID-CZD, Planned Institutional Development Conditional Zoning District for the construction and expansion of the existing courthouse campus and detention center.*

The planned courthouse addition will span 90,859 square feet, while the detention center expansion will cover 53,443 square feet. The courthouse is proposed to reach a height of 92.75 feet to the roof coping, with the detention center proposed at 25.5 feet. The development includes a total of 579 parking spaces, marking a 117-space increase compared to existing conditions.

PROJECT/PETITIONER NUMBER:	25-06-CZD
PETITIONER NAME:	• Christopher Todd (Assistant County Manager) of Henderson County Government, applicant • William Lapsley (County Commissioner Chairman) of Henderson County Government, property owner

ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Review 3. Neighborhood Compatibility Summary 4. Planning Board Meeting Summary 5. Preliminary Site Plan Packet 6. Proposed Zoning Map 7. Draft Ordinance 8. Application

REZONING: CONDITIONAL REZONING –HENDERSON COUNTY COURTHOUSE AND DETENTION CENTER EXPANSION (25-06-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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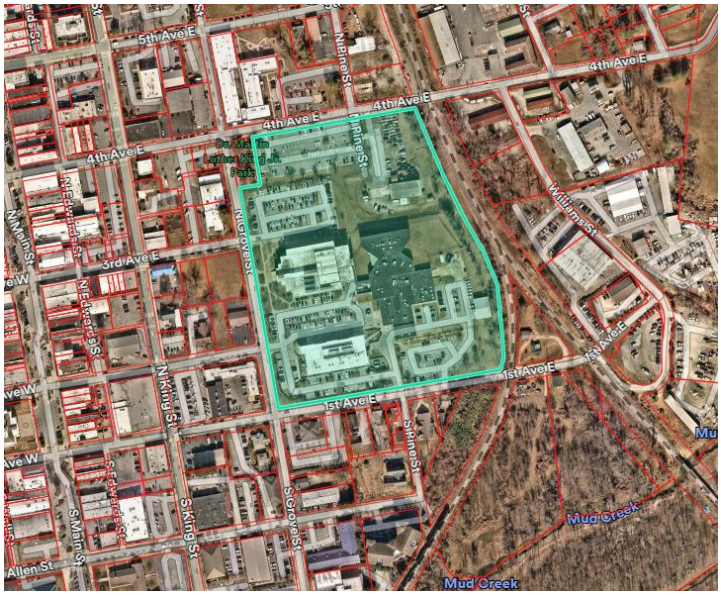
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 23

PROJECT SUMMARY

- Project Name & Case #:
  - Henderson County Courthouse and Detention Center Expansion
  - 25-06-CZD
- Applicant & Property Owner:
  - Henderson County (Christopher Todd, Assistant County Manager) [Applicant]
  - Henderson County (William Lapsley, County Commissioner Chairman) [Owner]
- Property Address:
  - 200 N. Grove Street
- Project Acreage:
  - 14.78 Acres
- Parcel Identification (PIN):
  - 9568-97-1859
- Current Parcel Zoning:
  - PID- Planned Institutional Development
- Future Land Use Designation:
  - Institutional
- Requested Zoning:
  - PID-CZD, Planned Institutional Development Conditional Zoning District.
- Requested Uses:
  - Public & quasi-public buildings
- Neighborhood Compatibility Meeting:
  - January 23, 2025



SITE VICINITY MAP

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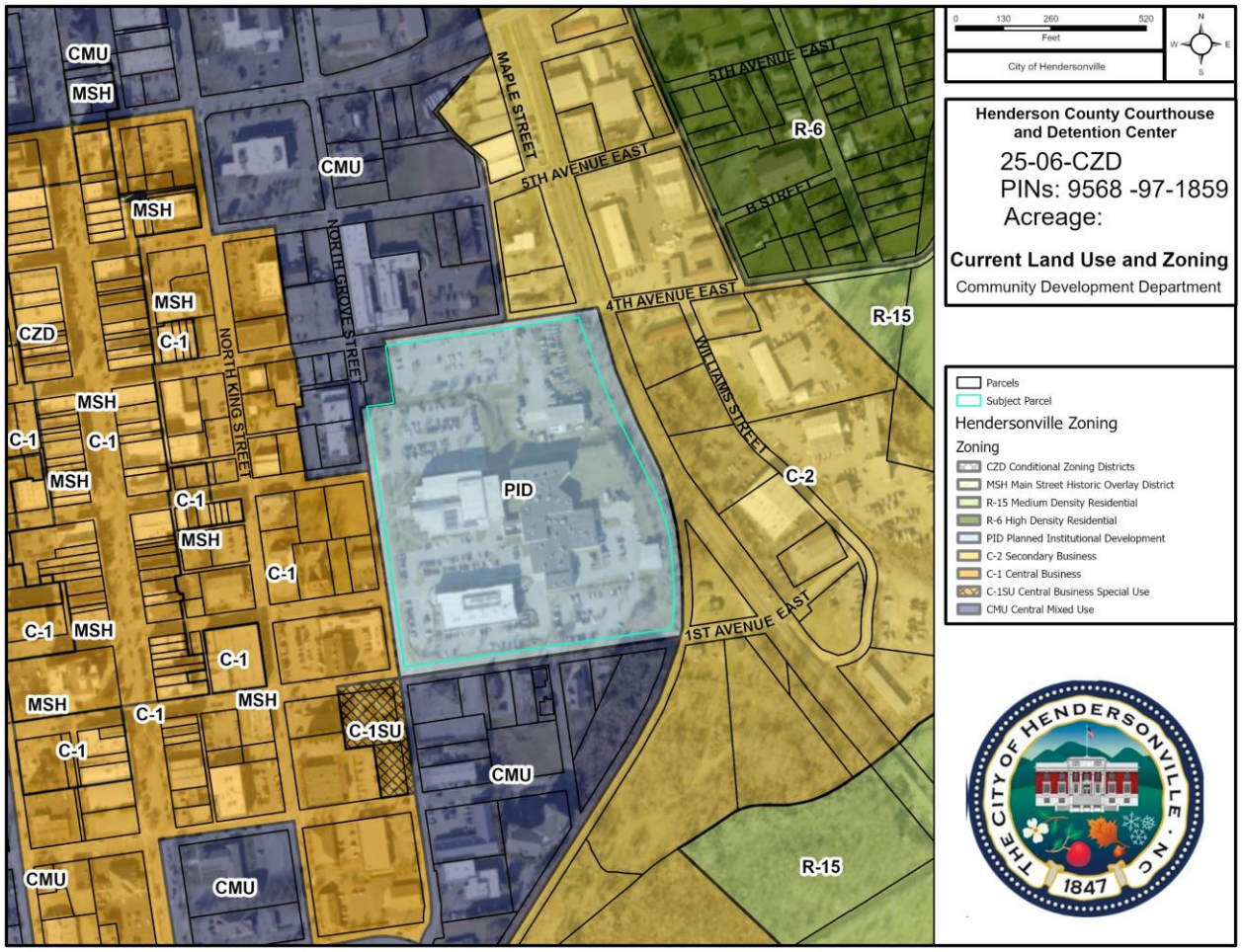
EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is a law enforcement/judicial campus for Henderson County, making it the only Planned Institutional Development in the immediate area. Located on the edge of downtown, the property's surrounding land uses and zoning reflect this positioning. To the west, properties are zoned C-1, which encompasses the City of Hendersonville Historic Downtown. Portions of downtown are also part of a local historic district, offering additional protection to its historic character.

To the north and south of the subject property, parcels are zoned CMU (Central Mixed Use), a zoning district common throughout downtown that provides a transition between the C-1 district and other areas.

To the east, properties are zoned C-2 (secondary business), a zoning designation typically found along railroad-adjacent properties within the City.

SITE IMAGES



View of Sheriff's Office impound lot (to be removed)



The blueline stream, which runs along the eastern boundary of the property, is in need of a cleanup effort to improve its condition.

SITE IMAGES



The mature trees along the eastern boundary, at the rear of the existing detention center and Sheriff's Office, are largely covered in English ivy, which may require management to maintain their health and appearance.



The rear of the existing detention center.

SITE IMAGES



The existing public parking lot at the rear of the Sheriff's Office, near the detention center, is proposed to be reconfigured.



The existing courthouse parking lot entrance, located across from 3rd Ave and to be retained, will be used as part of the public drop-off area in front of the new courthouse.

SITE IMAGES



The front half of the existing courthouse parking lot is proposed to be replaced with the new courthouse structure.



View of the 1995 courthouse.

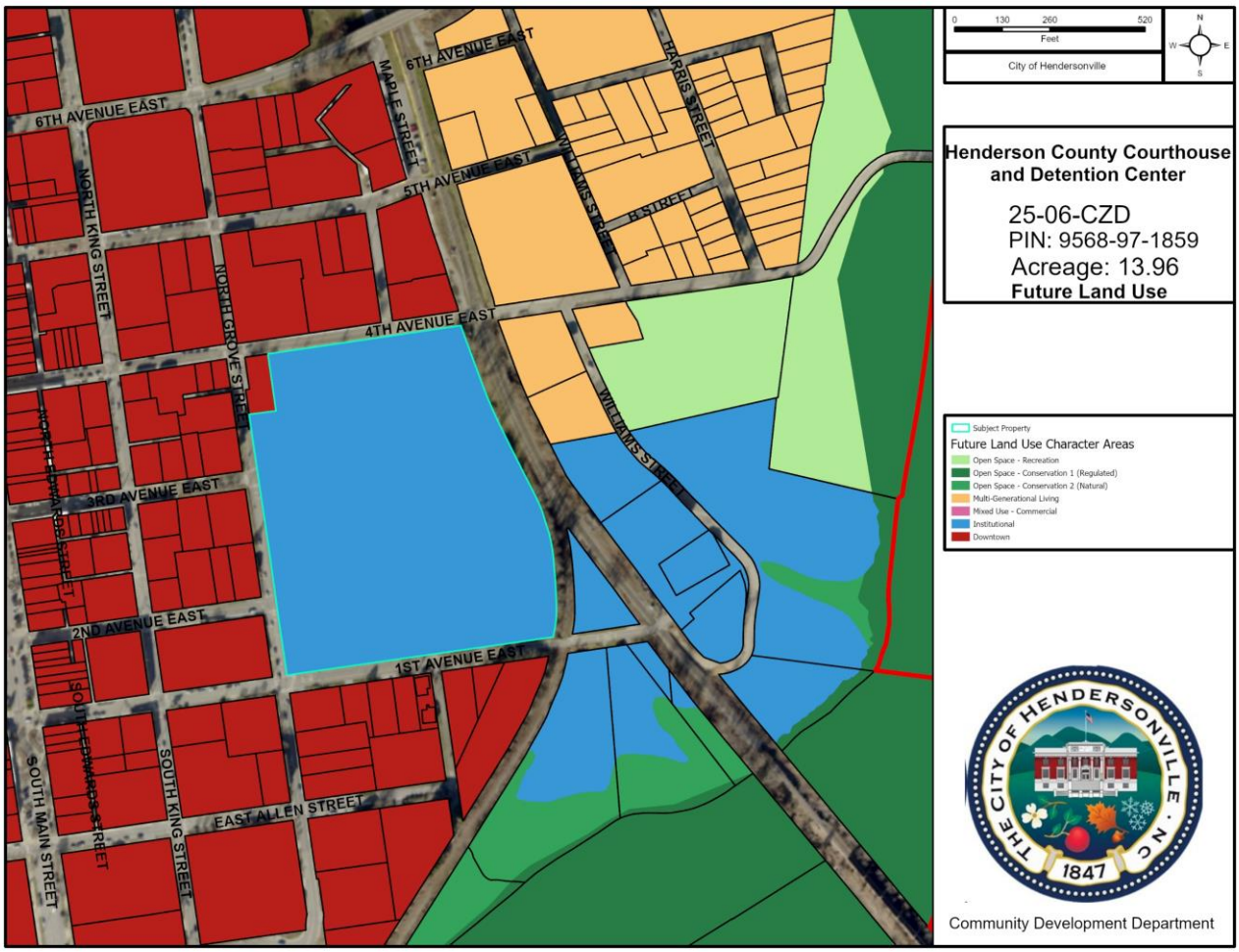


View of the existing overflow parking lot at the courthouse to be retained and expanded.



View of existing parking lot entrance near the intersection of 4th Ave and Grove Street.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Institutional, a designation shared by several nearby properties, primarily owned by government entities.

Surrounding areas to the north, south, and west are designated as downtown, encompassing a wide range of properties and zoning classifications.

To the south of the subject property, there are open spaces designations, largely comprising floodplain areas and stream buffers associated with Mud Creek.

Residential areas to the northeast are designated for multi-generational living.

REZONING HISTORY

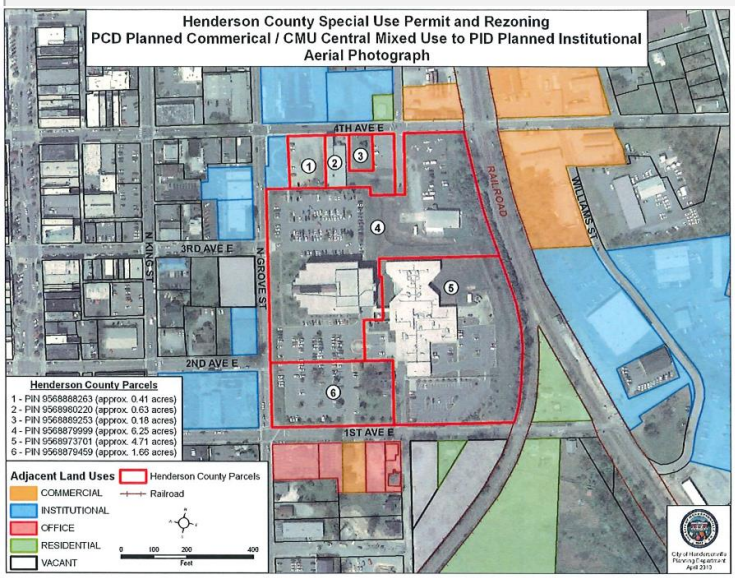
Prior Rezoning (P10-12-SUR)	Summary of Prior Petition	Status
6-3-2010 (PCD & CMU to PID SU)	14.66 acre development for the construction of a 3 story 63,000 square foot Law Enforcement center and separate parking lot	Active

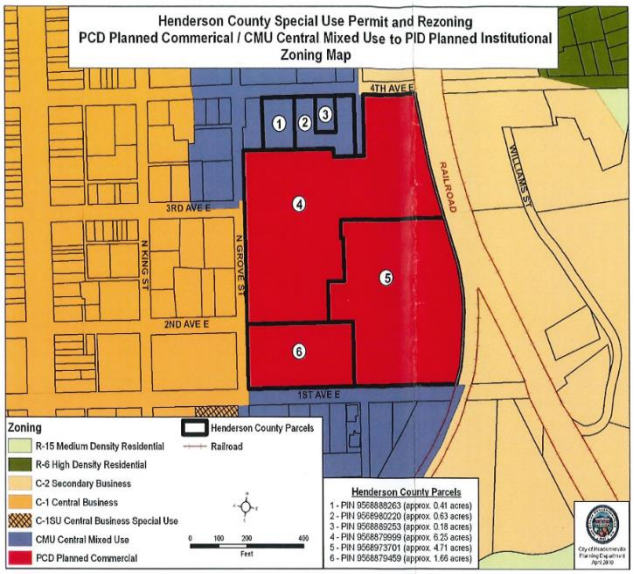
Courthouse Campus History

- **May 4th 1993:** City Council issues a Special Use Permit to allow the construction of the Henderson County Courthouse which is 96,084 square feet.
  - Meeting Minutes: https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=2d9c6deb10729

- **August 19th 1999:** City Council approved a Special use Permit to allow the construction of a 208 bed 53,000 square foot detention facility.
  - Meeting Minutes https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=2d9c70b7b31bf

- **June 3rd 2010:** City Council rezoned 6 parcels from CMU and PCD to PID and issued a Special use Permit to allow for the construction of a 3 story 63,000 square foot law enforcement center with parking and separate parking lot on 4th Ave E.
  - Meeting Minutes https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=2d9a581446034





STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Uses:
  - Public & quasi-public buildings

- Building:
  - **Existing:** Sheriffs Office 63,000 Square Feet.
  - **Existing:** Detention Center 60,361 Square Feet.
  - **Existing:** 1995 Courthouse Building 99,116 Square Feet.
  - **Proposed:** Detention Center Addition 53,443 Square Feet
  - **Proposed:** Courthouse Addition 90,859 Square Feet
  - **Totals:**
    - Sheriffs Office: 63,000 Square Feet
    - Detention Center: 113,804 Square Feet
    - Courthouse: 189,975 Square Feet
- Height
  - **Definitions:**
    - Building, height of: The vertical distance measured from the average grade to the highest point of the coping of a flat roof.
    - Average Grade: Is determined by identifying at least three spot elevations, measured at equal distances from each other and spaced no more than 50' apart, along each façade of a building. The resultant spot elevations shall be added together and divided by the total number of spot elevations identified to determine the building's "average grade"
  - PID Max Allowable Height: 50'
  - Gen H Downtown Edge Character District Height Guidance: 64' (4 stories)
  - **Proposed:** Courthouse Addition 92.75' to the top of the roof coping
  - **Proposed:** Detention Center Addition 25.5'
  - **Existing:** Sheriffs Office: Approximately 50' (per near map measurement)
  - **Existing:** Detention Center: Approximately 26' (per near map measurement)
  - **Existing:** 1995 Courthouse Building: Approximately 45' (per near map measurement)
  - **Other Comparable Buildings Downtown**
    - 1st Citizens Bank Building (539 N. Main Street)
      - Approximately 75' (per near map measurement)
      - It is worth noting that Main Street is at a 21' higher elevation

(2,149' above sea level) than 200 N. Grove Street (2,128' above sea level).

- The Skyland (N. 538 Main Street)
  - Approximately 70' on the Main Street facade. (per near map measurement)
  - Approximately 76' on the rear façade. (per near map measurement)
  - It is worth noting that Main Street is at a 21' higher elevation (2,149' above sea level) than 200 N. Grove Street (2,128' above sea level).

- **Session Laws on Building Height in the City of Hendersonville (64')**
  - **Session Law 2006-126 & House Bill 2688**
    - "The maximum building height on any building within the corporate limits of the City of Hendersonville shall not exceed 64 feet. For purposes of this section, building height shall mean the vertical distance measured from the average grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof. The height limitation created by this subsection does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. No variance to this subsection may be granted. This subsection does not apply to buildings erected prior to the effective date of this section."
  - **Session Law 2006-259**
    - SECTION 38. Section 3(a) of S.L. 2006-126 reads as rewritten:
      - SECTION 3.(a) The maximum building height on any building within the corporate limits of the City of Hendersonville shall not exceed 64 feet. For purposes of this section, building height shall mean the vertical distance measured from the average grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof. The height limitation created by this subsection does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

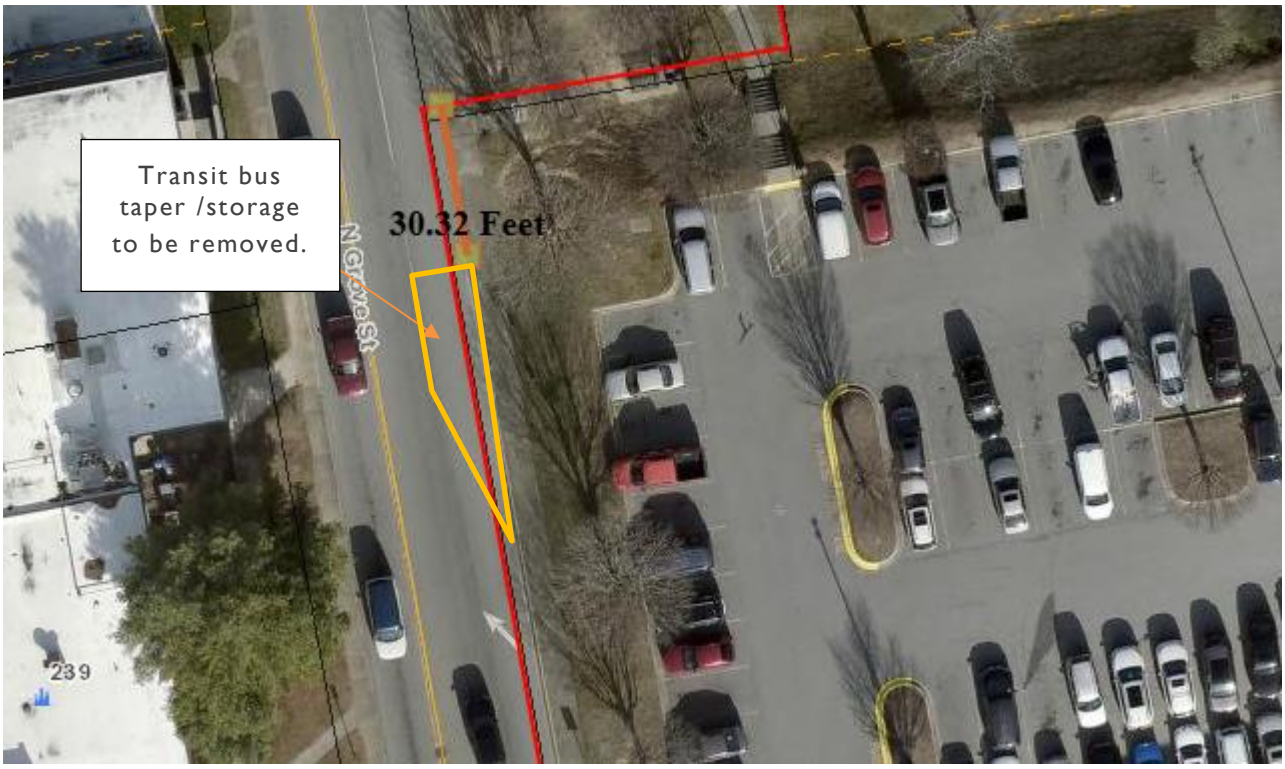
No variance to this subsection may be granted. This subsection does not apply to hospitals, churches, cultural performing arts centers, government buildings, or buildings erected prior to the effective date of this section.

- **Session Law 2007-257 & Senate Bill 649 (Current Law)**
  - SECTION 1. Section 38 of S.L. 2006-259 is repealed, thus removing four exemptions from the limit on the height of structures in the City of Hendersonville as enacted by Section 3 of S.L. 2006-126.
  - SECTION 2. Section 3 of S.L. 2006-126 is amended by adding a new subsection to read:
  - "SECTION 3.(c) This section applies only to the following described area within the corporate limits of the City of Hendersonville, with all calls being from the centerline of the road:
  - Beginning at the intersection of South Main Street and South Church Street, thence north on South Main Street to its intersection with South King Street, thence North on South King Street to its intersection with East Barnwell Street, thence east on East Barnwell Street to its intersection with South Grove Street, thence North on South Grove Street and North Grove Street to its intersection with 7th Avenue East, thence Northeast on 7th Avenue East to its intersection with Locust Street, thence Northwest on Locust Street to its intersection with North Main Street, thence South on North Main Street to its intersection with 9th Avenue West, thence West on 9th Avenue West to its intersection with Oakland Street, thence South on Oakland Street to its intersection with 8th Avenue West, thence East on 8th Avenue West to its intersection with Buncombe Street, thence South on Buncombe Street to its intersection with 4th Avenue West, thence West on 4th Avenue West to its intersection with Buncombe Street, thence South on Buncombe Street to its intersection with 1st Avenue West, thence East on 1st Avenue West to its intersection with South Washington Street, thence South in South Washington Street to its intersection with Kanuga Road, thence East on Kanuga Road to its intersection with South Church Street, thence South on South Church Street to its intersection with South Main Street, the point and place of beginning."

- **<u>This property is outside of the area described above and is not included in the session law height restriction of 64'. See Map below for the height restricted boundary.</u>**



- Transportation:
  - The site will have one new access onto N. Grove Street. This new access is approximately 30' from the property line shared with Martin Luther King Jr. Park. As shown in the photo below. This access will reduce the taper/storage lane for the Apple Country Transit stop. However, it has been relayed to the City by the site engineer that this change will not impact the transit stop function.



- The eastern entrance to the 4th Ave parking lot will move further eastern from its current location and will no longer line up with Pine Street.
- All other accesses will generally be in the same position as they are today.

- Sidewalks
  - Sidewalks already cover most of the property boundary, except a small section on 4th Ave near the railroad right-of-way (R/W). The county plans to replace any removed sidewalks during construction.
  - Additionally, the county will install sidewalks across driveway aprons as per the City's standards.
  - Internal sidewalks will connect from public street sidewalks to the main entrances of both the detention center and Courthouse expansion buildings.
  - 5' wide sidewalks are required for new construction from property line to property line. The site would be required to provide these sidewalks from where they currently terminate on 4th Ave. to their property line within the railroad R/W.
  - City staff is proposing a City initiated condition that states the following "The project shall extend their sidewalks along 4th Ave within the railroad right of way up to their property line. The sidewalk will maintain the same "park street" design of an 8' wide concrete sidewalk and 2' wide utility/planting strip as the existing sidewalk along this property frontage on 4th Ave." This condition was not agreed to by the developer. The developer countered by proposing to pay a fee in lieu of these sidewalks.

- Lighting
  - All site lighting will be required to conform to the City's lighting standards

for nonresidential developments as well as lighting for areas abutting stream buffers.

- Parking:
  - Courthouses, Detention Centers and Law Enforcement centers are not currently found in the City's off street parking table.
  - The ordinance states that "For any use not specified in Table 6-5-2 or otherwise provided by ordinance, specific requirements shall be determined by the community development director and shall be based upon requirements for similar uses, expected traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria."
  - Henderson County is basing their parking requirements off of the following:
    - Detention Center: Based off of the City of Hendersonville parking table for employee/shift driven uses.
    - Sheriffs Office: Based off of Henderson County's Land Development Code parking requirements for Commercial, Office, Institutional, and Civic Uses.
    - Courthouse: Based off of Per Fentress POR (Courthouse Planning & Needs Assessment) 2040 Projections
    - Existing
      - Detention Center: 28 spaces
      - Sheriff's Office: 126 spaces
      - Courthouse: 308 spaces
    - Proposed
      - Detention Center: 43 spaces
      - Sheriff's Office: 126 spaces
      - Courthouse: 410 spaces

- Natural Resources
  - According to the latest USGS topographic maps there is a blueline stream on the northeastern portion of the subject property. This blueline stream will require an undisturbed 30' stream buffer and 20' transitional area with no impervious surfaces.

- Landscaping and Tree preservation
  - The site will be required to provide the following landscaping:
    - Vehicular use area plantings
    - Common Open Space plantings
    - Street trees
  - The site currently has 58,515.58 square feet of existing tree canopy (9.63%) of the site.
  - The development is proposing to retain 13,304 square feet or 22.74%.
  - The applicants are choosing option 3 for tree preservation and will be required to plant at least 15% new canopy through tier II plantings.

-

- Public drop off area
    - The proposal to remove the public drop-off area was introduced by City Staff to Henderson County. The aim was to enhance alignment with the Gen H Comprehensive Plan, prioritizing pedestrian-friendly spaces, buildings situated closer to the street, and relocating vehicular areas to side and rear, thereby fostering a stronger sense of place. This change ensures that the courthouse design is better aligned with both the Historic Courthouse and the 1995 courthouse.
    - According to the Gen H plan, which outlines elements for the Downtown Edge, new opportunities for open spaces such as pocket parks. The intent is to design pocket parks as social hubs and incorporate placemaking amenities such as seating, landscaping, and public art.
    - (Gen H Comprehensive Plan, page 256).



Allowing for range within the Build-to-Zone allows for the inclusion of public spaces and other features that add to the public realm

    - The removal of the public drop-off area also addresses a concern raised by the City's traffic consultant regarding the entrance's "protected stem." The entrance has a 29' protected stem, which the consultant identified as potentially problematic but ultimately is left to the discretion of the Public Works Director. With the removal of this access, the issue related to the protected stem is resolved.
    - Public Works Director Tom Wooten notes that the exit from the public drop-off area would affect the Apple Country Transit taper/unloading lane, a concern that becomes irrelevant with the removal of the curb cut.

DEVELOPER-PROPOSED CONDITIONS:

- Developer proposed to exceed the maximum allowable building height (see building height summary on sheet CC-200 (Top of the roof coping height 92.75'. This is 42.75' taller than what is allowed in PID and 28.75' taller than what is recommended in the Gen H Downtown Edge Character District)
- Developer proposes to provide parking spaces as outlined in the parking summary on sheet CC-200.
- New landscape requirements and calculations are based on the new project area.
    - Examples
        - Vehicular Use Area Landscaping
            - If total vehicular use area for the entire parcel is counted- 229,102 SF
                - Required: 76 Trees and 152 Shrubs
            - If the new project vehicular use area is only counted- 158,252 SF
                - Required: 53 Trees & 105 Shrubs
            - Proposed vehicular use area landscaping per the plans.
                - 56 trees and 132 shrubs.
        - Common Open Space Plantings
            - Total common open space of the entire parcel- 64,379 SF
                - Required: 54 Trees & 268 Shrubs
            - New project common open space- 38,991SF
                - Required: 32 Trees & 162 Shrubs
            - Proposed vehicular use area landscaping per the plans.
                - 44 trees and 162 shrubs.
- The developer intends to pay fee-in-lieu as outlined in the zoning ordinance of the installation of sidewalk specified by the City proposed condition. This equates to approximately 100 LF OF. **(Developer proposed counter to City proposed condition)**

OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Institutional Developments (5-21) (minus any developer proposed conditions).
    - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:

- Landscaping:
  - Final determination on planting credits, species, locations, final quantity of required vs. proposed new plantings. The current plans show "areas to be screened, fenced, walled and/or landscaped" which is what is required at the preliminary site plan stage.
  - All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City's ordinances.

Proposed City-Initiated Conditions:

- "The project shall extend their sidewalks along 4th Ave within the railroad right of way up to their property line. The sidewalk will maintain the same "park street" design of an 8' wide concrete sidewalk and 2' wide utility/planting strip as the existing sidewalk along this property frontage on 4th Ave." **This condition was not agreed to by the developer.**

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff have provided only the relevant/outstanding comments / conditions below:

TRANSPORTATION CONSULTANT (KIMLEY HORN)

TIA Comments:

- The Traffic Impact Analysis for the development was submitted on February 7th, 2025. Below are the review comments from the City Traffic Consultant regarding the TIA. The primary feedback on the initial TIA focused on the necessity for turn lane warrants at unsignalized intersections. The City received the Version 2 TIA from the developer and the City received feedback on the Version 2 TIA from Kimley Horn between Planning Board and City Council. The Planning Board was made aware of the turn lane warrants being studied at their meeting and they did not mention any concerns with not seeing those findings. The current TIA recommended mitigations can be found below. The only intersections that warranted turn lanes were into the surface lot on 4th. Both of those drive accesses warranted right turn lanes. You can find justification and recommendations on those turn lanes below.

- The expected **new** trip generation for the proposed development is as follows:

    - 1,132 Daily Trips
    - 115 AM Peak Hour Trips
    - 94 PM Peak Hour Trips

TIA Proposed Mitigations:

- Grove Street at 4th Avenue
    - The intersection experiences LOS degradation for the overall in the AM and PM peak hours, as well as LOS degradation for the SB in the PM peak hour, and delay increase of >25% for the PM peak hour overall, SB and NB. However, as noted in the report, the site is proposed to have minimum impact and the intersection still performs acceptably. Therefore, no improvements are necessary.

- 4th Avenue at 4th Avenue Lot 1
    - **Recommended Mitigation**-50' right turn lane is warranted at the 4th Avenue Lot 2 Driveway. However, due to complications with the installation of turn lanes at this location, the TIA suggested the requirement for these be left to the City's discretion during the driveway permit application process. This recommendation appears reasonable given the complications as noted in the report.
        - **The complications referenced by the Traffic Consultant from the developer's TIA-**
            - "…these two locations present difficulties when considering the turn lane installations, such as the limited space between intersections, potential above- and below-ground utility conflicts, as well as requiring the sidewalk and crossings to be relocated, resulting in longer pedestrian crossing distances. This would also likely impact the number of parking spaces available to serve the public. Furthermore, the turning lane for the first driveway would cut into the Dr. MLK Jr. Memorial Park, which is owned by the City. As such, it is the suggestion of this report to leave the recommendation/requirement of the turn lane installations to the City as part of the driveway permit application process."

- Grove Street at 2nd Avenue/ 2nd Avenue Lot
    - The intersection experiences LOS degradation for the NB approach in the PM peak hour. However, this LOS degradation is from an increase in delay of 1.4 seconds which is minor and will have minor impact to the performance of the intersection.
    - **Recommended Mitigation**-75' right turn lane is warranted at the 4th Avenue Lot 2 Driveway. However, due to complications with the installation of turn lanes at this location, the TIA suggested the requirement for these be left to the City's discretion during the

driveway permit application process. This recommendation appears reasonable given the complications as noted in the report.

- **The complications referenced by the Traffic Consultant from the developer's TIA**-
  - "…these two locations present difficulties when considering the turn lane installations, such as the limited space between intersections, potential above- and below-ground utility conflicts, as well as requiring the sidewalk and crossings to be relocated, resulting in longer pedestrian crossing distances. This would also likely impact the number of parking spaces available to serve the public. As such, it is the suggestion of this report to leave the recommendation/requirement of the turn lane installations to the City as part of the driveway permit application."

- Grove Street at 1st Avenue
  - The intersection experiences delay increase >25% for the overall, NB, and SB approaches in the PM peak hour. However, this is from an increase in delay of 1.3 seconds at most and each approach listed and the intersection as a whole is expected to operate at LOS A. Therefore, no improvements are necessary.

- 1st Avenue at 1st Avenue Lot 1/Pine Street
  - Turn lane warrants were not performed and need to be to evaluate the need for turn lanes into the site at this access.
  - The EB approach experiences delay increase >25% in the AM and PM peak hours. However, this is from an increase in delay of 0.8 seconds at most and each approach is expected to operate at LOS A. Therefore, no improvements are necessary due to capacity.

- 1st Avenue at 1st Avenue Lot 2
  - Turn lane warrants were not performed and need to be to evaluate the need for turn lanes into the site at this access.
  - The EB approach experiences delay increase >25% in the PM peak hour. However, this is from an increase in delay of 0.3 seconds at most and the approach is expected to operate at LOS A. Therefore, no improvements are necessary due to capacity.

- 4th Avenue at 4th Avenue Lot 2
  - Turn lane warrants were not performed and need to be to evaluate the need for turn lanes into the site at this access.

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	**Land Supply, Suitability & Intensity** The subject property is not listed on the land suitability or supply maps due to it being developed.
	Future Land Use & Conservation Map- See Gen H appendix. **Designation:** Institutional **Character Area Description:** Somewhat Consistent **Zoning Crosswalk:** Consistent
2) Compatibility	**Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –**
	Since the 1990s, the property has functioned as a courthouse campus. Over time, it has expanded to include a detention center, Sheriff's office, and additional surface parking lots, evolving to accommodate the growing needs of the County. The latest plan involves further expansion of this longstanding judicial campus.
3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The Henderson County Commissioners have determined that an expanded judicial campus is necessary to better serve the residents of Hendersonville and Henderson County.
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 -**
	The current Courthouse accommodates essential offices that serve the residents of Henderson County. This expansion would provide the County with the space necessary to operate more efficiently and potentially enhance the services already offered to its citizens.
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**
	The site will continue to be served by City water and sewer service. N. Grove Street, 1st Ave and 4th Ave are all City maintained streets.

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 -**
	According to the 2008 floodplain maps, no part of this property is located within the floodplain or floodway. The most recent USGS topographic maps, along with a wetland and stream delineation completed by Clearwater Environmental and confirmed by the Army Corps, show a blueline stream along the northeastern property boundary. This stream is subject to protection under the zoning ordinance. As indicated in the site plans, the development currently contains 58,515.58 square feet of tree canopy, covering 9.63% of the site. The proposed development is retaining 13,304 square feet, or 22.74%, of the existing tree canopy.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *This expansion would give the County the additional space needed to improve operational efficiency and enhance the services currently provided to its citizens.*
- *The proposed expansion of the detention center and courthouse builds upon a longstanding use established at this site for over three decades.*
- *Expanding the courthouse is a long-term investment in the community, ensuring that the infrastructure is capable of handling future needs without requiring another expansion in the near future.*

DRAFT [Rational for Denial]

- *The proposed development's height and scale are inconsistent with the surrounding area's character and do not align with several design guidelines in the Gen H Comprehensive Plan that would help make the development more compatible with the City's vision for the future.*

Henderson County Courthouse and Detention Center Expansion (25-06-CZD)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
SUPPLY, SUITABILITY, & INTENSITY			
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent		Not listed in the land suitability map due to it being developed.
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent		Not listed in the land suitability map due to it being developed.
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent		
FUTURE LAND USE & CONSERVATION MAP			
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	**Institutional**		
Character Area Description (Pg. 122-131)	Somewhat Consistent		..."Institutional areas feature green spaces connected by pedestrian paths, clustered parking, and minimized vehicular access...." Eliminating the driveway in front of the building would help better align the development by removing an additional curb cut and replacing it with a pedestrian-friendly green space.
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent		

Henderson County Courthouse and Detention Center Expansion (25-06-CZD)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
GOALS			
Vibrant Neighborhoods (Pg. 93)			
Promote lively neighborhoods that increase local safety.	Consistent		
Enable well-maintained homes, streets, and public spaces.	Consistent		
Promote diversity of ages (stage of life), income levels, and a range of interests.	N/A		
The design allows people to connect to nearby destinations, amenities, and services.	Somewhat Consistent		The development is proposing a fee in lieu of installing sidewalks along the 4th Ave frontage, instead of providing sidewalks leading towards Jackson Park.
Abundant Housing Choices (Pg. 93)			
Housing provided meets the need of current and future residents.	N/A		
Range of housing types provided to help maintain affordability in Hendersonville.	N/A		
Housing condition/quality exceeds minimum standards citywide	N/A		
Healthy and Accessible Natural Environment (Pg. 94)			
Recreational (active and passive) open spaces are incorporated into the development.	N/A		
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent		The development will be required to provide a stream buffer and transition area
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Somewhat Consistent		The development is saving the minimum amount of tree canopy required by the ordinance.
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent		
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	N/A	N/A	
Authentic Community Character (Pg. 94)			
Downtown remains the heart of the community and the focal point of civic activity	Consistent		
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent		
Historic preservation is utilized to maintain the city's identity.	N/A		
City Centers and neighborhoods are preserved through quality development.	Consistent		
Safe Streets and Trails (Pg. 95)			
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	N/A		
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent		

Design embraces the principles of walkable development.	Somewhat Consistent		The development could be less automobile-centric with a greater emphasis on pedestrian walkability, particularly in the area in front of the building.
Reliable & Accessible Utility Services			
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent		
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent		
Satisfying Work Opportunities (pg. 96)			
The development promotes quality job options.	Consistent		
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent		
Welcoming & Inclusive Community			
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent		
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent		
Accessible & Available Community Uses and Services (Pg. 97)			
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A	
Resilient Community			
N/A			
GUIDING PRINCIPALS (pg. 98)			
Mix of Uses (Pg. 98)			
Revitalization of Outdated Commercial Areas	N/A		
New business and office space promotes creative hubs.	N/A		
Compact Development (Pg. 100)			
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent		
The infill project is context sensitive [Large Infill Site].	Consistent		
Sense of Place (Pg. 102)			
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Place keeping and Placemaking and 3rd Places]	Somewhat Consistent		
Conserved & Integrated Open Spaces (Pg. 106)			
A diverse range of open space elements are incorporated into the development.	Somewhat Consistent		
Desirable & Affordable Housing (Pg. 108)			
Missing middle housing concepts are used in the development.	N/A		
Connectivity (Pg. 112)			

The development encourages multimodal design solutions to enhance mobility.	Somewhat Consistent		The current design appears to affect the existing Apple Country Transit loading area on N. Grove Street. However, Henderson County has stated that it will not impact the operation of Apple Country at that stop, and the stop will remain active.
Efficient & Accessible Infrastructure (Pg. 114)			
The development utilizes existing infrastructure	Consistent		

NEIGHBORHOOD COMPATIBILITY MEETING REPORT
HENDERSON COUNTY COURTHOUSE AND DETENTION CENTER EXPANSION (25-06-CZD)
NCM MEETING DATES: JANUARY 23, 2025

PETITION REQUEST: Rezoning: Planned Institutional Development- Conditional Zoning District (PID-CZD)

APPLICANT/PETITIONER: Christopher Todd (Assistant County Manager) of Henderson County Government [Applicant] & William Lapsley (County Commissioner Chairman) of Henderson County Government [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 23rd, 2025 at 2pm in the 2nd floor meeting room of City Hall, 160 6th Ave. E. and via Zoom. The meeting lasted approximately 1 hour and 1 minutes.

