CITY OF HENDERSONVILLE
CITY COUNCIL REGULAR MEETING
City Hall-2nd Floor Meeting Room | 160 6th Ave., E. | Hendersonville, NC 28792
Thursday, June 05, 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. Approval of Minutes - *Jill Murray, City Clerk*

      May 1, 2025 Regular Meeting

      May 28, 2025 Second Monthly Meeting

   B. June 2025 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*

   C. Revision of the Personnel Policy –Amending Article III. Section 8, Article IV Section 3, and 5, Article VII Section 8– *Jennifer Harrell, HR Director*

   D. Approval to Declare and Sell Surplus- *Logan Hickey, Procurement & Contract Administrator*

   E. June 2025 Budget Amendments – *Jennifer Floyd, Management Analyst*

   F. Construction Contract Award for the Wastewater Treatment Facility HVAC Systems Replacement Project - *Devin Owen, Utilities Engineer*

   G. Approval of Memorandum of Understanding for Ecusta Trail Operations and Authorization of City Manager to Execute – *Brent Detwiler, Public Services Director*

   H. Construction Contract Award and Sole Source Exception for the French Broad River Intake and Pumping Station Permanent Repairs Project – *Adam Steurer, Utilities Director*

   I. Engineering Agreement Amendment for the French Broad River Intake and Pumping Station Permanent Repairs Project – *Adam Steurer, Utilities Director*

   J. Wilson Tract Restoration Declaration for the Lower Mud Creek Restoration Project – *Daniel Heyman, Staff Attorney*

K. Resolution Authorizing the Purchase of Real Property– *Angela S. Beeker, City Attorney*

L. Interlocal Agreement for 911 Fund Allocations - *Blair Myhand, Police Chief*

6. PRESENTATIONS

A. Introduction of City Liaison Jeff Miller – *John Connet, City Manager*

7. PUBLIC HEARINGS

A. Fiscal Year 2025-2026 Budget Adoption – *John Connet, City Manager*

B. Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

C. Zoning Text Amendment: Reforms for Missing Middle Housing – PRD (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

D. Annexation: Public Hearing-Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Tyler Morrow, Current Planning Manager*

E. Rezoning: Conditional Zoning District–Ronan at Hendersonville (P24-33-CZD) – *Tyler Morrow– Current Planning Manager*

F. Notice Of Condemnation Order – *Lew Holloway, Community Development Director*

8. NEW BUSINESS

A. Annexation: Analysis and Advisement–Upward Road (4 JS Produce and Apples LLC) (Flat Rock Cidery) (00-00-ANX) – *Sam Hayes, Planner II*

B. Letter of Support for the City of Saluda Water System Merger Integration Assistance Grant – *Adam Steurer, Utilities Director*

C. Discussion Regarding N. Oak Street and 5th Avenue Intersection – *Jennifer Hensley, Mayor Pro Tem*

D. Appointment to the Fireman's Relief Fund - *John Connet, City Manager*

E. FY26 Special Appropriations - *Jenny Floyd, Management Analyst*

9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS

A. Appointment to Various Boards - *Jill Murray, City Clerk*

Animal Services Advisory Board
Blue Ridge ABC Board
Board of Adjustment
Business Advisory Committee
Downtown Advisory Board
Tree Board

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

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

11. CITY COUNCIL COMMENTS

12. CLOSED SESSION

A. Closed Session – *John Connet, City Manager*

13. 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

May 1 , 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:

Clifford Meek read the following letter to City Council: I come before my city council to ask for help in saving a Western North Carolina landmark. I am referring to Saluda Grade railroad tracks. Our local conservation group is about to obtain ownership of it and make it a 'hiking trail'. I am here tonight to save Saluda Grade railroad line AND to have the conservation group have their 'hiking trail' also. Truly a 'win'-'win' situation. Please allow me to explain. The conservation group in Hendersonville has already been to Raleigh and their local North Carolina state officials. They have obtained the capital needed by having the General Assembly allocate the needed monies for the purchase of this rail line. The state of North Carolina will be giving these monies to the Department of Natural Resources who in turn will turn these monies over to the Polk County Community Foundation who will 'let' out contracts to develop this 'rail to trails' project. They will take up the rails and ties and sell them off to raise monies. They will then grade the right of way for their new 'Saluda Grade Trail'. There is a federal program called 'Rails With Trails' where conservation groups can develop a 'trail' using the unused portion of a railroad right-of-way and still have railroad tracks in place for future use (if not currently being used). Why is this important? The rails in Hendersonville are a part of a railroad route from Spartanburg, SC and goes some 60+ miles to Asheville, NC. Currently, Spartanburg, SC has AMTRAK rail passenger service and Asheville, NC recently received federal Infrastructure funds

for studies to answer questions pertaining to future NCDOT/AMTRAK rail passenger service. This route to Asheville, NC will be on the NorfolkSouthern 'S' line traveling from Salisbury, NC some 130+ miles to Asheville, NC. The process going forward is to let NCDOT know of these plans and to have them purchase this rail line instead of the Department of Natural Resources. If NCDOT were to own this line, then the rails would remain in place for future AMTRAK rail passenger service. Future rail passenger service will be much different than current passenger train service. The states of Georgia and North Carolina have been developing a HIGH SPEED RAIL PASSENGER service between the cities of Atlanta, GA and Charlotte, NC since 1992 and the recent 'Bi-Partisan Infrastructure Bill' that passed Congress gave this route a much needed infusion of monies to drive this project forward. This route has already been defined as the chosen highspeed route of the six routes identified and will be traversing thru the upstate of South Carolina. The one and only rail passenger stop in the upstate will be at the Greenville-Spartanburg International airp01i in Greer, SC. These rails in Hendersonville, NC currently are able to go to Greer, SC once it gets to the bottom of the mountain. These rails need to stay in place for the time being until AMTRAK gets in to the new Greer, SC 'Multi-Modal Transportation Center', at which time this route would easily qualify for future AMTRAK passenger rail expansion. I have included a list of NC state officials who need to be notified immediately to get this project rolling on the 'rails'. Thank you. He handed City Council paperwork with the names and phone numbers of HNC Representative Jake Johnson, NC Senator Tim Moffitt and NCDOT Division 14 Dirk Cody.

4. CONSIDERATION OF AGENDA

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

5. CONSENT AGENDA

Council Member Lyndsey Simpson 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*
City Council Regular Monthly Meeting – April 3, 2025
City Council Second Monthly Meeting – April 23, 2025

B. Acceptance of an Emergency Bridge Loan Increase for Hurricane Helene Utility Damages – *Adam Steurer, Utilities Director*

Resolution #R-25-30

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ACCEPT AN OFFER OF EMERGENCY BRIDGE LOAN FUNDING

WHEREAS, the North Carolina General Assembly has enacted Session Law 2024-53 to assist eligible units of government in meeting their Hurricane Helene disaster-related water infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Emergency Bridge Loan in the amount of $9,467,000 to repair a wastewater and/or drinking water system, and

WHEREAS, the City of Hendersonville intends to perform said project in accordance with the terms of the Agreement with the NC Department of Environmental Quality.

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

1. The City of Hendersonville does hereby accept the State Emergency Bridge Loan offer of $9,467,000.
2. That the City of Hendersonville does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.
3. That Adam A. Steurer, Utilities Director, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

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

C. May 2025 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Evaluation Director*

Resolution #R-25-31

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 110 WILLIAMS STREET RENOVATION PROJECT (#25003), ORDINANCE #O-25-21 (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 $500,000.
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. The Issuer may reimburse for all engineering, design, and studies ("soft costs") with no time constraints. The Issuer may reimburse construction, land, equipment, and other capitalized expenditures the latter of eighteen (18) months after expenditures, or eighteen (18) months after the project is placed in service but no more than three (3) years after the expenditures.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 1st day of May, 2025.

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

Ordinance #O-25-21

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE 110 WILLIAMS STREET RENOVATION PROJECT #25003

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 110 Williams Street Renovation Project, #25003.

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

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
460	1014	550103	25003	Capital Outlay- CIP	$500,000
				Total Project Appropriation	**$500,000**

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

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
460	0000	470010	25003	Debt Proceeds (2025 Rev. Bond)	($500,000)
				Total Project Appropriation	**($500,000)**

Section 4: The Finance Director is hereby directed to maintain within the Water & Sewer Fund, Water & Sewer Capital Reserve 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 Fund, Water & Sewer Capital Reserve 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 1st day of May, 2025.

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

Resolution #R-25-32

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 OPERATIONS CENTER ENERGY EFFICIENCY PROJECT (#G2505), ORDINANCE #O-25-22 (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 $128,928.
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. The Issuer may reimburse for all engineering, design, and studies ("soft costs") with no time constraints. The Issuer may reimburse construction, land, equipment, and other capitalized expenditures the latter of eighteen (18) months after expenditures, or eighteen (18) months after the project is placed in service but no more than three (3) years after the expenditures.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 1st day of May, 2025.

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

Ordinance #O-25-22

GRANT PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE OPERATIONS CENTER ENERGY EFFICIENCY PROJECT, #G2505

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 Operations Center Energy Efficiency Project, #G2505

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

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
301	1565	550103	G2505	Capital Outlay – CIP	$128,928
				Total Project Appropriation	**$128,928**

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
301	0000	420050	G2505	Grant (2025 EECBG)	($128,928)
				Total Project Appropriation	**($128,928)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund, and the Governmental 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 General 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 capital reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 1st day May, of 2025.

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

D. Application for a NCDOT Comprehensive Bicycle Planning Grant – *Blake Fulgham, Management Analyst II*

Resolution #R-25-33

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL IN SUPPORT OF APPLICATION FOR NCDOT BICYCLE AND PEDESTRIAN PLANNING GRANT

WHEREAS, the North Carolina Department of Transportation has established a grant that provides funding to municipalities for the development of Comprehensive Municipal Bicycle and Pedestrian Plans; and

WHEREAS, the City of Hendersonville has a desire to provide its citizens with safe, convenient, and more complete bicycling infrastructure within the community; and

WHEREAS, the City of Hendersonville's last Bicycle Plan was adopted in 2018; and

WHEREAS, the City's financial and technical resources have limited its ability to update its Bicycle Plan; and

WHEREAS, the City of Hendersonville desires a Bicycle Plan update to obtain the following objectives:

1. Provide for multimodal forms of transportation.

2. Provide guidance for modifying infrastructure to safely accommodate cycling in appropriate locations.
3. Ensure that the North Carolina Department of Transportation (NCDOT) funded projects incorporate the City of Hendersonville's objectives.
4. Move towards an effective network for active transportation, recreation, and exercise.
5. Have an approved plan that will support funding from NCDOT for cycling transportation improvements.
6. Ensure land use decisions effectively incorporate multimodal objectives.

WHEREAS, the North Carolina Department of Transportation has announced a competitive Planning Grant Initiative to award funding for Comprehensive Bicycling Plans; and

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

4. The City hereby endorses the application for a Comprehensive Bicycle Planning Grant and, if the project is selected, agrees to provide matching funding up to 20%, and any staff assistance for the duration of the Project; and
5. The City Manager is authorized to execute said application.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

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

E. Annexation: Certificate of Sufficiency – Upward Road (Quattlebaum Properties LLC (25-22-ANX) – *Tyler Morrow, Current Planning Manager*

Resolution #R-25-34

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the satellite area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the satellite area described herein will be held at City Hall located at160 6th Ave E. Hendersonville NC, 28792 at 5:45 p.m. June 5th, 2025, or as soon thereafter as it may be heard.

Section 2. The area proposed for annexation is described as follows:

Being all of that real property consisting of PIN 9588-40-7325 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-40-7325 being described by metes and bounds as follows:

Being a tract of land containing 2.65 acres, shown in Plat Slide Book 2025, Page 16149, Tax Parcel PIN 9588-40-7325, located on Upward Road, S.R. 1783, in Blue Ridge Township, Henderson County, North Carolina, surveyed by Jason Wall, PLS of Survey Pros PLLC, Project #24-160, January 17, 2025, with bearings relative to NC Grid, NAD 83. A metes and bounds description of the area to be annexed taken from said survey is as follows:

BEGINNING at a 5/8" rebar found in the southern margin of right of way for Upward Road, at

the northwestern corner of a 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, having NC Grid coordinates of N: 580,589.02' E: 984,636.22', and said 5/8" rebar being located, South 78°26'59" East, a distance of 257.98 feet from a 5/8" rebar found, the northwestern corner of Deed Book 1178, Page 326; thence from the POINT OF BEGINNING, with the southern margin of right-of-way, and with a new city limits line, the following two courses: (1) South 69°57'19" East, 304.16 feet to a 5/8" iron set; (2) with a curve to the right, a chord bearing and distance of, South 68°12'29" East, 30.20 feet to a 5/8" iron set in the southern margin of right-of-way of Upward Road; thence continuing with a new city limits line, and with the 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, the following 3 courses: (1) South 20°10'26" West, 344.34 feet to a 5/8" iron set; (2) North 69°54'45" West, 333.89 feet to a 5/8" iron set; (3) North 20°05'50" East, 345.01 feet to a 5/8" rebar found, the POINT OF BEGINNING, containing an annexation area of 2.65 acres, more or less.

Re: Petition for Satellite Annexation
Petitioner: Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC
File No. 25-22-ANX

Section 3. Notice of the public hearing shall be published once in The Hendersonville Times-News, a newspaper having general circulation in the City of Hendersonville, at least 10 days prior to the date of the public hearing.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

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

CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation
Petitioner: Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC
File No. 25-22-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:
I, Jill Murray, City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for satellite annexation of properties consisting of +/- 2.65 acres located on Upward Road in Hendersonville, NC, being tax parcel PIN 9588-40-7325, and being more particularly described on Exhibit A, attached hereto and incorporated by reference, hereinafter "Petition."

2. An investigation has been completed as required by N.C.G.S. § 160A-58.2 of the Petition for compliance with the requirements of N.C.G.S. § 160A-58.1.

Based upon this investigation, I find that

1. The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.
2. The nearest point on the proposed satellite corporate limit is approximately 8,577’ from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
3. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).
4. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 8,810’).
5. The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802.

7. The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
8. The area for annexation meets all other requirements defined in NC 160A-58.54 regarding the character of the area to be annexed.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness hereof, I have set my hand and the City Seal on this the 1st day of May, 2025.

(City Seal) /s/ Jill Murray
Jill Murray, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PIN 9588-40-7325 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-40-7325 being described by metes and bounds as follows:

Being a tract of land containing 2.65 acres, shown in Plat Slide Book 2025, Page 16149, Tax Parcel PIN 9588-40-7325, located on Upward Road, S.R. 1783, in Blue Ridge Township, Henderson County, North Carolina, surveyed by Jason Wall, PLS of Survey Pros PLLC, Project #24-160, January 17, 2025, with bearings relative to NC Grid, NAD 83. A metes and bounds description of the area to be annexed taken from said survey is as follows:

BEGINNING at a 5/8" rebar found in the southern margin of right of way for Upward Road, at the northwestern corner of a 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, having NC Grid coordinates of N: 580,589.02' E: 984,636.22', and said 5/8" rebar being located, South 78°26'59" East, a distance of 257.98 feet from a 5/8" rebar found, the northwestern corner of Deed Book 1178, Page 326; thence from the POINT OF BEGINNING, with the southern margin of right-of-way, and with a new city limits line, the following two courses: (1) South 69°57'19" East, 304.16 feet to a 5/8" iron set; (2) with a curve to the right, a chord bearing and distance of, South 68°12'29" East, 30.20 feet to a 5/8" iron set in the southern margin of right-of-way of Upward Road; thence continuing with a new city limits line, and with the 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, the following 3 courses: (1) South 20°10'26" West, 344.34 feet to a 5/8" iron set; (2) North 69°54'45" West, 333.89 feet to a 5/8" iron set; (3) North 20°05'50" East, 345.01 feet to a 5/8" rebar found, the POINT OF BEGINNING, containing an annexation area of 2.65 acres, more or less.