There were 3 members of the public in attendance in-person while 12 attended virtually. The applicant and their development team were present as were 2 members of City staff.

Staff gave the formal introduction and a brief overview of the request.

There were 0 pre-submitted public comments.

The development team presented their project proposal for the proposed courthouse and detention center development.

Concerns and questions from the public related to:

- Consideration of impacts from increased traffic.
- The need for the expansion.
- Discussion on if a TIA would be required.
- Concerns over the public drop off area being an issue.
- The concern of the visual aesthetics of the courthouse structure and how to make it more welcoming.
- Whether the project proposed any sustainable aspects (pervious pavers, solar panels, rooftop gardens, etc.)
- What type of stormwater control measure would be used for the project.
- How the existing tree canopy would be impacted.
- Whether or not bird deterrent stickers would be used on the windows.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.

PLANNING BOARD RECOMMENDATION
HENDERSON COUNTY COURTHOUSE AND DETENTION CENTER EXPANSION (25-06-CZD)
MEETING DATE: MARCH 13TH, 2025

PETITION REQUEST: Rezoning: Planned Institutional Development-Conditional Zoning District (PID-CZD)

APPLICANT/PETITIONER: Christopher Todd (Assistant County Manager) of Henderson County Government, applicant. William Lapsley (County Commissioner Chairman) of Henderson County Government, property owner

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 7-0 to recommend **approval** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Peacock moved 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 (PIN: 9568-97-1859) from PID, Planned Institutional Development to PID-CZD, Planned Institutional Development Conditional Zoning District, for the construction of a 90,859 square foot courthouse and 53,443 square foot detention center based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 3-6-25] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1.Public & quasi-public buildings

2. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

3. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. This expansion would give the County the additional space needed to improve operational efficiency and enhance the services currently provided to its citizens.

2. The proposed expansion of the detention center and courthouse builds upon a longstanding use established at this site for over three decades.

3. Expanding the courthouse is a long-term investment in the community, ensuring that the infrastructure is capable of handling future needs without requiring another expansion in the near future.

Ms. Gilgis seconded the motion. Chair discussed having a condition concerning the handicap parking spaces. Discussion was made by the Board members on having more spaces or having a ramp and more handicap spaces. Mr. Buie stated building a ramp like that would be challenging and they can certainly look at the area and see where they can increase handicap parking up top. **Ms. Peacock amended the motion to include that City Council consider additional handicap parking.** Ms. Gilgis seconded the motion which passed unanimously.

OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES:

The Planning Board convened on this project for **1 hour and 11 minutes**.

Ms. Waters asked about the handicap spaces and if they would be expanded or if there would be spaces on the first level that would remain open. Mr. Bassiely stated he hopes with this new facility there will be an expanded number of spaces. He pointed out the area where the spaces would be and they would be at grade level.

Chair asked concerning the sidewalks, is the reason they are asking for a fee in lieu because they do not want to have to deal with the railroad.

Will Buie, WGLA Engineering stated they are working on the project from a civil perspective. He stated he worked on the project in 2010 for the Sheriff's Office and the county had agreed to improve the sidewalk through the Martin Luther King Jr Park rather than build the sidewalk down to the property line. The property line terminates right in the middle of the railroad and it seemed to them at that time that it was dangerous to have that sidewalk that would be extended to the property line and end in the middle of the railroad. The county has offered the alternative condition of a fee in lieu of which allows them time to figure what will happen with the rail line and the Fourth Avenue corridor. They could build the sidewalk but feels it would be a shame if it was built on the Henderson County side and the other side is not where the extension into Jackson Park continues. That is the logic behind the condition

Chair stated at the neighborhood meeting there was concern about the need in the detention center for more beds. Can someone from the county address that?

Kenny Burns, Burns Architecture stated he is an advisor to both the design team and the county, He stated there is really no one here from the county that can answer that. Chair stated he thought Mr. Todd could do it. Chair stated he just wanted to make sure the concern was addressed from the NCM. Mr. Burns stated originally there were studies done that told them how many beds to put in and so they designed the original concepts for that. As they got closer to moving forward, the needs went down a little bit, the actual need for beds and they looked at that and because of the cost and things they actually decided to split what they show as Area B and that was where the main expansion would take place and they have eliminated half of it. It can be built in the future but because the need wasn't there right now, they have taken that out. The addition they are putting in right now is 110 more beds, 24 for females and 78 are on the male side, which based on the studies and the projection on when they will need those beds, that will be adequate for at least 20 years.

Chair asked why they would design a building that is 42 feet taller than what is allowed. Mr. White stated the program is really what is pushing them to build a taller building. They looked at all different kinds of scenarios on how to organize the building and they determined that the most efficient, effective way to do this is with a single stack. When you design courthouses you always design them in pairs and the prisoners are kept in holding cells between the two court rooms and there is a prisoner elevator that is in that middle court. If they were to expand horizontally they have now doubled the number of elevators for that. To make the building the most efficient and effective as possible that drove them to a stacking scenario where they stacked the courts. The second issue they were addressing by doing that was that it freed them to utilize the site more to get the number of parking spaces they needed without having to build a deck. The deck was on the table in the beginning and they just could not afford it. Right now that was something that the county could not do.

OVERVIEW OF BOARD DISCUSSION FROM MINUTES:

Discussion was made on the Grove Street drop-off. Mr. Morrow explained what staff was proposing.

Mr. Buie stated there are a few things that drive the need for what they are showing. He explained the Fire Department connection and pointed out the location. The truck turn would have to come in and move back again so simply carving this off and ending it here is not possible from a firefighting standpoint. They need a "T" for the trucks to be able to get in and turn around. The team felt that it is important that they needed to provide the at grade accessible parking, they could extend it a bit further but the goal with what you see here is that this is all plaza area which transitions into greenspace and blends into the MLK Park area which is existing. He thinks through signage it will be very clear and it is a one way in and it will be very clear that the right lane is for accessible parking and the left land is for drop off and they believe that can work well.

Chair stated eight handicap spaces does not seem sufficient especially with the stairs and there is no other way to access the facility. Mr. Buie discussed the number of parking spaces. There will be accessible spaces that will be provided for staff as well. Those spaces on top are only for visitors coming to the courthouse. Mr. Buie stated they have heard the concerns and can look at the number of spaces that are provided up top. Chair discussed having a condition for handicap spaces.

PUBLIC COMMENTS:

Ken Fitch, 1046 Patton Street (zoom) stated the project is an essential public facility and it has gone through a long process of design and redesign. The key factor here has been the budget. We must consider functionality and compatibility. A major issue is the drop off and handicap parking at the main entrance. He talked about people having to use the stairs and if that was ADA compliant. For a big budget project like this there should be easier access. Another issue is the number of parking spaces. Are the lots adequate for the parking required? The search for parking will become a traffic issue as well. If you do not have adequate parking you will have other issues. Another issue is the height. This is a massive building and it will have a major impact on the cityscape. It would be important to see other views from this location. The stair issue is a major issue to deal with. He does not think it is functional or practical at the present time.

Diana Byrd, 350 E Allen Street spoke and stated if the entrance is from First Avenue at the detention center then she is concerned about there being more traffic on Pine Street which goes into that part of Allen Street in front of their building which is considered a private road and the wear and tear on that road. She just thinks the city should start helping them with that part of Allen Street. In inclement weather the city refuses to plow that area. She thinks it is not fair and with the change with the detention center there will be more traffic on it.

Discussion was made on the concerns about First Avenue and Pine and Allen Street. Mr. Holloway felt like staff could work with her on terms of whether it is a city street. Chair stated the traffic will enter the parking lot from Fourth Avenue and will not be from the First Avenue side. The detention center will be from that side which it already is on and nothing will change there as far as traffic he wouldn't think. Ms. Byrd stated when they do this redesign the main entrance will be from First Avenue. Mr. Morrow stated that entrance to the detention center is already on First Avenue. Chair stated on that side of the facility nothing is really going to change.

BOARD ACTION:

Motion:

- Tamara Peacock (Vice Chair)

Second:

- Kyle Gilgis

Yeas:

- Tamara Peacock (Vice-Chair), Donna Waters, Kyle Gilgis, Jim Robertson (Chair), Bob Johnson, David McKinley, Mark Russell

Nays:

- None

Absent: Peter Hanley, Laura Flores

Recused: None

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

HENDERSON COUNTY

PROPERTY OF:
HENDERSON COUNTY
PIN 9568971859
PS 3266
PS 8133
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS LEGEND

- NGS CM = NATIONAL GEODETIC SURVEY CONCRETE MONUMENT
- PROPOSED BORE LOCATION
- PB = US POSTAL SERVICE MAILBOX
- MB = MAILBOX
- UP = UTILITY POLE
- ICV = IRRIGATION CONTROL VALVE
- PIV = POST INDICATOR VALVE
- WV = WATER VALVE
- WM = WATER METER
- FH = FIRE HYDRANT
- COMMUNICATION MANHOLE
- TEL PED = TELEPHONE PEDESTAL
- SIG BOX = SIGNAL BOX
- SSMH = EXISTING SANITARY SEWER MANHOLE
- SDMH = STORM DRAIN MANHOLE
- = TREE
- = SHRUB

△	CALCULATED POINT
PK NL	PK NAIL SET
CHISEL MK	CHISEL MARK SET
RBS	5/8" REBAR SET WITH CAP
RBF	REBAR FOUND
OTIPF	OPEN TOP IRON PIN FOUND
LP	LIGHT POLE
	GUY WIRE ANCHOR
R R	RAILROAD CROSSING SIGNAL
C.O.	SEWER CLEAN-OUT
E.SS	ELECTRIC SERVICE STUB-OUT
CB	CATCH BASIN
G/V	GAS VALVE
FFE ELEVATION	FINISHED FLOOR ELEVATION

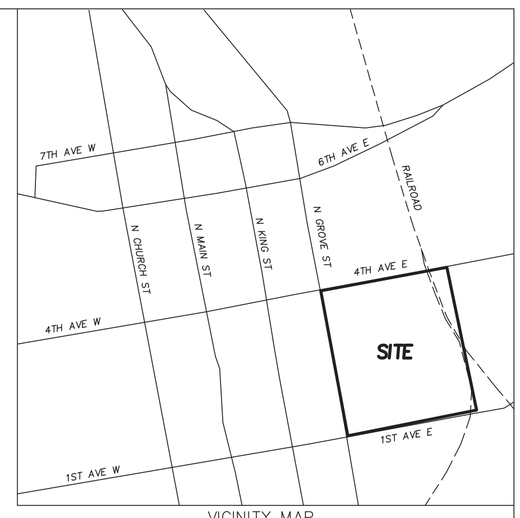
	INDICATES LINE NOT SURVEYED AT THIS TIME
U	INDICATES UTILITY LINE
DL	INDICATES DITCH LINE
	INDICATES GRAVEL/DIRT DRIVE
X	INDICATES FENCE LINE
	INDICATES STREAM OR RIVER LINE
	INDICATES CULVERT
	INDICATES TREE LINE
	INDICATES BUILDING
	TOP OF SLOPE
	TOE OF SLOPE
DL	DITCH LINES
	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	TIE LINE
T	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES
ROW	RIGHT-OF-WAY
RR ROW	RAILROAD RIGHT-OF-WAY
	RAILROAD TRACKS

PS	PLAT SLIDE
DB	DEED BOOK
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
FDC	FIRE DEPARTMENT CONNECTION

LINE TABLE		
LINE	BEARING	DISTANCE (H)
L1	S82°13'56"W	1165.48'
L2	N8°06'20"W	161.51'
L3	N81°47'53"E	103.78'
L4	N81°47'07"E	74.31'
L5	N81°47'53"E	67.00'
L6	N81°47'53"E	71.13'
L7	N67°49'14"E	29.48'
L8	N81°41'57"E	226.60'
L9	S17°12'32"E	68.21'
L10	S19°14'54"E	70.68'
L11	S21°12'57"E	72.85'
L12	S23°07'42"E	72.97'
L13	S25°04'37"E	53.99'
L14	S25°59'11"E	54.25'
L15	S25°58'54"E	75.26'
L16	S25°19'29"E	26.84'
L17	S22°27'07"E	39.25'
L18	S20°30'42"E	33.29'
L19	S17°47'20"E	34.43'
L20	S14°18'03"E	31.88'

LINE TABLE		
LINE	BEARING	DISTANCE (H)
L21	S12°09'16"E	34.02'
L22	S8°53'20"E	17.68'
L23	S6°18'56"E	47.24'
L24	S3°04'53"E	35.64'
L25	S0°19'52"W	54.51'
L26	S4°05'00"W	49.70'
L27	S7°42'31"W	43.85'
L28	S81°39'26"W	268.92'
L29	S81°38'53"W	110.11'
L30	N8°21'07"W	6.28'
L31	S81°58'01"W	8.79'
L32	S81°58'01"W	372.72'
L33	N8°21'07"W	197.29'
L34	N8°22'09"W	20.00'
L35	N8°22'09"W	307.87'
L36	N8°22'09"W	194.49'
L37	N82°37'34"E	75.35'
L38	N82°37'02"E	103.75'
L39	N81°02'03"E	138.37'
L40	S8°25'50"E	24.96'

GRID NORTH
NAD83 (2011)



VICINITY MAP
(NOT TO SCALE)

NOTES:

1. Field work completed: September 27, 2022
   Office work completed: October 25, 2022
2. All coordinates shown are Horizontal Datum: NAD83(2011)
   Vertical Datum: NAVD88 (Geoid12A)
3. Areas computed by coordinate method.
4. Property shown hereon is subject to all right-of-ways, easements, reservations and restrictions which exist as a matter of record or exist de facto.
5. Property shown hereon is subject to the rules, regulations, ordinances and/or jurisdictions of local, state, and/or federal agencies if any. The requirements of said rules, regulations, ordinances, and/or the limits of said jurisdictions are not shown hereon unless stated otherwise.
6. Underground installations or improvements including building foundations have not been located except as shown hereon. Call NC811 at *811 before digging.
7. Not all above ground improvements are shown.
8. All distances shown on this map are horizontal ground lengths unless otherwise noted. To convert to ground distances, multiply by the average combined scale factor of 0.99977540.
9. No missing corners were set by surveyor except as shown hereon as 'PK NL', 'RBS', and 'CHISEL MK'.
10. This survey was prepared without the benefit of an abstract of title. Matters of property title should be referred to an attorney-at-law.
11. Adjoining property owner, deed, plat and PIN information taken from the Henderson County Courthouse and GIS Website.



SURVEYOR'S CERTIFICATION

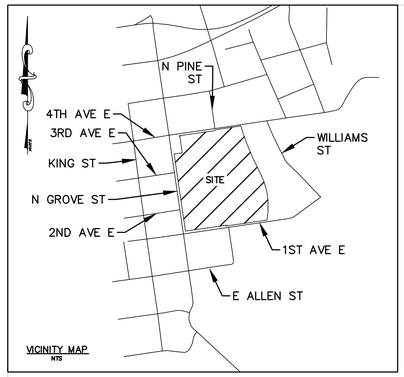
I, Christopher F. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision from description recorded as Plat Slide 8133, Slide 3266, and Slide 1570; that the positional accuracy meets or exceeds the requirements for a Class A survey; and that this plat was prepared in accordance with G.S. 47-30 section F-11-c1 and that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street. Witness my dated original seal and signature.

NORTH CAROLINA PROFESSIONAL SEAL L-4956 LAND SURVEYOR CHRISTOPHER F. JORDAN

CHRISTOPHER F. JORDAN NC PLS L-4956 — October 25, 2022 DATE

50 0 25 50 100 150
GRAPHIC SCALE 1 INCH = 50 FEET

ED HOLMES & ASSOCIATES
LAND SURVEYORS, PA
200 Ridgefield Ct. Ste. 208 Asheville, NC 28806
Company Licensure # C-2806
828.225.6562



VICINITY MAP
NTS

LEGEND

- PROPERTY LINE
- SS — EXISTING SEWER LINE
- SS — PROPOSED SEWER LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- EXISTING RAILROAD R/W
- PROPOSED SITE LIGHTING
- RL — PROPOSED ROOF LEADER
- PROPOSED RETAINING WALL

PROJECT SUMMARY

PROJECT NAME:	HENDERSON COUNTY DETENTION CENTER 200 N GROVE STREET HENDERSON COUNTY, NC
PIN #	9568-97-1859
PLAT: DEED:	SLIDE 8133 SLIDE 3266
EXISTING ZONING	PLANNED INSTITUTIONAL DEVELOPMENT (PID)
PROPOSED ZONING	PLANNED INSTITUTIONAL DEVELOPMENT / CONDITIONAL ZONING DISTRICT (PID/CZD)
OWNER	HENDERSON COUNTY 1 HISTORIC COURTHOUSE SQUARE HENDERSONVILLE, NC 28792
DEVELOPER	HENDERSON COUNTY CHRISTOPHER TODD HENDERSON COUNTTY ENGINEER 828-694-5850
ENGINEER	JARED L. DERIDDER, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
ARCHITECT	FENTRESS ARCHITECTS 421 BROADWAY DENVER, COLORADO 80203 CHARLES CANNON, RA
SURVEYOR	ED HOLMES & ASSOCIATES LAND SURVEYORS, P.A. 200 RIDGE FIELD COURT, SUITE 215 ASHEVILLE, NC 28806
ACRES	14.78 AC.±

PRE DEVELOPMENT GROUND COVER SUMMARY
- GRASS/OPEN SPACE: 5.38 AC ± (36.4%)
- IMPERVIOUS: 9.40 AC ± (63.6%)

POST DEVELOPMENT GROUND COVER SUMMARY
- GRASS/OPEN SPACE: 4.81 AC ± (32.54%)
- IMPERVIOUS: 9.97 AC ± (67.46%)

WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
BUILDING SETBACKS	40' FROM ANY ROAD RIGHT-OF-WAY 10' FROM RIGHT-OF-WAY WHEN PARKING IS SITUATED TO THE REAR OR SIDE OF THE LOT AND SCREENED FROM VIEW 25' FROM ANY EXTERIOR PROPERTY BOUNDARY

BUILDING HEIGHT SUMMARY:
MAX ALLOWABLE BUILDING HEIGHT:
- PER PID ZONING DISTRICT: 50'
- PER DOWNTOWN EDGE CHARACTER DISTRICT: 64'

PROPOSED BUILDING HEIGHT: (SEE NOTE #7)

COURTHOUSE	
AVERAGE GRADE PLAN ELEV:	2125.75'
TOP OF ROOF COPING ELEV:	2218.50'
TOP OF ROOF COPING HEIGHT:	92.75'
DETENTION CENTER	
AVERAGE GRADE PLAN ELEV:	2125.50'
MEAN RIDGE / GABLE ELEV:	2151.00'
MEAN RIDGE / GABLE HEIGHT:	25.5'

EXISTING PARKING SUMMARY: 462 SPACES TOTAL
- EXISTING JAIL:
  - REQUIREMENT: 1 SPACE PER 2 EMPLOYEES *
  - REQUIRED: 56 EMPLOYEES*** = 28 SPACES
  - PROVIDED: 28 SPACES
- EXISTING SHERIFF:
  - REQUIREMENT: 1 SPACE PER 500 SF **
  - REQUIRED: 63,000 SF = 126 SPACES
  - PROVIDED: 126 SPACES
- EXISTING COURTHOUSE:
  - REQUIREMENT: 1 SPACE PER 500 SF **
  - REQUIRED: 99,116 SF = 199 SPACES
  - PROVIDED: 308 SPACES

PROPOSED PARKING SUMMARY: 579 SPACES TOTAL
- PROPOSED JAIL:
  - REQUIREMENT: 1 SPACE PER 2 EMPLOYEES *
  - REQUIRED: 85 EMPLOYEES*** = 43 SPACES
  - PROVIDED: 43 SPACES
- PROPOSED SHERIFF:
  - REQUIREMENT: 1 SPACE PER 500 SF **
  - REQUIRED: 63,000 SF = 126 SPACES
  - PROVIDED: 126 SPACES
- PROPOSED COURTHOUSE:
  - REQUIREMENT: 1 SPACE PER 500 SF *
  - REQUIRED: 189,975 SF = 380 SPACES
  - PROVIDED: 410 SPACES

* REQUIREMENT DERIVED FROM CITY OF HENDERSONVILLE PARKING TABLE 6-5-2 FOR A PER EMPLOYEE / SHIFT DRIVEN USE.
** REQUIREMENT PER HENDERSON COUNTY COMMERCIAL, OFFICE, INSTITUTIONAL, CIVIC USE CLASSIFICATION
*** PER FENTRESS POR 2040 PROJECTION

BLDG SQUARE FOOTAGE SUMMARY:

EXISTING SHERIFFS OFFICE:	63,000	SF ±
EXISTING DETENTION CENTER:	60,361	SF ±
EXISTING '95 BUILDING:	99,116	SF ±
PROPOSED DETENTION CENTER ADDITION:	53,443	SF ±
PROPOSED COURTHOUSE ADDITION:	90,859	SF ±
TOTAL SHERIFFS OFFICE:	63,000	SF ±
TOTAL DETENTION CENTER:	113,804	SF ±
TOTAL COURTHOUSE:	189,975	SF ±

NOTES:

1) NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN OR FLOOD WAY.

2) THIS PARCEL AND ALL ADJOINING PARCELS ARE WITHIN THE CITY OF HENDERSONVILLE CITY LIMITS.

3) LIGHTING FOR THE SITE SHALL COMPLY WITH SECTION 6-19 OF THE CITY OF HENDERSONVILLE ZONING ORDINANCE.

4) ALL PLANNED IMPROVEMENTS ARE CURRENTLY PROPOSED TO BE COMPLETED IN ONE PHASE.

5) ALL AREAS SHALL BE PAVED TO NCDOT STANDARDS.

6) ALL PROPOSED PARKING SPACES WILL BE A MINIMUM OF 9'X18' AND 90° PARKING WILL HAVE A MINIMUM DRIVE ISLE WIDTH OF 24'.

7) BUILDING HEIGHTS ARE CALCULATED PER COH ZONING ORDINANCE ARTICLE 12.

8) HENDERSON COUNTY SHALL COORDINATE WITH THE RAILROAD AS REQUIRED FOR DISTURBANCE WITHIN THE RAILROAD RIGHT OF WAY PRIOR TO ANY LAND DISTURBANCE.

SITE AREA SUMMARY:

PROPERTY AREA:
643,789 SF - 14.78 AC - 100%

SITE COVERAGE - BUILDINGS:
163,796 SF - 3.76 AC - 25.44%

SITE COVERAGE - OPEN SPACE
209,496 SF - 4.81 AC - 32.54%

SITE COVERAGE - STREETS AND PARKING
229,102 SF - 5.26 AC - 35.59%

SITE COVERAGE - COMMON OPEN SPACE
64,379 SF - 1.48 AC - 10%

PROJECT AREA SUMMARY:

PROJECT AREA:
389,914 SF - 8.95 AC - 100%

PROJECT COVERAGE - BUILDINGS:
60,133 SF - 1.38 AC - 15.42%

PROJECT COVERAGE - OPEN SPACE
150,288 SF - 3.45 AC - 38.54%

PROJECT COVERAGE - STREETS AND PARKING
158,252 SF - 3.63 AC - 40.59%

PROJECT COVERAGE - COMMON OPEN SPACE
38,991 SF - 0.90 AC - 10%

DEVELOPER PROPOSED CONDITIONS

1-DEVELOPER PROPOSES TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT OF THE SUBJECT ZONING DISTRICT (SEE PROPOSED BUILDING HEIGHT SUMMARY ON THIS SHEET)

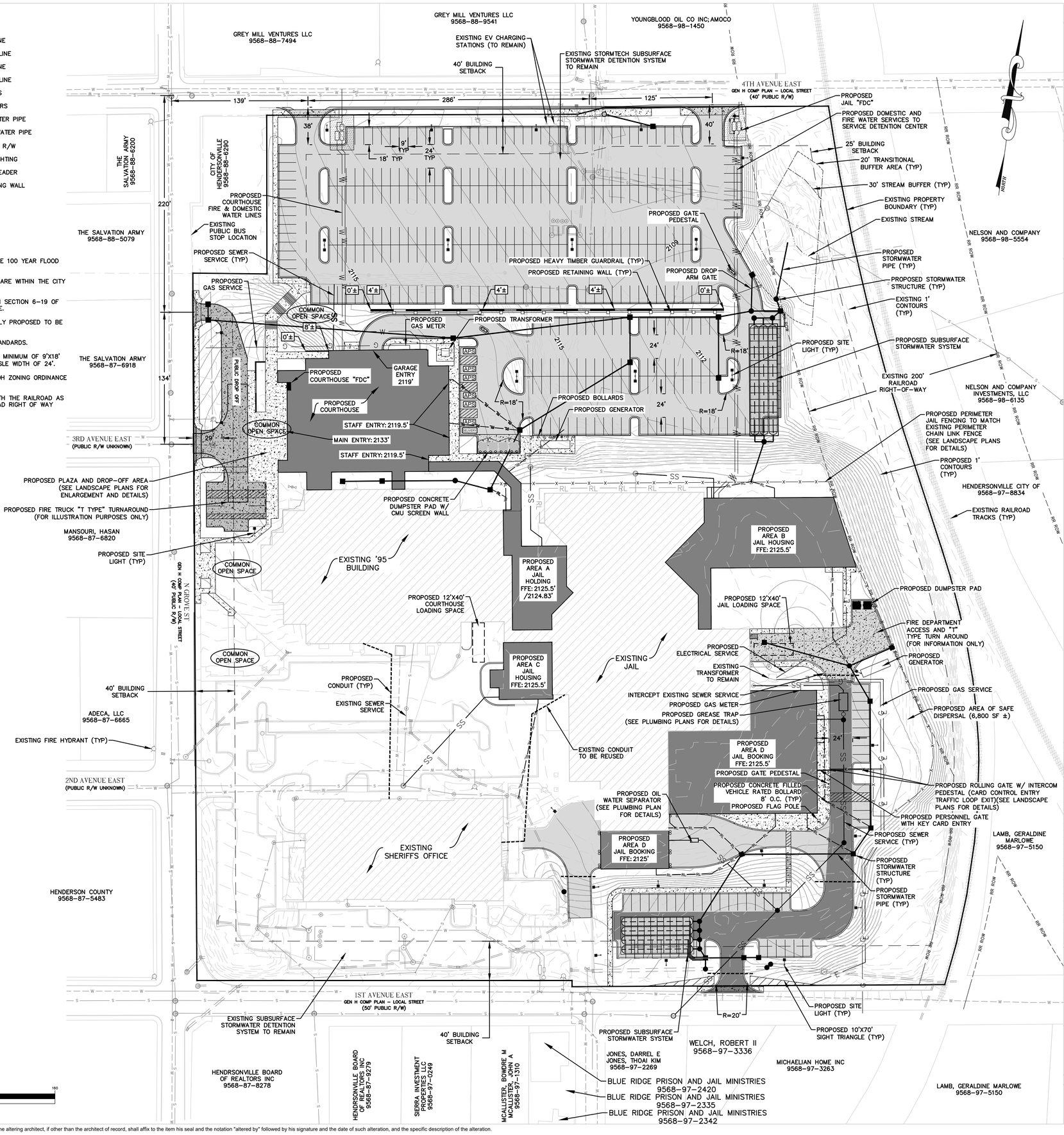
2-DEVELOPER PROPOSES TO PROVIDE PARKING SPACES AS OUTLINED IN THE PARKING SUMMARY ON THIS SHEET.

3-NEW LANDSCAPE REQUIREMENTS AND CALCULATIONS ARE BASED ON THE NEW PROJECT AREA.

DEVELOPER PROPOSED COUNTER-CONDITIONS
1- THE DEVELOPER INTENDS TO PAY FEE-IN-LIEU (AS OUTLINED IN SECTION 6-12-3 OF THE CITY ORDINANCE) OF INSTALLATION OF THE SIDEWALK SPECIFIED BY CITY PROPOSED CONDITION. THIS EQUATES TO APPROXIMATELY 100 LF± OF (800 SF±).

CITY PROPOSED CONDITIONS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)



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WGLA Engineering

HENDERSON COUNTY JUDICIAL CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	PRELIMINARY SITE PLAN	01-10-23
2	REV PRELIM SITE PLAN	02-07-23
3	SITE PLAN	02-27-23
4	SITE PLAN	03-28-23

STAMP
NORTH CAROLINA PROFESSIONAL ENGINEER JARED L. DERIDDER
Preliminary Not For Construction

DRAWING TITLE
SITE PLAN

PROJECT #: 20220006.003

SHEET NUMBER
CC-200

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1 OVERALL PLAN
Scale: 1" = 40'-0"

0' 20' 40' 80'

SHEET INDEX

L 200 OVERALL PLAN
L 201 TREE CANOPY COVERAGE PLAN
LC 160 PLANTING PLAN
LC 161 PLANTING PLAN
LD 160 PLANTING PLAN
LC 506 DETAILS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT OR CITY RIGHT-OF-WAY. ALL METHODS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

2. UNLESS NOTED ON THE DRAWINGS ALL BUFFERS, WETLANDS, STREAM CHANNELS, SETBACKS AND TREE PROTECTION AREAS SHALL BE PROTECTED WITH NO CONSTRUCTION ACCESS, STORAGE OR USE OF ANY KIND. THE CONTRACTOR SHALL KEEP CONSTRUCTION ACTIVITIES WITHIN THE "PROJECT LIMITS" SHOWN ON THE DRAWINGS.

3. ALL DIMENSIONS INDICATING "VERIFY" SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

4. ALL DIMENSIONS LABELED "EQ" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR POSSIBLE CLARIFICATION OR RECONCILIATION.

6. ITEMS LABELED AS "BY OTHERS" OR "NIC" ARE FOR COORDINATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ANY SUCH ITEMS WITH THE OWNER'S REPRESENTATIVE.

7. ALL CONSTRUCTION AND PLANTING WILL MEET HENDERSONVILLE, NC CODE REQUIREMENTS.

8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS PRIOR TO STARTING WORK.

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CONSULTANT
Surface
Surface 678, P.A.
2121 Middleford Road
Durham, NC 27701
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P: 919-416-1189
F: 919-413-9689

HENDERSON COUNTY JUDICIAL CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	SD-R-COURT DESIGN	09/06/2024
2	90% DD	12/09/2024
3	100% DD	02/21/2025
4	SITE PLAN	03/06/2025

STAMP

NOT FOR CONSTRUCTION

DRAWING TITLE

OVERALL PLAN

PROJECT #: 20220006.001

SHEET NUMBER

L200

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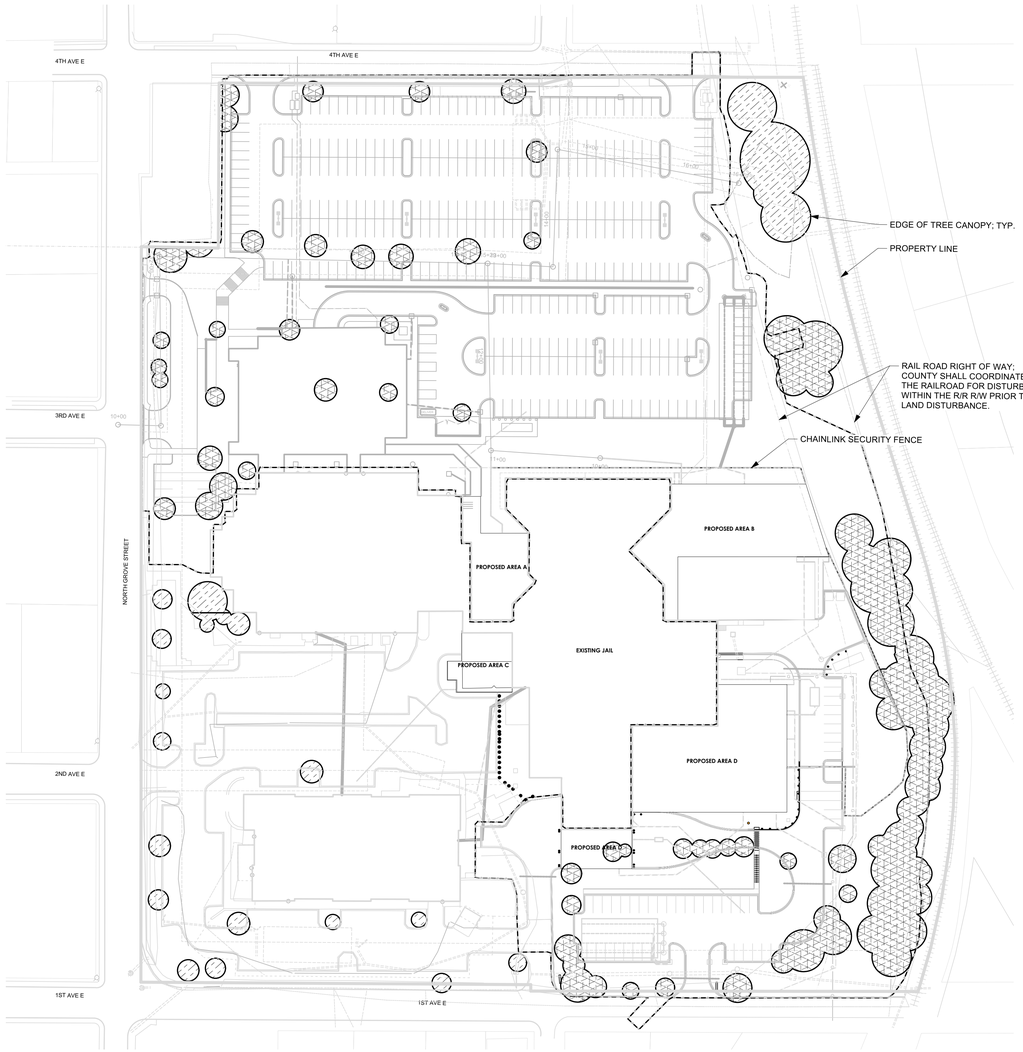

1 EXISTING TREE CANOPY AND PROPOSED REMOVAL
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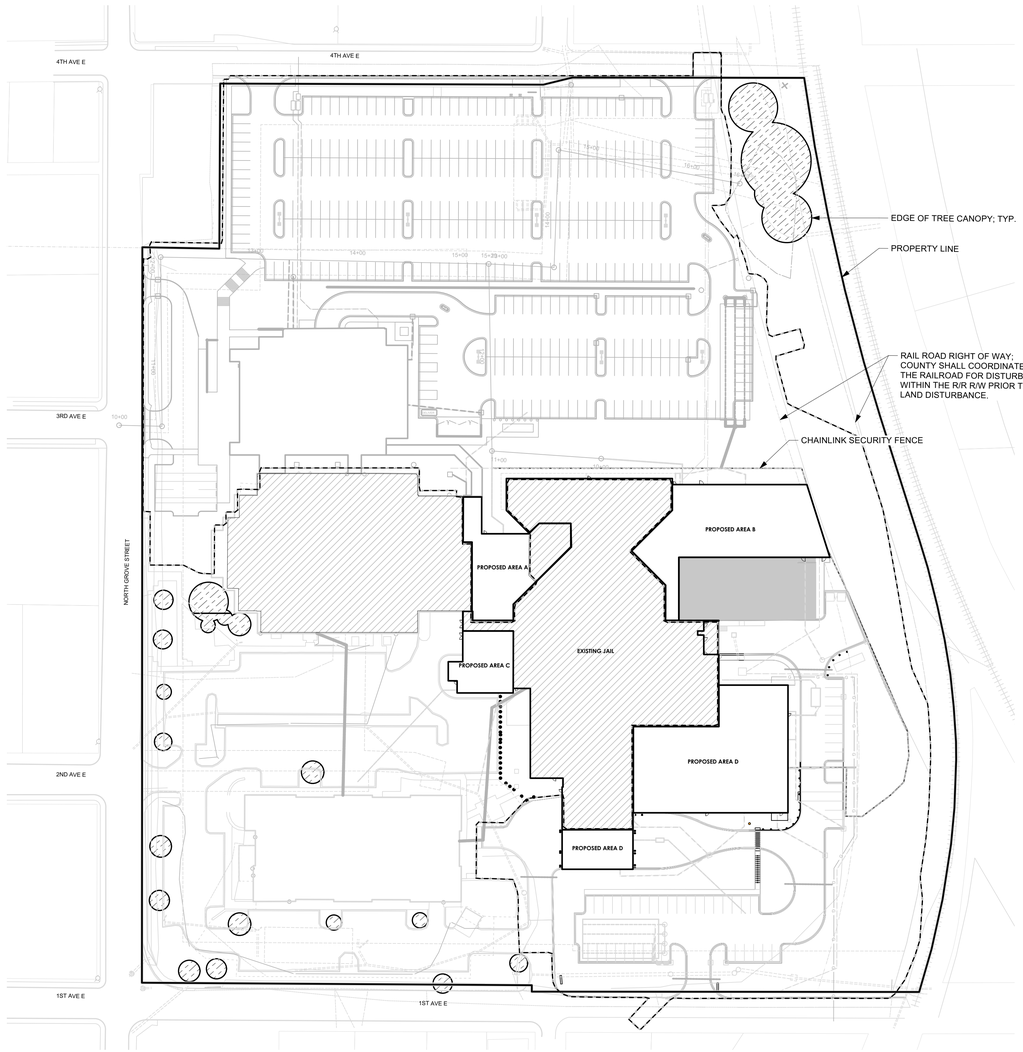

2 PROPOSED TREE CANOPY PLAN
Scale: 1"=60'-0"

FROM ORDINANCE #O-24-08

(4) **Preservation Requirements**

a. **Tier One Requirement:** 20 percent of the existing tree canopy on the site shall be preserved. The specific tree canopy preserved shall be at the discretion of the developer. Tier One Canopy is not eligible for fee-in-lieu without a variance issued by the Board of Adjustment.

b. **Tier Two Requirement:** In addition to the Tier One Requirement, existing tree canopy on the site shall be preserved, and new tree canopy shall be installed, in accordance with one of the options in the table below:

Tier Two Tree Canopy Requirement			
Select One:	**Percentage of Tier Two Tree Canopy Preserved (in addition to Tier One Canopy)[1]**	**Percentage of New Tree Canopy Installation Required[2]**	**Percentage of Total Tier Two Canopy Required**
Option 1	10%	0%	10%
Option 2	5%	7%	12%
Option 3	0%	15%	15%

[1] Percentages of Tier Two Tree Canopy Preserved refer to the total existing Tree Canopy on a site before calculation of the Tier One Requirement and are in addition to the Tier One Requirement.
[2] Percentages of New Tree Canopy Installation refer to the total existing Tree Canopy on a site and shall be installed in accordance with the Credit for New Tree Canopy Installation table below.

Credit for New Tree Canopy Installation		
Size of Tree*	**Tree Canopy Credit**	QTY.
Large Maturing	872 sq. ft.	15
Medium Maturing	350 sq. ft.	42
Small Maturing	144 sq. ft.	45
*As designated in the Recommended Species List		

TREE PROTECTION ORDINANCE:

PIN: 9568971859
PROPERTY OWNER: HENDERSON COUNTY
PARCEL SIZE: 607,905.50 SF (13.96 ACRES)
58,515.58 SF OF CANOPY COVERAGE, 9.63% CANOPY COVERAGE
(CANOPY COVERAGE DATA REFERENCED FROM CITY OF HENDERSONVILLE GIS HUB, DATED; APRIL 10, 2024)

PRESERVATION REQUIREMENTS

	TIER ONE TREE CANOPY PRESERVATION REQUIREMENT	TIER TWO TREE CANOPY PRESERVED	TIER TWO NEW TREE CANOPY INSTALLATION REQUIRED	TOTAL TREE CANOPY REQUIREMENT
OPTION 1	11,703 SF(20%)	5,852 SF (10%)	0 sq.ft (0%)	17,555 SF (30%)
OPTION 2	11,703 SF(20%)	2,926 SF (5%)	4,096 SF (7%)	18,725 SF (32%)
OPTION 3	11,703 SF(20%)	0 SF (0%)	8,777 SF (15%)	20,480 SF (35%)

TREE CANOPY CALCULATIONS

TOTAL: 58,515.58 SF

EXISTING TREE CANOPY TO REMOVE :45,211 SF (WITHIN LOD LINE)
EXISTING TREE CANOPY TO REMAIN : 13,304 SF (OUTSIDE THE LOD LINE)

REQUIRED: 20,480 SF
PROVIDED: 47,564 SF (13,304 + 34,260)

TREE PROTECTION LEGEND

SYMBOL	TYPE	QTY.
	EXISTING TREE CANOPY TO BE REMOVED	45,211 SF
	EXISTING TREE CANOPY TO REMAIN	13,304 SF

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HENDERSON COUNTY JUDICIAL CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
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4	SITE PLAN	03/06/2025

STAMP

NOT FOR CONSTRUCTION

DRAWING TITLE
TREE CANOPY COVERAGE PLAN

PROJECT #: 20220006.001

SHEET NUMBER
L201

9/14/2022 11:33:47 AM
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PLANTING NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.

2. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.

3. AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.

4. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.

5. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT - GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.

6. ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.

7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS IN ANY MEASUREMENT OR SPECIES INDICATED. SEE SPECIFICATIONS FOR FULL NOTIFICATION REQUIREMENTS.

8. DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.

9. PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.

10. THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.

11. DISTURBED EARTH AREAS BEYOND PROJECT LIMITS THAT ARE DIRECTLY CAUSED BY CONTRACTOR MEANS AND METHODS SHALL BE RESTORED WITH TURF SOD; UNLESS OTHERWISE NOTED.

12. CONTRACTOR SMALL PROVIDE SURVEY AS-BUILT LOCATION OF FINAL UTILITY ACCESS POINTS UPON INSTALLATION OF UTILITIES TO LANDSCAPE ARCHITECT AND NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS BETWEEN FIELD LOCATIONS OF UTILITIES AND PROPOSED SITE WORK FEATURES INCLUDING CONFLICTS WITH PROPOSED PLANTINGS.

13. DO NOT PLANT WITHIN 12 INCHES OF ROOF DRAIN CLEAN OUT COVERS.

14. ALL PLANTING WILL COMPLY WITH HENDERSONVILLE, NC CODE REQUIREMENTS.

PARKING AND STREET TREE PLANTING LEGEND

SYMBOL	TYPE	SIZE	QTY.
	SOD		19,625 SF
	SLOPE SEED MIX		927 SF

LANDSCAPE CALCULATIONS FOR L160 AND L161

VUA REQUIREMENT:

1 TREE/ 2 SHRUBS PER 3,000 SF OF VEHICULAR AREA

TOTAL VEHICULAR AREA: 158,252 SF
VEHICULAR AREA PER LC160 & LC161: 123,192 SF
REQUIRED: 42 TREES AND 84 SHRUBS
PROPOSED: 42 TREES AND 84 SHRUBS

*AT LEAST 75 PERCENT OF THE REQUIRED PARKING LOT TREES MUST BE BROADLEAF CANOPY TREES. TREES AND SHRUBS MUST BE PLANTED WITHIN 20 FEET OF THE VEHICULAR USE AREA TO COUNT AS PARKING LOT LANDSCAPING; PROVIDED, HOWEVER, ALL STREET TREES REQUIRED BY OTHER PROVISIONS OF THIS ZONING ORDINANCE SHALL COUNT AS PARKING LOT LANDSCAPING.

WHEN A PARKING LOT CONTAINS 20 OR MORE PARKING SPACES, 50 PERCENT OF THE TREES AND SHRUBS REQUIRED BY PARAGRAPH A), ABOVE, MUST BE PLANTED IN ISLANDS OR MEDIANS LOCATED WITHIN THE PARKING LOT.

*WHEN A VEHICULAR USE AREA LOT IS LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY AND NO BUFFERYARD IS REQUIRED.

*AT LEAST 75% OF THE TREES REQUIRED TO BE PLANTED UNDER THE PROVISIONS OF THIS ARTICLE SHALL BE NATIVE SPECIES AS LISTED ON THE RECOMMENDED SPECIES LIST.

PLANTING STRIP:

1 LARGE EVERGREEN OR DECIDUOUS TREE AND FIVE EVERGREEN OR DECIDUOUS SHRUBS PER 40 LF OF PROPERTY LINE THAT PARALLELS VUA; 50%; MAY BE COUNTED AS PARKING LOT TREES AND SHRUBS IF WITHIN 20' OF VUA

PROPOSED: 4 TREES AND 11 SHRUBS

BUFFERING FROM STREET:

3' HEIGHT AT MATURITY; CAN INCLUDE PLANT MATERIAL OR A COMBINATION OF GRADE CHANGE AND PLANT MATERIAL.
AT LEAST ONE EVERGREEN OR DECIDOUS SHRUB PLANTED FOR EVERY 5' LF OF BUFFER REQUIRED

SCREENING:

PROPOSED: 5 SHRUBS

STREET TREES:

WHERE OVERHEAD UTILITY LINES ARE PRESENT, STREET TREES SHALL BE PLANTED AT THE RATE 1 SMALL-MATURING TREE (<25 FEET IN HEIGHT) FOR EVERY 25 LINEAR FEET OF PROPERTY ABUTTING A STREET.

*TREES DO NOT NEED TO BE SPACED EVENLY. THEY MAY BE CLUSTERED WITH A MINIMUM SPACING OF 15 TREES AND MAXIMUM SPACING OF 75 FEET.

*NO STREET TREES CAN BE PLANTED FARTHER THAN 35 FEET FROM THE EDGE OF THE RIGHT-OF-WAY TO COUNT AS STREET TREE.

NORTH GROVE STREET

REQUIRED: 10 (333.88 LF/35=10)
PROVIDED: 10

4TH AVENUE EAST

REQUIRED: 20 (484.32 LF/25=44)
PROVIDED: 20

COMMON OPEN SPACE LANDSCAPING:

A MINIMUM OF ONE TREE AND FIVE SHRUBS FOR EVERY 1,200 SQUARE FEET OF COMMON OPEN SPACE
A MINIMUM OF 50 PERCENT OF THE TREES SHALL BE CANOPY TREES

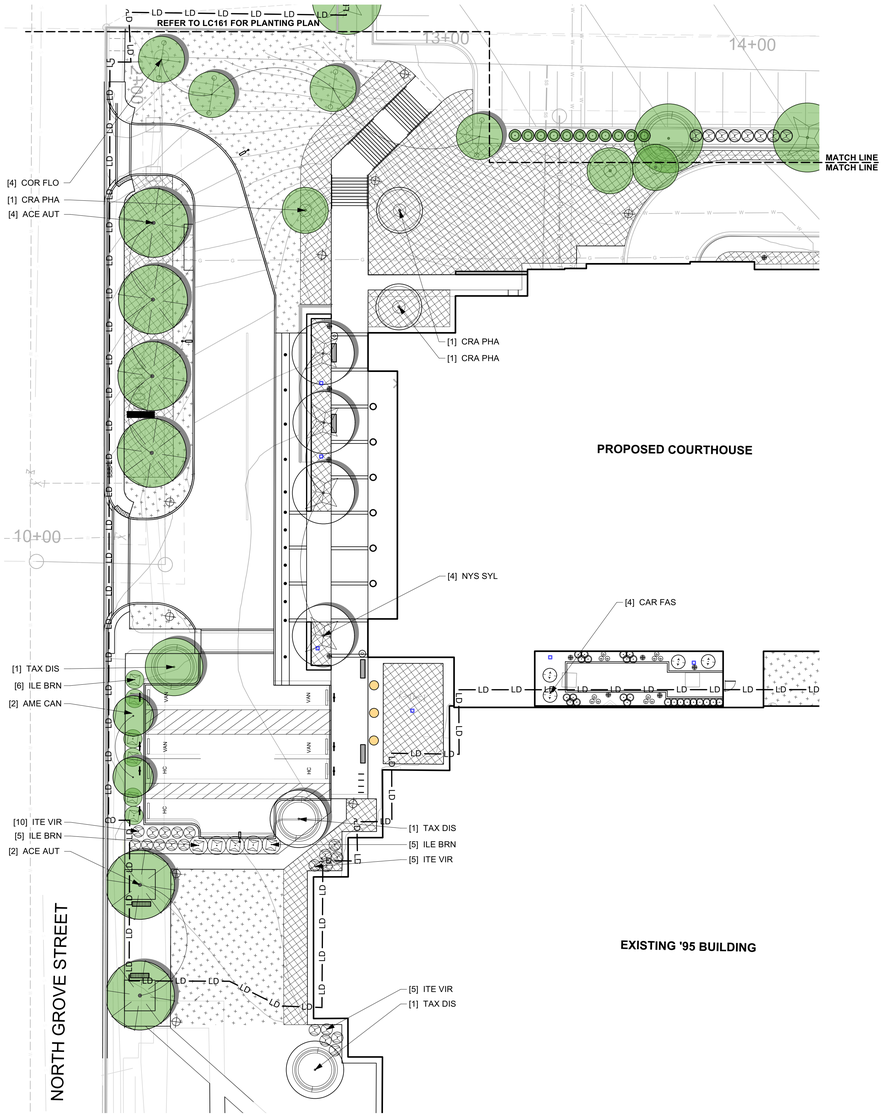
TOTAL COMMON OPEN SPACE: 38,991 SF

TOTAL REQUIRED: 32 TREES + 160 SHRUBS

PROVIDED PER LC160& LC161: 30 TREES + 100 SHRUBS
TOTAL PROVIDED: 44 TREES + 162 SHRUBS

Proposed Land Use	Existing Land Use /Zoning District1				
	Residential	Mobile Home Park	Institutional & Cultural	Commercial	Industrial
Residential	X	X	X	X	X
Mobile Home Park	10-foot B	X	8-foot A	10-foot B	X
Institutional & Cultural	10-foot B	8-foot A	X	X	X
Commercial	10-foot B	10-foot B	8-foot A	X	X
Industrial	25-foot C	25-foot C	15-foot B	15-foot B	X

Type of Buffer	Planting Requirements per 100 Linear Feet	Size Requirements
A	3 broadleaf canopy trees 20 evergreen shrubs (4-foot centers) 25 flowering shrubs	5—6 feet 18—24 inches 12—18 inches
B	4 broadleaf canopy tree 25 evergreen shrubs (4-foot centers) 33 flowering shrubs	1½—1¾ inch caliper 18—24 inches 18—24 inches
C	4 broadleaf canopy tree 10 understory trees 33 flowering shrubs berm fence or wall on top of berm	1¾—2 inch caliper 5—6 feet 18—24 inches 6 feet 8 feet
X	No buffer required	Not applicable



1 PLANTING PLAN
Scale: 1" = 20'-0"

0' 10' 20' 40'

CODE REQUIRED PLANT SCHEDULE - CONTRACTOR SHALL SATISFY ALL MEASUREMENTS NOTED - EXCEED SIZES UPON APPROVAL

KEY	QTY	LATIN NAME	COMMON NAME	CONTAINER | SIZE | HT | W | SPACING	COMMENTS
DECIDUOUS TREES					
ACE AUT	6	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B&B | 3" CAL. | 16' HT. | 8' W. | AS SHOWN	FULL; DENSE; MATCHING
NYS SYL	29	NYSSA SYLVATICA	BLACK GUM	—	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
TAX DIS	21	TAXODIUM DISTICHUM	BALD CYPRESS	B&B | 3" CAL. | 16' HT. | 8' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
UNDERSTORY DECIDUOUS TREES					
AME CAN	12	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	B&B | 1" CAL. PER STEM | 8' HT. | 5' W. | AS SHOWN	MULTI-STEM; MIN. 3 STEM; EVENLY BRANCHED; FULL
COR FLO	4	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B | 2" CAL. | 8' HT. | 5' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
CRA PHA	14	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B&B | 2" CAL. | 8' HT. | 5' W. | AS SHOWN	FULL
EVERGREEN TREES					
DECIDUOUS SHRUBS					
ITE VIR	123	ITEA VIRGINICA	VIRGINIA SWEETWPIRE	CONT. | 3 GAL | 24" HT. | 18" W. | AS SHOWN	FULL; DENSE; MATCHING
EVERGREEN SHRUBS					
ILE BRN	6	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	CONT. | 3 GAL. | 24" HT. | 18" W. | AS SHOWN	FULL; DENSE; MATCHING

NON REQUIRED PLANT SCHEDULE - CONTRACTOR SHALL SATISFY ALL MEASUREMENTS NOTED - EXCEED SIZES UPON APPROVAL

KEY	QTY	LATIN NAME	COMMON NAME	CONTAINER | SIZE | HT | W | SPACING	COMMENTS
TREES					
NYS SYL	5	NYSSA SYLVATICA	BLACK GUM	B&B | 3" CAL. | 12' HT. | 6' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
TAX DIS	2	TAXODIUM DISTICHUM	BALD CYPRESS	B&B | 3" CAL. | 16' HT. | 8' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
CAR FAS	4	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATE EUROPEAN HORNBEAM	B&B | 3" CAL. | 16' HT. | 4' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
SHRUBS					
AES PAR	12	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	CONT. | 3 GAL. | 12" HT | 12" W | 24" O.C.	FULL; DENSE; MATCHING
CAL DIC	24	CALLICARPA DICHOTOMA 'EARLY AMETHYST'	EARLY AMETHYST PURPLE BEAUTYBERRY	3 GAL / 20" / 20" / AS SHOWN	FULL; DENSE; MATCHING
ILE BRN	5	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	CONT. | 3 GAL. | 24" HT. | 18" W. | AS SHOWN	FULL; DENSE; MATCHING
ITE VIR	87	ITEA VIRGINICA	VIRGINIA SWEETWPIRE	CONT. | 3 GAL. | 24" HT. | 18" W. | AS SHOWN	FULL; DENSE; MATCHING
PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVERS					
	4052	GROUNDCOVER/ ORNAMENTAL GRASSES		18" O.C.	
	60	MUHLY GRASS		3 GAL.	

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HENDERSON COUNTY JUDICIAL CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	SD-R-COURT DESIGN	09/06/2024
2	90% DD	12/09/2024
3	100% DD	02/21/2025
4	SITE PLAN	03/06/2025

STAMP

NOT FOR CONSTRUCTION

DRAWING TITLE
PLANTING PLAN

PROJECT #: 20220006.001

SHEET NUMBER
LC160

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PARKING AND STREET TREE PLANTING LEGEND

SYMBOL	TYPE	SIZE	QTY.
	SOD		19,625 SF
	SLOPE SEED MIX		927 SF



1 PLANTING PLAN
Scale: 1" = 20'-0"

0' 10' 20' 40'

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3. AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.

4. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.

5. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT - GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.

6. ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.

7. FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST.

8. DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.

9. PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.

10. THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.

11. THE CONTRACTOR SHALL SEED,ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.

12. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY A MINIMUM OF 10 FEET TO REDUCE CONFLICTS BETWEEN MATURE TREES AND SITE LIGHTING.

13. ALL LAWN AREAS SHALL BE PERMANENTLY ESTABLISHED WITH SOD PER SPECIFICATIONS.

SEEDING/SOD LEGEND

SYMBOL	TYPE	QTY.
	SEEDED TURF	24,703 SF
	SOD	30,635 SF
	SLOPE SEED MIX	24,122 SF

CODE REQUIRED PLANT SCHEDULE - CONTRACTOR SHALL SATISFY ALL MEASUREMENTS NOTED - EXCEED SIZES UPON APPROVAL

KEY	QTY	LATIN NAME	COMMON NAME	CONTAINER | SIZE | HT | W | SPACING	COMMENTS
DECIDUOUS TREES					
ACE AUT	4	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B&B | 3" CAL. | 16' HT. | 8' W. | AS SHOWN	FULL; DENSE; MATCHING
NYS SYL	3	NYSSA SYLVATICA	BLACK GUM	B&B | 3" CAL. | 12' HT. | 6' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
TAX DIS	5	TAXODIUM DISTICHUM	BALD CYPRESS	B&B | 3" CAL. | 16' HT. | 8' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
UNDERSTORY DECIDUOUS TREES					
AME CAN	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	B&B | 1" CAL. PER STEM | 8' HT. | 5' W. | AS SHOWN	MULTI-STEM; MIN. 3 STEM; EVENLY BRANCHED; FULL
COR FLO	10	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B | 2" CAL. | 8' HT. | 5' W. | AS SHOWN	STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL
CRA PHA	2	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B&B | 2" CAL. | 8' HT. | 5' W. | AS SHOWN	FULL
EVERGREEN TREES					
THU PLI	10	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT WESTERN ARBORVITAE	B&B | — | 8' HT. | 3' W. | AS SHOWN	DENSE; EVENLY BRANCHED; FULL TO GROUND
DECIDUOUS SHRUBS					
ITE VIR	24	TEA VIRGINICA	VIRGINIA SWEETWYRE	CONT. | 3 GAL | 24" HT. | 18" W. | AS SHOWN	FULL; DENSE; MATCHING
EVERGREEN SHRUBS					
ILE BRN	40	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	CONT. | 3 GAL | 24" HT. | 18" W. | AS SHOWN	FULL; DENSE; MATCHING

NON REQUIRED PLANT SCHEDULE - CONTRACTOR SHALL SATISFY ALL MEASUREMENTS NOTED - EXCEED SIZES UPON APPROVAL

KEY	QTY	LATIN NAME	COMMON NAME	CONTAINER | SIZE | HT | W | SPACING	COMMENTS
SHRUBS					
JUN SAR	171	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	CONT. | 3 GAL. | 12" HT. | 24" W. | AS SHOWN	FULL; DENSE; MATCHING
PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVERS					
MUH WHI	255	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE MUHLY GRASS	CONT. | 1 GAL. | 12" HT | 6" W | 30" O.C.	

LANDSCAPE CALCULATIONS FOR LD 160 - DETENTION CENTER

VUA REQUIREMENT:
1 TREE/ 2 SHRUBS PER 3,000 SF OF VEHICULAR AREA

TOTAL VEHICULAR AREA: 158,252 SF
VEHICULAR AREA PER LD160: 35,060 SF
REQUIRED: 12 TREES AND 24 SHRUBS
PROPOSED: 14 TREES AND 48 SHRUBS

*AT LEAST 75 PERCENT OF THE REQUIRED PARKING LOT TREES MUST BE BROADLEAF CANOPY TREES. TREES AND SHRUBS MUST BE PLANTED WITHIN 20 FEET OF THE VEHICULAR USE AREA TO COUNT AS PARKING LOT LANDSCAPING; PROVIDED, HOWEVER, ALL STREET TREES REQUIRED BY OTHER PROVISIONS OF THIS ZONING ORDINANCE SHALL COUNT AS PARKING LOT LANDSCAPING.

*WHEN A VEHICULAR USE AREA LOT IS LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY AND NO BUFFERYARD IS REQUIRED.

*AT LEAST 75% OF THE TREES REQUIRED TO BE PLANTED UNDER THE PROVISIONS OF THIS ARTICLE SHALL BE NATIVE SPECIES AS LISTED ON THE RECOMMENDED SPECIES LIST.

STREET TREES:
WHERE OVERHEAD UTILITY LINES ARE PRESENT, STREET TREES SHALL BE PLANTED AT THE RATE 1 SMALL-MATURING TREE (<25 FEET IN HEIGHT) FOR EVERY 25 LINEAR FEET OF PROPERTY ABUTTING A STREET.

*TREES DO NOT NEED TO BE SPACED EVENLY. THEY MAY BE CLUSTERED WITH A MINIMUM SPACING OF 15 TREES AND MAXIMUM SPACING OF 75 FEET.

*NO STREET TREES CAN BE PLANTED FARTHER THAN 35 FEET FROM THE EDGE OF THE RIGHT-OF-WAY TO COUNT AS STREET TREE.

1ST AVENUE EAST - TOTAL 337 LINEAR FEET

REQUIRED: 14 (337LF/25=14)
PROVIDED: 14

BUFFERING FROM STREET:

3' HEIGHT AT MATURITY; CAN INCLUDE PLANT MATERIAL OR A COMBINATION OF GRADE CHANGE AND PLANT MATERIAL.
AT LEAST ONE EVERGREEN OR DECIDOUS SHRUB PLANTED FOR EVERY 5' LF OF BUFFER REQUIRED

SCREENING

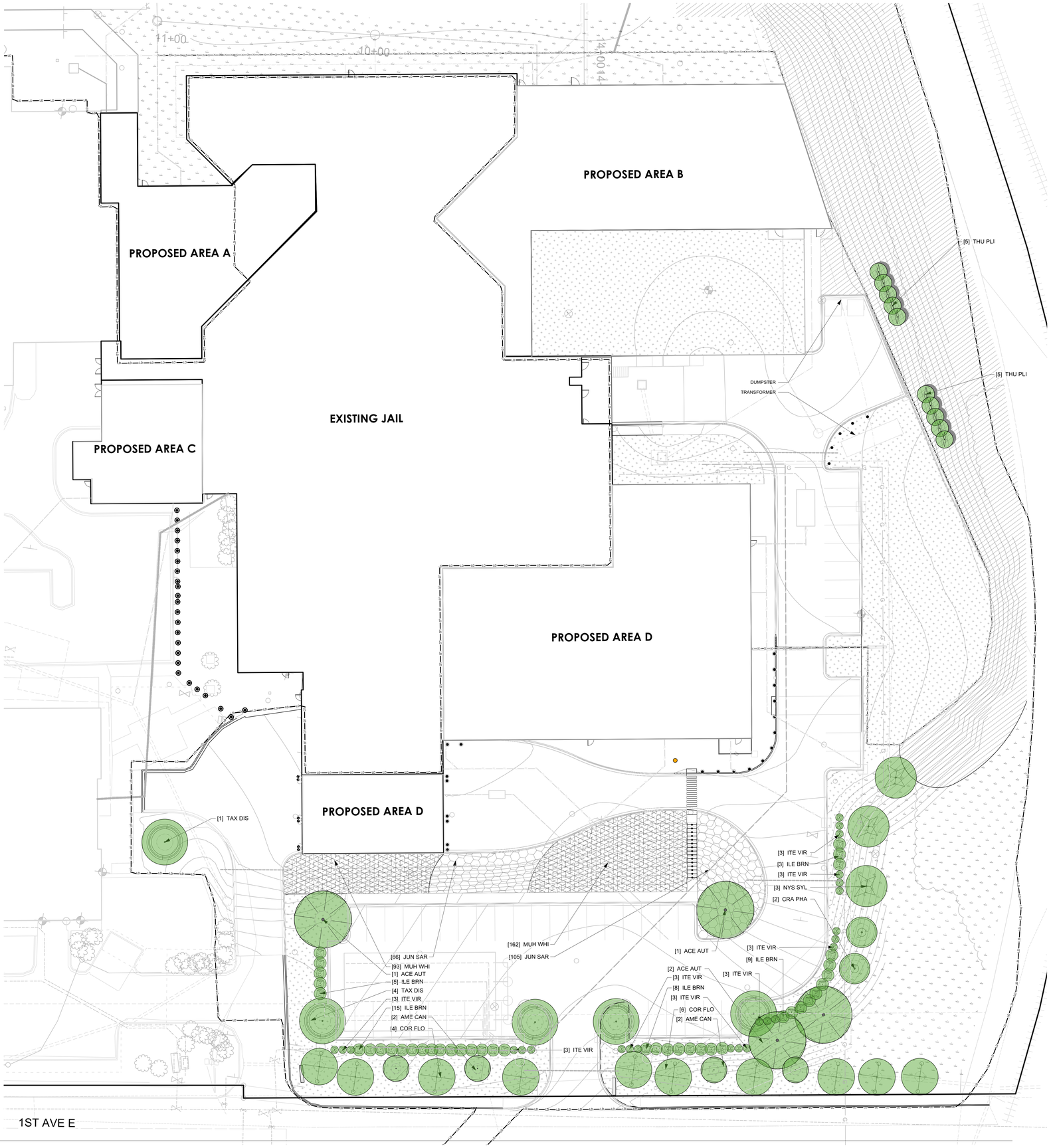
PROVIDED: 10 EVERGREEN TREES
COMMON OPEN SPACE LANDSCAPING:

A MINIMUM OF ONE TREE AND FIVE SHRUBS FOR EVERY 1,200 SQUARE FEET OF COMMON OPEN SPACE
A MINIMUM OF 50 PERCENT OF THE TREES SHALL BE CANOPY TREES

TOTAL COMMON OPEN SPACE: 38,991 SF

TOTAL REQUIRED: 32 TREES + 160 SHRUBS

PROVIDED PER LD160: 14 TREES + 62 SHRUBS
TOTAL PROVIDED: 44 TREES + 162 SHRUBS



1 PLANTING PLAN
Scale: 1" = 20'-0"

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HENDERSON COUNTY DETENTION CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	75% CD	12/20/2024
2	90% CD	02/07/2025
3	SITE PLAN	03/06/2025

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PLANTING PLAN

PROJECT #: 20220006.001

LD 160

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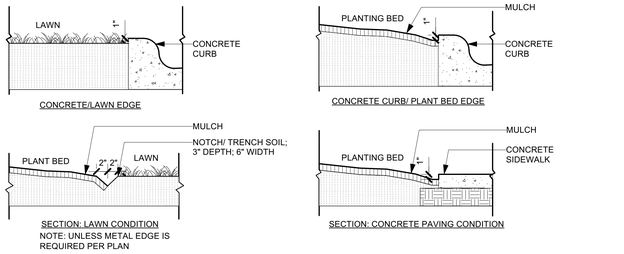
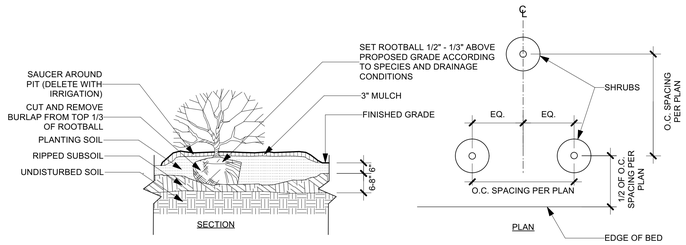
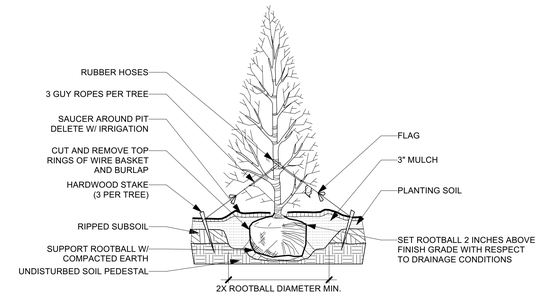


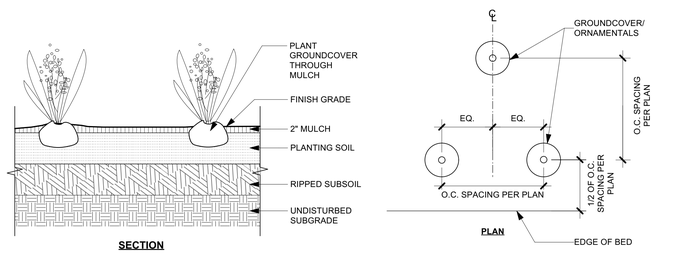
E1 PLANTING BED EDGE
1" = 1'-0"



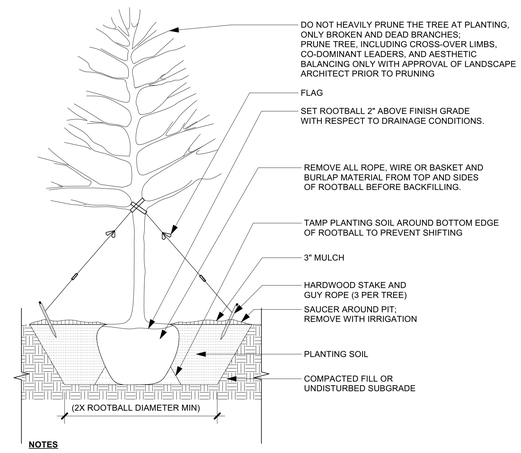
E2 RAISED SHRUB PLANTING
N.T.S.



E3 EVERGREEN TREE PLANTING
N.T.S.



D1 GROUNDCOVER PLANTING
1" = 1'-0"



NOTES

1. CONTRACTOR SHALL PROVIDE SAMPLE TREE PLANTING FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. TEST PITS FOR DRAINAGE PRIOR TO PLANTING. IF DRAINAGE PROBLEMS EXIST INFORM LANDSCAPE ARCHITECT.
3. SPECIFICATIONS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ENVIRONMENTAL OR DETRIMENTAL SITE CONDITIONS AFFECTING THE SURVIVAL OF PROPOSED PLANTING MATERIAL PRIOR TO THE INSTALLATION OF PLANT MATERIAL. PROCEEDING WITH PLANTING INSTALLATIONS AT THE DETRIMENT OF PLANTING SURVIVABILITY WITHOUT NOTIFYING LARCH OF HARMFUL SITE CONDITIONS MAY RESULT IN REJECTION OF PLANT MATERIAL AT THE DISCRETION OF LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY REJECTIONS AT NO COST TO OWNER.

D2 TREE PLANTING
N.T.S.

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Durham, NC 27701
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P: 919-416-1189
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1	SD-R-COURT DESIGN	09/06/2024
2	90% DD	12/09/2024
3	100% DD	02/21/2025
4	SITE PLAN	03/06/2025

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DETAILS

PROJECT #: 20220006.001

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GENERAL STORMWATER NOTES:

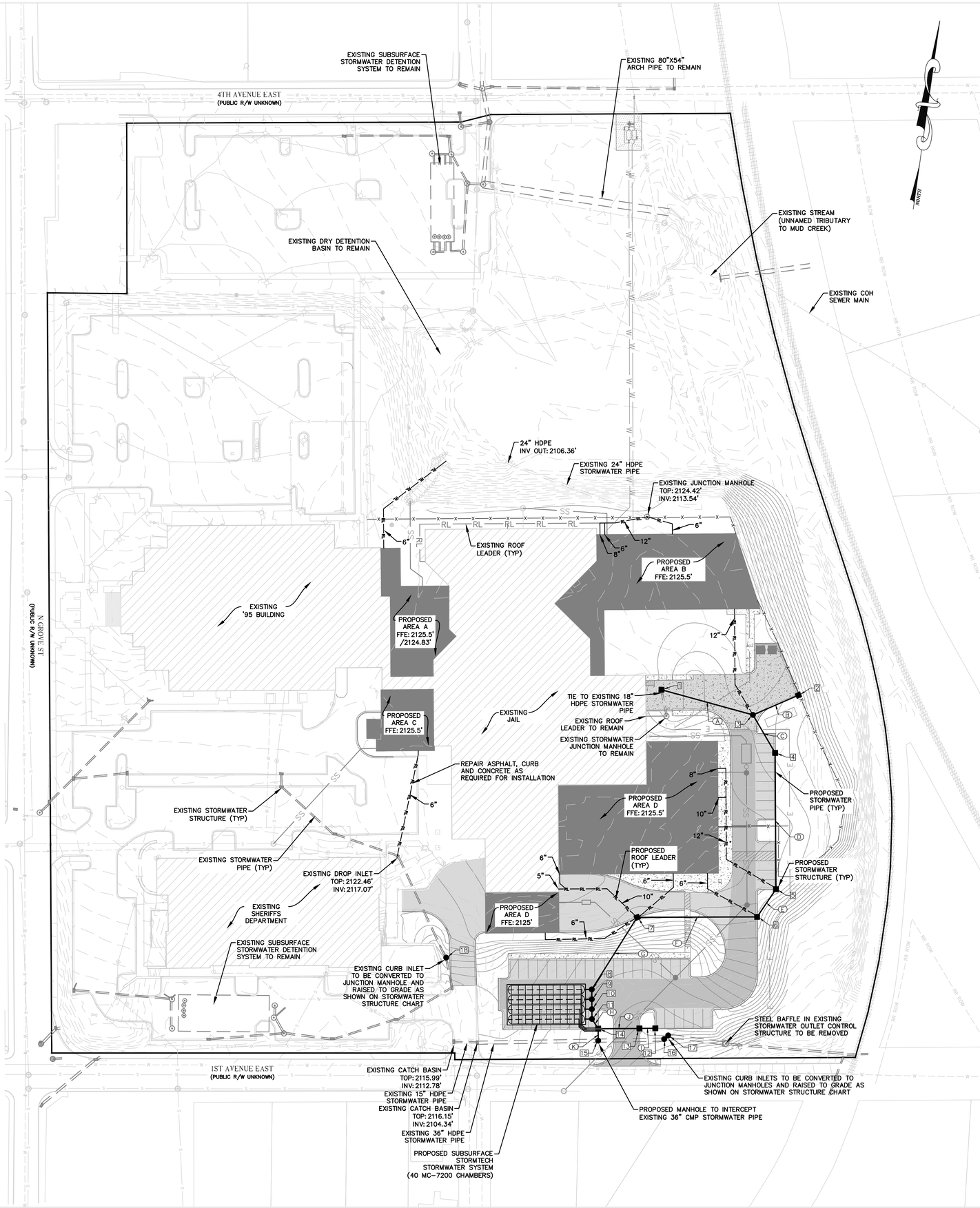
1.) ALL STORMWATER PIPES SHALL BE HDPE WITH SMOOTH INTERIOR WALL, WITH BELL AND SPIGOT ENDS AND SOIL TIGHT JOINTS, UNLESS OTHERWISE NOTED ON PLANS.
2.) ALL PENETRATIONS INTO STORMWATER STRUCTURES SHALL BE REPAIRED PROPERLY INSIDE AND OUTSIDE WITH BRICK AND OR NON-SHRINK GROUT.
3.) GIVEN PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCES BETWEEN STORMWATER STRUCTURES. CONTRACTOR SHALL FACTOR IN SLOPES WHEN ORDERING PIPE AND ORDER ADDITIONAL LENGTH AS NECESSARY.
4.) ALL STORMWATER PIPES IN EXCESS OF 20% SLOPE SHALL BE KEYED.
5.) ALL ROOF LEADERS SHALL BE HDPE SMOOTH INTERIOR WALL (MAY BE PVC/SCH-40) WITH 1.0% MIN SLOPE UNLESS OTHERWISE NOTED ON PLANS.
6.) CONTRACTOR TO ENSURE THAT ALL EXISTING AND PROPOSED STORM DRAINAGE STRUCTURES, PIPES AND GRADES WILL PROVIDE POSITIVE DRAINAGE PRIOR TO INSTALLATION.
7.) ALL DRAINAGE STRUCTURES GREATER THAN 4' IN DEPTH SHALL HAVE ACCESS TO STEPS INSTALLED 16" ON CENTER.
8.) ALL PRECAST "WAFFLE BOX" STORM DRAINAGE STRUCTURES TO HAVE A MAXIMUM DEPTH OF 6'.
9.) SEE SHEET C-505 FOR STORMWATER PROFILES.

STORMWATER STRUCTURE TABLE

STR. #	TOP ELEV (FT)	PIPE INVERT ELEV(S) (ft)	STRUCTURE INV. (ft)	DEPTH (ft)	TYPE
1	2121.00'	2116.00' (A)	2116.00'	5.00	DROP INLET
2	2123.35'	2117.49' (B)	2117.49'	5.86	CURB INLET
3	2123.86'	2115.10' (A) 2115.10' (B) 2115.10' (C)	2115.10'	8.76	JUNCTION MANHOLE
4	2123.34'	2114.69' (C) 2114.69' (D)	2114.69'	8.65	CURB INLET
5	2124.28'	2113.27' (D) 2113.27' (E)	2113.27'	11.00	CURB INLET
6	2123.22'	2113.08' (E) 2113.08' (F)	2113.08'	10.14	CURB INLET
7	2123.47'	2112.40' (F) 2112.40' (G)	2112.40'	11.07	CURB INLET
8	2115.09'	2110.71' (G)	2106.00'	9.09	JUNCTION MANHOLE
9	2114.87'		2106.00'	8.87	JUNCTION MANHOLE
10	2114.64'		2106.00'	8.64	JUNCTION MANHOLE
11	2114.42'	2106.00' (H)	2106.00'	8.42	JUNCTION MANHOLE
12	2113.34'	2108.20' (I)	2108.20'	5.14	CURB INLET
13	2112.90'	2108.11' (I) 2106.23' (J)	2106.23'	6.66	CURB INLET
14	2114.04'	2106.00' (H) 2106.00' (J) 2104.00' (K)	2104.00'	10.04	ICS/OCS
15	2114.38'	2103.19' (K)	2103.19'	11.19	JUNCTION MANHOLE
16	2112.34'		2102.25'	10.09	JUNCTION MANHOLE
17	2112.98'		2102.50'	10.48	JUNCTION MANHOLE
18	2120.62'		2112.61'	8.01	JUNCTION MANHOLE

STORMWATER PIPE TABLE

PIPE	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE
A	18	HDPE	89.76	1.00%
B	15	HDPE	46.92	5.09%
C	18	HDPE	41.61	1.00%
D	18	HDPE	129.00	1.10%
E	24	HDPE	31.72	0.60%
F	24	HDPE	113.57	0.60%
G	24	HDPE	80.55	2.10%
H	24	HDPE	10.90	0.00%
I	18	HDPE	15.03	0.60%
J	24	HDPE	39.00	0.60%
K	24	HDPE	11.35	7.14%



LEGEND

- EXISTING STORMWATER PIPE
- EXISTING STORMWATER STRUCTURE
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER STRUCTURE
- PROPOSED ROOF LEADER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

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2	100% D.D.	5-17-24
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STORMWATER PLAN

PROJECT #: 20220006.003

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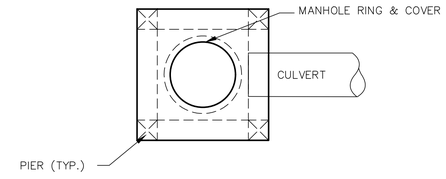
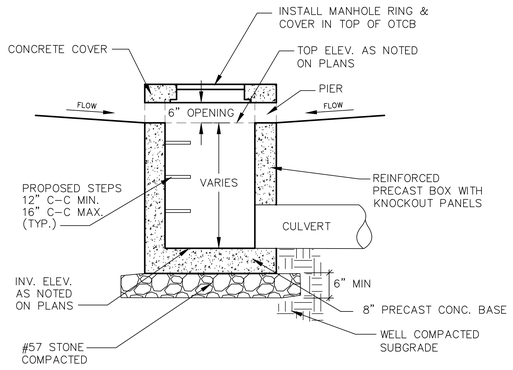
NOTE:
ALL CATCH BASINS OVER 3' DEEP SHALL HAVE STANDARD STEPS @ 16" O.C.

WRAP BOX IN FILTER FABRIC



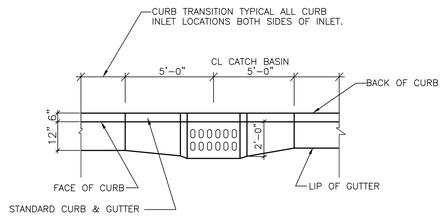


OPEN THROAT CATCH BASIN

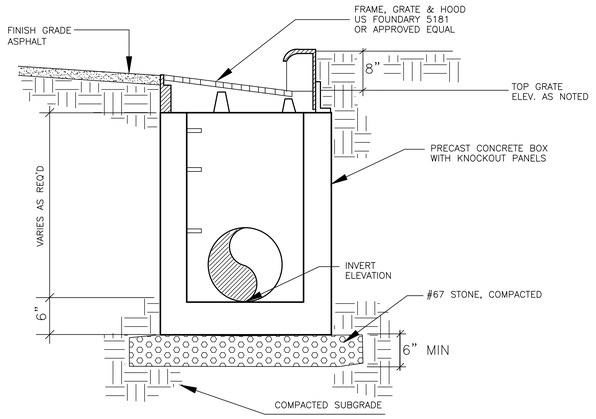
1-3-23 NOT TO SCALE 4.16

NOTE:
ALL CATCH BASINS OVER 3' DEEP SHALL HAVE STANDARD STEPS @ 16" O.C.

WRAP BOX IN FILTER FABRIC

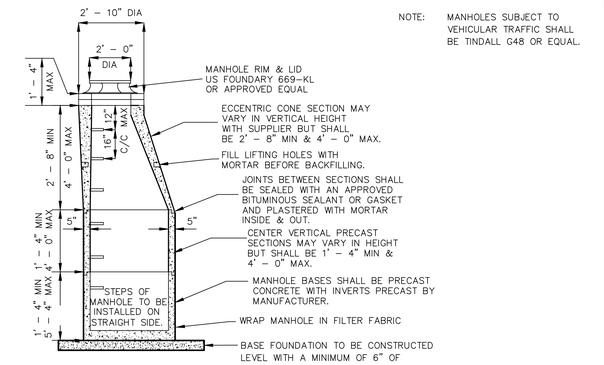


CURB TRANSITION AT CATCH BASIN



CATCH BASIN

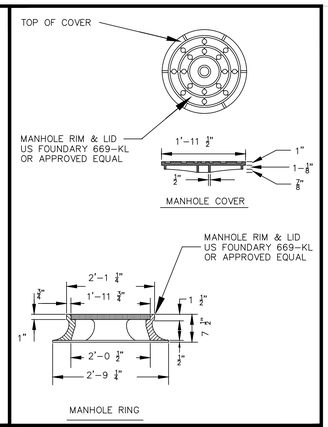
12-21-2022 NOT TO SCALE 4.17



NOTE: MANHOLES SUBJECT TO VEHICULAR TRAFFIC SHALL BE TINDALL G48 OR EQUAL.