F. Approval of Fiscal Year 2025 Annual Audit Contract – *Krystal Powell, Finance Director*

Resolution#R-25-35

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE A CONTRACT WITH GOULD KILLIAN CPA GROUP

WHEREAS, the North Carolina General Assembly has enacted Chapter 159-34 of the North Carolina General Statutes which requires all local governments to have their accounts audited as soon as possible after the close of each fiscal year by a certified public accountant, or accountant certified by the Local Government Commission as qualified to audit local government accounts, selected by and reporting to the governing board; and

WHEREAS, City staff issued a Request for Proposal from qualified auditing firms on January 11, 2024 and four proposals were received; and

WHEREAS, staff reviewed the proposals based on the criteria outlined in the Request for Proposal; And

WHEREAS, Gould Killian CPA Group scored the highest among the four proposals reviewed by staff.
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

1. City Council selects Gould Killian CPA Group as auditor for fiscal year 2025 for the amount of $52,950 plus $4,200 for each major Single Audit program.
2. City Council directs the Finance Director to submit the completed LGC-205 Contract to Audit Accounts to the Local Government Commission.
3. City Council authorizes the City Manager to sign the Gould Killian CPA Group Engagement Letter and the LGC-205 Contract to Audit Accounts for the fiscal year 2025 audit.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

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

G. May 2025 Budget Amendments – *Adam Murr, Budget & Evaluation Director*

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: May 01, 2025 **FORM: 05012025-01**

BUDGET AMENDMENT

FUND 010 | 301

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-1502-534000	Non-Capital Equipment	40,000	-	8,000	32,000
010-0000-598901	Transfer Out (to 301, #G2403)	1,702,176	8,000	-	1,710,176
FUND 010	TOTAL REVENUES	-	-	-	-
General Fund	TOTAL EXPENDITURES	1,742,176	8,000	8,000	1,742,176
301-0000-470100-G2403	Transfer In (From 010, FY25)	-	8,000	-	8,000
301-0000-420050-G2403	Grant Revenue	40,000	-	-	40,000
301-7855-550102-G2403	Capital Outlay - Services and Fees	40,000	8,000	-	48,000
FUND 301	TOTAL REVENUES	40,000	8,000	-	48,000
Waste Reduction #G2403	TOTAL EXPENDITURES	40,000	8,000	-	48,000

An amendment to increase the Community Waste Reduction Grant Project #G2403 by $8,000 for a grant match.

The City Manager and City Clerk certify budget ordinance amendment 05012025-01 was approved by City Council on May 01, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: May 01, 2025 **FORM: 05012025-02**

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
010-0000-410001	Local Sales & Use Tax (Sales Tax, FY25)	6,117,500	124,835	-	6,242,335
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
010-0000-598901	Transfer Out (to 410, #15929, FY25)	-	124,835	-	124,835
FUND 010	TOTAL REVENUES	6,325,500	124,835	-	6,450,335
	TOTAL EXPENDITURES	208,000	124,835	-	332,835
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
410-0000-470010-15929	Transfer In (from 010, FY25)	-	124,835	-	124,835
410-0000-420050-15929	Reimbursements	832,000	-	832,000	-
410-0000-420050-15929	Grant Revenue (NCDOT)	-	260,154	-	260,154
410-1014-550103-15929	Capital - CIP	1,040,000	384,989	832,000	592,989
FUND 410	TOTAL REVENUES	1,040,000	384,989	832,000	592,989
Tracey Grove Bridge, #15929	TOTAL EXPENDITURES	1,040,000	384,989	832,000	592,989

An amendment to the Tracey Grove Bridge Project #15929, decreasing the total appropriation to $592,989 from $1,040,000. The decrease is attributed to NCDOT fully assuming work on the bridge construction portion of the project. The City is budgeting for only Duke and AT&T utility work, and previously completed work.

The City Manager and City Clerk certify budget ordinance amendment 05012025-02 was approved by City Council on May 01, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: May 01, 2025 **FORM: 05012025-03**

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-460090-18026	Contributions/Donations - Carolina Village	250,000	-	-	250,000
410-0000-460090-18026	Contributions/Donations - Blue Ridge Bicycle Club	10,000	-	-	10,000
410-0000-460090-18026	Contributions/Donations-WRDG	150,000	-	150,000	-
410-0000-460090-18026	Contributions/Dontaitons- PARTF 2020	376,000	-	-	376,000
410-0000-460090-18026	Contributions/Donations-STBG-DA	1,686,020	-	-	1,686,020
410-1014-550102-18026	Captial Outlay- Fees and Services	306,620	-	-	306,620
410-1014-551000-18026	Captial Outlay- Land,Easement,ROW	77,820	-	-	77,820
410-1014-550103-18026	Capital Outlat- CIP	2,087,580	-	150,000	1,937,580
FUND 010	TOTAL REVENUES	2,472,020	-	150,000	2,322,020
General Fund	TOTAL EXPENDITURES	2,472,020	-	150,000	2,322,020

An amendment to reduce the Clear Creek Greenway Project #18026 by $150,000 due to an unsecured grant.

The City Manager and City Clerk certify budget ordinance amendment 05012025-03 was approved by City Council on May 01, 2025.

H. Construction Contract Award of the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project – *Michael Huffman, Stormwater Director*

Resolution #R-25-36

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE LOWER MUD CREEK FLOODPLAIN RESTORATION AND FLOOD RISK REDUCTION PROJECT

WHEREAS, the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction (DWI Project No. SRP-SW-ARP-0012) intends to reduce flooding and restore natural floodplain functions along Mud Creek in south Hendersonville. Spanning two City-owned parcels totaling 27 acres, the project will reconnect floodplains, restore over 2,000 linear feet of first-order streams, stabilize 1,500 linear feet of streambank, and enhance 20 acres of wetlands and riparian areas. These efforts will boost floodwater storage, mitigate chronic flooding, and improve water quality by addressing stormwater runoff and habitat degradation.

WHEREAS, bids were scheduled to be received at 2:00 p.m., April 17h 2025, for the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project but fewer than three bids were offered; and

WHEREAS, North Carolina General Statute (N.C.G.S.) 143-132(a) requires a minimum of three bids for formal construction and repair contracts and N.C.G.S. 143-129 authorizes the project to be re-advertised; and

WHEREAS, after proper re-advertisement, two bids were received and publicly opened by the City of Hendersonville at 1:00 p.m. on April 28th, 2025, and the following bids were received; and

Name of Contractor	**Amount**
1. Shamrock Construction and Remediation, LLC	$2,584,074.90
2. Environmental Quality Resources	$5,697,759.70

WHEREAS, Wildlands Engineering reviewed each bid for completeness and accuracy. Shamrock Construction and Remediation, LLC was the lowest responsive, responsible bidder in the total bid amount of $2,584,074.90, and

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

1. The City Manager is authorized to award and execute a contract for the construction of the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction (DWI Project No. SRP-SW-ARP-0012) to Shamrock Construction and Remediation, LLC, the lowest responsive and responsible bidder, in the total amount of $2,584,074.90.

2. The City Manager's authority to award and execute the construction contract granted by this Resolution in paragraph 1 above is contingent upon the approval of the North Carolina Department of Environmental Quality and the North Carolina Local Government Commission.

3. The City Manager is authorized to approve change orders which, cumulatively, do not exceed 10% of the approved contract amount of $2,584,074.90, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval, and provided that such change orders are approved by the NCDEQ or the NCLCG if required by applicable laws or program regulations.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

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

I. 2025 Series Water & Sewer Revenue Bond Initial Resolution – *Adam Murr, Budget & Evaluation Director*

#R-25-37

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF A WATER AND SEWER SYSTEM REVENUE BONDS AND CERTAIN RELATED MATTERS

WHEREAS, the City Council (the "*City Council*") of the City of Hendersonville, North Carolina (the "*City*") is authorized by The State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 *et seq*. (the "*Act*"), to issue, subject to the approval of the Local Government Commission of North Carolina (the "*LGC*"), at one time or from time to time, revenue bonds of the City for the purposes as specified in the Act; and;

WHEREAS, the City Council is considering the issuance of not to exceed $11,500,000 Water and Sewer System Revenue Bonds, Series 2025 (the "*2025 Bonds*") to (1) finance improvements to the City's water and sewer system, including, without limitation (a) the replacement, improvement and maintenance of water and sewer mains, pipes and pump stations, (b) the expansion and improvement of its Water Treatment Facility to provide additional capacity to its residents and businesses, (c) the construction of the Wastewater Treatment Biosolids Thermal Dryer, (d) improvements to a water intake scour system, (e) payments to the North Carolina Department of Transportation related to improvements to Highland Lake Road of certain city-owned water and sewer lines completed by the North Carolina Department of Transportation and (f) the acquisition of a CCTV inspection truck (collectively, the "*2025 Projects*") and (2) to pay the costs of issuing the 2025 Bonds; and

WHEREAS, the 2025 Bonds would be issued under the General Trust Indenture dated as of December 1, 2019 between the City and The Bank of New York Mellon Trust Company, N.A., as trustee, (the "*Trustee*") and a series indenture between the City and the Trustee;

WHEREAS, the City Council wants to approve the retention of the financing team for the 2025 Bonds, including (1) Parker Poe Adams & Bernstein LLP, as bond counsel; (2) First Tryon Advisors, as financial advisor; (3) The Bank of New York Mellon Trust Company, N.A., as trustee, paying agent and registrar for the 2025 Bonds; (4) Robert W. Baird & Co., Incorporated, as underwriter of the 2025 Bonds (the "*Underwriter*"), and (5) Stantec Inc., as feasibility consultant (collectively, the "*Financing Team*"); and

WHEREAS, the City Council wants the Finance Director of the City to file with the LGC an application for its approval of the 2025 Bonds, on a form prescribed by the LGC, and (1) request in such application that the LGC approve (a) the negotiation of the sale of the 2025 Bonds to the Underwriter and (b) the City's use of the Financing Team and (2) state in such application such facts and to attach thereto such exhibits in regard to the 2025 Bonds and to the City and its financial condition, as may be required by the LGC, and to take all other action necessary to the issuance of the 2025 Bonds;

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

Section 1. The 2025 Bonds are to be issued by the City for the purpose of providing funds to (1) pay the costs of the 2025 Projects and (2) to pay the costs of issuing the 2025 Bonds. The use of the proceeds of the 2025 Bonds is necessary to meet the needs of the users of the City's water and sewer system and to assure that the City's water and sewer system remain in full compliance with all state and federal requirements for the provision of water and sewer services.

Section 2. The City Manager, the Assistant City Manager and the Finance Director, with advice from the City's financial advisor and bond counsel, is hereby authorized, directed and designated to file an application with the LGC for its approval of the issuance of the 2025 Bonds.

Section 3. The Financing Team is hereby approved in connection with the issuance by the City of the 2025 Bonds, and the City Manager, the Assistant City Manager and the Finance Director, are each hereby authorized to retain other professionals as may be necessary and appropriate to carry out the intentions of the City Council as set forth in this Resolution.

Section 4. The City Council finds and determines and asks the LGC to find and determine from the City's application and supporting documentation:

(a) that the issuance of the 2025 Bonds is necessary or expedient;

(b) that the not to exceed stated principal amount of the 2025 Bonds will be sufficient but is not excessive, when added to other money available to the City's water and sewer system, to finance the 2025 Projects;

(c) that the City's water and sewer system as now constituted, and as it will be constituted after the completion of the 2025 Projects, is feasible;

(d) that the City's debt management procedure and policies are good; and

(e) that the 2025 Bonds can be marketed at a reasonable interest cost to the City.

Section 5. The City Council requests that the LGC sell the 2025 Bonds at private sale without advertisement to the Underwriter at such prices as the LGC determines to be in the best interest of the City, but at a true interest cost not exceeding 6.00%.

Section 6. That the Mayor, the City Manager, the Assistant City Manager, the City Attorney, the Finance Director and the City Clerk, including anyone serving as such in an interim capacity, and their respective designees (the *"Authorized Officers"*), are each hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to complete the steps necessary for the issuance of the 2025 Bonds. All acts and doings of the Authorized Officers that are in conformity with the purposes and intents of this Resolution and in the furtherance of the issuance of the 2025 Bonds shall be, and the same hereby are, in all respects approved and confirmed. Any provision in this Resolution that authorizes more than one officer of the City

to take certain actions shall be read to permit such officers to take the authorized actions either individually or collectively.

Section 7. All resolutions or parts thereof of the City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 8. This Resolution is effective on its adoption.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May 2025.

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

J. Subrecipient Agreement for CDBG-NR Funding with Housing Assistance Corporation – *Angela S. Beeker, City Attorney*

Resolution #R-25-38

RESOLUTION APPROVING A SUBRECIPIENT AGREEMENT WITH HOUSING ASSISTANCE CORPORATION FOR CDBG-NR FUNDS FOR SCATTERED SITE REHABILITATION

WHEREAS, the City of Hendersonville City Council has previous approved the application for 2024 Community Development Block Grant Neighborhood Revitalization Funding (CDBG-NR), having held two public hearings as required; and

WHEREAS, the City has been awarded **$1,312,710.50** in CDBG-NR funds by the NC Department of Commerce, Rural Economic Development Division, for the 2024 funding cycle; and

WHEREAS, the City wishes to enter into a subrecipient agreement with Housing Assistance Corporation to administer the use of these funds for rehabilitation of owner-occupied homes for persons having a household income at or below 80% of the area median income;

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

1. The City Council hereby approves the subrecipient agreement with Housing Assistance Corporation for the administration of the City's 2024 funding from the NC Department of Commerce, Rural Economic Development Division, as presented.
2. The City Manager is authorized to execute the subrecipient agreement on behalf of the City of Hendersonville, with such modifications as he deems advisable in consultation with the City Attorney.
3. The City Manager and City staff are authorized to take such actions as are reasonably necessary to carry out CDBG-NR rehabilitation projects, in consultation with the City Attorney, including but not limited to entering into construction agreements for the home rehabilitation, and approving and signing loan documents with the homeowners of properties to be rehabilitated.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

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

K. Creation of Local Government Liaison Position – *John Connet, City Manager*

JOB TITLE: Local Government Liaison

PAY GRADE: NA – Volunteer Position

DEPARTMENT: City Manager's Office, City of Hendersonville

MAJOR DUTIES
JOB SUMMARY: This position is appointed by and reports directly to the City Manager. The position will work directly with the City Manager to advise the City Council and assist in the implementation of City strategic goals. Upon direction from the City Manager, the position may communicate and negotiate the City's position on strategic matters. However, this position shall not have authority to bind the City in any matters. All policy decisions and agreements must be approved by City Council or the City Manager as appropriate.

MAJOR DUTIES
ESSENTIAL:

- Assist the City Council and staff in the development of strategic positions that facilitate the implementation of City goals and objectives.
- Represents the City Council and staff within the community and among local, state and federal officials to ensure lines of communication remain open and positive working relationships are maintained.
- Upon direction from the City Manager, assist with communicating of the City's position on strategic matters and advocating for this position in a manner that seeks a positive outcome for the City.
- Travels with the City Council and staff to local, state and federal events to represent the City and promote key strategic goals and objectives.
- Advises the City Manager on concerns within the community to ensure there is clear awareness of service issues and operational concerns.
- Serves at the will of the City Manager, and may be removed with or without cause.

QUALIFICATION:

Must have a positive relationship with local, state and federal elected officials.

Must generally support City strategic goals and objectives and represent the City Council's policy positions regardless of political philosophy.

Must support the Council-Manager Form of Government and understand the role of the City Manager in providing policy recommendations to the City Council.

Or

An equivalent combination of experience, knowledge, skills, abilities and other characteristics consistent with the required qualifications as determined by the job analysis.
COMPENSATION:

The position is a volunteer position and will not be compensated.

The position will be reimbursed for all actual travel, administrative, or subsistence expenses as provided by the City's Travel Policy.

The position will utilize their personal vehicle, and provide their own car insurance. However, the position shall be paid the federal mileage rate for business miles.

The position is not entitled to any City benefits

The position will be provided with a City email address to be used for all City related correspondence.

The position shall receive access to City facilities and parking in the same manner of the City Council to assist with the performance of duties.

6. PRESENTATIONS

A. Quarterly MVP Recipients – *John Connet, City Manager*

City Manager John Connet recognized and introduced the MVP recipients and Mayor Volk handed them their certificates.










Travis Aldred, Alejandro Bernabe, Ricky Bradley, Eric Galloway, Randy Mellen, Kevin Rhodes (Public Works)

When the fire department caused some damage by sliding off a road during Hurricane Helene, I advised the landowner to let us know when he was ready, and we would repair the damage we had caused. The landowner waited several months before contacting us to allow time for us to calm down from the storm. I requested Kevin Rhodes' help in determining what we needed to do to repair the damaged area and said that he and his crew would repair the area for us since they had the knowledge and equipment to do the job correctly and because we are supposed to help each other within the City of Hendersonville family. On 3/26/2025 Kevin and his crew made the repairs which look professional done. The Fire department is grateful for the help and proud to be on the same team!