JUNCTION MANHOLE

12-21-2022 NOT TO SCALE 4.09



MANHOLE RING AND LID

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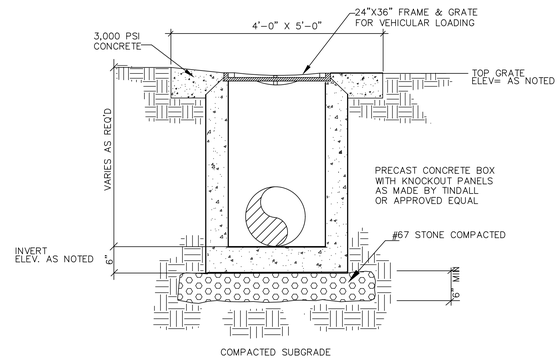

DROP INLET

12-21-2022 NOT TO SCALE 4.08

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STORMWATER DETAILS

PROJECT #: 20220006.003

SHEET NUMBER
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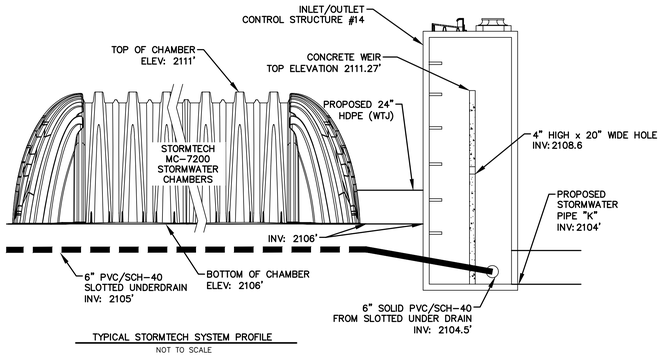
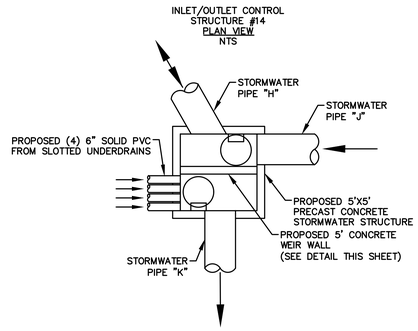
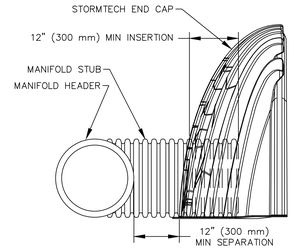


TYPICAL STORMTECH SYSTEM PROFILE

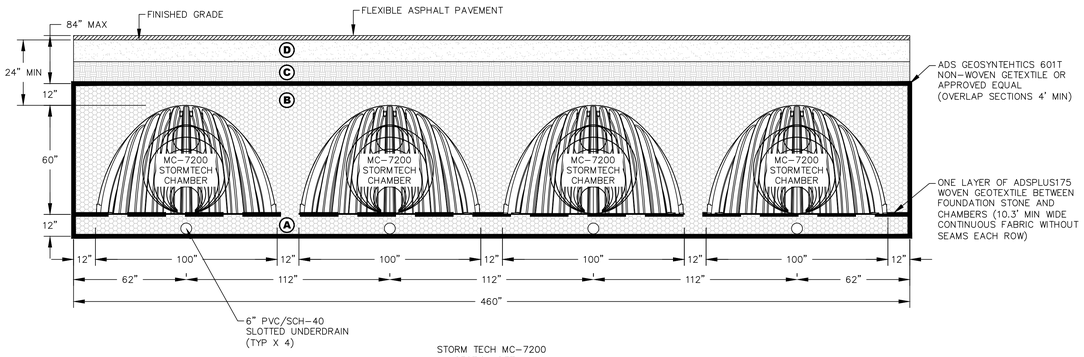
NOT TO SCALE





NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL
FOR A PROPER FIT IN END CAP OPENING.

MC-SERIES END CAP INSERTION DETAIL



STORM TECH MC-7200
SECTION DETAIL

NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/IN/IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418 AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S AND PROJECT ENGINEER'S REPRESENTATIVES HAVE COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE" AND ENGINEERS PLANS.
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 12" SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE STORM TECH SYSTEM TO BE INSTALLED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE" AND ENGINEERS PLANS.
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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NOTES:

1.) ALL SANITARY SEWER WORK IS TO BE PERFORMED BY A LICENSED NORTH CAROLINA UTILITY CONTRACTOR.

2.) CONTRACTOR SHALL USE DIP/CL-350 PIPING ON ALL SEWER LINES WHERE 3 FEET OVER COVER IS NOT PROVIDED.

3.) FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

4.) HORIZONTAL CONTROL IS NAD83,
VERTICAL CONTROL IS NAD83.

5.) CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY CROSSING ELEVATIONS PRIOR TO INSTALLATION OF WATER AND SEWER SERVICES.

6.) CONTRACTOR SHALL COORDINATE THIS DRAWING WITH THE PLUMBING PLANS. AND DISCREPANCIES SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO INSTALLATION.

7.) A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER, AND HAZARDOUS WASTE LINES MUST BE MAINTAINED. WHERE THE SEWER LINE INSTALLATION DOES NOT CONFORM TO THIS REQUIREMENT OR HAVE A MINIMUM COVER OF 36" FROM THE GROUND SURFACE OR 24" VERTICAL SEPARATION FROM STORM DRAINAGE LINES – SEWER PIPE MUST BE OF A FERROUS MATERIAL. WATER IS TO BE INSTALLED OVER SEWER.

8.) FOR 4" AND LARGER SANITARY SEWER SERVICES CLEANOUTS SHALL BE PLACED AT EVERY CHANGE OF DIRECTION WITH 100' MAXIMUM BETWEEN CLEANOUTS.

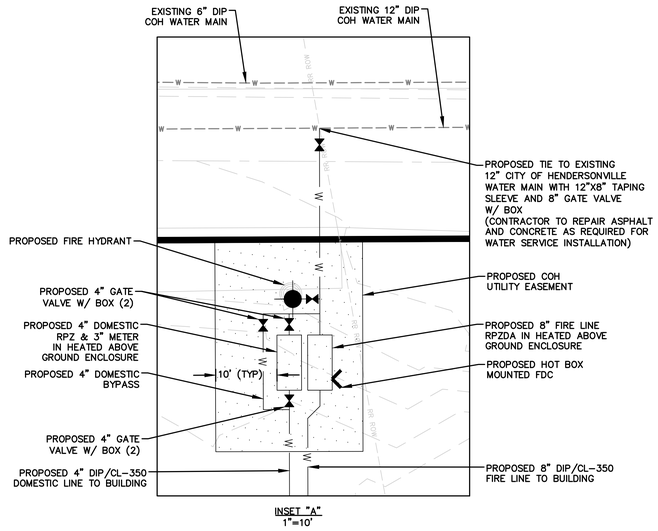
9.) ALL UNDERGROUND LINES OUTSIDE THE BUILDING FOOTPRINT, EXCEPT LAWN IRRIGATION LINES, SHALL BE REQUIRED TO HAVE A WARNING TAPE INSTALLED IN THE BACKFILL BETWEEN 6" AND 24" BELOW FINISHED GRADE DIRECTLY OVER PIPING.

9a.) METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3" WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.

9b.) NON-METALIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTIBLE WARNING TAPE, MINIMUM 2" WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.

9c.) FOR ALL PLASTIC SEWER PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEAN OUT CLOSEST TO THE BUILDING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.

9d.) AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.



INSET "A"
1"=10'

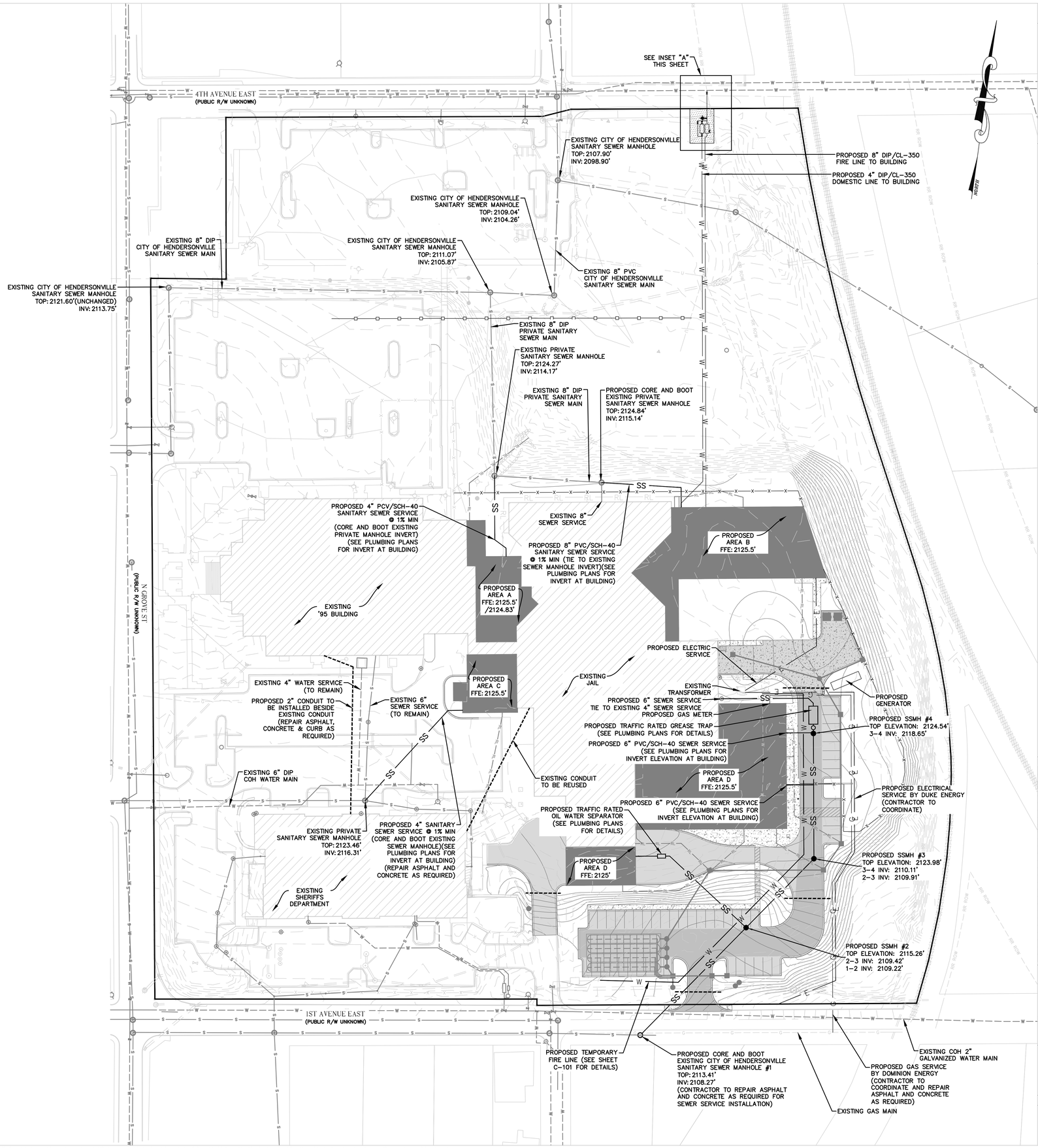
LEGEND

SS	EXISTING SEWER LINE
SS	PROPOSED SEWER LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)



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HENDERSON COUNTY DETENTION CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	50% D.D.	2-16-24
2	100% D.D.	5-17-24
3	50% C.D.	11-22-24
4	75% C.D.	12-20-24
5	90% CD GMP	02-07-25

STAMP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049999 REED L. DERIDDER

Preliminary Not For Construction

DRAWING TITLE
UTILITY SERVICE PLAN

PROJECT #: 20220006.003

SHEET NUMBER

C-500

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HENDERSON COUNTY DETENTION CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

GENERAL NOTES:

1. WATER CONSTRUCTION ON THIS SITE IS AUTHORIZED BY PERMITS ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) AND AUTHORIZED BY THE CITY OF HENDERSONVILLE. THE WORK IS SUBJECT TO INSPECTIONS AT ALL TIMES BY REPRESENTATIVES OF NCDEQ, THE CITY OF HENDERSONVILLE, THE OWNER OR THE ENGINEER. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION OF THE WATER SYSTEMS BY THE ENGINEER AND THE APPLICANT PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL.
2. MATERIALS AND INSTALLATION FOR WATER CONSTRUCTION SHALL CONFORM TO THE LATEST VERSIONS OF CITY SPECIFICATION AND DETAILS AND AWWA STANDARDS AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY NC811 & APPROPRIATE UTILITIES AGENCIES PRIOR TO PERFORMING ANY WORK.
4. REGULAR WORKING HOURS SHALL BE FROM 7:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY, EXCEPT IN CASES OF EMERGENCY OR OTHERWISE APPROVED IN WRITING BY THE CITY OR AUTHORIZED REPRESENTATIVES. THE CONTRACTOR SHALL ENSURE THE CONSTRUCTION SITE IS SAFE FOR ANY PERSONS WHO MAY BE ON SITE DURING NON-WORKING HOURS.
5. ALL PERSONS SHALL BE COURTEOUS AND RESPECTFUL TO THE PUBLIC. CURSING OUT FOUL LANGUAGE IS NOT PERMITTED AND WILL NOT BE TOLERATED.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL ON ALL ROADWAYS DURING THE PROJECT. THE CONTRACTOR SHALL NOTIFY LOCAL EMERGENCY, SCHOOL AND OTHER NECESSARY AUTHORITIES PRIOR TO ANY STREET CLOSING OR TRAFFIC CHANGE.
7. THE CONTRACTOR AT HIS OWN EXPENSE SHALL KEEP THE CONSTRUCTION SITE AND ADJACENT PUBLIC AND PRIVATE ROADWAYS CLEAN DURING THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTROLLING DUST WITHIN THE PROJECT AREA.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES, GRADES AND ELEVATIONS SHOWN ON THE PLANS OR AS GIVEN BY THE ENGINEER IN THE FIELD.
9. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND THE ELEVATION FOR ALL UTILITIES, DRAINAGE AND OTHER UNDERGROUND FACILITIES BOTH EXISTING AND PROPOSED, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING CONSTRUCTION. REPAIRS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE OPERATION OF EXISTING UTILITIES WITH THE LEAST AMOUNT OF SERVICE INTERRUPTION POSSIBLE IN COORDINATION WITH THE CITY OF HENDERSONVILLE. CONTINUOUS SERVICE, PUBLIC HEALTH AND SAFETY CONSIDERATIONS SHALL EXCEED ALL OTHERS AND CONTRACTOR'S SCHEDULE, PLANS AND WORK SHALL AT ALL TIMES BE SUBJECT TO ALTERATION AND REVISION IF NECESSARY FOR THESE CONSIDERATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY OR PERMANENT RELOCATION OF STRUCTURES AND UTILITIES, INCLUDING BUT NOT LIMITED TO POLES, SIGNS, FENCES, HYDRANTS, VALVES, PIPING, CONDUITS AND DRAINS THAT INTERFERE WITH THE POSITIONING OF THE WORK AS SHOWN ON THE DRAWINGS.
13. CONTRACTOR SHALL BE REQUIRED TO CONFORM AND COMPLY WITH ALL RESTRICTIONS AND EASEMENT CONDITIONS AND IS RESPONSIBLE FOR ALL RELATED INCIDENTAL COSTS INVOLVED.
14. EXISTING WATER SERVICES SHALL BE REPLACED TO THE EXISTING METER UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY. SPLICING OF THE WATER SERVICE ON THE DOWNSTREAM SIDE OF THE METER IS NOT PERMITTED.
15. ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE, DRIVEWAYS, ROADS, LANDSCAPING, SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL SITE. GRASS AND LANDSCAPED AREAS FILL MATERIAL MUST BE REPLACED IN TRENCH TO GRADE AS SOON AS WATERLINE CONSTRUCTION ALLOWS. ADEQUATE SEEDING AND STRAW OR MULCH SHALL THEN BE APPLIED TO THE DISTURBED TRENCH AREA. ADDITIONAL FILL AND SITE RESTORATION MAY BE REQUIRED WITHIN THE WARRANTY PERIOD AT THE CITY'S DISCRETION.
16. CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES TO CONTROL RUNOFF AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES THAT MAY BE LEVIED DUE TO RUNOFF FROM CONSTRUCTION.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL HEALTH AND SAFETY REGULATIONS PERTAINING TO CONSTRUCTION OPERATIONS.
18. ALL WATER MAINS SHALL HAVE 3 FEET MINIMUM COVER.
19. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10 FT. OF A CROSSING IF:
    - 19.1. SEWER LINE CROSSES OVER WATER, OR
    - 19.2. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18 INCHES.
    - 19.3. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE OR USE FERROUS MATERIAL FOR BOTH WATER AND SEWER.
20. MAINTAIN 18 INCHES VERTICAL SEPARATION BETWEEN STORM DRAIN AND WATER, OR INSTALL FERROUS MATERIAL WATER LINE WITHIN 10 FEET EACH SIDE OF CROSSING.
21. TAPS GREATER THAN ONE-INCH IN DIAMETER IN EXISTING, ACTIVE WATER MAIN ARE TO BE PERFORMED BY THE CITY UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY. TAPS IN NEW CONSTRUCTION ARE TO BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH CITY REQUIREMENTS.
22. ALL WATER METERS WILL BE SET BY CITY STAFF UNLESS THE CONTRACTOR IS GRANTED WRITTEN PERMISSION BY THE CITY.
    - 22.1. THE CONTRACTOR WILL PROVIDE THE CITY NOTICE OF 10 WORKING DAYS MINIMUM PRIOR TO THE DATE OF METER INSTALLATION.
    - 22.2. THE CONTRACTOR WILL PROVIDE A LICENSED PLUMBER DURING THE METER INSTALLATION TO VERIFY LINE SERVICES IN ALL MULTI-METER BOXES.
23. ALL PUBLIC WATER MAIN CONSTRUCTION SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
24. ALL WATER APPURTENANCES ARE TO BE MADE USING LEAD FREE MATERIALS. PIPE, FITTINGS, VALVES, HYDRANTS, PIPE CLAMPS, RESTRAINTS, FLANGES, CASTINGS, REBAR, HATCHES, INLETS, METER BOXES AND ALL OTHER CAST IRON COMPONENTS SHALL BE MANUFACTURED IN THE USA.
25. RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC WATER LINES WHERE THRUST RESTRAINING IS REQUIRED IN ACCORDANCE WITH THE PLANS AND MANUFACTURER'S SPECIFICATION. CONCRETE THRUST BLOCKS ARE PERMITTED ONLY WHERE CONNECTIONS ARE MADE TO EXISTING WATER LINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.
26. ALL FIRE HYDRANTS, VALLTS, BACKFLOW PREVENTERS, HOT BOXES AND WATER METERS ARE TO BE INSTALLED ON RELATIVELY FLAT AREAS OUTSIDE OF PAVEMENT.
27. TAMPERING WITH OR ILLEGAL USE OF THE PUBLIC WATER SUPPLY WILL RESULT IN SUSPENSION OF WATER SERVICE, INCLUDING DOMESTIC AND COMMERCIAL, UNTIL FINAL APPROVAL BY THE CITY IS ISSUED. A PERSON FOUND TO BE USING WATER ILLEGALLY SHALL BE SUBJECT TO PENALTIES OR FINES, AS PRESCRIBED AND APPROVED BY CITY COUNCIL.

TESTING & INSPECTION:

1. NOTIFY THE CITY OF HENDERSONVILLE AND ENGINEER AT LEAST 5 WORKING DAYS BEFORE STARTING CONSTRUCTION OF WATER FACILITIES TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE. THE ENGINEER SHALL PERIODICALLY INSPECT THE PROGRESS OF INSTALLATION AT A MINIMUM AND SHALL CERTIFY COMPLETE A FINAL WATER CERTIFICATION.
2. ALL CHANGES TO THE APPROVED CONSTRUCTION PLANS AND SUBMITTALS MUST BE APPROVED IN WRITING BY THE CITY PRIOR TO IMPLEMENTATION IN THE FIELD.
3. THE CONTRACTOR SHALL FURNISH SECURE AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, LABOR. THE CONTRACTOR SHALL COORDINATE TESTING, FLUSHING, DISINFECTION, AND BACTERIOLOGICAL SAMPLING WITH CITY INSPECTOR.
4. THE ENGINEER OR CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTORS 72 HOURS (MINIMUM) PRIOR TO ANY WATER MAIN OR TESTING OPERATIONS. AT A MINIMUM CITY STAFF SHALL BE NOTIFIED PRIOR TO TAPS, TESTING, FLUSHING, DISINFECTION, AND SAMPLING.
5. PRESSURE TEST WATER MAINS TO 200 PSI MIN. FOR A MINIMUM OF TWO HOURS IN ACCORDANCE WITH CITY REQUIREMENTS AND AWWA C600.
6. DISINFECT WATER LINES AND PROVIDE ACCEPTABLE BACTERIOLOGICAL TEST FROM A CERTIFIED TESTING LABORATORY IN ACCORDANCE WITH CITY REQUIREMENTS AND AWWA C651. THE CONTRACTOR MAY ELECT TO USE THE CITY'S CERTIFIED TESTING LABORATORY.
7. PRIVATELY OWNED FIRE SYSTEMS SHALL BE APPROVED BY THE APPROPRIATE LOCAL PERMITTING AUTHORITY. THE CITY ENGINEERING OR WATER AND SEWER DEPARTMENTS ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE WITH APPROPRIATE FIRE PROTECTION REGULATIONS. THE CITY DOES NOT PROVIDE ANY GUARANTEE OF ITS WATER SYSTEM'S CAPABILITY TO DELIVER WATER FLOW AND PRESSURE PRESCRIBED THE FIRE PERMITTING AUTHORITY MAY REQUIRE.
8. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE USC APPROVED AND REVIEWED BY THE CITY'S ENGINEERING DEPARTMENT. PROTECTION OF THE PUBLIC WATER DISTRIBUTION SYSTEM SHALL BE ASSURED BY INSPECTION OF THE INSTALLATION AND TESTING OF BACKFLOW PREVENTION DEVICES IN ACCORDANCE WITH APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS.
9. CONSTRUCTION WATER SOURCING MUST BE APPROVED IN WRITING BY THE CITY. CONSTRUCTION WATER CONNECTIONS SHALL BE PAIRED WITH AN IRRIGATION METER AND APPROVED BACKFLOW PREVENTION ASSEMBLY. THIS ASSEMBLY INSTALLATION MUST BE TESTED BY A LICENSED PLUMBER AND TEST RESULTS SUBMITTED TO THE CITY BEFORE USE OF CONSTRUCTION WATER.
10. SECURE FINAL WRITTEN ACCEPTANCE FROM THE CITY OF HENDERSONVILLE PRIOR TO ACTIVATION OF THE SYSTEM. WATER SERVICE WILL NOT BE PROVIDED UNTIL WRITTEN ACCEPTANCE OF THE SYSTEM IS ISSUED BY THE CITY.
11. THE ENGINEER SHALL SUPPLY THE CITY WITH FINAL AS-BUILT DRAWINGS AND COMPLETE ALL PROJECT CLOSE OUT REQUIREMENTS.

DISCLAIMER:

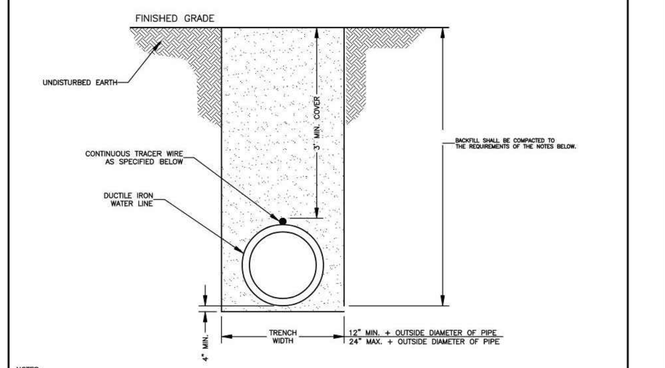
THE STANDARD WATER DETAILS ARE FOR THE SOLE USE OF PROJECTS DIRECTLY FOR, OR THOSE PROJECTS IN WHICH OWNERSHIP WILL BE TRANSFERRED TO THE CITY OF HENDERSONVILLE. THESE TYPICALS ARE INTENDED TO SHOW THE CITY OF HENDERSONVILLE'S EXPECTATIONS FOR THE GENERAL LAYOUT, ARRANGEMENT, AND THE QUALITY OF EQUIPMENT AND MATERIALS FOR WATER DISTRIBUTION SYSTEM ITEMS AND THEIR RELATED APPURTENANCES. IT REMAINS THE SOLE RESPONSIBILITY OF THE ENGINEER IN RESPONSIBLE CHARGE (ERC) OF EACH APPLICATION TO DETERMINE, DESIGN TO, AND CERTIFY TO THE DESIGN PARAMETERS FOR EACH INSTALLATION. THE ERC MUST ALSO ENSURE THE DESIGN COMPLIES WITH THE MINIMUM DESIGN CRITERIA OF NC DIVISION OF ENVIRONMENTAL QUALITY AND ALL LOCAL AND STATE LAWS AND REGULATIONS.

DATE: 02/10/2021 WD DWG. NO. 1
SCALE: NOT TO SCALE

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

WATER DETAILS
GENERAL NOTES

H:\DETAILS\-Current Standard Details\Water Only\Updated_Water_Details-Bulletins021021.dwg, 2/22/2021 4:57:37 PM



NOTES:

1. TRENCHES EXCAVATED OUTSIDE EXISTING ROAD AND RAILWAY RIGHTS-OF-WAY SHALL BE BE BACKFILLED WITH COMMON BACKFILL MATERIAL CONSISTING OF EXCAVATED MATERIALS EXCEPT HIGHLY ORGANIC SILTS AND CLAYS AND TAMPED THOROUGHLY. FILL SHALL BE DEPOSITED IN SUCCESSIVE, UNIFORM, APPROXIMATELY HORIZONTAL LAYERS. MATERIAL SHALL BE FREE OF ROOTS, STONES, AND DEBRIS. ALL MATERIAL SHALL HAVE AN IN-PLACE DENSITY OF AT LEAST 85% OF MAXIMUM DRY DENSITY (STANDARD PROCTOR) OR AS APPROVED BY THE ENGINEER. COMMON BACKFILL SHALL NOT CONTAIN STONE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE, OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE, AND FROZEN SOIL WILL NOT BE PERMITTED.

   WHERE EXCAVATED MATERIAL, AFTER REMOVAL OF ROCKS, STUMPS, PLANT MATERIAL, AND OTHER EXTRANEOUS MATERIAL AND PROPER DEWATERING, DRYING, PROTECTION, AND STORAGE OF THE EXCAVATION BY THE CONTRACTOR, CANNOT BE PREPARED TO MEET THE REQUIREMENTS FOR COMMON BACKFILL, DUE TO THE NATURE OF THE MATERIAL (E.G., EXCESSIVE ROCK, MUCK, ORGANICS, CLAY, SILT, OR OTHER MATERIAL), AND AS DETERMINED BY THE ENGINEER, THE UNACCEPTABLE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AND REPLACED BY IMPORTED BACKFILL MEETING THE REQUIREMENTS OF STRUCTURAL BACKFILL. IMPORTED STRUCTURAL BACKFILL SHALL BE FREE OF ORGANICS, ROOTS OR OTHER DELETERIOUS MATERIALS AND SHALL NOT CONTAIN MORE THAN FIVE PERCENT (BY WEIGHT) ORGANIC MATERIAL. HAVE A PLASTICITY INDEX (PI) GREATER THAN 25, OR HAVE A MAXIMUM DRY DENSITY LESS THAN 90 POUNDS PER CUBIC FOOT. IMPORTED STRUCTURAL FILL SHOULD CONSIST OF MATERIAL CLASSIFIED AS ML, CL, SC, OR SM, OR BETTER PER ASTM D-2487 AND BE CAPABLE OF BEING COMPACTED TO 85% STANDARD PROCTOR.
2. THE WATER LINE SHALL HAVE A MINIMUM OF 3' OF COVER AT FINISHED GRADE.

   TRACER WIRE WILL BE A 19 GAUGE, TIN COATED, COPPER CONDUCTOR WITH POLYETHYLENE INSULATION. CORE MATERIAL COMPRISED OF HIGH-TENACITY, WOVEN POLYESTER WITH WATER BLOCKING YARNS ENCAPSULATED IN 30 MIL. BLUE HDPE JACKET PROVIDING CORROSION RESISTANCE, FLEXIBILITY, IMPACT STRENGTH AND 1800 LBS. TENSILE STRENGTH. TRACER WIRE WILL NOT CONDUCT AN ELECTRICAL CURRENT WHEN STRUCK BY LIGHTNING AND IS DESIGNED FOR DIRECT BURY AND DIRECTIONAL BORING APPLICATIONS. WHEN SPLICES AND LATERAL CONNECTIONS ARE MADE, ONLY GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH WOVEN POLYESTER FIBER CORE ARE TO BE USED. TRACER WIRE AND CONNECTORS SHALL BE TRACE-SAFE® WATER BLOCKING TRACER WIRE AND RELATED CONNECTORS, MANUFACTURED BY NEPTCO, INC., OR EQUIVALENT APPROVED BY ENGINEER, AND PRODUCED IN THE UNITED STATES OF AMERICA.

   TRACER WIRE SHALL BE EXTENDED ALONG ALL WATER LINES, FITTINGS, VALVES, SERVICES, AND HYDRANTS. LOCATING CLIPS SHALL BE PROVIDED AT ALL VALVES, HYDRANT VALVES AND METER BOXES. THE CONTRACTOR SHALL DUCT TAPE TRACER WIRE ON CROWN OF WATER LINE EVERY FIVE FEET.

DATE: 01/12/2019 WD DWG. NO. 2
SCALE: NOT TO SCALE

City of Hendersonville Engineering Department
305 Williams Street
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WATER TRENCH CONSTRUCTION
OUTSIDE PAVEMENT

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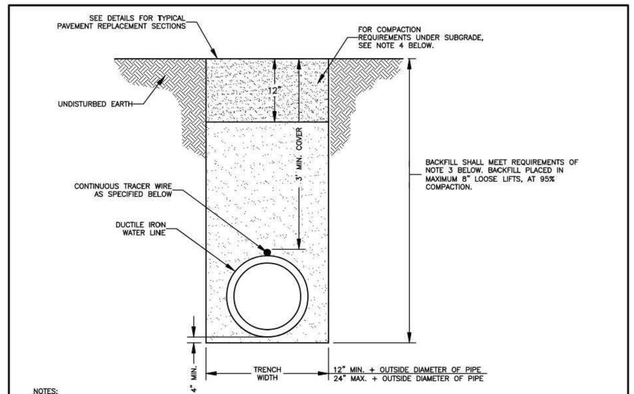

NOTES:

1. THIS TRENCH BACKFILL DETAIL APPLIES TO AREAS UNDER PAVEMENT, CURB, GUTTER, SIDEWALK OR AREAS WHERE THE TRENCH IS WITHIN FIVE (5) FEET OF THE EDGE OF PAVEMENT.
2. COMPACTION OF THE BACKFILL SHALL BE ACHIEVED THROUGH THE USE OF AN APPROVED VIBRATORY PLATE TAMPER OR ROLLER. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL COMPACTION REQUIREMENTS.
3. COMPACTION TESTING OF THE BACKFILL SHALL BE PROVIDED, DIRECTED AND COORDINATED BY THE OWNER. INTERVALS OF TESTING SHALL BE AT THE TOTAL DISCRETION OF THE OWNER AND MAY BE CHANGED AT ANY TIME.

   IF A TEST DOES NOT PASS, THE CONTRACTOR SHALL REMOVE THE DEFECTIVE BACKFILL, REDO THE WORK AND THE AREA WILL BE RETESTED. THE CONTRACTOR SHALL BE AWARE OF THE LEVEL OF COMPACTION REQUIRED.

   IF THE WORK IS SUSPECT TO BE DEFECTIVE BY THE OWNER, THE WORK SHALL BE RETESTED.

   THE WATER CONTENT OF THE BACKFILL MATERIAL SHALL ALSO BE TESTED AND RECORDED FOR EACH TEST COMPLETED. THE CONTRACTOR WILL BE ALLOWED TO ADD WATER TO THE BACKFILL MATERIAL IN ORDER TO OBTAIN THE OPTIMUM WATER CONTENT. HOWEVER, THE CONTRACTOR WILL NOT BE ALLOWED TO UTILIZE THE ADDITION OF WATER AS A MEANS OF COMPACTION. FURTHERMORE, SHOULD THE BACKFILL MATERIAL BE FOUND TO HAVE WATER CONTENT RATIOS WHICH IN THE OPINION OF THE ENGINEER OR THE OWNER PREVENTS THE APPROPRIATE COMPACTION OF THE TRENCH, THE CONTRACTOR SHALL REMOVE ALL DEFECTIVE MATERIAL AND UNDERTAKE THE NECESSARY CORRECTIVE WORK.
4. THE TOP TWELVE INCHES OF THE FINAL BACKFILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
5. THE WATER LINE SHALL HAVE A MINIMUM OF 3' OF COVER AT FINISHED GRADE.
6. TRACER WIRE WILL BE A 19 GAUGE, TIN COATED, COPPER CONDUCTOR WITH POLYETHYLENE INSULATION. CORE MATERIAL COMPRISED OF HIGH-TENACITY, WOVEN POLYESTER WITH WATER BLOCKING YARNS ENCAPSULATED IN 30 MIL. BLUE HDPE JACKET PROVIDING CORROSION RESISTANCE, FLEXIBILITY, IMPACT STRENGTH AND 1800 LBS. TENSILE STRENGTH. TRACER WIRE WILL NOT CONDUCT AN ELECTRICAL CURRENT WHEN STRUCK BY LIGHTNING AND IS DESIGNED FOR DIRECT BURY AND DIRECTIONAL BORING APPLICATIONS. WHEN SPLICES AND LATERAL CONNECTIONS ARE MADE, ONLY GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH WOVEN POLYESTER FIBER CORE ARE TO BE USED. TRACER WIRE AND CONNECTORS SHALL BE TRACE-SAFE® WATER BLOCKING TRACER WIRE AND RELATED CONNECTORS, MANUFACTURED BY NEPTCO, INC., OR EQUIVALENT APPROVED BY ENGINEER, AND PRODUCED IN THE UNITED STATES OF AMERICA.

   TRACER WIRE SHALL BE EXTENDED ALONG ALL WATER LINES, FITTINGS, VALVES, SERVICES, AND HYDRANTS. LOCATING CLIPS SHALL BE PROVIDED AT ALL VALVES, HYDRANT VALVES AND METER BOXES. THE CONTRACTOR SHALL DUCT TAPE TRACER WIRE ON CROWN OF WATER LINE EVERY FIVE FEET.

DATE: 06/10/2019 WD DWG. NO. 3
SCALE: NOT TO SCALE

City of Hendersonville Engineering Department
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(828) 697-3000 (office)
www.cityofhendersonville.org

WATER TRENCH CONSTRUCTION
UNDER PAVEMENT

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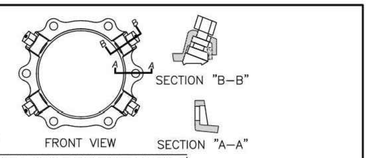
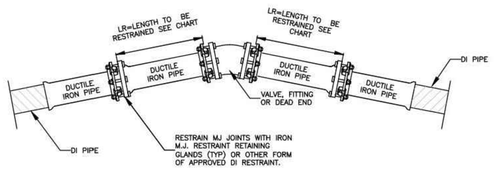


IRON RETAINING GLAND M.J. RESTRAINT			
NOMINAL PIPE SIZE	WEDGES QUANTITY	BOLTS QUANTITY	PRESS RATING
6"	3	6	350
8"	4	6	350
12"	8	8	350
16"	12	12	350

8" SIZE SHOWN 6" & 12" SIMILAR IRON RETAINING GLAND M.J. RESTRAINT

LR (MIN. LENGTH OF RESTRAINT EACH DIRECTION OF THRUST IN LINEAR FEET)
Based on 200 psig pressure, Safety Factor of 2.0:1, BARE DI PIPE AND ML Soil, 3.5' cover
Chart does not apply to pipes wrapped in polyethylene wrap

PIPE SIZE	VALVES DEAD ENDS TEES	90° ELBOWS	45° ELBOW & CROSSES	22-1/2° ELBOWS	REDUCER	
6"	55'	31'	13'	7'	8"X2"	67'
8"	72'	40'	17'	8'	8"X6"	30'
12"	102'	57'	24'	12'	12"X8"	54'
16"	130'	72'	30'	15'	12"X8"	54'
					16"X8"	95'



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DUCTILE IRON PIPE
RESTRAINT DETAIL
SHEET 1 OF 2

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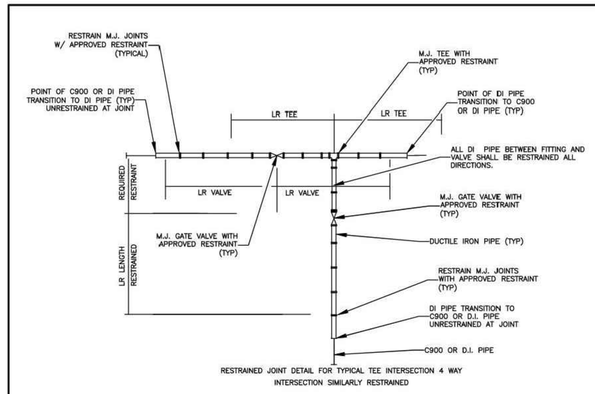

RESTRAINED JOINT DETAIL FOR TYPICAL TEE INTERSECTION 4 WAY
INTERSECTION SIMILARLY RESTRAINED

NOTES:

1. THRUST RESTRAINT SHALL BE INSTALLED ON DUCTILE IRON WATER DISTRIBUTION LINES 6" THRU 12" DIAMETER IN THE MANNER SHOWN.
2. IRON RETAINING GLAND M.J. RESTRAINT OR OTHER FORMS OF IRON RESTRAINT SHALL NOT BE USED ON PVC PIPE.
3. PIPE GREATER THAN 12 INCH DIAMETER SHALL REQUIRE RESTRAINED JOINT PIPE FOR THE PROPER LENGTH.
4. COMPACT FITTINGS ARE ACCEPTABLE FOR USE WITH IRON RETAINING GLAND M.J. RESTRAINT AND OTHER FORMS OF DI RESTRAINT.
5. THE MINIMUM LENGTH OF RESTRAINT INDICATED SHALL REQUIRE ALL JOINTS WITHIN THE LR DISTANCE TO BE RESTRAINED.
6. RESTRAINT SYSTEM SHALL BE INSPECTED AND APPROVED PRIOR TO BACKFILLING.
7. RESTRAINT SYSTEMS MAY VARY BASED UPON THE ENGINEERS' DESIGN AS SHOWN ON THE PLAN AND PROFILE SHEETS.
8. GRIPPER RING AND FIELD LOK GASKETS ARE AN ACCEPTABLE METHOD OF RESTRAINT ON DUCTILE IRON PIPE ONLY.
9. TRACER WIRE NOT SHOWN FOR CLARITY. WIRE SHALL BE INSTALLED PER OTHER DETAILS.
10. M.J. SHALL BE PRODUCED IN USA.