Ricky Bradley, Dorian Raines, Travis Aldred, Jerry Villars (Public Works), Brandy Heatherly (Admin)

Working along Clear Creek, Ricky, Dorian, and Travis in Property Maintenance found a muddy wedding pillow along the creek bed with a last name and wedding date. Recognizing its sentimental value and could be a remnant from Helene, they cleaned it up hoping to find its owner. Jerry Villars, in Building Maintenance, reached out to Brandy to see if the pillow could be reunited using the city's social media. Within a few minutes Brandy located the owners. Lindsey and Jack Googer received this pillow as a gift from Lindsey's grandmother in 2021. The couple lived in Hendersonville but lost their home from Hurricane Helene. Lindsey's grandmother had passed, but knowing that someone found and was returning their pillow made the couple emotional and grateful. The pillow has been shipped to the couple's new home in South Carolina.









B. Proclamation – Jewish Heritage Month – *Barbara G. Volk, Mayor*

Mayor Volk read the proclamation aloud. There was no one there to receive it in person, however, they were on Zoom to hear it.

Proclamation
Jewish Heritage Month – May, 2025

WHEREAS, Jewish Americans have made significant and lasting contributions to the cultural, civic, and economic fabric of the United States, including the City of Hendersonville; and

WHEREAS, Jewish Heritage Month provides an opportunity to celebrate and honor the history, traditions, and achievements of the Jewish community while promoting awareness, education, and unity among all residents; and

WHEREAS, NECHAMA – Jewish Response to Disaster, a national nonprofit with an active presence in Western North Carolina, including Hendersonville, has exemplified the values of compassion, service, and community support by deploying 500 volunteers who have contributed more than 6,500 hours to 40 disaster relief projects since October 2024; and

WHEREAS, NECHAMA not only brings critical aid in times of crisis but also serves as a bridge to greater interfaith understanding, often representing the only Jewish organization that some clients will encounter, fostering dialogue and trust through direct service; and

WHEREAS, recent NECHAMA-led events such as Good Deeds Day and Yom HaShoah (Holocaust Remembrance Day) have united diverse communities across faiths to honor Holocaust survivors, combat antisemitism, and strengthen bonds through shared learning and service; and

WHEREAS, the City of Hendersonville is committed to recognizing and uplifting all communities that contribute to our vibrant, inclusive, and resilient city;

NOW, THEREFORE, I, **Barbara G. Volk**, Mayor of the City of Hendersonville, do hereby proclaim **May 2025** as

Jewish Heritage Month

in Hendersonville, North Carolina, and encourage all residents to reflect on the enduring contributions of Jewish Americans. Let us honor these contributions by embracing the values of tolerance, equity, and service. In recognition of organizations like NECHAMA – Jewish Response to Disaster, whose presence in our region exemplifies these values through hands-on relief and interfaith unity, I further invite residents to consider joining in their efforts to support and uplift communities in times of need.

PROCLAIMED this 1st day of May, 2025.

/s/Barbara G. Volk, Mayor

C. Human Trafficking Task Force – *Christina Holtgreven, True Ridge*

Mindy Denney with Henderson County Department of Social Services, Christina Holtgreven, Immigration Attorney for True Ridge and Michael Sutton, Social Worker with Henderson County Schools gave the following PowerPoint presentation.



THANK YOU FOR BEING HERE!

The Henderson County Human Trafficking Response Team (HCHTRT) is a multidisciplinary team committed to human trafficking community education, prevention, and response.

HUMAN TRAFFICKING
Henderson County
RESPONSE TEAM

MEET OUR TEAM

Det. Lance Easton, Hendersonville Police Dept.
Det. Juan Gonzalez, Fletcher Police Dept.
Det. Chris Ellis, Henderson County Sheriff's Office
Stephanie Barbosa, Henderson County Sheriff's Office
Emily Joyner, Safelight Child Advocacy Center
Angela Austin, Safelight Child Advocacy Center
Susan Huter, Safelight
Christine Gilmore, Safelight
Meredith Harding-Bremner, AdventHealth
Mariah Cassum, Blue Ridge Health
Yarinell Vasquez, Department of Social Services
Mindy Denney, Department of Social Services
Michael Sutton, Henderson County Public Schools
Christina Holtgreven, Tru Ridge
Whitney Crouse, Children and Family Resource Center
Andrea Robeles-Leon, Pisgah Legal

THE PROBLEM



WHAT IS HUMAN TRAFFICKING?

The U.S. Department of Justice defines Human Trafficking as:

A crime involving the exploitation of a person for labor, services, or commercial sex.

THE TRAFFICKING VICTIMS PROTECTION ACT OF 2000 DEFINES TWO PRIMARY FORMS OF HUMAN TRAFFICKING:



Sex trafficking is the recruitment, harboring, transportation, provision, obtaining, patronizing, or soliciting of a person for the purpose of a commercial sex act in which a commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age. (22 U.S.C. § 7102(11)(A)).

Forced labor is the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery. (22 U.S.C. § 7102(11)(B)).

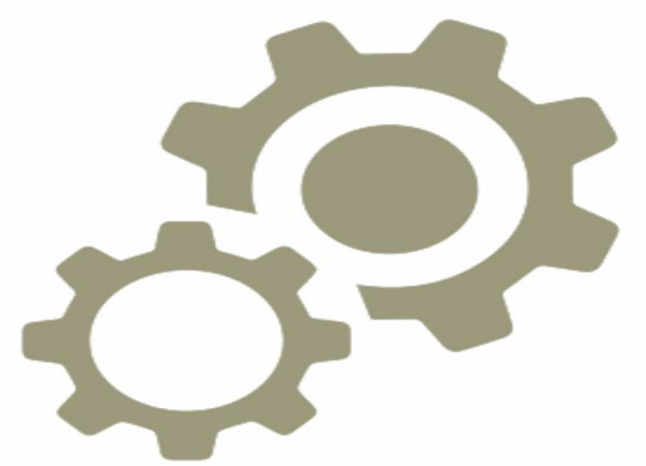
HOW BIG IS THE PROBLEM?

Let's look at the 2021 data from the National Human Trafficking Hotline:

Total Trafficking Situations Reported: **10,359**

Total Likely Victims: **16,000+**

THE PROCESS



RECRUITMENT FOR SEX TRAFFICKING

1. Family member

2. Intimate partner

3. Friend, acquaintance, coworker

RECRUITMENT FOR LABOR TRAFFICKING

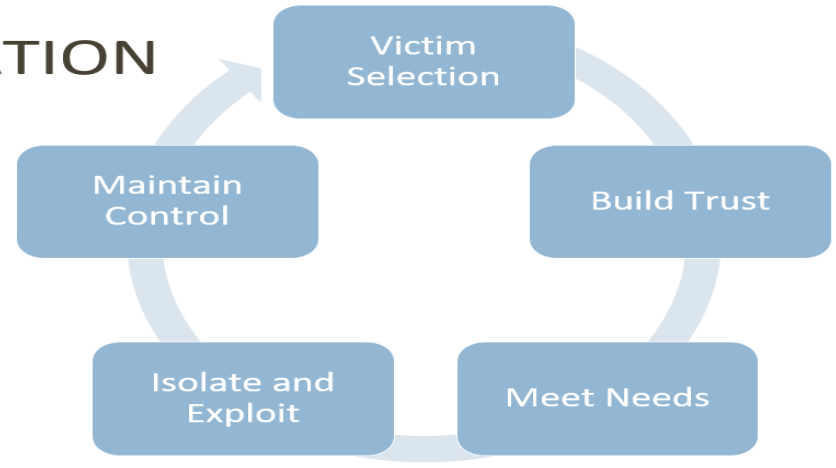
1. Employer

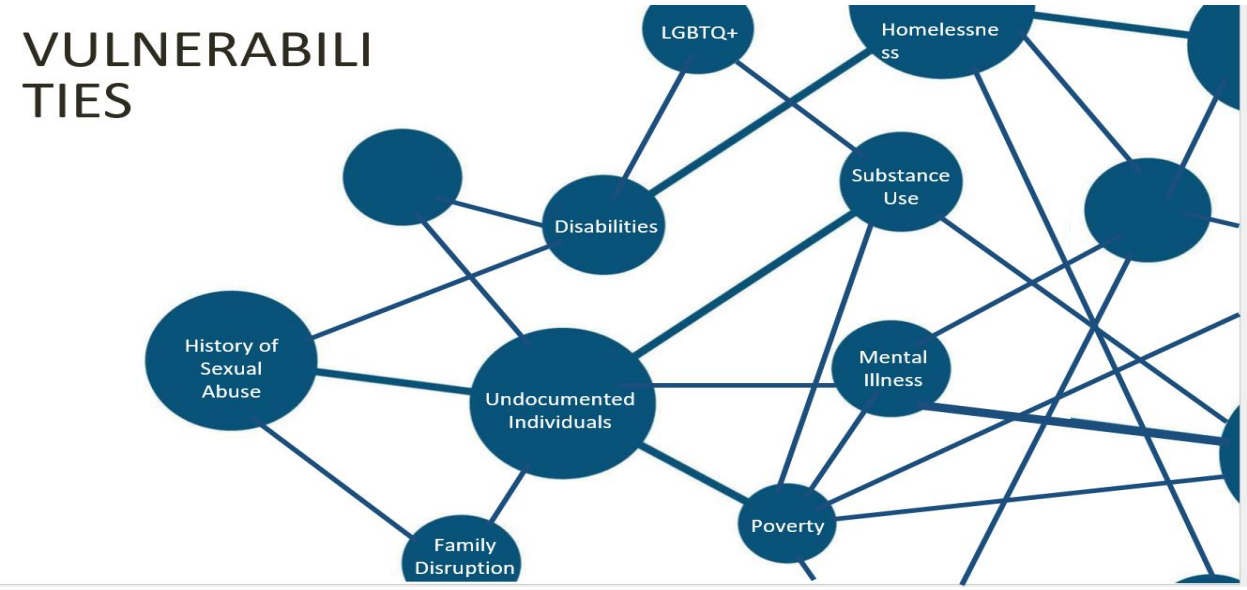
2. Friend

3. Coworker



MANIPULATION





DISGUISES



Pretender

Boyfriend, Friend, Parent,



Provider

Take care of basic needs



Protector

Physical stature, Gang related, weapons



Promiser

Promise of fame, wealth, better life



Punisher

Violence, threats, intimidation

EXAMPLE OF LABOR TRAFFICKING

Recruitment and grooming: A 25-year-old man from Mexico learns on social media about a job at a farm in the United States. The job comes with a legal, temporary visa and is well paid.

Coercion and control: He is told by the recruiter that it costs $5,000 for the visa but the advertised wages make it worthwhile, so the worker borrows the money from his new employer. When he gets here, he is told he is working off the debt the business owner incurred bringing him here and will not be paid for the first several months of work. Soon, his boss begins charging him for water, lunch, and transportation to and from the work site. His debt is increasing at a rate that will be extremely difficult to pay back. If he leaves, he will have no way to pay back the money he borrowed. The boss tells him he will be barred from ever returning on a legal visa. Although there is no such thing as an official blacklist, the worker feels he has no choice but to stay and try to pay off the debt.

EXAMPLE OF SEX TRAFFICKING

Recruitment and grooming: A lonely, insecure teen dreams of a modeling career and frequently posts pictures of herself striking a pose. She is contacted by someone who claims to be a modeling agent and sends her a plane ticket to come to his studio. When she arrives, he takes her out on the town and tells her she has to "be nice" to some people in the business to get contracts and sends her out to prostitute.

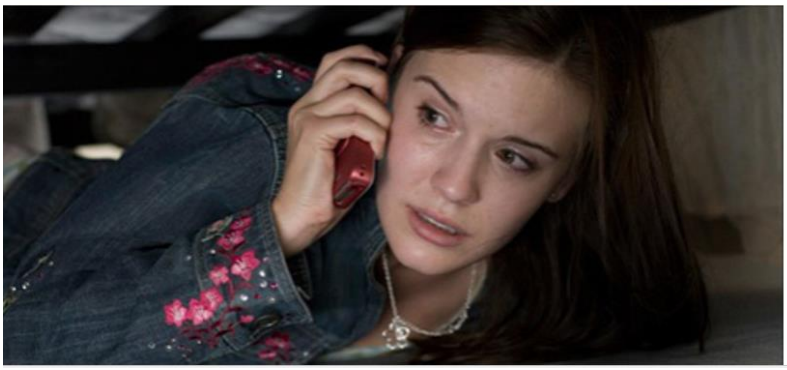
Coercion and control: She is far from home, didn't tell her parents she was leaving, has no money and is ashamed. He tells her she is making a good impression, and that it will just take a little longer for her hard work to turn into modeling jobs.

THE PEOPLE





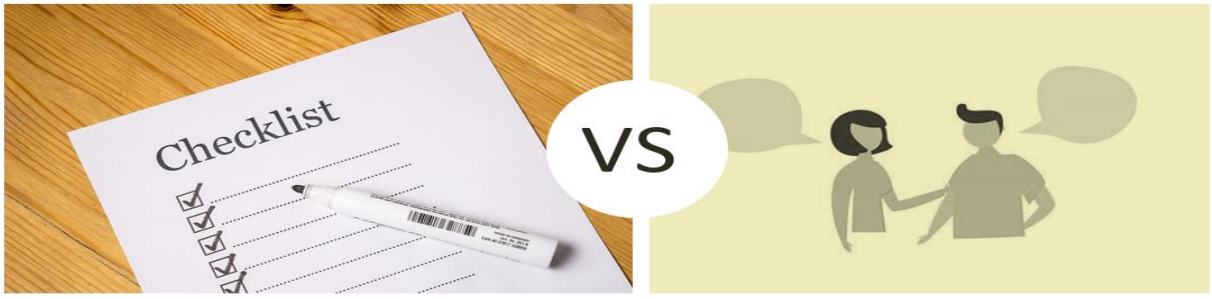




HOW SOCIETY THINKS OF VICTIMS



HOW TO IDENTIFY



NEXT STEPS



WHAT CAN YOU DO?

- Educate Yourself
- Be Open
- Be Present
- Support
- Report

WHO COULD I CALL TO MAKE A REPORT?

Henderson County DSS
- 828-697-5500

Henderson County Sheriff's Office
- 828-697-4596

Hendersonville Police Department
- 828-697-3025

Fletcher Police Department
- 828-687-7922

Laurel Park Police Department
- 828-697-4911

RESOURCES

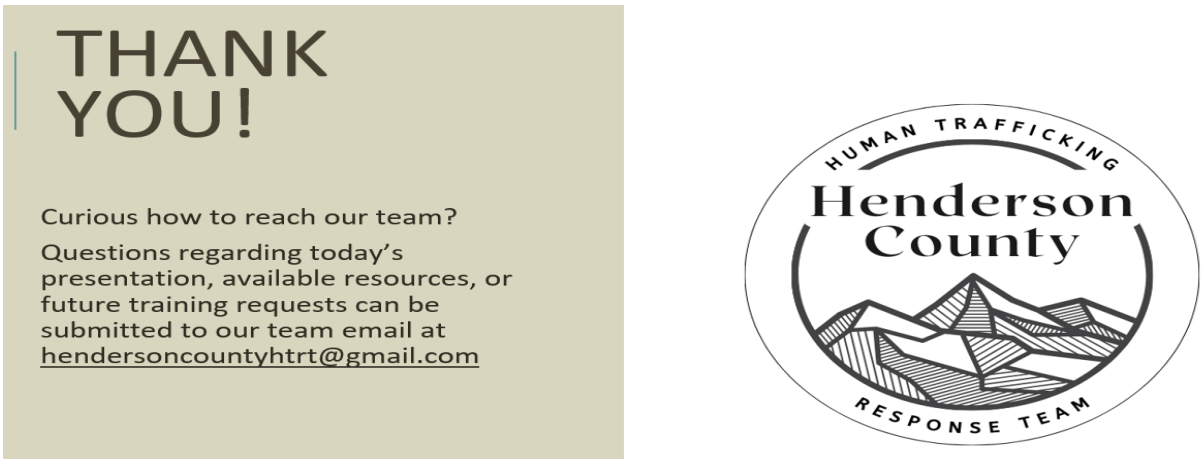
Polaris Project
https://polarisproject.org/

National Human Trafficking Hotline Website
https://humantraffickinghotline.org/en

U.S. Department of Justice
https://www.justice.gov/humantrafficking/what-is-human-trafficking

North Carolina Department of Administration
https://www.doa.nc.gov/divisions/council-women-youth/human-trafficking

Homeland Security-Blue Campaign
https://www.dhs.gov/blue-campaign



D. Hand's On Children's Museum and Science Center Annual Update – *Joseph Knight, Executive Director*

Joseph Knight, Director and CEO of the Children's Museum, thanked City Council for their support of the Children' Museum, People's Museum and Walk of Fame project. In 2021, the Hendersonville City Council made a significant commitment by unanimously agreeing to provide a five-year financial investment to Hand's On to develop, maintain and operate the People's Museum and Walk of Fame. As we enter our fifth year of the funding agreement, I respectfully request that the Hendersonville City Council approve a request for the annual funding of $42,000 as indicated in our funding agreement to sustain the People's Museum and Walk of Fame. On behalf of the children that we serve, I thank you for your continued support. We are very excited about what the future holds as the museum enters its 20th anniversary in a couple of years.