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DUCTILE IRON PIPE
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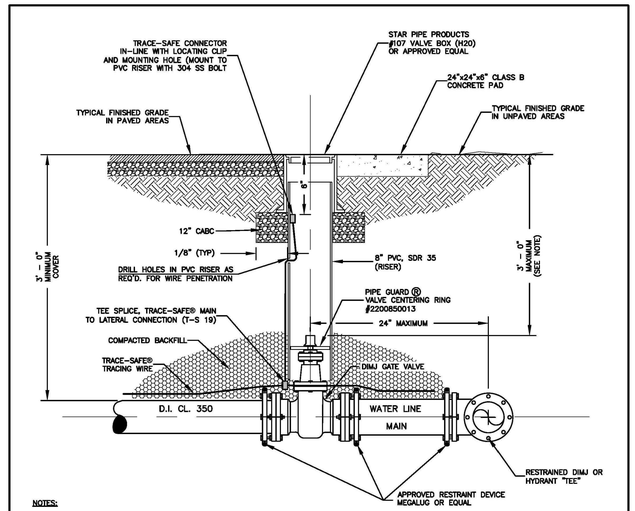

NOTES:

1. TOP OF COVER SHALL BE STAMPED "WATER"
2. VALVE PAD REQUIREMENTS SHALL NOT BE APPLICABLE FOR PAVED SURFACES.
3. PAVEMENT REPAIR SHALL MATCH EXISTING ROAD PAVING SECTION. SEE NCDOT ASPHALT REPAIR DETAIL # 654.01.
4. WHEN OPERATING NUT DEPTH EXCEEDS 3'-0" BELOW FINISHED GRADE, PROVIDE EXTENSION STEM WITH STANDARD 2" SQUARE OPERATING NUT. TOP OF NUT SHALL BE WITHIN 5" TO 9" OF FINISHED GRADE.
5. TRACER WIRE WILL BE A 19 GAUGE, TIN COATED, COPPER CONDUCTOR WITH POLYETHYLENE INSULATION. CORE MATERIAL COMPRISED OF HIGH-TENACITY, WOVEN POLYESTER WITH WATER BLOCKING YARNS ENCAPSULATED IN 30 MIL. BLUE HDPE JACKET PROVIDING CORROSION RESISTANCE, FLEXIBILITY, IMPACT STRENGTH AND 1800 LBS. TENSILE STRENGTH. TRACER WIRE WILL NOT CONDUCT AN ELECTRICAL CURRENT WHEN STRUCK BY LIGHTNING AND IS DESIGNED FOR DIRECT BURY AND DIRECTIONAL BORING APPLICATIONS. WHEN SPLICES AND LATERAL CONNECTIONS ARE MADE, ONLY GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH WOVEN POLYESTER FIBER CORE ARE TO BE USED. TRACER WIRE AND CONNECTORS SHALL BE TRACE-SAFE® WATER BLOCKING TRACER WIRE AND RELATED CONNECTORS, MANUFACTURED BY NEPTCO, INC., OR APPROVED EQUIVALENT, AND PRODUCED IN THE UNITED STATES OF AMERICA.

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VALVE INSTALLATION DETAIL

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4	75% C.D.	12-20-24
5	90% CD GMP	02-07-25

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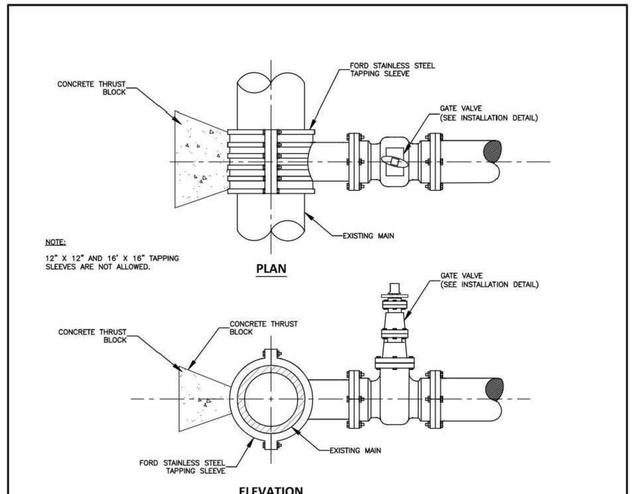

NOTE:
12" X 12" AND 16" X 16" TAPPING SLEEVES ARE NOT ALLOWED.

NOTE:
12" X 12" AND 16" X 16" TAPPING SLEEVES ARE NOT ALLOWED.

TABLE A–1

TBD

NOTE:

1. CONCRETE SHALL BE 3000 PSI.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS BY THE INSTALLATION OF POLYETHYLENE FILM PLACED BETWEEN THE FITTINGS AND POURED CONCRETE.
3. SEE TABLE A–1 FOR AREA OF CONCRETE REQUIRED FOR MAIN SIZED 6–INCH THROUGH 16–INCH.

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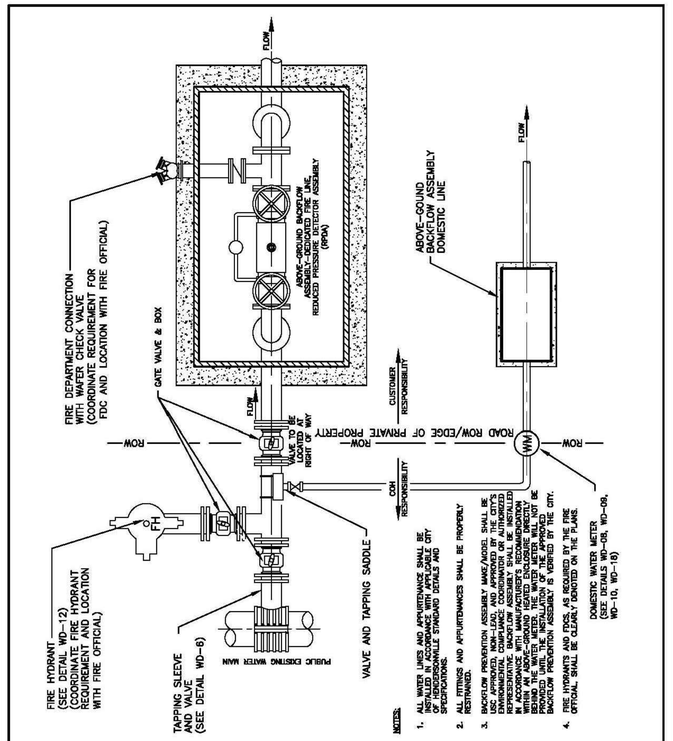
STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY



NOTES:

1. ALL WATER LINES AND APPURTENANCE SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND STANDARD DETAILS AND SPECIFICATIONS.
2. ALL FITTINGS AND APPURTENANCES SHALL BE PROPERLY RESTRAINED.
3. BACKFLOW PREVENTION ASSEMBLY MAKE/MODEL SHALL BE USC APPROVED, NON–LEAD, AND APPROVED BY THE CITY ENVIRONMENTAL COMPLIANCE COORDINATOR OR AUTHORIZED REPRESENTATIVE. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION WITHIN AN ABOVE GROUND HEATED ENCLOSURE DIRECTLY BEHIND THE WATER METER. THE METER WILL NOT BE PROVIDED UNTIL THE INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY IS VERIFIED BY THE CITY.
4. FIRE HYDRANTS AND TDCS, AS REQUIRED BY THE FIRE OFFICIAL SHALL BE CLEAR / DEDUCTED ON THE PLANS.

DOMESTIC WATER METER (SEE DETAILS WD–09, WD–09, WD–10, WD–10)

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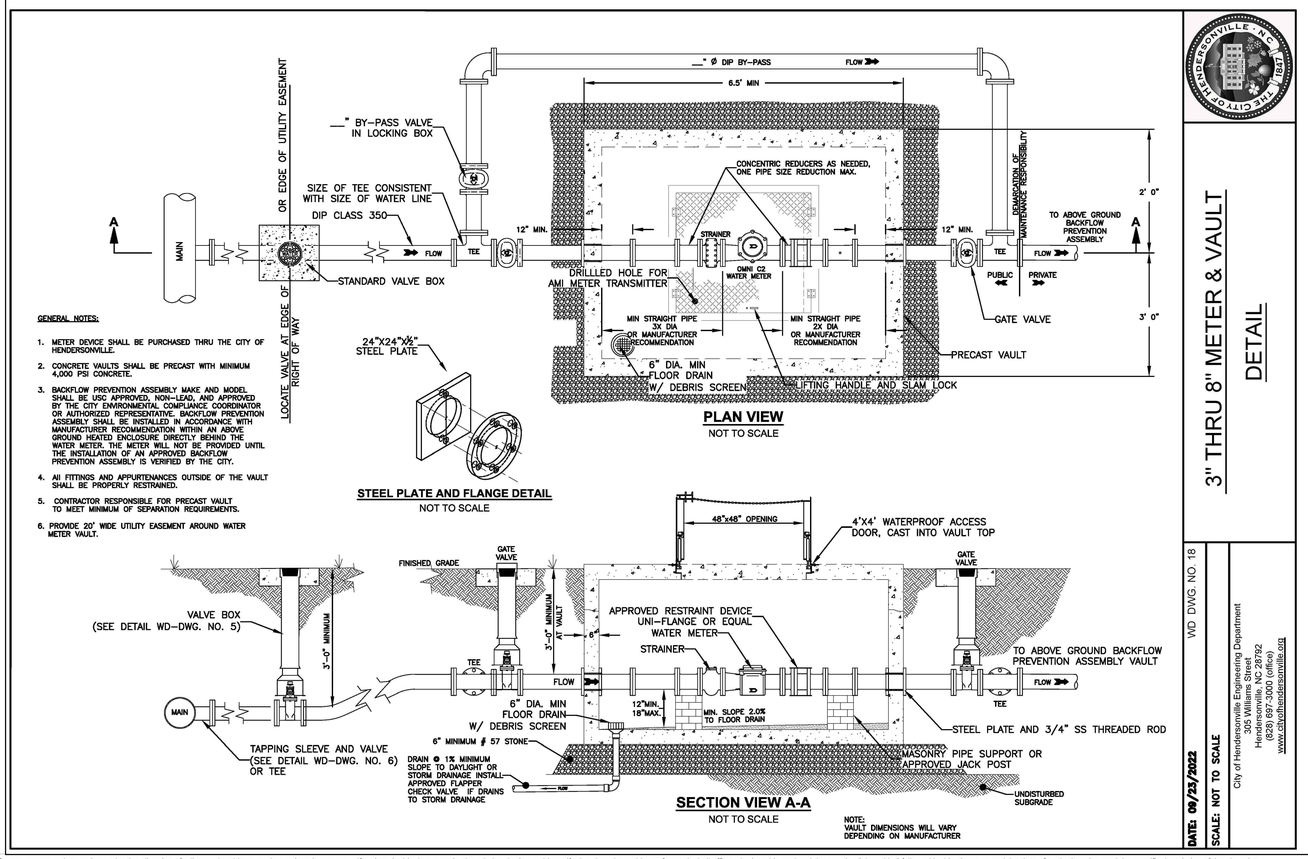
DEDICATED FIRE LINE WITH DOMESTIC SERVICE



NOTE:
VAULT DIMENSIONS WILL VARY DEPENDING ON MANUFACTURER

3" THRU 8" METER & VAULT DETAIL

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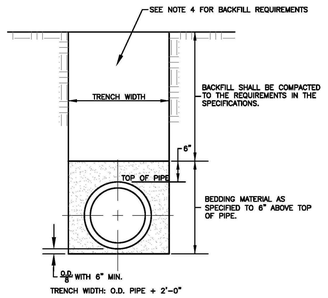

NOTES:

1. BEDDING CLASSIFICATION SHALL MEET OR EXCEED ASTM D2321 CLASS 1 BEDDING FOR FLEXIBLE PIPING, AND ASTM C12, CLASS 'B' BEDDING FOR RIGID PIPING IN ROCK OR WET SOIL, PIPE MUST BE BEDDED IN AT LEAST 6" OF #57 WASHED STONE.
2. FORCE MAIN BEDDING SHALL BE SELECT NATURAL SAND WELL COMPACTED IN 6" LIFTS.
3. TRENCHES EXCAVATED OUTSIDE EXISTING ROAD AND RAILWAY RIGHTS-OF-WAY SHALL BE BE BACKFILLED WITH COMMON BACKFILL MATERIAL CONSISTING OF EXCAVATED MATERIALS EXCEPT HIGHLY ORGANIC SILTS AND CLAYS AND TAMPED THOROUGHLY. FILL SHALL BE DEPOSITED IN SUCCESSIVE, UNIFORM, APPROXIMATELY HORIZONTAL LAYERS. MATERIAL SHALL BE FREE OF ROOTS, STONES, AND DEBRIS. ALL MATERIAL SHALL HAVE AN IN-PLACE DENSITY OF AT LEAST 85% OF MAXIMUM DRY DENSITY (STANDARD PROCTOR) OR AS APPROVED BY THE ENGINEER. COMMON BACKFILL SHALL NOT CONTAIN STONE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE, OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE, AND FROZEN SOIL WILL NOT BE PERMITTED.
4. WHERE EXCAVATED MATERIAL, AFTER REMOVAL OF ROCKS, STUMPS, PLANT MATERIAL, AND OTHER EXTRANEOUS MATERIAL AND PROPER DEWATERING, DRYING, PROTECTION, AND STORAGE OF THE EXCAVATION BY THE CONTRACTOR, CANNOT BE PREPARED TO MEET THE REQUIREMENTS FOR COMMON BACKFILL, DUE TO THE NATURE OF THE MATERIAL (E.G., EXCESSIVE ROCK, MUCK, ORGANICS, CLAY, SILT, OR OTHER MATERIAL), AND AS DETERMINED BY THE ENGINEER, THE UNACCEPTABLE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AND REPLACED BY IMPORTED BACKFILL MEETING THE REQUIREMENTS OF STRUCTURAL BACKFILL. IMPORTED STRUCTURAL BACKFILL SHALL BE FREE OF ORGANICS, ROOTS OR OTHER DELETERIOUS MATERIALS AND SHALL NOT CONTAIN MORE THAN FIVE PERCENT (BY WEIGHT) ORGANIC MATERIAL, HAVE A PLASTICITY INDEX (PI) GREATER THAN 25, OR HAVE A MAXIMUM DRY DENSITY LESS THAN 90 POUNDS PER CUBIC FOOT. IMPORTED STRUCTURAL FILL SHOULD CONSIST OF MATERIAL CLASSIFIED AS ML, CL, SC, OR SM, OR BETTER PER ASTM D-2487 AND BE CAPABLE OF BEING COMPACTED TO 85% STANDARD PROCTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL COMPACTION REQUIREMENTS.

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GRAVITY SEWER
TRENCH CONSTRUCTION
OUTSIDE PAVEMENT

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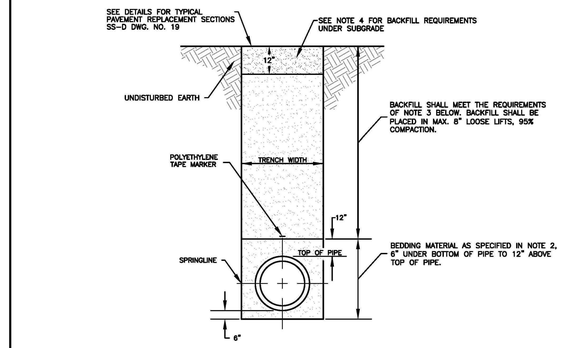

NOTES:

1. THIS TRENCH BACKFILL DETAIL APPLIES TO AREAS UNDER PAVEMENT. CURB AND GUTTER, AND SIDEWALK.
2. BEDDING CLASSIFICATION SHALL MEET OR EXCEED ASTM D2321 CLASS 1 BEDDING FOR FLEXIBLE PIPING, AND ASTM C12, CLASS B BEDDING FOR RIGID PIPING.
3. COMMON BACKFILL MATERIAL SHALL CONSIST OF EXCAVATED MATERIALS EXCEPT HIGHLY ORGANIC SILTS AND CLAYS. FILL SHALL BE DEPOSITED IN SUCCESSIVE, UNIFORM, APPROXIMATELY HORIZONTAL LAYERS NOT EXCEEDING EIGHT (8) INCHES IN DEPTH FOR THE FULL WIDTH. MATERIAL SHALL BE FREE OF ROOTS, STONES, AND DEBRIS AND CAPABLE OF BEING COMPACTED TO 95% STANDARD PROCTOR. COMMON BACKFILL SHALL NOT CONTAIN STONE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE, OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE, AND FROZEN SOIL WILL NOT BE PERMITTED.

   WHERE EXCAVATED MATERIAL, AFTER REMOVAL OF ROCKS, STUMPS, PLANT MATERIAL, AND OTHER EXTRANEOUS MATERIAL AND PROPER DEWATERING, DRYING, PROTECTION, AND STORAGE OF THE EXCAVATION BY THE CONTRACTOR, CANNOT BE PREPARED TO MEET THE REQUIREMENTS FOR COMMON BACKFILL, DUE TO THE NATURE OF THE MATERIAL (E.G., EXCESSIVE ROCK, MUCK, ORGANICS, CLAY, SILT, OR OTHER MATERIAL), AND AS DETERMINED BY THE ENGINEER, THE UNACCEPTABLE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AND REPLACED BY IMPORTED BACKFILL MEETING THE REQUIREMENTS OF STRUCTURAL BACKFILL. IMPORTED STRUCTURAL BACKFILL SHALL BE FREE OF ORGANICS, ROOTS OR OTHER DELETERIOUS MATERIALS AND SHALL NOT CONTAIN MORE THAN FIVE PERCENT (BY WEIGHT) ORGANIC MATERIAL, HAVE A PLASTICITY INDEX (PI) GREATER THAN 25, OR HAVE A MAXIMUM DRY DENSITY LESS THAN 90 POUNDS PER CUBIC FOOT. IMPORTED STRUCTURAL FILL SHOULD CONSIST OF MATERIAL CLASSIFIED AS ML, CL, SC, OR SM, OR BETTER PER ASTM D-2487 AND BE CAPABLE OF BEING COMPACTED TO 95% STANDARD PROCTOR.
4. THE TOP 12 INCHES OF FINAL BACKFILL FOR ROAD OR STREET SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL COMPACTION REQUIREMENTS.

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GRAVITY SEWER
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UNDER PAVEMENT

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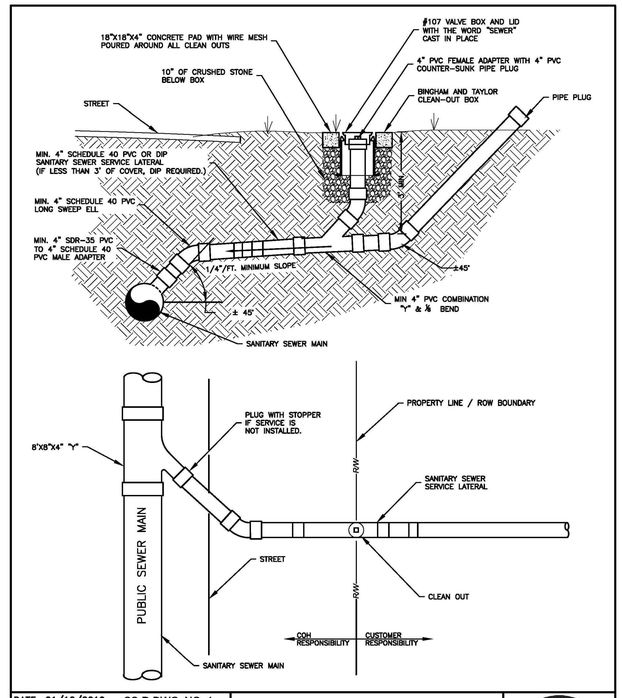

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STANDARD SERVICE CONNECTION
LATERAL AND CLEANOUT

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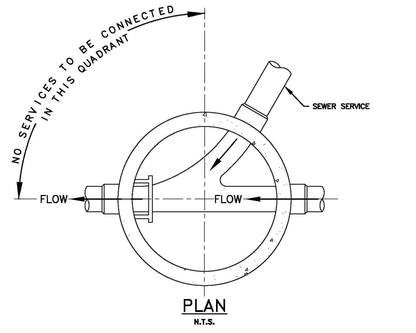

PLAN
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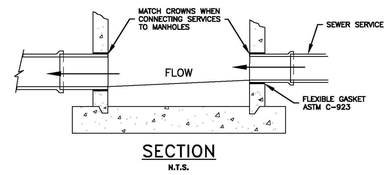

SECTION
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SERVICE CONNECTIONS
AT MANHOLES

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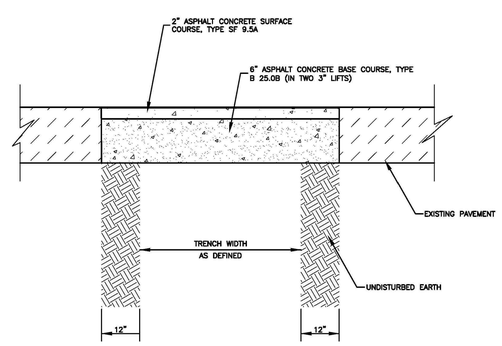

GENERAL PAVEMENT NOTE:
WHERE EDGES OF REPLACED SECTIONS EXTENDS WITHIN 2'-0" OF ROADWAY EDGE, PAVEMENT IS TO BE REPLACED TO ROADWAY EDGE AT NO ADDITIONAL COST.

PAYMENT LIMIT FOR ALL PAVEMENT SHALL BE TRENCH WIDTH + 2'-0"

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ASPHALT CONCRETE
REPLACEMENT

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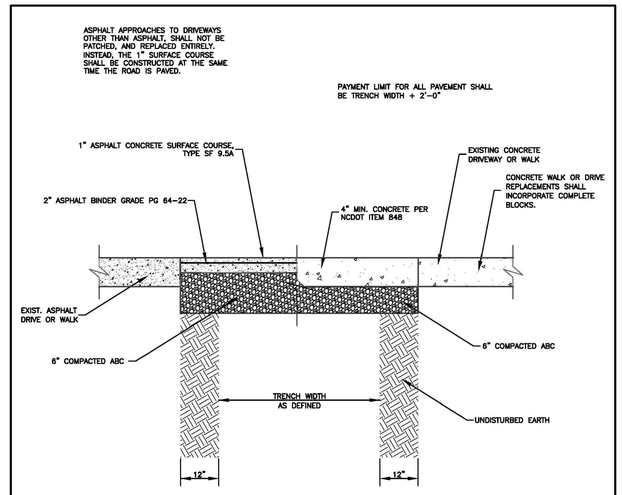

GENERAL PAVEMENT NOTE:
WHERE EDGES OF REPLACED SECTIONS EXTENDS WITHIN 2'-0" OF ROADWAY EDGE, PAVEMENT IS TO BE REPLACED TO ROADWAY EDGE AT NO ADDITIONAL COST.

* 4" MIN FOR CONCRETE SIDEWALK REPLACEMENT, 6" FOR DRIVEWAYS OR DRIVE APRON REPLACEMENT.

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ASPHALT OR CONCRETE
DRIVEWAY AND WALKWAY

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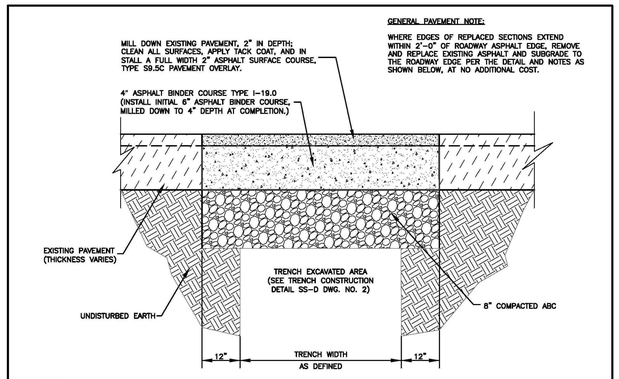

GENERAL PAVEMENT NOTE:

WHERE EDGES OF REPLACED SECTIONS EXTEND WITHIN 2'-0" OF ROADWAY ASPHALT EDGE, REMOVE AND REPLACE EXISTING ASPHALT AND SUBGRADE TO THE ROADWAY EDGE PER THE DETAIL AND NOTES AS SHOWN BELOW, AT NO ADDITIONAL COST.

NOTES:

1. SAW-CUT EXISTING PAVEMENT EDGES TO A CLEAN STRAIGHT EDGE. APPLY TACK AT A RATE OF .25 GAL/YD² TO ALL EXISTING PAVEMENT VERTICAL EDGES PRIOR TO ASPHALT PAVING.
2. INSTALL 8" ABC STONE BASE COMPACTED TO 100% MAX. DRY DENSITY AS DETERMINED BY AASHTO T-99 IN ASPHALT PATCH AREAS EXTENDING 1' WIDE ON EACH SIDE OF TRENCH EXCAVATED AREA. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL COMPACTION REQUIREMENTS. ENGINEER SHALL PROVIDE SUB-GRADE TESTING DATA FROM AN INDEPENDENT GEOTECHNICAL FIRM. THERE SHALL BE 1 TEST REQUIRED PER ROAD CROSSING OR 1 TEST FOR EVERY 100 FEET OF TRENCHED AREAS IN ROADWAY. CORRECTED DEFICIENCIES AND ANY SUBSEQUENT TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. PROVIDE A MINIMUM OF 6" ASPHALT BINDER COURSE (I-19.0) COMPACTED IN 2" LIFTS MATCHING THE TOP OF THE EXISTING PAVEMENT EXTENDING 1' WIDE ON EACH SIDE OF THE TRENCH EXCAVATED AREA.
4. EXISTING PAVEMENT, TO THE EXTENTS SHOWN ON THE DRAWINGS, SHALL BE MILLED DOWN 2" IN DEPTH PER NCDOT SECTION 607; PAVEMENT CLEANED OF ALL MILLINGS, TACK COAT APPLIED AT A RATE OF 0.08 GAL/YD² PER NCDOT SECTION 605, AND A 2" ASPHALT SURFACE COURSE, TYPE S9.5C, OVERLAY INSTALLED MAINTAINING EXISTING ROADWAY ELEVATIONS. THE 2" ASPHALT SURFACE COURSE SHALL BE APPLIED AS ONE UNIFORM SEAMLESS LAYER ACROSS THE PAVEMENT WIDTH.
5. IF ASPHALT BINDER PATCHING CANNOT BE ACHIEVED THE SAME DAY OF TRENCH EXCAVATION, TEMPORARILY INSTALL 4" COMPACTED ABC STONE BASE TOPPED WITH A COATING OF 2" ROCK DUST (FINES), FLUSH WITH THE EXISTING PAVEMENT. ON TOP OF THE INSTALLED 8" COMPACTED ABC STONE BASE. THE ABC STONE BASE AND ROCK DUST (FINES) MUST BE MAINTAINED UNTIL FINAL PAVING IS COMPLETE.
6. INSTALL TEMPORARY ASPHALT PAVEMENT STRIPING AND MARKINGS AS REQUIRED DURING CONSTRUCTION. UPON COMPLETION OF FINAL PAVING, ALL THERMOPLASTIC STRIPING, PAVEMENT MARKINGS, AND PAVEMENT MARKERS MUST BE REPLACED PER NCDOT SPECIFICATIONS.

DATE: 08/16/2019 SS-D DWG. NO. 19

SCALE: NOT TO SCALE

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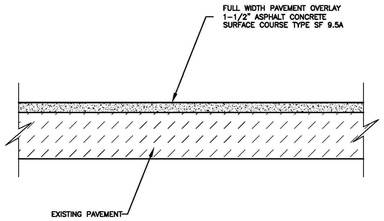
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

ASPHALT PAVEMENT REPLACEMENT
WITH OVERLAY

H:\DETAILS\-Current Standard Details\Sewer Only\COH-SEWER-DETAILS-92420.dwg, 9/24/2020 1:51:07 PM, H:\Civil-3D-Projects\18017 - Ashe and 4th Ave Improvements\Working\18017SeventhAveAsheh



NOTES:
1. THE ENTIRE STREET PAVEMENT SHALL BE MILLED DOWN 1-1/2" PER NCDOT 607 FOR THE 1-1/2" ASPHALT CONCRETE SURFACE COURSE OVERLAY TO MAINTAIN EXISTING ROADWAY ELEVATIONS. THE 1-1/2" LAYER OF ASPHALT CONCRETE SURFACE COURSE SHALL BE APPLIED AS ONE UNIFORM SEAMLESS LAYER ACROSS THE PAVEMENT WIDTH.
2. SEAL BETWEEN ASPHALT CONCRETE SURFACE COURSE OVERLAY AND EXISTING SURFACES PER NCDOT ITEM 605.

DATE: 01/12/2019 SS-D DWG. NO. 20

SCALE: NOT TO SCALE

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Hendersonville, NC 28792
(828) 697-3000 (office)
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ASPHALT CONCRETE
FULL WIDTH OVERLAY

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HENDERSON COUNTY
DETENTION CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

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1	50% D.D.	2-16-24
2	100% D.D.	5-17-24
3	50% C.D.	11-22-24
4	75% C.D.	12-20-24
5	90% CD GMP	02-07-25

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Preliminary
Not For
Construction
DAVID L. DERIDDER

DRAWING TITLE
UTILITY SERVICE DETAILS

PROJECT #: 20220006.003

SHEET NUMBER

C-504

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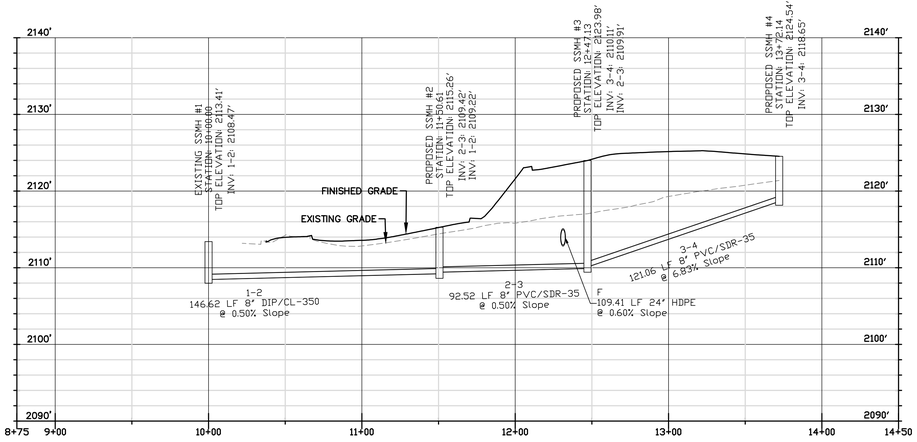
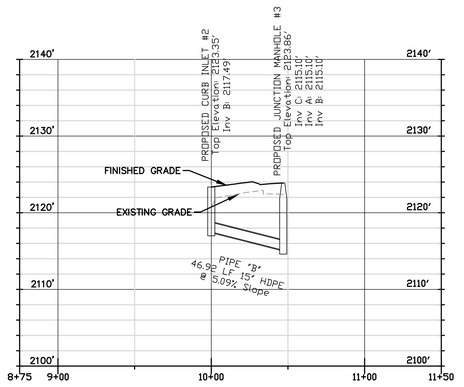
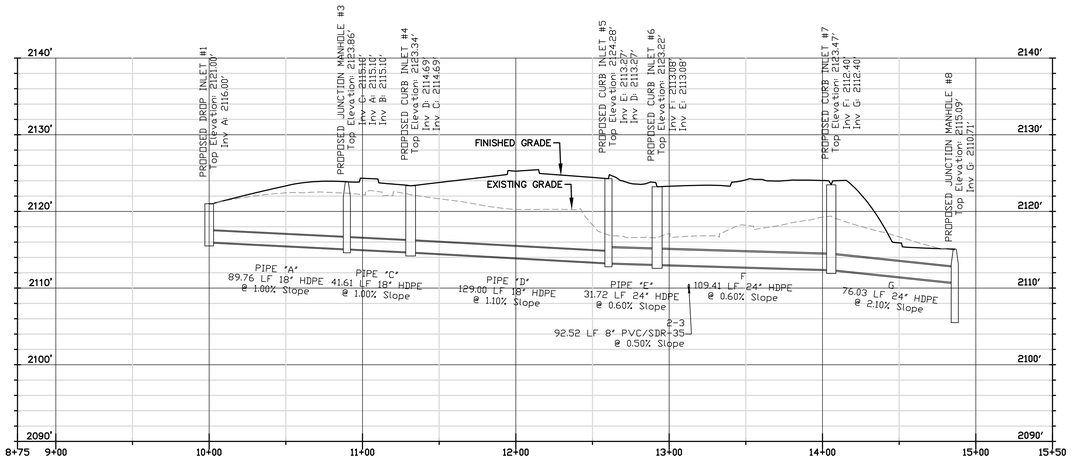


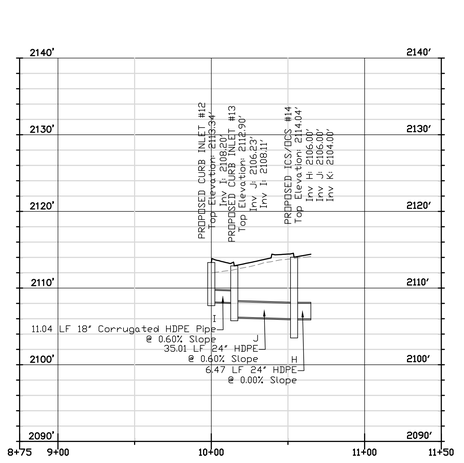
Profile View of SEWER A
Horizontal Scale:1"=40' Vertical Scale: 1"=8'



Profile View of STORMWATER A3
Horizontal Scale:1"=40' Vertical Scale: 1"=8'



Profile View of STORMWATER A1
Horizontal Scale:1"=40' Vertical Scale: 1"=8'



Profile View of STORMWATER A2
Horizontal Scale:1"=40' Vertical Scale: 1"=8'

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2	100% D.D.	5-17-24
3	50% C.D.	11-22-24
4	75% C.D.	12-20-24
5	90% CD GMP	02-07-25

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049866 — Preliminary Not For Construction — REGISTERED ENGINEER — FRED L. DERIDDER

DRAWING TITLE
UTILITY PROFILES

PROJECT #: 20220006.003

SHEET NUMBER

C-505

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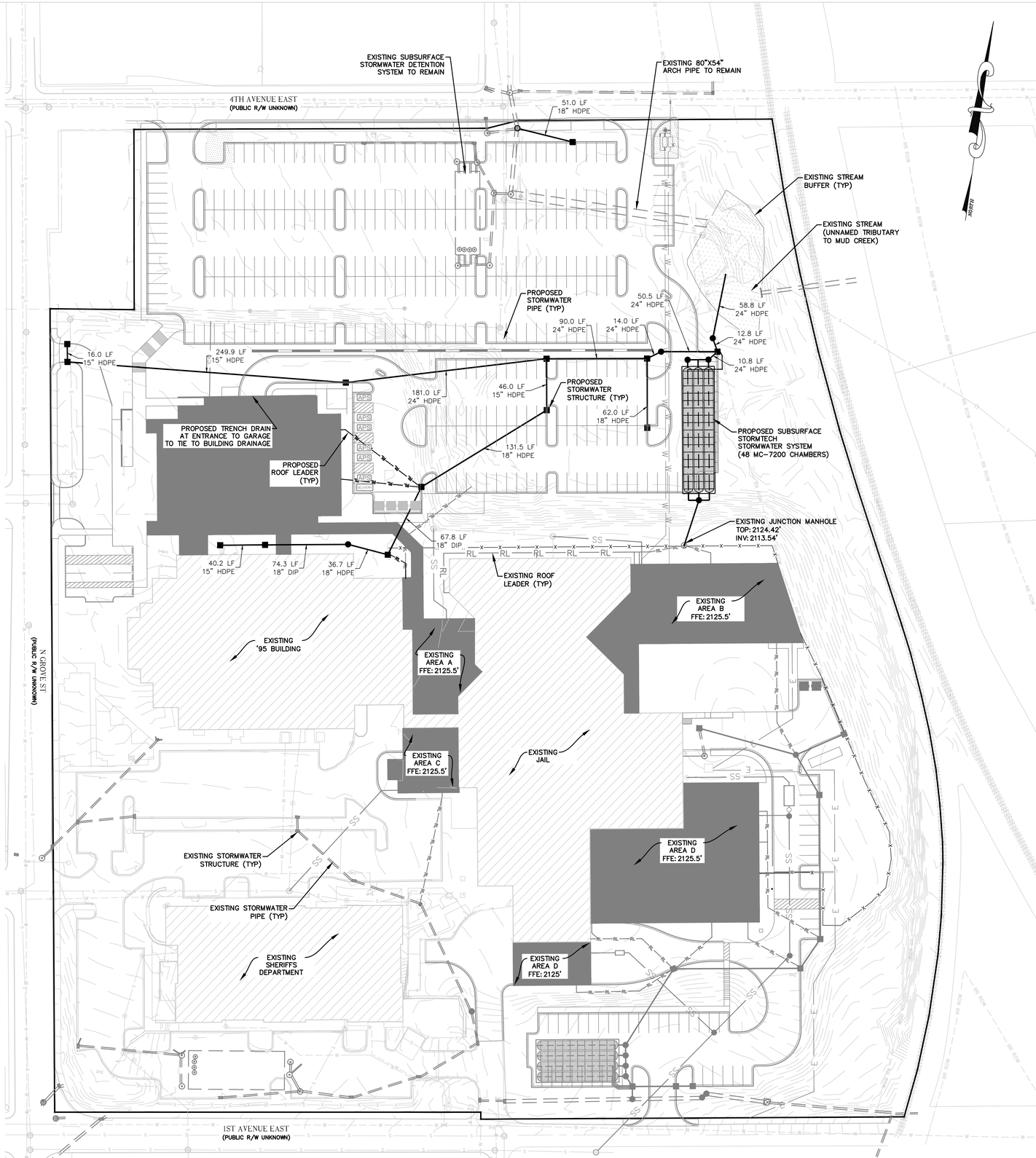
GENERAL STORMWATER NOTES:

1.) ALL STORMWATER PIPES SHALL BE HDPE WITH SMOOTH INTERIOR WALL, WITH BELL AND SPIGOT ENDS AND SOIL TIGHT JOINTS, UNLESS OTHERWISE NOTED ON PLANS.
2.) ALL PENETRATIONS INTO STORMWATER STRUCTURES SHALL BE REPAIRED PROPERLY INSIDE AND OUTSIDE WITH BRICK AND OR NON-SHRINK GROUT.
3.) GIVEN PIPE LENGTHS ARE BASED ON HORIZONTAL DISTANCES BETWEEN STORMWATER STRUCTURES. CONTRACTOR SHALL FACTOR IN SLOPES WHEN ORDERING PIPE AND ORDER ADDITIONAL LENGTH AS NECESSARY.
4.) ALL STORMWATER PIPES IN EXCESS OF 20% SLOPE SHALL BE KEYED.
5.) ALL ROOF LEADERS SHALL BE HDPE SMOOTH INTERIOR WALL (MAY BE PVC/SCH-40) WITH 1.0% MIN SLOPE UNLESS OTHERWISE NOTED ON PLANS.
6.) CONTRACTOR TO ENSURE THAT ALL EXISTING AND PROPOSED STORM DRAINAGE STRUCTURES, PIPES AND GRADES WILL PROVIDE POSITIVE DRAINAGE PRIOR TO INSTALLATION.
7.) ALL DRAINAGE STRUCTURES GREATER THAN 4' IN DEPTH SHALL HAVE ACCESS TO STEPS INSTALLED 16" ON CENTER.
8.) ALL PRECAST "WAFFLE BOX" STORM DRAINAGE STRUCTURES TO HAVE A MAXIMUM DEPTH OF 6'.



LEGEND

- EXISTING STORMWATER PIPE
- EXISTING STORMWATER STRUCTURE
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER STRUCTURE
- PROPOSED ROOF LEADER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

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200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	SCHEMATIC DESIGN	4/28/2023
2	50-ft COURTS	8/08/2024
3	50 COURTS	2/21/2025

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049135 REGISTERED GREG L. DERRIDON

Preliminary Not For Construction

DRAWING TITLE
STORMWATER PLAN

PROJECT #: 20220006.003

SHEET NUMBER
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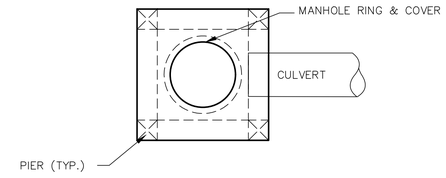
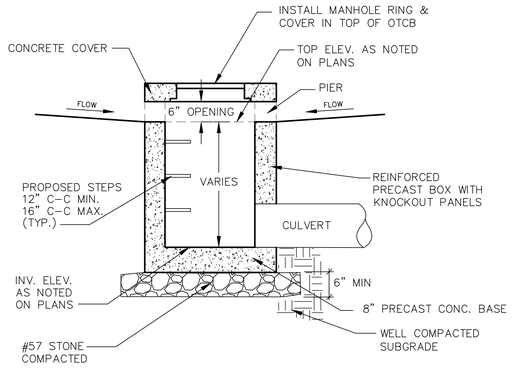
NOTE:
ALL CATCH BASINS OVER 3' DEEP SHALL HAVE STANDARD STEPS @ 16" O.C.

WRAP BOX IN FILTER FABRIC



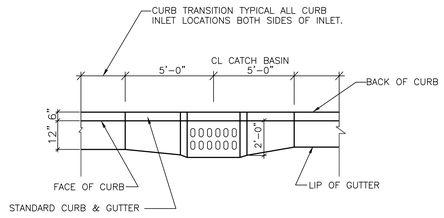


OPEN THROAT CATCH BASIN

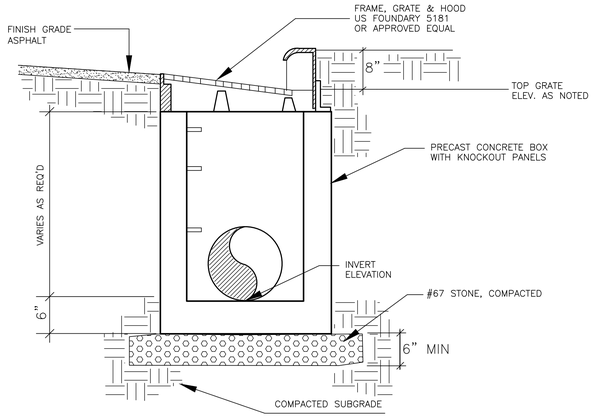
1-3-23 NOT TO SCALE 4.16

NOTE:
ALL CATCH BASINS OVER 3' DEEP SHALL HAVE STANDARD STEPS @ 16" O.C.