Council Member Lyndsey Simpson moved that City Council approve the final commitment to Hand's On Children's Museum and Science Center. A unanimous vote of the Council followed. Motion carried.

E. Presentation: North Carolina Main Street Champion – *Jamie Carpenter, Downtown Manager*

Jamie Carpenter explained that every year they have the privilege of nominating a Main Street Champion and Hendersonville has been a Main Street Community since 1986 and the State of North Carolina has done the program since 2000 and we have the privilege of nominating Caroline Gunther. For two decades Caroline has been a steadfast leader and advocate for Downtown Hendersonville. As a member and chair of the Downtown Advisory Board, Caroline has championed transformative projects including our securing of an $8.5 million dollar investment in parking infrastructure, establishing the Hendersonville Farmer's Market, spearheading a four million dollar plus 7th Avenue Streetscape Project and driving multiple policy updates to improve downtown operations and vitality. Caroline's fearless approach to advocacy is just one of her defining traits. She speaks candidly on key issues, listens thoughtfully to others and consistently pushes for strategic long term improvements that benefit the entire community. As the owner of WAG, A Unique Pet Boutique, Caroline has set a high standard for Main Street businesses known for offering quality products, delivering exceptional customer service and demonstrating an entrepreneurial spirit. She has successfully navigated the challenges of a changing retail environment as she approaches 15 years as a Main Street business owner, Caroline's deep

commitment to downtown Hendersonville remains evident in everything that she does. Jamie then presented Carolina with her award.

F. Proclamation – Professional Municipal Clerk's Week – *Barbara G. Volk, Mayor*

Mayor Volk read the proclamation aloud and presented it to City Clerk Jill Murray.

Proclamation
56th Annual Professional Municipal Clerks Week
May 4 – 10, 2025

WHEREAS, the Office of the Professional Municipal Clerk is a time-honored and essential part of local government, serving communities throughout the world; and

WHEREAS, the Office of the Professional Municipal Clerk is one of the oldest public service positions, integral to the foundation and continuity of local governance; and

WHEREAS, Professional Municipal Clerks provide a vital link between citizens, local governing bodies, and various agencies at all levels of government; and

WHEREAS, Professional Municipal Clerks are committed to upholding principles of neutrality, impartiality, and equal service to all members of the community; and

WHEREAS, the Office of the Professional Municipal Clerk serves as the information hub for local government operations and community affairs; and

WHEREAS, Professional Municipal Clerks continuously strive to enhance the administration of their office by actively participating in educational programs, professional development opportunities, and the annual conferences of their state, provincial, county, and international associations; and

WHEREAS, it is fitting to recognize and celebrate the significant contributions and accomplishments of Professional Municipal Clerks.

NOW, THEREFORE, I, Barbara Volk, Mayor of the City of Hendersonville, do hereby proclaim the week of May 4 through May 10, 2025, as **Professional Municipal Clerks Week** and extend appreciation to our Professional Municipal Clerk, Jill Murray, along with all Professional Municipal Clerks, for their invaluable service and steadfast dedication to the communities they serve.

PROCLAIMED this 1st day of May, 2025.

/s/ Barbara G. Volk, Mayor

F. Communications Team Recognition – *Brian Pahle, Assistant City Manager*

Assistant City Manager Brian Pahle recognized Communications Director Allison Justus and Communications Coordinator II Brandy Heatherly for their numerous awards that were given at the North Carolina City/County Communicators Conference. Hendersonville was 1 of 27 jurisdictions recognized out of 179 entries. Allison and Brandy brought home four first place awards:

- Special Event - Construyendo Puentes: Building Bridges to Community Collaboration
- Citizen Participation - Listening to Lead: Affordable Housing Listening Sessions
- Writing Composition - Tortured Budget Department

- Crisis Communication - Hurricane Helene: What Happens When Everything Goes Dark?

G. Hurricane Helene Debris Update – *Tom Wooten, Public Works Director*

Tom asked Allen Cliff to come up with him as he is the crew leader of the Environmental Services Department and is one of the main driving factors in getting this material picked up. I just want to send out one last reminder that today is the deadline to have all of your material out for us to pick up and showed the following slide for information.



STORM SWEEP UPDATE

- We are almost finished with our second round of cleanup
  - 63 loads vegetation
  - 18 loads of construction & demolition debris
  - 3 loads of mixed material (vegetation & C&D)
  - 3 loads of HHW/electronics
  - 541 personnel hours, 275 equipment hours, 87 total loads
- **Storm Total** – 34,001 cy of vegetative debris
  - (1540 loads by COH, 887 loads by mutual aid)
- **Going Forward** – Monday we will start documenting piles.
  - Crews will continue to pick up and we will wrap up the collection process in May.

City Manager John Connet thanked Tom and Allen and the team for all that they do and have done.

6. PUBLIC HEARINGS

Council Member Jennifer Hensley asked if we could move the public hearing for Brevard Knoll Drive (Item C) to be the first public hearing as they have a small baby who needs to get to bed. Everyone agreed.

A. Rezoning: Standard Rezoning – 23 Brevard Knoll Dr (Cowan) (25-07-RZO) – *Matthew Manley, Long-Range Planning Manager*

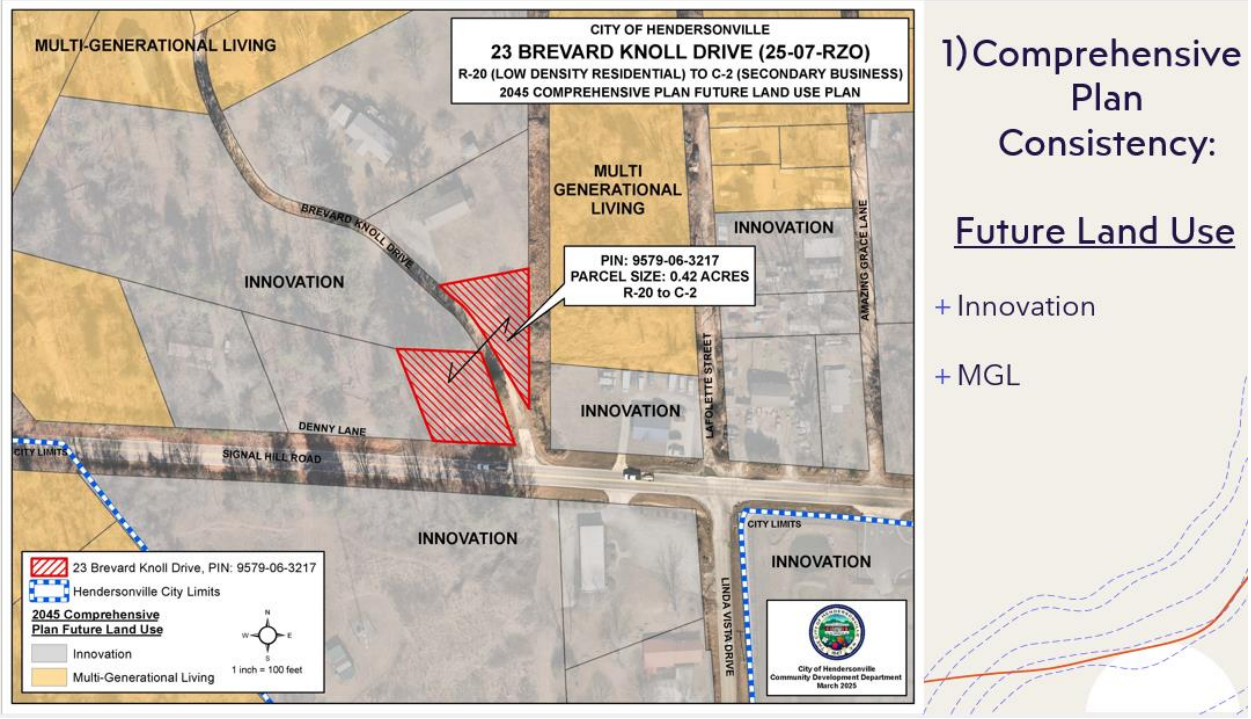
Matt Manley explained that the City of Hendersonville is in receipt of a revised Zoning Map Amendment application from Lamott Cowan (owner) for 23 Brevard Knoll Dr (PIN: 9579-06-3217) totaling 0.43 Acres located at the corner of Signal Hill Road and Brevard Knoll Dr. The property is currently zoned R-20, Low Density Residential. The petitioner is requesting that the property be rezoned to CHMU, Commercial Highway Mixed Use. Development/redevelopment under the CHMU zoning is much more permissive than under R-20 in terms of the intensity of commercial uses permitted and the dimensional requirements.