WRAP BOX IN FILTER FABRIC

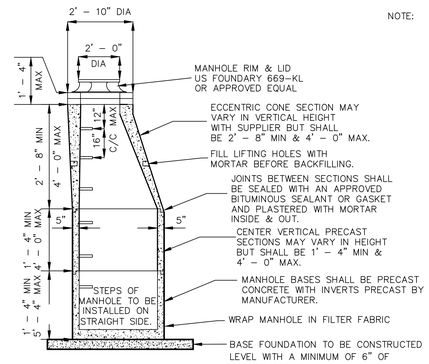


CURB TRANSITION AT CATCH BASIN



CATCH BASIN

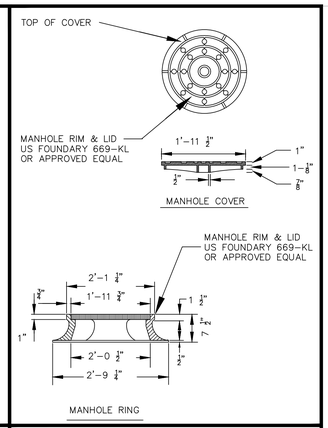
12-21-2022 NOT TO SCALE 4.17



NOTE: MANHOLES SUBJECT TO VEHICULAR TRAFFIC SHALL BE TINDALL G48 OR EQUAL.

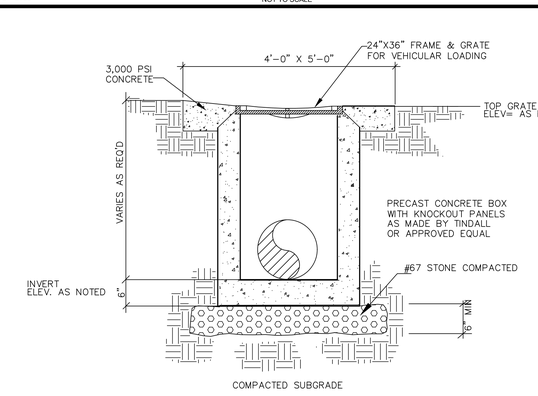
JUNCTION MANHOLE

12-21-2022 NOT TO SCALE 4.09



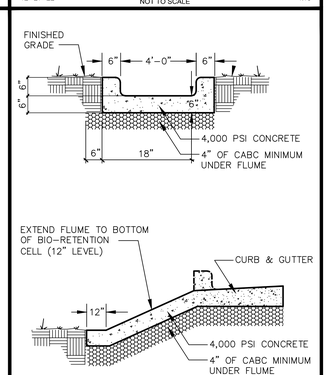
MANHOLE RING AND LID

12-21-22 NOT TO SCALE 4.13



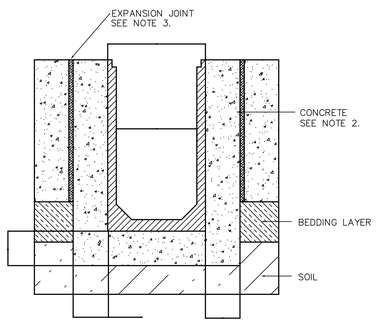
DROP INLET

12-21-2022 NOT TO SCALE 4.08



CONCRETE FLUME

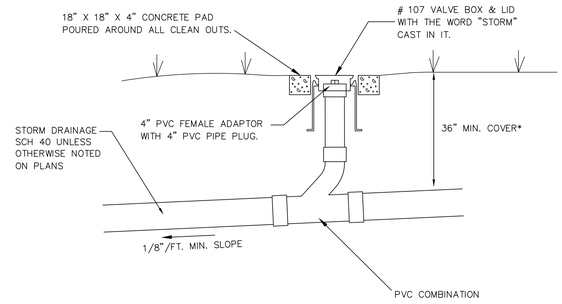
1-3-23 NOT TO SCALE 4.14



NOTES
1. TRENCH DRAIN SHALL BE MANUFACTURED FROM PRECAST POLYMER CONCRETE WITH AN INSIDE WIDTH OF 8" AND NOMINAL LENGTHS OF THREE FEET. ALL CHANNELS SHALL INTERLOCK WITH TONGUE AND GROOVE CONNECTIONS WITH ADJOINING CHANNELS. GRATE SHALL BE CLASS 30 GRAY IRON SLOTTED.
2. A MINIMUM CONCRETE STRENGTH OF 3000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CRACK CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND THE CONCRETE SURROUND.
4. REFER TO MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS FOR COMPLETE DETAILS.

TRENCH DRAIN

1-3-23 NOT TO SCALE 4.12



STORMWATER CLEANOUT

1-3-23 NOT TO SCALE 4.11

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2	DD-IR COURTS	9/26/2024
3	DD COURTS	2/21/2025

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049766 REGISTERED L. DERIDDER

Preliminary Not For Construction

DRAWING TITLE
STORMWATER DETAILS

PROJECT #: 20220006.003

SHEET NUMBER

CC-401

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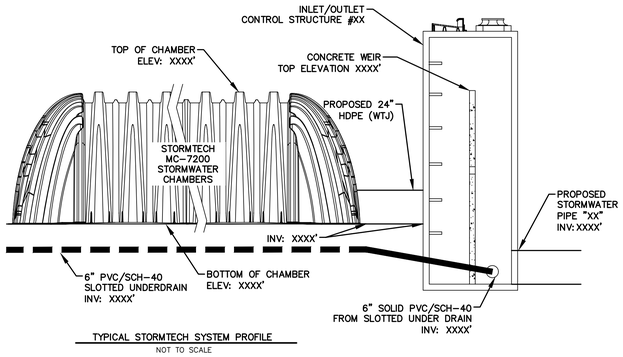
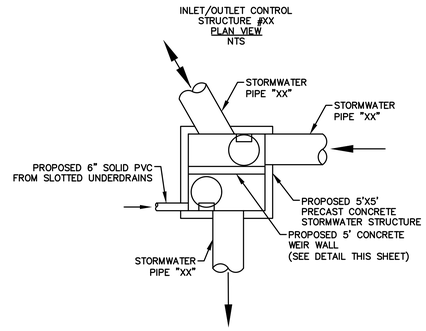
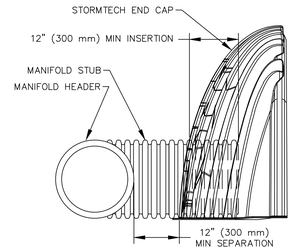


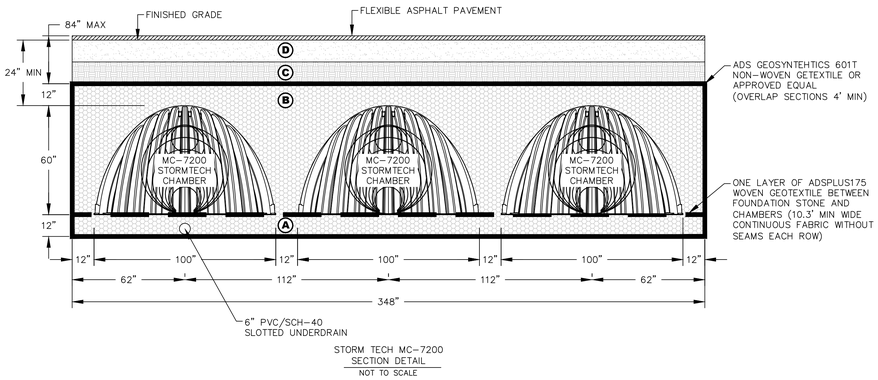
TYPICAL STORMTECH SYSTEM PROFILE
NOT TO SCALE





NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL
FOR A PROPER FIT IN END CAP OPENING.

MC-SERIES END CAP INSERTION DETAIL



STORM TECH MC-7200
SECTION DETAIL
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/IN/IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418 AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S AND PROJECT ENGINEER'S REPRESENTATIVES HAVE COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE" AND ENGINEERS PLANS.
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 12" SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE STORM TECH SYSTEM TO BE INSTALLED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE" AND ENGINEERS PLANS.
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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WGLA Engineering

HENDERSON COUNTY JUDICIAL CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792

NO.	ISSUED FOR	DATE
1	SCHEMATIC DESIGN	4/28/2023
2	SD-R COURTS	9/08/2024
3	DD COURTS	2/21/2025

STAMP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL L. DERIDDER

Preliminary Not For Construction

DRAWING TITLE
STORMWATER DETAILS

PROJECT #: 20220006.003

SHEET NUMBER
CC-402

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NOTES:

1.) ALL SANITARY SEWER WORK IS TO BE PERFORMED BY A LICENSED NORTH CAROLINA UTILITY CONTRACTOR.

2.) CONTRACTOR SHALL USE DIP/CL-350 PIPING ON ALL SEWER LINES WHERE 3 FEET OVER COVER IS NOT PROVIDED.

3.) FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

4.) HORIZONTAL CONTROL IS NAD83,
VERTICAL CONTROL IS NAD83.

5.) CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY CROSSING ELEVATIONS PRIOR TO INSTALLATION OF WATER AND SEWER SERVICES.

6.) CONTRACTOR SHALL COORDINATE THIS DRAWING WITH THE PLUMBING PLANS. AND DISCREPANCIES SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO INSTALLATION.

7.) A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER, AND HAZARDOUS WASTE LINES MUST BE MAINTAINED. WHERE THE SEWER LINE INSTALLATION DOES NOT CONFORM TO THIS REQUIREMENT OR HAVE A MINIMUM COVER OF 36" FROM THE GROUND SURFACE OR 24" VERTICAL SEPARATION FROM STORM DRAINAGE LINES – SEWER PIPE MUST BE OF A FERROUS MATERIAL. WATER IS TO BE INSTALLED OVER SEWER.

8.) FOR 4" AND LARGER SANITARY SEWER SERVICES CLEANOUTS SHALL BE PLACED AT EVERY CHANGE OF DIRECTION WITH 100' MAXIMUM BETWEEN CLEANOUTS.

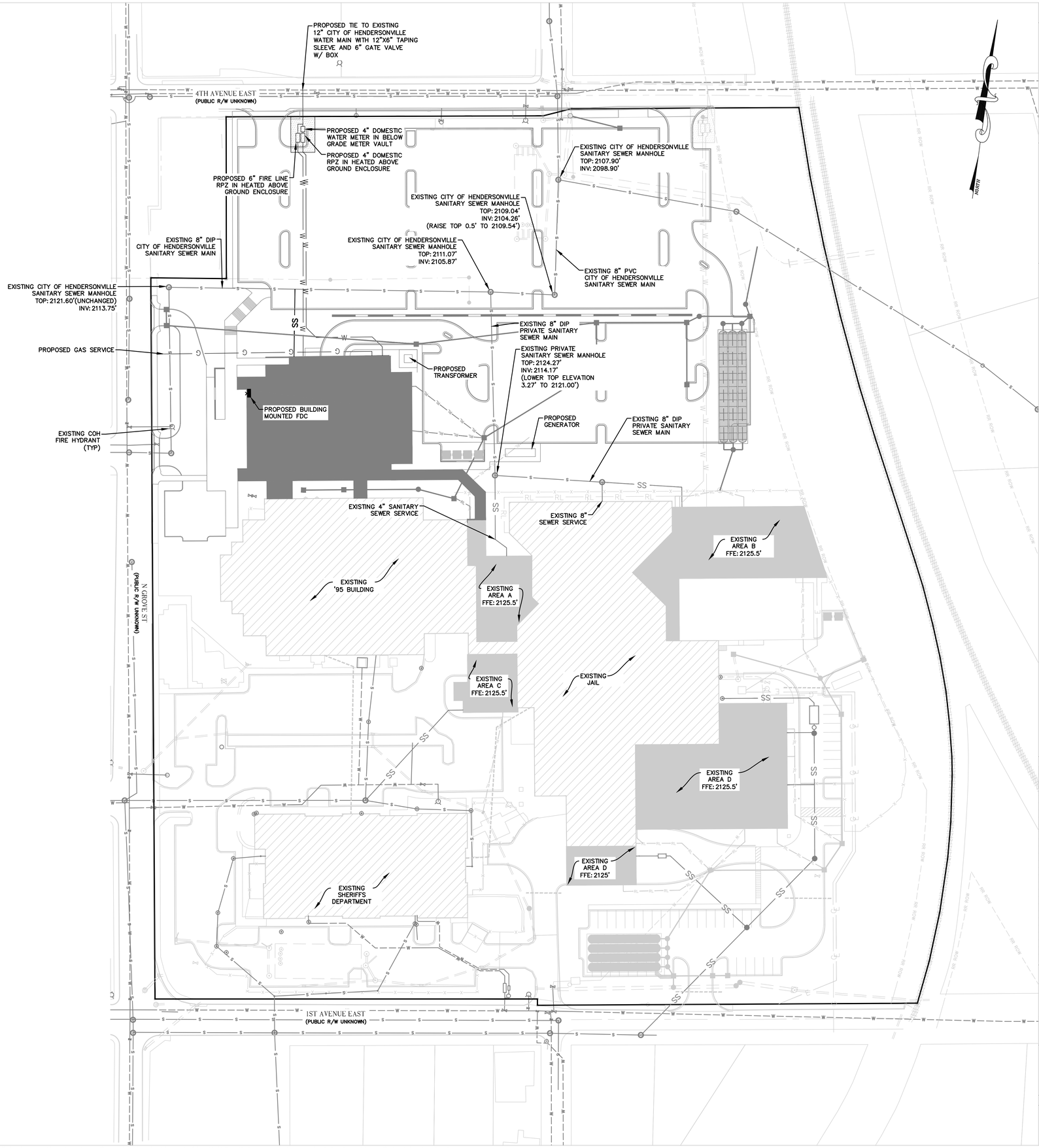
9.) ALL UNDERGROUND LINES OUTSIDE THE BUILDING FOOTPRINT, EXCEPT LAWN IRRIGATION LINES, SHALL BE REQUIRED TO HAVE A WARNING TAPE INSTALLED IN THE BACKFILL BETWEEN 6" AND 24" BELOW FINISHED GRADE DIRECTLY OVER PIPING.

9a.) METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3" WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.

9b.) NON-METALIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTIBLE WARNING TAPE, MINIMUM 2" WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.

9c.) FOR ALL PLASTIC SEWER PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEAN OUT CLOSEST TO THE BUILDING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.

9d.) AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.



LEGEND

SS	EXISTING SEWER LINE
SS	PROPOSED SEWER LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

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1	SCHEMATIC DESIGN	4/28/2023
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL L. DERIDDER

Preliminary Not For Construction

DRAWING TITLE
UTILITY SERVICE PLAN

PROJECT #: 20220006.003

SHEET NUMBER

CC-500

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200 N GROVE STREET, HENDERSONVILLE, NC 28792

GENERAL NOTES:

1. WATER CONSTRUCTION ON THIS SITE IS AUTHORIZED BY PERMITS ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) AND AUTHORIZED BY THE CITY OF HENDERSONVILLE. THE WORK IS SUBJECT TO INSPECTIONS AT ALL TIMES BY REPRESENTATIVES OF NCDEQ, THE CITY OF HENDERSONVILLE, THE OWNER OR THE ENGINEER. THE PERMITS REQUIRE CERTIFICATION OF COMPLETION OF THE WATER SYSTEMS BY THE ENGINEER AND THE APPLICANT PRIOR TO ISSUANCE OF FINAL OPERATION APPROVAL.
2. MATERIALS AND INSTALLATION FOR WATER CONSTRUCTION SHALL CONFORM TO THE LATEST VERSIONS OF CITY SPECIFICATION AND DETAILS AND AWWA STANDARDS AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY NC811 & APPROPRIATE UTILITIES AGENCIES PRIOR TO PERFORMING ANY WORK.
4. REGULAR WORKING HOURS SHALL BE FROM 7:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY, EXCEPT IN CASES OF EMERGENCY OR OTHERWISE APPROVED IN WRITING BY THE CITY OR AUTHORIZED REPRESENTATIVES. THE CONTRACTOR SHALL ENSURE THE CONSTRUCTION SITE IS SAFE FOR ANY PERSONS WHO MAY BE ON SITE DURING NON-WORKING HOURS.
5. ALL PERSONS SHALL BE COURTEOUS AND RESPECTFUL TO THE PUBLIC. CURSING OUT FOUL LANGUAGE IS NOT PERMITTED AND WILL NOT BE TOLERATED.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL ON ALL ROADWAYS DURING THE PROJECT. THE CONTRACTOR SHALL NOTIFY LOCAL EMERGENCY, SCHOOL AND OTHER NECESSARY AUTHORITIES PRIOR TO ANY STREET CLOSING OR TRAFFIC CHANGE.
7. THE CONTRACTOR AT HIS OWN EXPENSE SHALL KEEP THE CONSTRUCTION SITE AND ADJACENT PUBLIC AND PRIVATE ROADWAYS CLEAN DURING THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTROLLING DUST WITHIN THE PROJECT AREA.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES, GRADES AND ELEVATIONS SHOWN ON THE PLANS OR AS GIVEN BY THE ENGINEER IN THE FIELD.
9. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND THE ELEVATION FOR ALL UTILITIES, DRAINAGE AND OTHER UNDERGROUND FACILITIES BOTH EXISTING AND PROPOSED, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING CONSTRUCTION. REPAIRS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE OPERATION OF EXISTING UTILITIES WITH THE LEAST AMOUNT OF SERVICE INTERRUPTION POSSIBLE IN COORDINATION WITH THE CITY OF HENDERSONVILLE. CONTINUOUS SERVICE, PUBLIC HEALTH AND SAFETY CONSIDERATIONS SHALL EXCEED ALL OTHERS AND CONTRACTOR'S SCHEDULE, PLANS AND WORK SHALL AT ALL TIMES BE SUBJECT TO ALTERATION AND REVISION IF NECESSARY FOR THESE CONSIDERATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY OR PERMANENT RELOCATION OF STRUCTURES AND UTILITIES, INCLUDING BUT NOT LIMITED TO POLES, SIGNS, FENCES, HYDRANTS, VALVES, PIPING, CONDUITS AND DRAINS THAT INTERFERE WITH THE POSITIONING OF THE WORK AS SHOWN ON THE DRAWINGS.
13. CONTRACTOR SHALL BE REQUIRED TO CONFORM AND COMPLY WITH ALL RESTRICTIONS AND EASEMENT CONDITIONS AND IS RESPONSIBLE FOR ALL RELATED INCIDENTAL COSTS INVOLVED.
14. EXISTING WATER SERVICES SHALL BE REPLACED TO THE EXISTING METER UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY. SPLICING OF THE WATER SERVICE ON THE DOWNSTREAM SIDE OF THE METER IS NOT PERMITTED.
15. ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO ASPHALT, CONCRETE, DRIVEWAYS, ROADS, LANDSCAPING, SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL SITE. GRASS AND LANDSCAPED AREAS FILL MATERIAL MUST BE REPLACED IN TRENCH TO GRADE AS SOON AS WATERLINE CONSTRUCTION ALLOWS. ADEQUATE SEEDING AND STRAW OR MULCH SHALL THEN BE APPLIED TO THE DISTURBED TRENCH AREA. ADDITIONAL FILL AND SITE RESTORATION MAY BE REQUIRED WITHIN THE WARRANTY PERIOD AT THE CITY'S DISCRETION.
16. CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES TO CONTROL RUNOFF AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES THAT MAY BE LEVIED DUE TO RUNOFF FROM CONSTRUCTION.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL HEALTH AND SAFETY REGULATIONS PERTAINING TO CONSTRUCTION OPERATIONS.
18. ALL WATER MAINS SHALL HAVE 3 FEET MINIMUM COVER.
19. INSTALL FERROUS PIPING FOR BOTH WATER AND SEWER WITHIN 10 FT. OF A CROSSING IF:
    - 19.1. SEWER LINE CROSSES OVER WATER, OR
    - 19.2. VERTICAL CLEARANCE BETWEEN WATER AND SEWER IS LESS THAN 18 INCHES.
    - 19.3. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS UNLESS LAID IN SEPARATE TRENCHES WITH THE BOTTOM OF THE WATER LINE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE OR USE FERROUS MATERIAL FOR BOTH WATER AND SEWER.
20. MAINTAIN 18 INCHES VERTICAL SEPARATION BETWEEN STORM DRAIN AND WATER, OR INSTALL FERROUS MATERIAL WATER LINE WITHIN 10 FEET EACH SIDE OF CROSSING.
21. TAPS GREATER THAN ONE-INCH IN DIAMETER IN EXISTING, ACTIVE WATER MAIN ARE TO BE PERFORMED BY THE CITY UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY. TAPS IN NEW CONSTRUCTION ARE TO BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH CITY REQUIREMENTS.
22. ALL WATER METERS WILL BE SET BY CITY STAFF UNLESS THE CONTRACTOR IS GRANTED WRITTEN PERMISSION BY THE CITY.
    - 22.1. THE CONTRACTOR WILL PROVIDE THE CITY NOTICE OF 10 WORKING DAYS MINIMUM PRIOR TO THE DATE OF METER INSTALLATION.
    - 22.2. THE CONTRACTOR WILL PROVIDE A LICENSED PLUMBER DURING THE METER INSTALLATION TO VERIFY LINE SERVICES IN ALL MULTI-METER BOXES.
23. ALL PUBLIC WATER MAIN CONSTRUCTION SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
24. ALL WATER APPURTENANCES ARE TO BE MADE USING LEAD FREE MATERIALS. PIPE, FITTINGS, VALVES, HYDRANTS, PIPE CLAMPS, RESTRAINTS, FLANGES, CASTINGS, REBAR, HATCHES, INLETS, METER BOXES AND ALL OTHER CAST IRON COMPONENTS SHALL BE MANUFACTURED IN THE USA.
25. RESTRAINED JOINTS BY AN APPROVED PIPE MANUFACTURER ARE TO BE USED FOR ALL PUBLIC WATER LINES WHERE THRUST RESTRAINING IS REQUIRED IN ACCORDANCE WITH THE PLANS AND MANUFACTURER'S SPECIFICATION. CONCRETE THRUST BLOCKS ARE PERMITTED ONLY WHERE CONNECTIONS ARE MADE TO EXISTING WATER LINES OR WHERE THE USE OF MECHANICAL RESTRAINT IS NOT FEASIBLE.
26. ALL FIRE HYDRANTS, VALLTS, BACKFLOW PREVENTERS, HOT BOXES AND WATER METERS ARE TO BE INSTALLED ON RELATIVELY FLAT AREAS OUTSIDE OF PAVEMENT.
27. TAMPERING WITH OR ILLEGAL USE OF THE PUBLIC WATER SUPPLY WILL RESULT IN SUSPENSION OF WATER SERVICE, INCLUDING DOMESTIC AND COMMERCIAL, UNTIL FINAL APPROVAL BY THE CITY IS ISSUED. A PERSON FOUND TO BE USING WATER ILLEGALLY SHALL BE SUBJECT TO PENALTIES OR FINES, AS PRESCRIBED AND APPROVED BY CITY COUNCIL.

TESTING & INSPECTION:

1. NOTIFY THE CITY OF HENDERSONVILLE AND ENGINEER AT LEAST 5 WORKING DAYS BEFORE STARTING CONSTRUCTION OF WATER FACILITIES TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE. THE ENGINEER SHALL PERIODICALLY INSPECT THE PROGRESS OF INSTALLATION AT A MINIMUM AND SHALL CONDUCT A FINAL WATER CERTIFICATION.
2. ALL CHANGES TO THE APPROVED CONSTRUCTION PLANS AND SUBMITTALS MUST BE APPROVED IN WRITING BY THE CITY PRIOR TO IMPLEMENTATION IN THE FIELD.
3. THE CONTRACTOR SHALL FURNISH SECURE AND PROVIDE ALL NECESSARY TESTING MATERIALS, EQUIPMENT, LABOR. THE CONTRACTOR SHALL COORDINATE TESTING, FLUSHING, DISINFECTION, AND BACTERIOLOGICAL SAMPLING WITH CITY INSPECTOR.
4. THE ENGINEER OR CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTORS 72 HOURS (MINIMUM) PRIOR TO ANY WATER MAIN OR TESTING OPERATIONS. AT A MINIMUM CITY STAFF SHALL BE NOTIFIED PRIOR TO TAPS, TESTING, FLUSHING, DISINFECTION, AND SAMPLING.
5. PRESSURE TEST WATER MAINS TO 200 PSI MIN. FOR A MINIMUM OF TWO HOURS IN ACCORDANCE WITH CITY REQUIREMENTS AND AWWA C600.
6. DISINFECT WATER LINES AND PROVIDE ACCEPTABLE BACTERIOLOGICAL TEST FROM A CERTIFIED TESTING LABORATORY IN ACCORDANCE WITH CITY REQUIREMENTS AND AWWA C651. THE CONTRACTOR MAY ELECT TO USE THE CITY'S CERTIFIED TESTING LABORATORY.
7. PRIVATELY OWNED FIRE SYSTEMS SHALL BE APPROVED BY THE APPROPRIATE LOCAL PERMITTING AUTHORITY. THE CITY ENGINEERING OR WATER AND SEWER DEPARTMENTS ARE NOT RESPONSIBLE TO ENSURE PROPERTIES ARE PROVIDED WITH APPROPRIATE FIRE PROTECTION REGULATIONS. THE CITY DOES NOT PROVIDE ANY GUARANTEE OF ITS WATER SYSTEM'S CAPABILITY TO DELIVER WATER FLOW AND PRESSURE PRESCRIBED THE FIRE PERMITTING AUTHORITY MAY REQUIRE.
8. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE USC APPROVED AND REVIEWED BY THE CITY'S ENGINEERING DEPARTMENT. PROTECTION OF THE PUBLIC WATER DISTRIBUTION SYSTEM SHALL BE ASSURED BY INSPECTION OF THE INSTALLATION AND TESTING OF BACKFLOW PREVENTION DEVICES IN ACCORDANCE WITH APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS.
9. CONSTRUCTION WATER SOURCING MUST BE APPROVED IN WRITING BY THE CITY. CONSTRUCTION WATER CONNECTIONS SHALL BE PAIRED WITH AN IRRIGATION METER AND APPROVED BACKFLOW PREVENTION ASSEMBLY. THIS ASSEMBLY INSTALLATION MUST BE TESTED BY A LICENSED PLUMBER AND TEST RESULTS SUBMITTED TO THE CITY BEFORE USE OF CONSTRUCTION WATER.
10. SECURE FINAL WRITTEN ACCEPTANCE FROM THE CITY OF HENDERSONVILLE PRIOR TO ACTIVATION OF THE SYSTEM. WATER SERVICE WILL NOT BE PROVIDED UNTIL WRITTEN ACCEPTANCE OF THE SYSTEM IS ISSUED BY THE CITY.
11. THE ENGINEER SHALL SUPPLY THE CITY WITH FINAL AS-BUILT DRAWINGS AND COMPLETE ALL PROJECT CLOSE OUT REQUIREMENTS.

DISCLAIMER:

THE STANDARD WATER DETAILS ARE FOR THE SOLE USE OF PROJECTS DIRECTLY FOR, OR THOSE PROJECTS IN WHICH OWNERSHIP WILL BE TRANSFERRED TO THE CITY OF HENDERSONVILLE. THESE TYPICALS ARE INTENDED TO SHOW THE CITY OF HENDERSONVILLE'S EXPECTATIONS FOR THE GENERAL LAYOUT, ARRANGEMENT, AND THE QUALITY OF EQUIPMENT AND MATERIALS FOR WATER DISTRIBUTION SYSTEM ITEMS AND THEIR RELATED APPURTENANCES. IT REMAINS THE SOLE RESPONSIBILITY OF THE ENGINEER IN RESPONSIBLE CHARGE (ERC) OF EACH APPLICATION TO DETERMINE, DESIGN TO, AND CERTIFY TO THE DESIGN PARAMETERS FOR EACH INSTALLATION. THE ERC MUST ALSO ENSURE THE DESIGN COMPLIES WITH THE MINIMUM DESIGN CRITERIA OF NC DIVISION OF ENVIRONMENTAL QUALITY AND ALL LOCAL AND STATE LAWS AND REGULATIONS.

DATE: 02/10/2021 WD DWG. NO. 1

SCALE: NOT TO SCALE

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

WATER DETAILS
GENERAL NOTES

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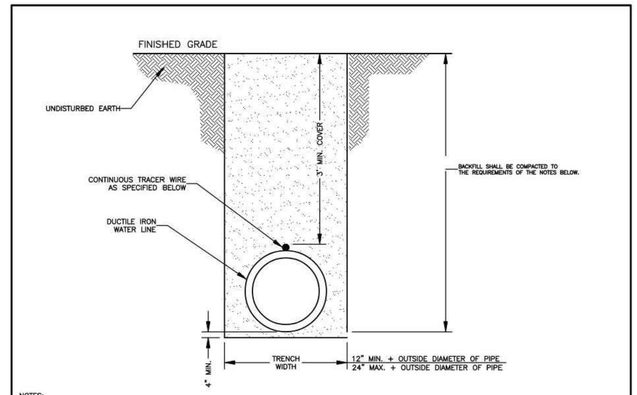

NOTES:

1. TRENCHES EXCAVATED OUTSIDE EXISTING ROAD AND RAILWAY RIGHTS-OF-WAY SHALL BE BE BACKFILLED WITH COMMON BACKFILL MATERIAL CONSISTING OF EXCAVATED MATERIALS EXCEPT HIGHLY ORGANIC SILTS AND CLAYS AND TAMPED THOROUGHLY. FILL SHALL BE DEPOSITED IN SUCCESSIVE, UNIFORM, APPROXIMATELY HORIZONTAL LAYERS. MATERIAL SHALL BE FREE OF ROOTS, STONES, AND DEBRIS. ALL MATERIAL SHALL HAVE AN IN-PLACE DENSITY OF AT LEAST 85% OF MAXIMUM DRY DENSITY (STANDARD PROCTOR) OR AS APPROVED BY THE ENGINEER. COMMON BACKFILL SHALL NOT CONTAIN STONE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE, OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE, AND FROZEN SOIL WILL NOT BE PERMITTED.

   WHERE EXCAVATED MATERIAL, AFTER REMOVAL OF ROCKS, STUMPS, PLANT MATERIAL, AND OTHER EXTRANEOUS MATERIAL AND PROPER DEWATERING, DRYING, PROTECTION, AND STORAGE OF THE EXCAVATION BY THE CONTRACTOR, CANNOT BE PREPARED TO MEET THE REQUIREMENTS FOR COMMON BACKFILL, DUE TO THE NATURE OF THE MATERIAL (E.G., EXCESSIVE ROCK, MUCK, ORGANICS, CLAY, SILT, OR OTHER MATERIAL), AND AS DETERMINED BY THE ENGINEER, THE UNACCEPTABLE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AND REPLACED BY IMPORTED BACKFILL MEETING THE REQUIREMENTS OF STRUCTURAL BACKFILL. IMPORTED STRUCTURAL BACKFILL SHALL BE FREE OF ORGANICS, ROOTS OR OTHER DELETERIOUS MATERIALS AND SHALL NOT CONTAIN MORE THAN FIVE PERCENT (BY WEIGHT) ORGANIC MATERIAL, HAVE A PLASTICITY INDEX (PI) GREATER THAN 25, OR HAVE A MAXIMUM DRY DENSITY LESS THAN 90 POUNDS PER CUBIC FOOT. IMPORTED STRUCTURAL FILL SHOULD CONSIST OF MATERIAL CLASSIFIED AS ML, CL, SC, OR SM, OR BETTER PER ASTM D-2487 AND BE CAPABLE OF BEING COMPACTED TO 85% STANDARD PROCTOR.
2. THE WATER LINE SHALL HAVE A MINIMUM OF 3' OF COVER AT FINISHED GRADE.

   TRACER WIRE WILL BE A 19 GAUGE, TIN COATED, COPPER CONDUCTOR WITH POLYETHYLENE INSULATION. CORE MATERIAL COMPRISED OF HIGH-TENACITY, WOVEN POLYESTER WITH WATER BLOCKING YARNS ENCAPSULATED IN 30 MIL. BLUE HDPE JACKET PROVIDING CORROSION RESISTANCE, FLEXIBILITY, IMPACT STRENGTH AND 1800 LBS. TENSILE STRENGTH. TRACER WIRE WILL NOT CONDUCT AN ELECTRICAL CURRENT WHEN STRUCK BY LIGHTNING AND IS DESIGNED FOR DIRECT BURY AND DIRECTIONAL BORING APPLICATIONS. WHEN SPLICES AND LATERAL CONNECTIONS ARE MADE, ONLY GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH WOVEN POLYESTER FIBER CORE ARE TO BE USED. TRACER WIRE AND CONNECTORS SHALL BE TRACE-SAFE® WATER BLOCKING TRACER WIRE AND RELATED CONNECTORS, MANUFACTURED BY NEPTCO, INC., OR EQUIVALENT APPROVED BY ENGINEER, AND PRODUCED IN THE UNITED STATES OF AMERICA.

   TRACER WIRE SHALL BE EXTENDED ALONG ALL WATER LINES, FITTINGS, VALVES, SERVICES, AND HYDRANTS. LOCATING CLIPS SHALL BE PROVIDED AT ALL VALVES, HYDRANT VALVES AND METER BOXES. THE CONTRACTOR SHALL DUCT TAPE TRACER WIRE ON CROWN OF WATER LINE EVERY FIVE FEET.

DATE: 01/12/2019 WD DWG. NO. 2

SCALE: NOT TO SCALE

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
(828) 697-3000 (office)
www.cityofhendersonville.org

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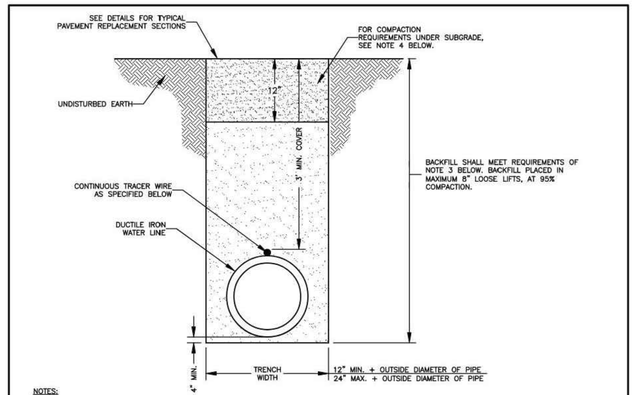
WATER TRENCH CONSTRUCTION
OUTSIDE PAVEMENT



NOTES:

1. THIS TRENCH BACKFILL DETAIL APPLIES TO AREAS UNDER PAVEMENT, CURB, GUTTER, SIDEWALK OR AREAS WHERE THE TRENCH IS WITHIN FIVE (5) FEET OF THE EDGE OF PAVEMENT.
2. COMPACTION OF THE BACKFILL SHALL BE ACHIEVED THROUGH THE USE OF AN APPROVED VIBRATORY PLATE TAMPER OR ROLLER. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL COMPACTION REQUIREMENTS.
3. COMPACTION TESTING OF THE BACKFILL SHALL BE PROVIDED, DIRECTED AND COORDINATED BY THE OWNER. INTERVALS OF TESTING SHALL BE AT THE TOTAL DISCRETION OF THE OWNER AND MAY BE CHANGED AT ANY TIME.

   IF A TEST DOES NOT PASS, THE CONTRACTOR SHALL REMOVE THE DEFECTIVE BACKFILL, REDO THE WORK AND THE AREA WILL BE RETESTED. THE CONTRACTOR SHALL BE AWARE OF THE LEVEL OF COMPACTION REQUIRED.

   IF THE WORK IS SUSPECT TO BE DEFECTIVE BY THE OWNER, THE WORK SHALL BE RETESTED.

   THE WATER CONTENT OF THE BACKFILL MATERIAL SHALL ALSO BE TESTED AND RECORDED FOR EACH TEST COMPLETED. THE CONTRACTOR WILL BE ALLOWED TO ADD WATER TO THE BACKFILL MATERIAL IN ORDER TO OBTAIN THE OPTIMUM WATER CONTENT. HOWEVER, THE CONTRACTOR WILL NOT BE ALLOWED TO UTILIZE THE ADDITION OF WATER AS A MEANS OF COMPACTION. FURTHERMORE, SHOULD THE BACKFILL MATERIAL BE FOUND TO HAVE WATER CONTENT RATIOS WHICH IN THE OPINION OF THE ENGINEER OR THE OWNER PREVENTS THE APPROPRIATE COMPACTION OF THE TRENCH, THE CONTRACTOR SHALL REMOVE ALL DEFECTIVE MATERIAL AND UNDERTAKE THE NECESSARY CORRECTIVE WORK.
4. THE TOP TWELVE INCHES OF THE FINAL BACKFILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
5. THE WATER LINE SHALL HAVE A MINIMUM OF 3' OF COVER AT FINISHED GRADE.
6. TRACER WIRE WILL BE A 19 GAUGE, TIN COATED, COPPER CONDUCTOR WITH POLYETHYLENE INSULATION. CORE MATERIAL COMPRISED OF HIGH-TENACITY, WOVEN POLYESTER WITH WATER BLOCKING YARNS ENCAPSULATED IN 30 MIL. BLUE HDPE JACKET PROVIDING CORROSION RESISTANCE, FLEXIBILITY, IMPACT STRENGTH AND 1800 LBS. TENSILE STRENGTH. TRACER WIRE WILL NOT CONDUCT AN ELECTRICAL CURRENT WHEN STRUCK BY LIGHTNING AND IS DESIGNED FOR DIRECT BURY AND DIRECTIONAL BORING APPLICATIONS. WHEN SPLICES AND LATERAL CONNECTIONS ARE MADE, ONLY GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH WOVEN POLYESTER FIBER CORE ARE TO BE USED. TRACER WIRE AND CONNECTORS SHALL BE TRACE-SAFE® WATER BLOCKING TRACER WIRE AND RELATED CONNECTORS, MANUFACTURED BY NEPTCO, INC., OR EQUIVALENT APPROVED BY ENGINEER, AND PRODUCED IN THE UNITED STATES OF AMERICA.

   TRACER WIRE SHALL BE EXTENDED ALONG ALL WATER LINES, FITTINGS, VALVES, SERVICES, AND HYDRANTS. LOCATING CLIPS SHALL BE PROVIDED AT ALL VALVES, HYDRANT VALVES AND METER BOXES. THE CONTRACTOR SHALL DUCT TAPE TRACER WIRE ON CROWN OF WATER LINE EVERY FIVE FEET.

DATE: 06/10/2019 WD DWG. NO. 3

SCALE: NOT TO SCALE

City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
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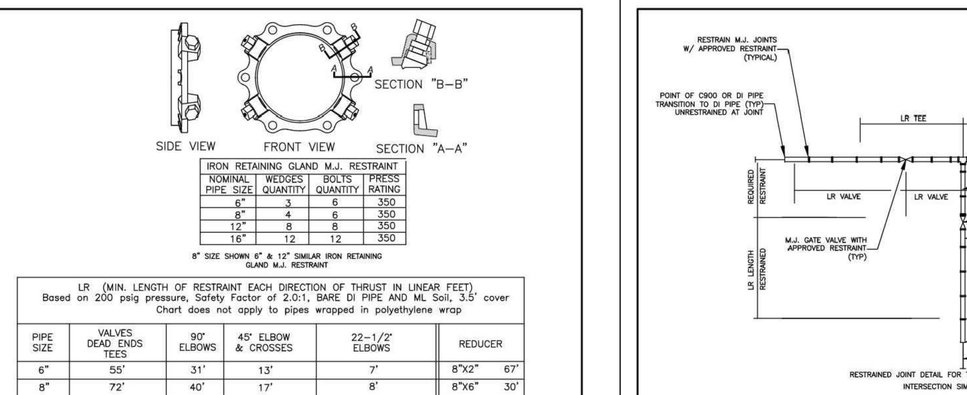
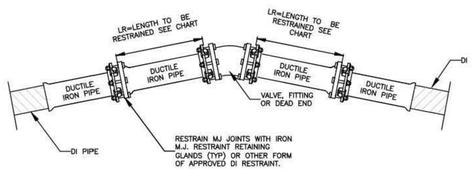
WATER TRENCH CONSTRUCTION
UNDER PAVEMENT



LR (MIN. LENGTH OF RESTRAINT EACH DIRECTION OF THRUST IN LINEAR FEET)
Based on 200 psig pressure, Safety Factor of 2.0:1, BARE DI PIPE AND ML Soil, 3.5' cover
Chart does not apply to pipes wrapped in polyethylene wrap

PIPE SIZE	VALVES DEAD ENDS TEES	90° ELBOWS	45° ELBOW & CROSSES	22-1/2° ELBOWS	REDUCER
6"	55'	31'	13'	7'	8"X2" 67'
8"	72'	40'	17'	8'	8"X6" 30'
12"	102'	57'	24'	12'	12"X8" 54'
16"	130'	72'	30'	15'	12"X8" 54' 16"X8" 95'



DATE: 07/07/2019 WD DWG. NO. 4-1

SCALE: NOT TO SCALE

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DUCTILE IRON PIPE
RESTRAINT DETAIL
SHEET 1 OF 2

RESTRAINED JOINT DETAIL FOR TYPICAL TEE INTERSECTION 4 WAY INTERSECTION SIMILARLY RESTRAINED

NOTES:

1. THRUST RESTRAINT SHALL BE INSTALLED ON DUCTILE IRON WATER DISTRIBUTION LINES 6" THRU 12" DIAMETER IN THE MANNER SHOWN.
2. IRON RETAINING GLAND M.J. RESTRAINT OR OTHER FORMS OF IRON RESTRAINT SHALL NOT BE USED ON PVC PIPE.
3. PIPE GREATER THAN 12 INCH DIAMETER SHALL REQUIRE RESTRAINED JOINT PIPE FOR THE PROPER LENGTH.
4. COMPACT FITTINGS ARE ACCEPTABLE FOR USE WITH IRON RETAINING GLAND M.J. RESTRAINT AND OTHER FORMS OF DI RESTRAINT.
5. THE MINIMUM LENGTH OF RESTRAINT INDICATED SHALL REQUIRE ALL JOINTS WITHIN THE LR DISTANCE TO BE RESTRAINED.
6. RESTRAINT SYSTEM SHALL BE INSPECTED AND APPROVED PRIOR TO BACKFILLING.
7. RESTRAINT SYSTEMS MAY VARY BASED UPON THE ENGINEERS' DESIGN AS SHOWN ON THE PLAN AND PROFILE SHEETS.
8. GRIPPER RING AND FIELD LOK GASKETS ARE AN ACCEPTABLE METHOD OF RESTRAINT ON DUCTILE IRON PIPE ONLY.
9. TRACER WIRE NOT SHOWN FOR CLARITY. WIRE SHALL BE INSTALLED PER OTHER DETAILS.
10. M.J. SHALL BE PRODUCED IN USA.

DATE: 01/12/2019 WD DWG. NO. 4-2

SCALE: NOT TO SCALE

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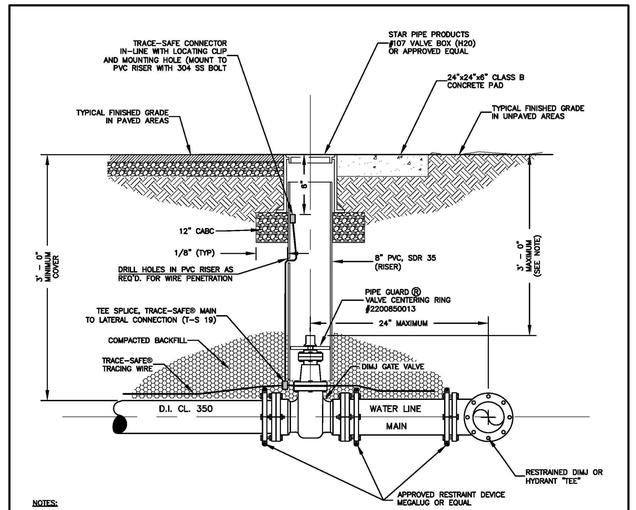
DUCTILE IRON PIPE
RESTRAINT DETAIL
SHEET 2 OF 2



NOTES:

1. TOP OF COVER SHALL BE STAMPED "WATER"
2. VALVE PAD REQUIREMENTS SHALL NOT BE APPLICABLE FOR PAVED SURFACES.
3. PAVEMENT REPAIR SHALL MATCH EXISTING ROAD PAVING SECTION. SEE NCDOT ASPHALT REPAIR DETAIL # 654-01.
4. WHEN OPERATING NUT DEPTH EXCEEDS 3'-0" BELOW FINISHED GRADE, PROVIDE EXTENSION STEM WITH STANDARD 2" SQUARE OPERATING NUT. TOP OF NUT SHALL BE WITHIN 5" TO 9" OF FINISHED GRADE.
5. TRACER WIRE WILL BE A 19 GAUGE, TIN COATED, COPPER CONDUCTOR WITH POLYETHYLENE INSULATION. CORE MATERIAL COMPRISED OF HIGH-TENACITY, WOVEN POLYESTER WITH WATER BLOCKING YARNS ENCAPSULATED IN 30 MIL. BLUE HDPE JACKET PROVIDING CORROSION RESISTANCE, FLEXIBILITY, IMPACT STRENGTH AND 1800 LBS. TENSILE STRENGTH. TRACER WIRE WILL NOT CONDUCT AN ELECTRICAL CURRENT WHEN STRUCK BY LIGHTNING AND IS DESIGNED FOR DIRECT BURY AND DIRECTIONAL BORING APPLICATIONS. WHEN SPLICES AND LATERAL CONNECTIONS ARE MADE, ONLY GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH WOVEN POLYESTER FIBER CORE ARE TO BE USED. TRACER WIRE AND CONNECTORS SHALL BE TRACE-SAFE® WATER BLOCKING TRACER WIRE AND RELATED CONNECTORS, MANUFACTURED BY NEPTCO, INC., OR APPROVED EQUIVALENT, AND PRODUCED IN THE UNITED STATES OF AMERICA.

DATE: 10/11/2021 WD DWG. NO. 5

SCALE: NOT TO SCALE

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VALVE INSTALLATION DETAIL

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NO.	ISSUED FOR	DATE
1	SCHEMATIC DESIGN	4/28/2023
2	SD-R COURTS	9/28/2024
3	DD COURTS	3/21/2025

STAMP

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Preliminary
Not For Construction
FRED L. DERIDDER

DRAWING TITLE
UTILITY SERVICE DETAILS

PROJECT #: 20220006.003

SHEET NUMBER
CC-501

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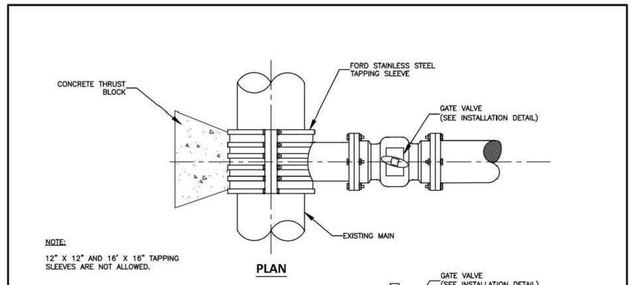
WGLA Engineering

HENDERSON COUNTY
JUDICIAL CENTER

200 N GROVE STREET, HENDERSONVILLE, NC 28792



NOTE:
12" X 12" AND 16" X 16" TAPPING SLEEVES ARE NOT ALLOWED.

NOTE:
12" X 12" AND 16" X 16" TAPPING SLEEVES ARE NOT ALLOWED.

TABLE A–1

TBD

NOTE:

1. CONCRETE SHALL BE 3000 PSI.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS BY THE INSTALLATION OF POLYETHYLENE FILM PLACED BETWEEN THE FITTINGS AND POURED CONCRETE.
3. SEE TABLE A–1 FOR AREA OF CONCRETE REQUIRED FOR MAIN SIZED 6–INCH THROUGH 16–INCH.

DATE: 01/12/2019 WD DWG. NO. 6
SCALE: NOT TO SCALE

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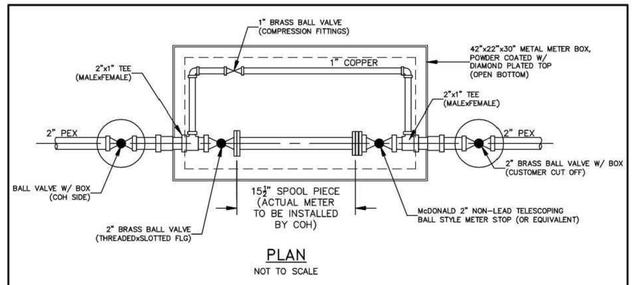
STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY



DATE: 06/20/2019 WD DWG. NO. 10
SCALE: NOT TO SCALE

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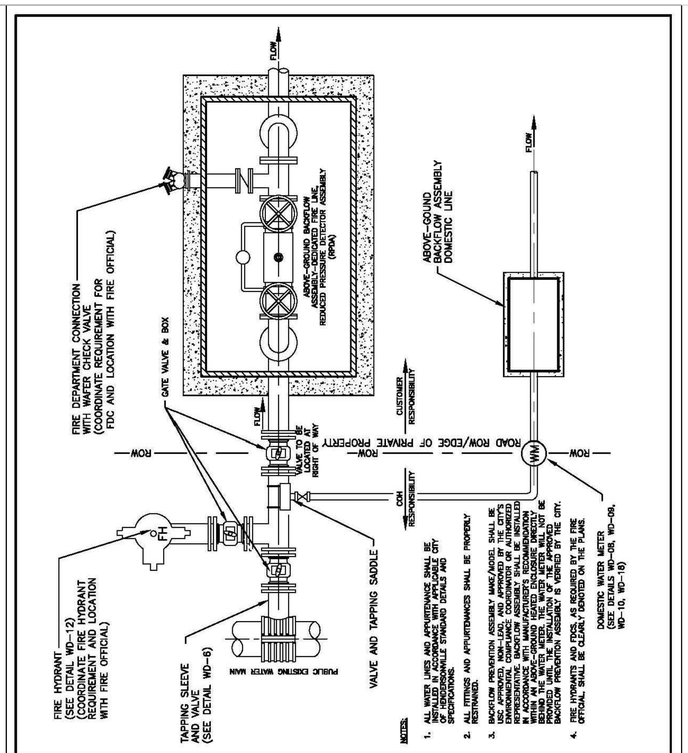
2" METER BOX AND INSTALLATION



NOTES:

1. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CITY OF HENDERSONVILLE STANDARD DETAILS AND SPECIFICATIONS.
2. ALL FITTINGS AND APPURTENANCES SHALL BE PROPERLY RESTRAINED.
3. BACKFLOW PREVENTION ASSEMBLY MAKE/MODEL SHALL BE USE, APPROVED, NON–LEAD, AND APPROVED BY THE CITY'S REPRESENTATIVE. BACKFLOW ASSEMBLY SHALL BE INSTALLED BY A CERTIFIED BACKFLOW TESTER AND TESTED AND APPROVED BY A CERTIFIED BACKFLOW TESTER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND CITY OF HENDERSONVILLE STANDARDS. THE WATER METER BEHIND THE WATER METER. THE WATER METER WILL NOT BE INSTALLED UNTIL THE BACKFLOW PREVENTION ASSEMBLY IS VERIFIED BY THE CITY.
4. FIRE HYDRANTS AND FDCS, AS REQUIRED BY THE FIRE OFFICIAL, SHALL BE CLEARLY DENOTED ON THE PLANS.

DATE: 01/05/2023 WD DWG. NO. 15
SCALE: NOT TO SCALE

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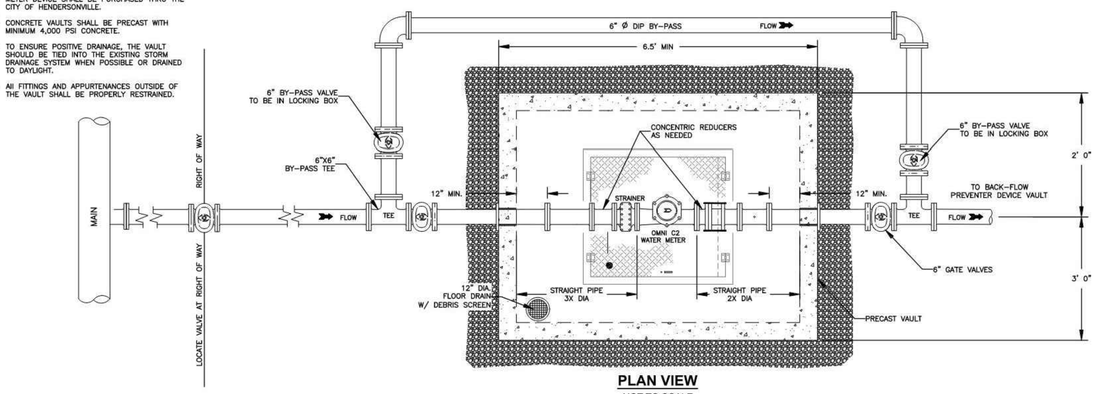
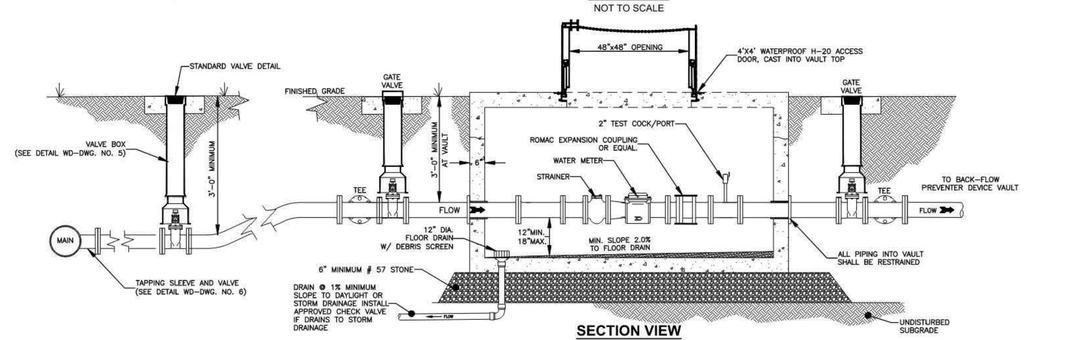
DEDICATED FIRE LINE WITH DOMESTIC SERVICE

GENERAL NOTES:

1. METER ASSEMBLY TO BE ELECTROMAGNETIC FLOW METER WITH DUCTILE IRON FLANGED PIPE.
2. METER DEVICE SHALL BE PURCHASED THRU THE CITY OF HENDERSONVILLE.
3. CONCRETE VAULTS SHALL BE PRECAST WITH MINIMUM 4,000 PSI CONCRETE.
4. TO ENSURE POSITIVE DRAINAGE, THE VAULT SHOULD BE TIED INTO THE EXISTING STORM DRAINAGE SYSTEM WHEN POSSIBLE OR DRAINED TO DAYLIGHT.
5. All FITTINGS AND APPURTENANCES OUTSIDE OF THE VAULT SHALL BE PROPERLY RESTRAINED.





NOTE:
VAULT DIMENSIONS WILL VARY SLIGHTLY DEPENDING ON MANUFACTURER

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4" THRU 8" METER & VAULT DETAIL

DATE: 12/04/2019 WD DWG. NO. 18
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NO.	ISSUED FOR	DATE
1	SCHEMATIC DESIGN	4/26/2023
2	SD–R COURTS	9/26/2024
3	DD COURTS	2/21/2025

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049911 DAVID L. DERICK
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UTILITY SERVICE DETAILS

PROJECT #: 20220006.003

SHEET NUMBER
CC-502

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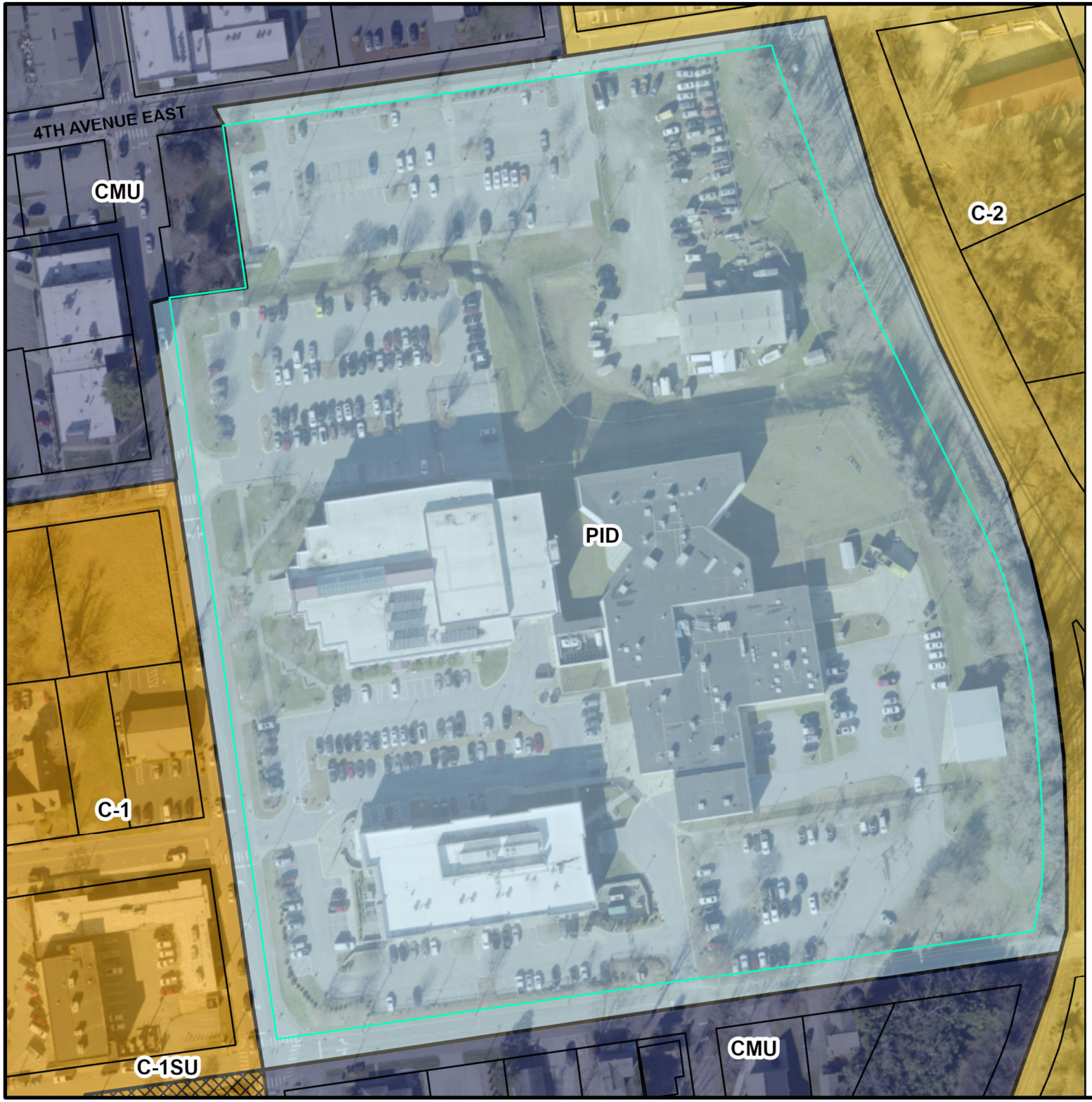

0 50 100 200 Feet

City of Hendersonville

N E S

LBH Property Holdings LLC

25-10-RZO

PINs: 9577-89-9886

Acreage: .08

Proposed Zoning

Community Development Department

Proposed Zoning - PID CZD

Parcels

Hendersonville Zoning

Zoning

- PID Planned Institutional Development
- C-2 Secondary Business
- C-1 Central Business
- C-1SU Central Business Special Use
- CMU Central Mixed Use

THE CITY OF HENDERSONVILLE · N.C. · 1847

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A PARCEL POSSESSING PIN NUMBER: 9568-97-1859 BY CHANGING THE ZONING DESIGNATION FROM PID, PLANNED INSTITUTIONAL DEVELOPMENT TO PID-CZD, PLANNED INSTITUTIONAL DEVELOPMENT CONDITIONAL ZONING DISTRICT

IN RE: Parcel Number: 9568-97-1859
Address: 200 N. Grove Street
Henderson County Courthouse and Detention Center Expansion: (File # 25-06-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Christopher Todd (Assistant County Manager) of Henderson County Government, and property owner, William Lapsley (County Commissioner Chairman) of Henderson County Government, for the construction of a of a 90,859 square foot courthouse and 53,443 square foot detention center on approximately 14.78 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on March 13th, 2025; voting 7-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on April 3rd, 2025, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9568-97-1859, changing the zoning designation from PID, Planned Institutional Development to PID-CZD, Planned Institutional Development Conditional Zoning District.

2. Development of the parcel pursuant to this Ordinance is subject to the following.

    a. Development shall comply with the master site plan submitted by the applicant dated March 6th, 2025, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].

    b. Permitted uses shall include:

        i. Public & quasi-public buildings

    c. Additional conditions that shall be satisfied prior to final site plan approval include:
        i.

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

    This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 3rd day of April 2025.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____

Jill Murray, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9568-97-1859
Address: 200 N. Grove Street
Henderson County Courthouse and Detention Center Expansion: (File # 25-06-CZD

Applicant/Developer: Christopher Todd (Assistant County Manager) of Henderson County Government

Signature:_____

Printed Name:_____

Title: _____

Date:_____

Property Owner: William Lapsley (County Commissioner Chairman) of Henderson County Government

Signature:_____

Printed Name:_____

Title:_____

Date:_____

CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
100 N. King Street, Hendersonville, NC 28792
Phone (828) 697-3010|Fax (828) 698-6185
www.hendersonvillenc.gov

Conditional Zoning District Petition

Section 7-4 and Article 11 City Zoning Ordinance

The following are the **required** submittals for a complete application for rezoning a property or properties to a Conditional Zoning District. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☑ 1. Completed Pre-Application meeting with Planning Staff
- ☑ 2. Scheduled Neighborhood Compatibility Meeting
  NCM Date: January 23, 2025 Time: 2:00 PM
- ☑ 3. Water and Sewer Availability Request
- ☑ 4. Completed Application Form
- ☑ 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☑ 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☑ 7. Detailed explanation of any Proposed Development Description
- ☑ 8. Application Fee
- PENDING 9. Transportation Impact Analysis - Required for complete application but not due until 24 calendar days prior to Planning Board Meeting (if required)

Note: Additional Approvals prior to the issuance of a Zoning Compliance Permit may include, but are not limited to the following:

- **Henderson County Sedimentation & Erosion Permit**
- **Stormwater Management Plan**
- **Utility Approval**
- **NCDOT Permit**
- **Any other applicable permits as determined by the Community Development**

[Application Continued on Next Page]

Office Use:
Date Received: _____ **By:** _____ **Fee Received? Y/N**

A. Applicant Contact Information

Henderson County

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☑ Other: Public

Applicant Signature

Assistant County Manager (Christopher Todd)

Applicant Title (if applicable)

1 Historic Courthouse Sq, Suite 2

Address of Applicant

Hendersonville, NC 28792

City, State, and Zip Code

(828) 697-4819

Telephone

ctodd@hendersoncountync.gov

Email

* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

[Application Continued on Next Page]

B. Property Owner Contact Information (if different from Applicant)

Henderson County (William Lapsley)

*Printed Owner Name (Authorized Representative for entities other than individuals)

Printed Company Name (if applicable, check corresponding box below)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☑ Other: Public

Property Owner/Authorized Representative Signature

Chairman

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

1 Historic Courthouse Sq. Suite 1, Hendersonville, NC 28792

City, State, and Zip Code

(828) 697-4808

Telephone

wlapsley@hendersoncountync.gov

Email

* Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application.

* If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

C. Property Information

Name of Project: Henderson County Courthouse & Detention Center

PIN(s): 9568-97-1859

Address(es) / Location of Property: 200 N Grove Street, Hendersonville, NC 28792

Type of Development: ☐ **Residential** ☑ **Commercial** ☐ **Other**

Current Zoning: PID

Total Acreage: 14.78

Proposed Zoning: PID

Proposed Building Square Footage: Detention Center = 37,557 SF (Proposed) / 49,800 SF (Existing)

Number of Dwelling Units: N/A

List of Requested Uses:

Public Courthouse and Detention Center

D. Proposed Development Conditions for the Site

In the spaces provided below, please provide a description of the Proposed Development for the site.

Proposed redevelopment of an existing parcel to provide increased housing and services for the Henderson County Detention Center. Site improvements include a relocated entry off of 1st Avenue, off-street parking for public and staff, a proposed building expansion inclusive of a new sally port for prisoner transfers, secured areas for inmates, a loading dock, and a dumpster area.

Proposed redevelopment of an existing parcel to provide increased public services for the Henderson County Courthouse. Site improvements include a relocated entry off of 4th Ave East, off-street parking for public and staff, the elimination of the existing impound facility, a proposed courthouse building expansion and a dumpster area.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Sam Hayes	**MEETING DATE:**	April 3rd, 2025
AGENDA SECTION:	New Business	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – LBH Property Holdings LLC (Lyndon Hill) (25-10-RZO) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

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 the subject property, PIN: 9577-89-9886 from Henderson County CC to City of Hendersonville Central Highway Mixed Use and designating the Future Land Use classification as "Mixed Use – Commercial" based on the following:

1. The petition is found to be consistent with the City of Hendersonville GenH Comprehensive Plan based on the information from the staff analysis and because:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area designations in the areas adjacent to the subject parcel.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing, and because:

1. Commercial Highway Mixed Use is the zoning district established for the Upward Road Planning Area.
2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area.

[DISCUSS & VOTE]

For Recommending Denial:
I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property, PIN: 9577-89-9886 from Henderson County CC to City of Hendersonville Central Highway Mixed Use and designating the Future Land Use classification as "Mixed Use – Commercial" based on the following:

1. **The petition is found to be consistent with the City of Hendersonville GenH Comprehensive Plan based on the information from the staff analysis and because:**

   The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area designations in the areas adjacent to the subject parcel.

2. **We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:**
   1. CHMU Zoning is inconsistent with the character of the surrounding area.

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville approved an annexation petition from Lyndon Hill (property owners) for one parcel totaling .08 acres located along Upward Road. The applicant did not request zoning, therefore the City is initiating zoning. The County zoning*

remains in effect until municipal zoning is applied or a period of 60 days has elapsed after annexation. The City is proposing Central Highway Mixed Use as the proposed zoning district for this property. CHMU permits a range of commercial uses and residential uses (up to 12 units/acre) and includes design standards for all uses other than single-family and two-family (per State Statute). As a standard rezoning, all uses would be permitted if approved. In 2011, City planning staff brought forward a proposal for the creation of the Commercial Highway Mixed Use District. Additionally, City Council created the Upward Road Planning District in line with the City's sewer extension policy. A map of the Upward Road Planning District is attached in your packet.

PROJECT/PETITIONER NUMBER:	25-10-RZO
PETITIONER NAME:	City of Hendersonville [applicant]
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency Worksheet 3. Planning Board Summary 4. Ordinance 5. Proposed Zoning Map 6. Upward Road Planning District Map

STANDARD REZONING: LBH Property Holdings LLC (Lyndon Hill) (25-10-RZ0)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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FUTURE LAND USE 5
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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 7

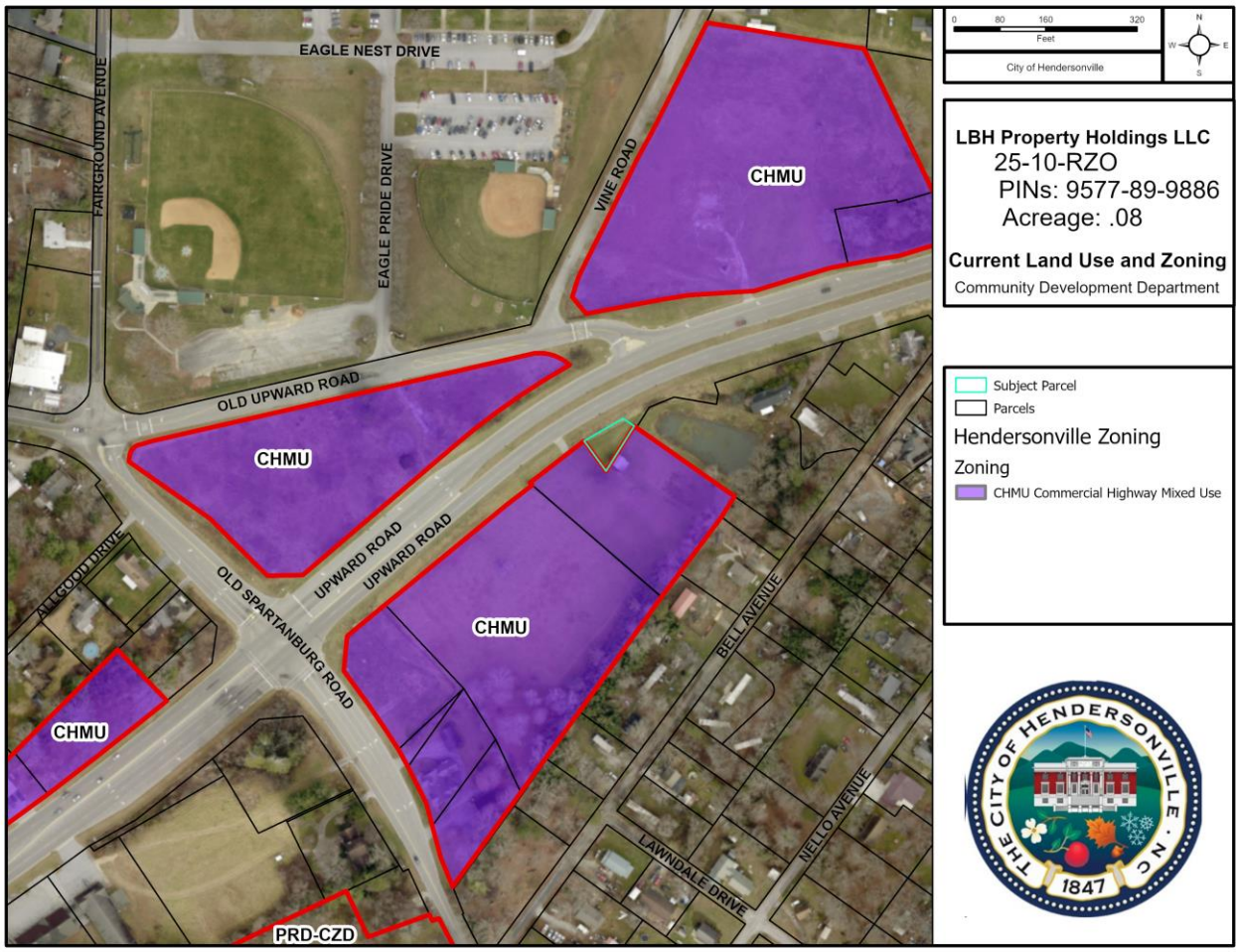
- Project Name & Case #:
  - LBH Property Holdings LLC (Lyndon Hill)
  - 25-10-RZO
- Applicant & Property Owner:
  - City of Hendersonville [Applicant]
  - LBH Property Holdings LLC [Owner]
- Property Address:
  - 0 Upward Road
- Project Acreage:
  - .08 Acres
- Parcel Identification (PINS):
  - 9577-89-9886
- Current Parcel Zoning:
  - Henderson County CC
- Proposed Zoning District:
  - City of Hendersonville Central Highway Mixed Use
- Future Land Use Designation:
  - Mixed Use - Commercial



SITE VICINITY MAP

The City of Hendersonville approved an annexation petition from Lyndon Hill (property owners) for one parcel totaling .08 acres located along Upward Road. The applicant did not request zoning, therefore the City is initiating zoning. The County zoning remains in effect until municipal zoning is applied or a period of 60 days has elapsed after annexation. The City is proposing Central Highway Mixed Use as the proposed zoning district for this property. CHMU permits a range of commercial uses and residential uses (up to 12 units/acre) and includes design standards for all uses other than single-family and two-family (per State Statute). As a standard rezoning, all uses would be permitted if approved. In 2011, City planning staff brought forward a proposal for the creation of the Commercial Highway Mixed Use District. Additionally, City Council created the Upward Road Planning District in line with the City's sewer extension policy. A map of the Upward Road Planning District is attached in your packet.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property was recently annexed into the City. Previously the parcel was zoned Henderson County Community Commercial (CC). The adjacent parcels within city limits are all zoned Commercial Highway Mixed Use (CHMU). The City zoned uses within close proximately include a fast food restaurant, the future site of a religious institution, and the future site of a convenience store with gasoline sales.

The County zoning in this area is predominantly Community Commercial (CC) along this stretch of Upward Road and Residential One (R1) further setback from Upward Rd. The intent of the CC zoning district is to "to allow for commercial development that includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level". The R1 zoning is intended to "allow for medium to high-density residential development". East Henderson High School is zoned Office and Institutional and is the only parcel with this classification near the subject property.

SITE IMAGES

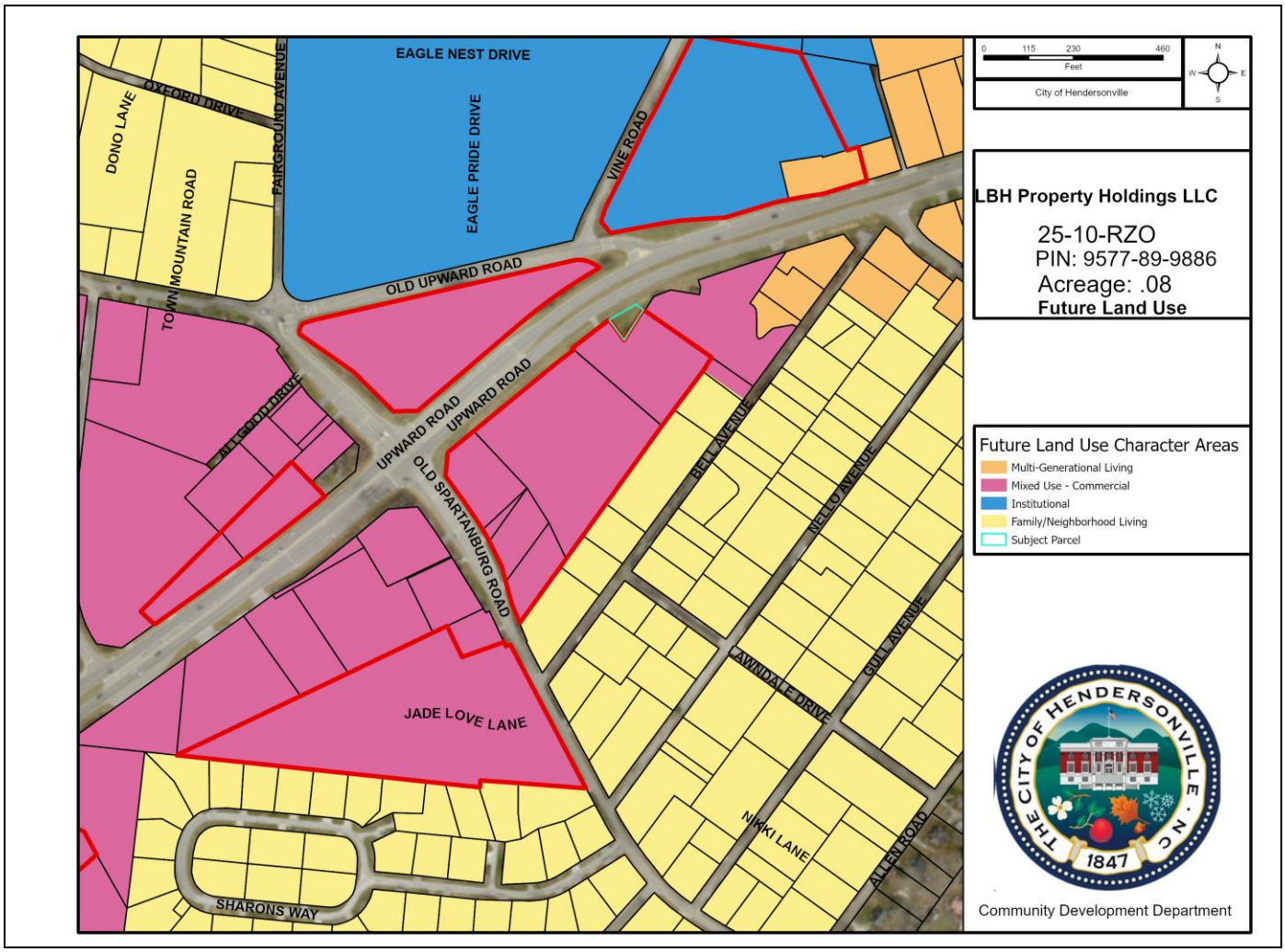


View of property looking toward Upward Road.



View of small pond that sits adjacent to property.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property was excluded from the City's Gen H Comprehensive Plan Future Land Use Map. The surrounding properties are designated Mix Use – Commercial. Parcels to the south are designed Family/Neighborhood Living. Parcels to the North are designated institutional. Parcels to the east along Upward Road are designated Multi-Generational Living.

The City has proposed language in the motion to designate this property as Mixed Use – Commercial on the Future Land Use Map in line with properties directly adjacent to the subject property.

REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
The subject property was excluded from the analysis area for the Future Land Use Map, however, staff analyzed the property as if it were classified as "Mixed Use – Commercial" due to the classification of adjacent properties *and* because staff is recommending the property be designated as such.	
1) COMPREHENSIVE PLAN CONSISTENCY	**LAND SUPPLY, SUITABILITY & INTENSITY** The subject property is not located on a vacant or underutilized property in the Land Supply Map and therefore is not ranked for Suitability for Residential, Commercial and Industrial uses. The subject property is located in an area designated as "High" for Development Intensity. The subject property is not located in one of the the 5 Focus Areas. The subject property is located in a Focused Intensity Node. A Focused Intensity Node is classified as: "Concentration of more intense development are envisioned for key nodes where 'Mixed-Use Commercial Center (MU-C)' character areas are delineated on the Future Land Use Map. These nodes are intended to be the largest activity centers outside of downtown and support a broad range of compatible uses."
	FUTURE LAND USE & CONSERVATION MAP **Character Area Designation:** Mixed Use - Commercial **Character Area Description:** Consistent **Zoning Crosswalk:** Consistent **Focus Area Map:** NA
2) COMPATIBILITY	***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property***
	In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to "compatibility". The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.
	EXISTING CONDITIONS The subject property is a .08 acre parcel, that was acquired by the owners from NCDOT. The parcel is currently vacant.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: Consistent **Abundant Housing Choices**: N/A **Healthy and Accessible Natural Environment**: Consistent **Authentic Community Character**: N/A **Safe Streets and Trails**: Consistent **Reliable & Accessible Utility Services**: Consistent **Satisfying Work Opportunities**: N/A **Welcoming & Inclusive Community**: N/A **Accessible & Available Community Uses and Services**: Consistent

	Resilient Community: N/A
	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) **Mix of Uses:** Consistent **Compact Development:** Consistent **Sense of Place:** Consistent **Conserved & Integrated Open Spaces:** Consistent **Desirable & Affordable Housing**: Consistent **Connectivity**: Consistent **Efficient & Accessible Infrastructure:** Consistent
	DESIGN GUIDELINES ASSESSMENT – N/A
3) **Changed Conditions**	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The adjacent property was annexed into the city in 2024. The current property was annexed into the City in February 2025.
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 -**
	Rezoning to this zoning district will enable this corridor to be developed in the same zoning district over time, ensuring cohesive progression of development.
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**
	The current property will have the opportunity to connect to City water and sewer and will be required to establish public sidewalks.
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 -**
	The subject property and the adjacent property is part of a single project to be developed as a commercial building. The development must comply with all the City of Hendersonville zoning ordinance provisions regarding the protection of the natural environment.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area designations in the areas adjacent to the subject parcel.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *Commercial Highway Mixed Use is the zoning district established for the Upward Road Planning Area.*
- *The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area.*

DRAFT [Rational for Denial]

- *CHMU Zoning is inconsistent with the character of the surrounding area.*

329 Signal Hill Rd - RCT to C-2 | P24-71-RZO		
Chapter 4 - The Vision for the Future	**Consistent**	**Inconsistent**
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	NA	NA
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	NA	NA
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	**Mixed Use - Commercial**	
Character Area Description (Pg. 122-131)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	NA	NA

Chapter 4 - The Vision for the Future	Consistent
GOALS	
Vibrant Neighborhoods (Pg. 93)	
Promote lively neighborhoods that increase local safety.	Consistent
Enable well-maintained homes, streets, and public spaces.	Consistent
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent
The design allows people to connect to nearby destinations, amenities, and services.	Consistent
Abundant Housing Choices (Pg. 93)	
Housing provided meets the need of current and future residents.	NA
Range of housing types provided to help maintain affordability in Hendersonville.	NA
Housing condition/quality exceeds minimum standards citywide	NA
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent
Authentic Community Character (Pg. 94)	
Downtown remains the heart of the community and the focal point of civic activity	NA
A development near a gateway sets the tone, presenting the image/brand of the community.	NA
Historic preservation is utilized to maintain the city's identity.	NA
City Centers and neighborhoods are preserved through quality development.	NA
Safe Streets and Trails (Pg. 95)	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Consistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent
Design embraces the principles of walkable development.	Consistent
Reliable & Accessible Utility Services	
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent
Satisfying Work Opportunities (pg. 96)	
The development promotes quality job options.	NA

The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	NA
Welcoming & Inclusive Community	
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	NA
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	NA
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
Resilient Community	
N/A	
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	NA
New business and office space promotes creative hubs.	Consistent
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive [Small Infill Site].	NA
Sense of Place (Pg. 102)	
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	Consistent
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

Inconsistent
NA
NA
NA
NA
NA

NA

NA

NA

NA

NA

PLANNING BOARD RECOMMENDATION

PROJECT #: 25-10-RZO

MEETING DATE: March 13th, 2025

PETITION REQUEST:	LBH Property Holdings LLC (Lyndon Hill) - Standard Rezoning (Henderson County Community Commercial to City CHMU (Commercial Highway Mixed Use)
APPLICANT/PETITIONER:	City of Hendersonville [Applicant]
	Lynn and Lyndon Hill [Property Owner]

PLANNING BOARD ACTION SUMMARY:

Staff gave an 5-minute presentation on the request – reviewing the property and directing the board members to the staff report for comprehensive plan consistency information. The Planning Board reviewed the item for 5 minutes.

PUBLIC COMMENT:

No one from the public gave public comment.

DELIBERATION:

There was one question for staff regarding why this property was missed when rezoning. Staff clarified that this was previously right-of-way and that it was recently annexed into the city, triggering the initial zoning process.

MOTION:

Donna Waters moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area designations in the areas adjacent to the subject parcel.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. Commercial Highway Mixed Use is the zoning district established for the Upward Road Planning Area.
2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area.

BOARD ACTION

- **Motion/Second**: Waters / Johnson
- **Yeas**: Robertson (Chair), Peacock, Gilgis, Waters, Johnson, McKinely, Russell
- **Nays**: N/A
- **Absent**: Flores, Hanley
- **Recused**: N/A

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A CERTAIN PARCEL (POSSESSING PIN NUMBER 9577-99-0735) BY CHANGING THE ZONING DESIGNATION FROM HENDERSON COUNTY CC (COMMUNITY COMMERCIAL) ZONING DISTRICT TO CITY OF HENDERSONVILLE CHMU (COMMERCIAL HIGHWAY MIXED USE) ZONING DISTRICT

IN RE: Parcel Numbers: 9577-99-0735
Upward Road - Hill (File # P24-36-RZO)

WHEREAS, the Planning Board took up this application at its regular meeting on July 11th, 2024; voting 7-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on August 1st, 2024, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on August 1st, 2024,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9577-99-0735 from Henderson County CC (Community Commercial) Zoning District to City of Hendersonville CHMU (Commercial Highway Mixed Use) Zoning District.

2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.

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

Adopted this 1st day of August 2024.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney



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Feet

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City of Hendersonville

LBH Property Holdings LLC
25-10-RZO
PINs: 9577-89-9886
Acreage: .08
Proposed Zoning
Community Development Department

Proposed Zoning - CHMU
Parcels

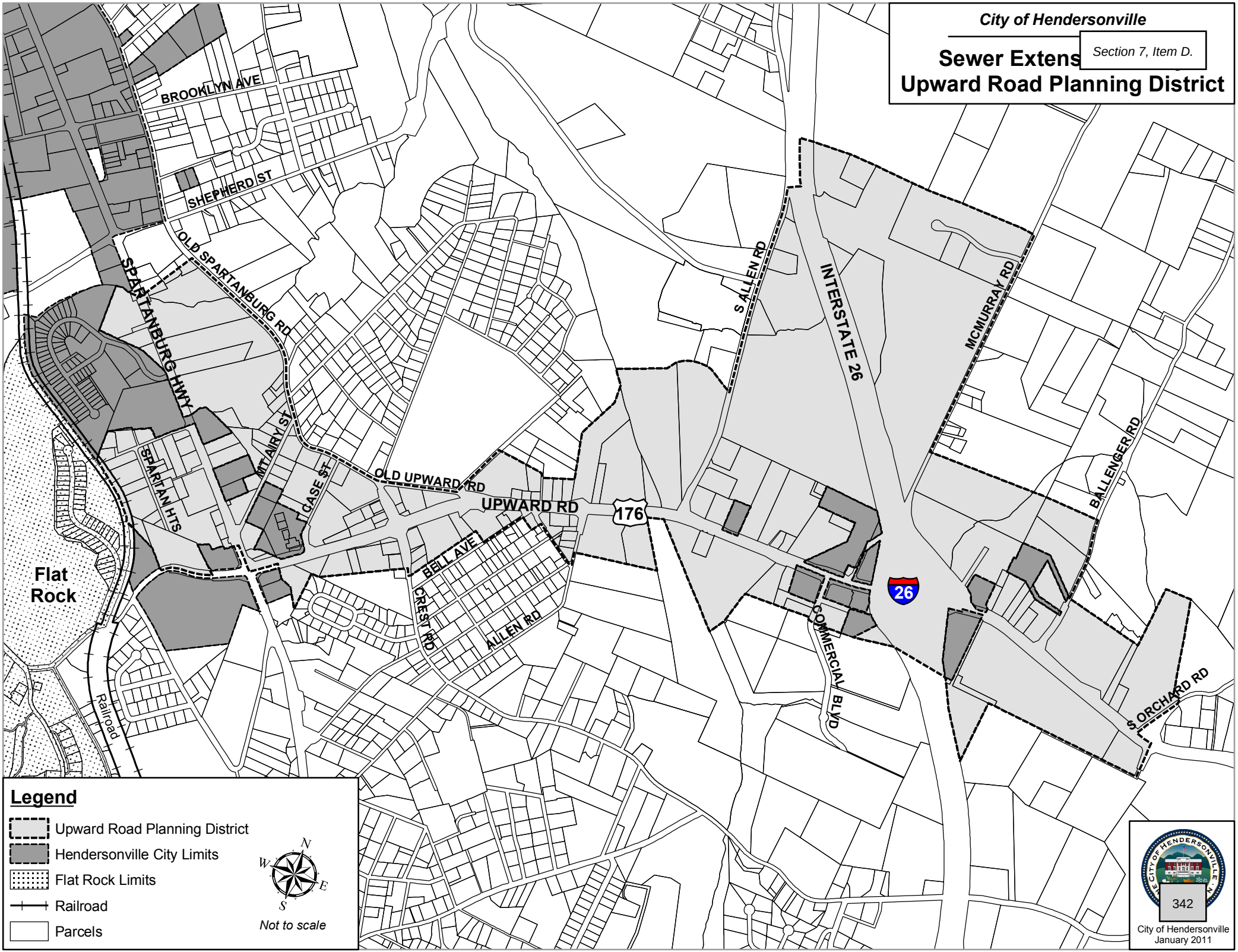
Hendersonville Zoning

Zoning
CHMU Commercial Highway Mixed Use

THE CITY OF HENDERSONVILLE · N C
1847

City of Hendersonville

Sewer Extens
Upward Road Planning District



Legend

- Upward Road Planning District
- Hendersonville City Limits
- Flat Rock Limits
- Railroad
- Parcels

N W E S

Not to scale

342

City of Hendersonville
January 2011

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: City of Hendersonville

MEETING DATE: April 3rd, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Zoning Text Amendment: BOA Quorum Adjustment (P24-088-ZTA) –*Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:	**For Recommending Denial:**
I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 10-1. Establishment of board of adjustment and qualifications of members., Section 10-6. Quorum and voting., Section 10-8-2 Preliminary site plan., and Section 10-8-3 Evidentiary hearings on applications for special use permits. based on the following: **1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:** The petition aligns with the City's adopted plan's policy guidance to provide efficient government services. **2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:** 1. Changing the number of members on the Board of Adjustment will assist with ensuring applications will be heard in a timely manner. **[DISCUSS & VOTE]**	I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 10-1. Establishment of board of adjustment and qualifications of members., Section 10-6. Quorum and voting., Section 10-8-2 Preliminary site plan., and Section 10-8-3 Evidentiary hearings on applications for special use permits. based on the following: **1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:** The petition aligns with the City's adopted plan's policy guidance to provide efficient government services. **2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because**: 1. Decreasing the number of board members will adversely impact the Board of Adjustment and the City operations. **[DISCUSS & VOTE]**

SUMMARY:

City staff is proposing changes to the Board of Adjustment's membership structure, reducing the number of regular members from ten to five and establishing five alternate members. These changes would simultaneously limit the number of members required for quorum while maintaining the pool of members that would be eligible to participate. Additionally, staff recommends that the approval threshold for variance requests be set at four-fifths of the board, in alignment with state legislation.

PROJECT/PETITIONER NUMBER:	P24-088-STA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency Worksheet 3. Draft Ordinance

ZONING TEXT AMENDMENT: BOARD OF ADJUSTMENT QUORUM ADJUSTMENTS (P24-088-ZTA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
  - Board of Adjustment Quorum Adjustments
  - P24-088-ZTA
- Applicant:
  - City of Hendersonville
- Zoning Ordinance Articles Amended:
  - Sec. 10-1. Establishment of board of adjustment and qualifications of members.
  - Sec. 10-6. Quorum and voting.
  - Sec. 10-8-2. Preliminary site plan.
  - Section 10-8-3. Evidentiary hearings on applications for special use permits.
- Planning Board - Legislative Committee Meeting
  - December 17th, 2024

Summary of Amendment Petition:

City staff is proposing changes to the Board of Adjustment's membership structure, reducing the number of regular members from ten to five and establishing five alternate members. These changes would simultaneously limit the number of members required for quorum while maintaining the pool of members that would be eligible to participate. Additionally, staff recommends that the approval threshold for variance requests be set at four-fifths of the board, in alignment with state legislation.

AMENDMENT ANALYSIS – AMENDMENT OVERVIEW

The board of adjustment is responsible for the following according to 160D-302:

- Hear and decide appeals from and review any order, requirement, decision or determination made by any administrative official charged with the enforcement of the Zoning Ordinance or the Subdivision Ordinance.
- Hear and decide requests for variances from the requirements of the Zoning Ordinance.
- Review applications for conditional use permits and to issue conditional use permits in accordance with the provisions of the Zoning Ordinance.
- Make interpretations of the Official Zoning Map and to pass upon disputed questions of lot lines or district boundary lines and similar questions as arise in the administration of the Zoning Ordinance.
- Enter, at reasonable times, upon private lands and make examinations or surveys as necessary for the performance of its official duties.
- Request City Council to hold public hearings on matters within the purview of the Board.
- Hear and decide any other matter as required by the provisions of the Zoning Ordinance and the Code of the City of Hendersonville.
- Adopt rules consistent with the Zoning Ordinance or General Statutes governing the organization of the Board and proceedings before the Board.

Given the Board of Adjustment's important responsibilities, staff has proposed a text amendment aimed at addressing attendance challenges and ensuring that applicants can have their applications heard in a timely manner.

Over the past three years, attendance at Board of Adjustment meetings has steadily declined. In 2022, an average of 8 members attended each meeting. In 2023, that number dropped to 7, and in 2024, it further decreased to 6 members per meeting.

This decline is particularly problematic when the board needs to hear variance applications. Currently, our ordinance requires 7 members to be present and able to vote. We recently had to cancel meetings for two consecutive months because we lacked the necessary quorum to hear a variance request.

To address this issue, city staff has proposed practical solutions, including reducing the total number of board members to 5 and changing the threshold for approving variance requests to 4/5ths of the board. This means that if all 5 members are present, at least 4 out of 5 members would need to vote in favor of the variance for it to be approved.

ZONING TEXT AMENDMENT

The following language is recommended for addition / ~~deletion~~.

ARTICLE X. BOARD OF ADJUSTMENT

Sec. 10-1. Establishment of board of adjustment and qualifications of members.

A board of adjustment is hereby established. Said board of adjustment shall consist of five members ~~ten members~~; three ~~seven~~ members of the board of adjustment shall be citizens of the City of Hendersonville and shall be appointed by city council and ~~three~~ two members who reside in the city's area of extraterritorial jurisdiction shall be appointed by the Board of Commissioners of Henderson County.

Terms shall be three years; however, city council and the Henderson County Board of Commissioners may appoint members for a lesser term in order to achieve a balanced system of overlapping terms. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the board of adjustment. Notwithstanding the foregoing, the city council may remove any member of the board of adjustment for the exhibition of a pattern of conduct that materially impairs or seriously threatens the ability of the board of adjustment to carry out its designation functions.

The two ~~three~~ members appointed to the board of adjustment by the board of county commissioners as representatives of the City of Hendersonville's Extraterritorial Jurisdiction shall have equal rights, privileges and duties with other members of the board in all matters pertaining to the regulation of the zoning ordinance in the city and its extraterritorial jurisdiction.

City council or the county board of commissioners, as appropriate, may appoint alternate members to serve on the board of adjustment in the absence of any regular members. Alternate members shall be appointed for the same term and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board of adjustment and serving in the absence of any regular member, shall have and may exercise all the powers and duties of a regular member.

Sec. 10-2. Conflicts of interests.

The board of adjustment shall consider conflicts of interest as follows:

Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to G.S. 160D-109(b) where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

A member of any board exercising quasi-judicial functions pursuant to G.S. 160D-109(d) shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection per G.S. 160-109(e) [Resolution of Objection].

Sec. 10-3. Powers of the board of adjustment.

The board of adjustment shall have the following powers:

a) To hear and decide appeals from and review any order, requirement, decision or determination made by any administrative official charged with the enforcement of the zoning ordinance or the subdivision ordinance and may hear appeals arising out of any other ordinance that regulates land use or development. As used in this section, the term "decision" includes any final or binding order, requirement or determination.

b) To hear and decide requests for variances from the dimensional requirements of the zoning ordinance, in accordance with section 10-9, below;

c) To review applications for special use permits and to issue special use permits in accordance with the provisions of section 10-8, below;

d) To make interpretations of the official zoning map and to pass upon disputed questions of lot lines or district boundary lines and similar questions as arise in the administration of the zoning ordinance;

e) To enter, at reasonable times, upon private lands and make examinations or surveys as necessary for the performance of its official duties;

f) To request city council to hold public hearings on matters within the purview of the board of adjustment;

g) To hear and decide any other matter as required by the provisions of the zoning ordinance and the Code of the City of Hendersonville;

h) To adopt rules not inconsistent with the zoning ordinance or G.S. governing the organization of the board of adjustment and proceedings before the board of adjustment.

Sec. 10-4. Officers.

The board of adjustment shall elect one member to serve as chair and preside over its meetings and shall create and fill such offices and committees as it may deem necessary. The term of the chair and other offices shall be one year with eligibility for re-election. The chair, or any member temporarily acting as chair, is authorized to administer oaths to any witnesses in any matter coming before the board of adjustment.

Sec. 10-5. Meetings.

The board of adjustment shall establish a regular meeting schedule and shall meet frequently enough so that it may take action as expeditiously as reasonably possible. All meetings of the board of adjustment shall be open to the public.

Notice of date, time and place of the public hearing conducted pursuant to this section shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the zoning ordinance. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice shall be deposited in the mail not less than ten nor more than 25 days prior to the date of the hearing. Within that same time period, the city shall also prominently post a notice of the public hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

The board of adjustment shall keep a record of its meetings, including attendance of its members, the vote of each member on every question, a complete summary of the evidence submitted to it, documents submitted to it, and all official actions.

If any member of the board of adjustment misses more than three consecutive regular meetings or more than half of the regular meetings in a calendar year, their status as a member of the board of adjustment shall be replaced or reappointed by city council or the county board of commissioners, as appropriate. Absence due to sickness, death, or other emergencies of like nature shall be recognized as excused absences, and shall not affect the member's status on the board of adjustment, except that in the event of a long illness or other such cause for prolonged absence, the member shall be replaced.

The chair of the board of adjustment or any member acting as chair and the clerk to the board are authorized to administer oaths to witnesses in any matter coming before the board of adjustment. Any person who, while under oath during a proceeding before the board of adjustment, willfully swears falsely is guilty of a class 1 misdemeanor.

The board of adjustment through the chair, or in the chair's absence anyone acting as chair, may subpoena witnesses and compel the production of evidence. To request issuance of a subpoena, persons with standing under G.S. may make a written request to the chair explaining why it is necessary for certain witnesses or evidence to be compelled. The chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be appealed to the full board of adjustment.

If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the board of adjustment or the party seeking the subpoena may apply to the general court of justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.

Sec. 10-6. Quorum and voting.

In accordance with G.S. 160D-406(i), the concurring vote of ~~seven~~ four-fifths of the board of adjustment shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this subsection, vacant positions on the board of adjustment and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board of adjustment for the calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

A member of any board of adjustment exercising quasi-judicial functions pursuant to this article shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

Sec. 10-7. Appeals of administrative decisions.

The board of adjustment shall hear and decide appeals from and review any order, requirement, decision or determination made by an administrative official charged with the enforcement of the ordinance and may hear appeals arising out of any other ordinance that regulates land use or development, pursuant to all of the following:

a) Any person who has standing under G.S. 160D-1402(l)(2) or the city may appeal a decision of the board of adjustment. An appeal is taken by filing notice of appeal with the city clerk. The notice of appeal shall state the grounds of the appeal.

b) The official who made the decision shall give written notice to the owner of the property that is the subject of the decision and to the party who sought the decision, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail, or by first-class mail.

c) The owner or other party shall have 30 days from receipt of written notice within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the decision within which to file an appeal.

d) It shall be conclusively presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision provided the sign remains on the property for at least ten days. Posting of the signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Posting of the signs is not required.

e) The official who made the decision shall transmit to the board of adjustment all documents and exhibits constituting the record upon which the action appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is the subject of the appeal if the appellant is not the owner.

f) An appeal of a notice of violation or other enforcement order stays all legal proceedings in furtherance of the action appealed from, unless the administrative officer certifies to the board of adjustment, after the notice of appeal has been filed with the city clerk, that because of facts stated in an affidavit, a stay would, cause imminent peril to life or property or that because the violation charged is transitory in nature, a stay would seriously interfere with enforcement of the ordinance. In such case proceedings shall not be stayed except by a restraining order, which may be granted by a court.

g) If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the board of adjustment shall meet to hear the appeal within 15 days after such request is filed. Notwithstanding the foregoing, appeals of decisions granting a permit or otherwise affirming that a proposed use of the property is consistent with the ordinance shall not stay the further review of an application for permits or permissions to use such property; in these situations the appellant may request and the board of adjustment may grant a stay of a final decision of permit applications or building permits affected by the issue being appealed.

h) Subject to the provisions of subdivision (f) of this subsection, the board of adjustment shall hear and decide the appeal within a reasonable time.

i) The official who made the decision shall be present at the hearing as a witness. The appellant shall not be limited at the hearing to matters stated in the notice of appeal. If any part of the city would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the board of adjustment shall continue the hearing. The board of adjustment may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make an order, requirement, decision, or determination that ought to be made. The board of adjustment shall have all powers of the official who made the decision.

j) When hearing an appeal pursuant to G.S. 160D-102, G.S. 160D-947, or any other appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in G.S. 160D-1402(l)(2).

k) The parties to an appeal that has been made under this subsection may agree to mediation or other forms of alternative dispute resolution.

Sec. 10-8. Special use permits.

A special use permit from the board of adjustment is required for all special uses.

10-8-1 Application.

When a special use permit is required by the terms of this ordinance, application for such permit, along with a fee established by resolution of city council, shall accompany the application for a building permit.

10-8-2 Preliminary site plan.

The application for a special use permit shall be accompanied by ~~seven copies of~~ a preliminary site plan showing the following:

a) The proposed title of the project and the name of the engineer, architect, designer, landscape architect, planner and/or licensed surveyor, developer and owner of record;

b) The north arrow point, scale at not greater than one inch equals 40 feet, and such information as the names of adjacent roads, streams, railroads, subdivisions or other landmarks sufficient to clearly identify the location of the property;

c) Location of site by an insert vicinity map at a scale no less than one inch equals 2,000 feet;

d) Existing project zoning and zoning of adjacent property, to include properties abutting either side of a public right-of-way;

e) City limits line;

f) Names of adjacent property owners;

g) Boundary survey of site and the location of all existing easements, buildings, rights-of-way or other encroachments;

h) Existing topography and proposed finished contours at not more than five feet intervals, with project bench mark clearly identified. Location of the 100-year floodplain, if applicable. Other significant natural features affecting the site including but not limited to marshes, major rock outcrops and lakes or streams;

i) All proposed streets with proposed names, pavement widths and rights-of-ways. All alleys, drive-ways, curb cuts for public streets and handicap ramps, loading areas, and provisions for off-street parking spaces and sidewalks; calculations indicating the number of parking spaces required and the number provided. All streets shall be clearly identified as public or private; a typical cross-section of the public or private street shall be included;

j) Preliminary utility layout including location and size of existing and proposed water, sanitary and storm sewer lines; proposed location of electrical transmission lines, gas pipelines, street lights, fire hydrants and the location of garbage disposal facilities or a note indicating arrangements for these facilities;

k) Location and size of all entrances and exits to the site showing sight distances and their relationship to all street and driveway intersections within 25 feet for driveways and 200 feet for street intersections;

l) A landscape plan showing wood line before site preparation with species and average diameter of trees indicated and areas to be screened, fenced, walled and/or landscaped; also location of buffer strips, if required;

m) Proposed location and intended use of all buildings with their dimensions, the number of floors, total floor area and maximum height above lowest ground point of each building;

n) Notations to include the total project area, the amount and percentage of the site to be covered by buildings, open space, streets and parking;

o) General location, size, height, orientation, and appearance of proposed signs.

As a matter of discretion, the administrative officer may require additional items for preliminary site plans, which would be necessitated by conditions such as topography, location and anticipated traffic volumes on or near the site. The requirements may include but not be limited to traffic, noise, visual or fiscal impact studies, architect's models, renderings and other studies or data. In addition, if the administrative officer determines that one or more of the above submittal requirements is not applicable to the proposed project, it may be waived.

Upon receipt of an application and site plan, the administrative officer shall review same to determine if all required information has been provided or if additional information is needed. If the site plan is insufficient, the administrative officer shall notify the applicant in writing of such deficiencies. An application for a special use permit will not be scheduled for evidentiary hearing until such time as the board of adjustment is in receipt of a complete application and site plan, that is, an application and site plan containing all the information required under this ordinance.

10-8-3 Evidentiary hearings on applications for special use permits.

Once the administrative officer is in receipt of a complete application and ~~seven copies of~~ a complete site plan, the administrative officer will schedule the application for an evidentiary hearing before the board of adjustment.

The administrative officer shall mail or deliver written notice of the public hearing to the person or entity whose application or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the zoning ordinance. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine owners entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the city shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

The board of adjustment shall conduct an evidentiary hearing (quasi-judicial hearing) on the application. Per G.S. 160D-406(d), the applicant, the local government, and any person who would have standing under G.S. 160D-1402(c), shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board.

10-8-4 Board of adjustment action on applications for special use permits.

After the evidentiary hearing, and on consideration of the record, the board of adjustment shall take action on the application, either (1) denying it, (2) approving it, or (3) approving it subject to one or more reasonable and appropriate conditions. The board of adjustment shall not approve an application for a special use permit, with or without conditions, unless it makes each of the following findings of fact:

a) The proposed use complies with the standards for such use contained in article XVI;

b) The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use; and

c) The proposed use will not be detrimental or injurious to property or public improvements in the neighborhood of such proposed use.

Sec. 10-9. Variance.

A variance is a means whereby the city may grant relief from the effect of the zoning ordinance in cases of hardship. A variance constitutes permission to depart from the literal requirements of the ordinance.

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of the following:

1) Unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

The board of adjustment shall not have authority to grant a variance when to do so would: 1) result in the extension of a nonconformity regulated pursuant to section 6-2, above, or 2) permit a use of land, building or structure which is not permitted within the applicable zoning district classification. Per G.S. 160D-705(d), appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

Sec. 10-10. Processing of applications before the board of adjustment.

An application to the board of adjustment pursuant to the terms of this article, whether it be in the nature of a request for a variance or a special use permit or an appeal from an administrative determination, must be received by the zoning administrator at least 20 days prior to the date of a board of adjustment meeting in order to be scheduled for such meeting.

Sec. 10-11. Quasi-judicial decisions and judicial review.

a) The board of adjustment shall determine contested facts and make its decision within a reasonable time. Every quasi-judicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing and reflect the board of adjustment's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the chair or other duly authorized member of the board of adjustment. A quasi-judicial decision is effective upon filing the written decision with the clerk to the board of adjustment. The decision of the board of adjustment shall be delivered by personal delivery, electronic mail, or by first-class mail to the applicant, property owner, and to any person who has submitted a written request copy, prior to the date the decision becomes effective. The person required to provide notice shall certify that proper notice has been made.

b) Every quasi-judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari pursuant to G.S. 160D-1402(l)(2). A petition for review shall be filed with the clerk of Superior Court by the later of 30 days after the decision is effective or after a written copy thereof is given in accordance with subdivision (1) of this subsection. When first class mail is used to deliver notice, three days shall be added to the time to file the petition.

PUBLIC INPUT / RECOMMENDATION

Legislative Committee of the Planning Board – December 17th, 2024

Planning Board Members Present: Donna Waters, Peter Hanley, Bob Johnson, and Jim Robertson

The Legislative Committee reviewed the text amendment and expressed minimal concern. One member disagreed with staff regarding the need to lower the variance threshold, but the other members were supportive.

AMENDMENT ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)

GENERAL ZONING TEXT AMENDMENT STANDARDS	
1) COMPATIBILITY	**EXISTING CONDITIONS** The existing board membership and quorum requirements makes it very difficult to get enough members to hold meetings, resulting in applicants having to wait several months to have their applications heard.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: N/A **Abundant Housing Choices**: N/A **Healthy and Accessible Natural Environment**: N/A **Authentic Community Character**: N/A **Safe Streets and Trails**: N/A **Reliable & Accessible Utility Services**: N/A **Satisfying Work Opportunities**: N/A **Welcoming & Inclusive Community**: N/A **Accessible & Available Community Uses and Services**: N/A **Resilient Community**: N/A
	GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV) **Mix of Uses:** N/A **Compact Development:** N/A **Sense of Place:** N/A **Conserved & Integrated Open Spaces:** N/A **Desirable & Affordable Housing**: N/A **Connectivity**: N/A **Efficient & Accessible Infrastructure:** N/A
2) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	As development and redevelopment increases in Hendersonville, the board of adjustment receives more applicants as there are requests for special use permits and variances.
3) 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 -**
	Staff has worked to craft revisions to this ordinance that will help the board of adjustment run more smoothly, thereby creating a more efficient board.
4) 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**

	This amendment will have no impact on public facilities.
5) 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 -**
	There is no impact on the natural environment.

DRAFT ADOPTED PLAN CONSISTENCY AND TEXT AMENDMENT REASONABLENESS STATEMENT

The petition is found to be [consistent] with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the City's adopted plan's policy guidance to provide efficient government services.

We [find/do not find] this proposed zoning text amendment petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *Changing the number of members on the Board of Adjustment will assist with ensuring applications will be heard in a timely manner.*

DRAFT [Rational for Denial]

- *Decreasing the number of board members will adversely impact the Board of Adjustment and the City operations.*

Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	NA	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	NA	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	NA	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	**NA**	
Character Area Description (Pg. 122-131)	NA	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	NA	
Focus Area Map (Pg. 134-159)	NA	NA

Chapter 4 - The Vision for the Future	Consistent
GOALS	
VIBRANT NEIGHBORHOODS (Pg. 93)	
Promote lively neighborhoods that increase local safety.	NA
Enable well-maintained homes, streets, and public spaces.	NA
Promote diversity of ages (stage of life), income levels, and a range of interests.	NA
The design allows people to connect to nearby destinations, amenities, and services.	NA
Abundant Housing Choices (Pg. 93)	
Housing provided meets the need of current and future residents.	NA
Range of housing types provided to help maintain affordability in Hendersonville.	NA
Housing condition/quality exceeds minimum standards citywide	NA
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	NA
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	NA
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	NA
Development is compact (infill/redevelopment) to minimize the ecological footprint.	NA
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	NA
Authentic Community Character (Pg. 94)	
Downtown remains the heart of the community and the focal point of civic activity	NA
A development near a gateway sets the tone, presenting the image/brand of the community.	NA
Historic preservation is utilized to maintain the city's identity.	NA
A development is considered a quality development that preserves the city center or neighborhood.	NA
Safe Streets and Trails (Pg. 95)	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	NA
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	NA
Design embraces the principles of walkable development.	NA
Reliable & Accessible Utility Services	
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	NA
Satisfying Work Opportunities (pg. 96)	
The development promotes quality job options.	NA
Welcoming & Inclusive Community	

Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	NA
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	N/A
Resilient Community	
Recovery from adverse events (e.g., extreme weather events, natural hazards, etc.) form the City's commitment to providing sufficient resources.	NA
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	NA
New business and office space promotes creative hubs.	NA
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	NA
The infill project is context sensitive.	NA
Sense of Place (Pg. 102)	
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements.	NA
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	NA
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	NA
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	NA
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	NA

Inconsistent
NA
NA
NA

N/A

N/A

NA

Ordinance #_____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND ARTICLE X – BOARD OF ADJUSTMENT, SECTIONS 10-1, 10-6, 10-8-2, AND 10-8-3 OF THE CITY OF HENDERSONVILLE ZONING ORDINANCE TO MODIFY MEMBERSHIP OF THE BOARD OF ADJUSTMENT.

WHEREAS, The City of Hendersonville has authority pursuant to N.C.G.S. 160D-302 to appoint a Board of Adjustment; and

WHEREAS, Ordinarily, N.C.G.S. 160D-406 requires the concurring vote of a four-fifths majority of the Board of Adjustment to grant a variance, however, Session Law 1983-161 permits the City of Hendersonville to authorize the Board of Adjustment to decide matters upon a vote of seven members; and

WHEREAS, The authority conferred upon the City of Hendersonville by Session Law 1983-161 is permissive and not mandatory; and

WHEREAS, Currently the Board of Adjustment is comprised of ten seats; and

WHEREAS, Due to the availability of willing and able Board of Adjustment members, it is often difficult to get seven or more members available for a meeting; and

WHEREAS, the City now desires to amend the size and membership of the Board of Adjustment.

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of Hendersonville, North Carolina that:

SECTION 1. This Ordinance shall be known as "An Ordinance to Amend the Size and Membership of the Hendersonville Board of Adjustment."

SECTION 2. Article X. Board of Adjustment is hereby amended as follows:

Sec. 10-1. Establishment of board of adjustment and qualifications of members.

A board of adjustment is hereby established. Said board of adjustment shall consist of ~~ten members~~ five regular members and five alternate members. ~~seven~~ Four regular members and four alternate members of the board of adjustment shall be citizens of the City of Hendersonville and shall be appointed by city council. ~~and three~~ One regular member and one alternate member~~s~~ of the board of adjustment who reside in the city's area of extraterritorial jurisdiction shall be appointed by the Board of Commissioners of Henderson County.

Terms shall be three years; however, city council and the Henderson County Board of Commissioners may appoint members for a lesser term in order to achieve a balanced system of overlapping terms. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the board of adjustment. Notwithstanding the foregoing, the city council may remove any member of the board of adjustment for the exhibition of a pattern of conduct that materially impairs or seriously threatens the ability of the board of adjustment to carry out its designation functions.

~~The three m~~Members appointed to the board of adjustment by the board of county commissioners as representatives of the City of Hendersonville's Extraterritorial Jurisdiction shall have equal rights, privileges and duties with other members of the board in all matters pertaining to the regulation of the zoning ordinance in the city and its extraterritorial jurisdiction.

~~City council or the county board of commissioners, as appropriate, may appoint a~~Alternate members ~~to~~shall serve on the board of adjustment in the absence of any regular members. Alternate members shall be appointed for the same term and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board of adjustment and serving in the absence of any regular member, shall have and may exercise all the powers and duties of a regular member.

***

Sec. 10-6. Quorum and voting.

In accordance with G.S. 160D-406(i), T~~t~~he concurring vote of ~~seven~~ four-fifths ~~majority of the members~~ of the board of adjustment shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this subsection, vacant positions on the board of adjustment and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board of adjustment for the calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

A member of any board of adjustment exercising quasi-judicial functions pursuant to this article shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

***

Sec. 10-8-2. Preliminary site plan.

The application for a special use permit shall be accompanied by ~~seven copies of~~ a preliminary site plan showing the following:

***

Sec. 10-8-3. Evidentiary hearings on applications for special use permits.

Once the administrative officer is in receipt of a complete application and ~~seven copies of~~ a complete site plan, the administrative officer will schedule the application for an evidentiary hearing before the board of adjustment.

***

SECTION 3. The membership of the Board of adjustment is amended as follows:

Name	**Residence**	**Current Status**	**Amended Status**
Reid Barwick	City	Regular Member	Regular Member
Libby Collina	City	Regular Member	Regular Member
Laura Flores	City	Regular Member	Regular Member
Rhona Reagan	City	Regular Member	Regular Member
Kyle Gilgis	City	Regular Member	Alternate
Brett Werner	City	Regular Member	Alternate
Steven Colllins	City	Regular Member	Alternate
[Vacant]	City	[New Position]	Alternate
Charles Webb	ETJ	Regular Member	[To be determined by Henderson County]
Ernest Mowell	ETJ	Regular Member	[To be determined by Henderson County]
Mark Russell	ETJ	Regular Member	[To be determined by Henderson County]

Nothing contained herein shall amend the existing terms of Board of Adjustment members above.

SECTION 4. The City Council requests that the Henderson County Board of Commissioners make appointments to the City of Hendersonville Board of Adjustment consistent with this Ordinance.

SECTION 5. If any provision of this ordinance or its application is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable.

SECTION 6. It is the intention of the City Council and it is hereby ordained, that the provisions of this ordinance shall become and be made part of the Code of Ordinances, City of Hendersonville, North Carolina, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 7. This Ordinance shall be effective upon its adoption.

Adopted by the City Council of the City of Hendersonville, North Carolina on this ____ day of _____ 202__.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 4/3/2025

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Rotary Club Request to Install Peace Pole at Lennox Park – *Lynn Marks, Rotary Club President*

SUGGESTED MOTION(S):

I move that the City Council approve the placement of a Rotary Peace Pole at Lennox Park on S. Whitted Street.

SUMMARY:

The Hendersonville Rotary Club is requesting permission to install a Rotary Peace Pole in Lennox Park. Similar Peace Poles are located at City Hall and Patton Park.

BUDGET IMPACT: $ None

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded. NA

ATTACHMENTS:

Letter of Request

Rotary Club of Hendersonville
PO Box 901 • Hendersonville, North Carolina • 28793-0901

Lynn Marks, President
Rotary Club of Hendersonville
hendorotarypres@gmail.com
828-551-7104

Monday, March 24, 2025

John Connet, City Manager
City of Hendersonville
145 Fifth Avenue East
Hendersonville, NC 28792

Dear Mr. Connet and Members of the Hendersonville City Council,

On behalf of the Rotary Club of Hendersonville, I respectfully submit this request for permission to place two *Peace Poles* within the city limits of Hendersonville. Specifically, we propose installing one Peace Pole in Lennox Park at 901 Lennox Park Drive, and a second on the corner of 5th Avenue and Church Street, known locally as the Safelight corner.

A Peace Pole is an internationally recognized symbol of hope, peace, and unity. Each pole bears the message, "May Peace Prevail on Earth," in multiple languages, serving as a silent yet powerful reminder to all who pass by. The Peace Pole initiative aligns closely with Rotary International's mission to promote peace and goodwill around the globe. Founded on the values of service, fellowship, diversity, integrity, and leadership, Rotary brings together leaders from all walks of life to address the world's most pressing challenges—among them, building a more peaceful world.

This project is part of a broader peace initiative spearheaded by Rotary District 7670 and strongly supported by Rotary International President Stephanie Urchick and District Governor Connie Molland. President Urchick has asked Rotarians worldwide to "help heal a divided world," and our District Governor responded to that call with the ambitious goal of planting 50 Peace Poles throughout Western North Carolina during this Rotary year. Through a special district grant program, Rotary Clubs are receiving support to make this vision a reality in local communities.

Peace Poles have a long and meaningful history, first envisioned in Japan in 1955 by peace activist Masahisa Goi. Since then, more than 200,000 poles have been installed in nearly every country on earth. They serve not only as artistic monuments but as lasting commitments to community values of compassion, inclusivity, and peace. As one of the oldest and most active civic organizations in Hendersonville, the Rotary Club is proud to participate in this global initiative.

The Rotary Club of Hendersonville will assume full responsibility for the installation and ongoing maintenance of both Peace Poles. We see these installations as not only aligning with our club's mission but also enhancing the community's public spaces with a message that resonates deeply across all cultures and generations.

We would be honored to work with city staff on selecting appropriate locations within the proposed sites and ensuring the process meets all necessary guidelines and standards.

Thank you for your consideration of this request and for your continued support of efforts that promote peace, unity, and community pride in Hendersonville. We are available at your convenience to answer any questions or provide additional information.

With appreciation,

Lynn Marks
President, Rotary Club of Hendersonville

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 4/3/2025

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Medical Insurance Plan Selection – *Brian Pahle, Assistance City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

The City's medical insurer is going out of business. We have received bids from multiple companies. Brian will provide a final recommendation at the meeting.

BUDGET IMPACT: $ NA

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded. NA

ATTACHMENTS:

None

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT WITH THE FIRM SUBMITTING THE BEST OVERALL PROPOSAL FOR CITY'S HEALTH INSURANCE PLAN

WHEREAS, the City requested proposals on its current health insurance plan in January of 2025; and

WHEREAS, the City received five (5) proposals, with the low bid being a +14.1% increase and the high bid being a +43.0% increase; and

WHEREAS, three (3) of the bids were all withing one percentage point of each other at +33.0%; and

WHEREAS, only one bid received was for a pooled self-insured option, while the rest were fully insured options; and

WHEREAS, based on staff review the Blue Cross Carolina Public Entity Cooperative (CPEC) is the recommended best option for the City of Hendersonville, at a +33.9% increase, based on its comprehensive proposal and plan design;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that:

1. The City Manager is authorized to enter into a contract with Blue Cross CPEC for their proposal for the City's health insurance plan for the fiscal year 2026.

Adopted by the City Council of the City of Hendersonville, North Carolina on this _____ day of _____, 20____.

Attest: **Barbara G. Volk, Mayor, City of Hendersonville**

Jill Murray, City Clerk

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 04/03/2025

AGENDA SECTION: City Manager Report **DEPARTMENT:** Administration

TITLE OF ITEM: March 2025 Contingency and Adjustment Report – *John Connet, City Manager*

SUGGESTED MOTION(S):

N/A – Presentation Only.

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

NCGS 159-15 permits the Budget Officer (City Manager), to transfer budget from one appropriation to another within the same fund, provided any such transfers are reported to the Governing Board. The City of Hendersonville refers to transfers of budget from one appropriation to another within the same fund as a "budget adjustment". City Council authorizes budget adjustments each year with the adoption of the annual budget ordinance (SECTION 4).

This agenda item serves to fulfill the reporting requirements of both NCGS 159-13(b) and 159-15 by providing City Council a summary of all amendments and adjustments occurring thus far in the fiscal year.

BUDGET IMPACT: Detailed Above

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:
Contingency and Adjustment Report

FISCAL YEAR 2024 - 2025 (FY25)
BUDGET AMENDMENTS AND ADJUSTMENTS

Completed	Corrected
Proposed	Denied

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
010-1300-523003	Utilities Telephone &Internet	51,000	-	5,200	45,800	Tablets- T-mobile	yes	Adjustment	3/7/2025
010-1010-534000	Non-Capital Equipment	68,601	5,200	-	73,801	Tablets- T-mobile	yes	Adjustment	3/7/2025
060-1008-519200	Contracted Services	253,000	-	19,000	234,000	MuniLink	yes	Adjustment	3/11/2025
060-1008-531210	Permits, Licences, Fees	66,000	19,000	-	85,000	Munilink	yes	Adjustment	3/11/2025
010-1002-519200	Contracted Servies	45,922	-	5,000	40,922	Communicaiton AV	yes	Adjustment	3/19/2025
010-1002-521001	Supplies & Materials	413	5,000	-	5,413	Communicaiton AV	yes	Adjustment	3/19/2025