CHMU allows for a wide range additional uses compared to R-20. Dimensional standards under CHMU are also significantly relaxed relative to those required under R-20. However, CHMU does provide site design and architectural standards. If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.
The Planning Board voted 5 to 2 in favor of recommending approval of the rezoning.

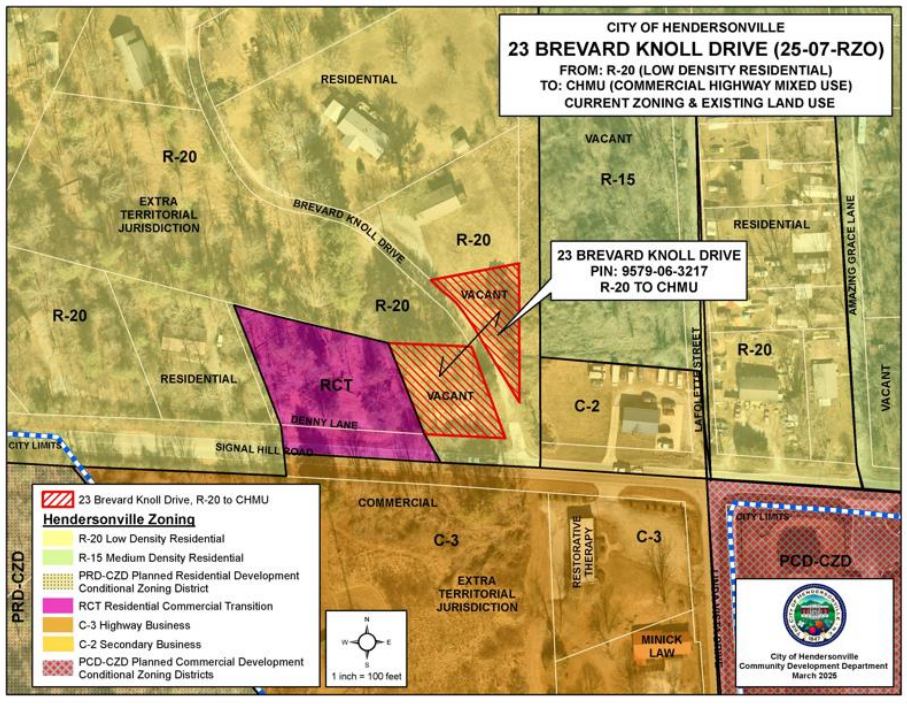





Brevard Knoll Dr
Site Photos


MULTI-GENERATIONAL LIVING
CITY OF HENDERSONVILLE
23 BREVARD KNOLL DRIVE (25-07-RZO)
R-20 (LOW DENSITY RESIDENTIAL) TO C-2 (SECONDARY BUSINESS)
2045 COMPREHENSIVE PLAN FUTURE LAND USE PLAN
MULTI GENERATIONAL LIVING
INNOVATION
BREVARD KNOLL DRIVE
INNOVATION
PIN: 9579-06-3217
PARCEL SIZE: 0.42 ACRES
R-20 to C-2
AMAZING GRACE LANE
LAFOLETTE STREET
INNOVATION
DENNY LANE
CITY LIMITS
SIGNAL HILL ROAD
INNOVATION
CITY LIMITS
INNOVATION
LINDA VISTA DRIVE
23 Brevard Knoll Drive, PIN: 9579-06-3217
Hendersonville City Limits
2045 Comprehensive Plan Future Land Use
Innovation
Multi-Generational Living
1 inch = 100 feet
City of Hendersonville Community Development Department March 2025
1) Comprehensive Plan Consistency:
Future Land Use
+ Innovation
+ MGL

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY	
LAND SUPPLY, SUITABILITY & INTENSITY	• The subject property is located on an ***Underutilized*** property in the Land Supply Map. • It is ranked next to ***Least Suitability*** for Commercial uses and Industrial uses. • It is ***Moderately Suitable*** for Residential uses. • The subject property is located in an area designated as "***Moderate***" for Development Intensity. • The subject property is not located in one the 5 Focus Areas. • The subject property is located in a Focused Intensity Node clustered around Four Seasons Blvd @ I-26
FUTURE LAND USE & CONSERVATION MAP	• **Designation:** Innovation • **Character Area Description:** Consistent • **Zoning Crosswalk:** [needs review] • **Focus Area Map:** N/A



Current Land Use & Zoning

+ RCT
+ R-15/R-20
+ C-3/PCD

General Rezoning Standards: 2) COMPATIBILITY			
	EXISTING CONDITIONS	CHMU Zoning is found to be compatible with the surrounding land uses	
	RELEVANT GEN H GOALS	**C-2 Compatibility** **Vibrant Neighborhoods:** Inconsistent **Abundant Housing Choices:** Inconsistent **Healthy & Accessible Natural Environment:** Inconsistent **Authentic Community Character:** Inconsistent **Safe Streets and Trails:** Inconsistent **Reliable & Accessible Utility Services:** Inconsistent **Satisfying Work Opportunities:** Consistent **Welcoming & Inclusive Community:** Inconsistent **Accessible / Available Community Services:** Consistent **Resilient Community:** N/A	**CHMU Compatibility** **Vibrant Neighborhoods:** Consistent **Abundant Housing Choices:** Consistent **Healthy & Accessible Natural Environment:** Consistent **Authentic Community Character:** Consistent **Safe Streets and Trails:** Consistent **Reliable & Accessible Utility Services:** Inconsistent **Satisfying Work Opportunities:** Consistent **Welcoming & Inclusive Community:** Consistent **Accessible / Available Community Services:** Consistent **Resilient Community:** N/A
	GEN H GUIDING PRINCIPLES	**Mix of Uses:** Inconsistent **Compact Development:** Inconsistent **Sense of Place:** Inconsistent **Conserved/Integrated Open Spaces:** Inconsistent **Desirable & Affordable Housing:** Inconsistent **Connectivity:** Inconsistent **Efficient & Accessible Infrastructure:** Inconsistent	**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:** Inconsistent

General Rezoning Standards: 2) COMPATIBILITY		
	DESIGN GUIDELINES ASSESSMENT (Chapter V)	N/A

General Rezoning Standards		
	3) CHANGED CONDITIONS	• An adjoining property was recently rezoned from RCT to C-2 • An adjoining property has submitted an application for a 50-unit single-family attached residential development • Two commercial uses were recently constructed on the Signal Hill Rd corridor. 1) Signal Hill Storage was constructed across the street from the subject property 2) First Aid Collision body shop was recently constructed about ¼ mile from the subject property. • NCDOT has performed an Express Design of the Thompson St/Signal Hill/Berkley Rd corridor as an alternative to US64 and in light of the Balfour Parkway project's demise.
	4) PUBLIC INTEREST	• CHMU provides design standards that provide some level of compatibility for new development

General Rezoning Standards		
	5) PUBLIC FACILITIES	• In its current configuration, the subject property would only be served by City water. Signal Hill is an NCDOT-maintained Secondary Road.
	6) EFFECT ON NATURAL ENVIRONMENT	• There is no immediate development proposed on the subject properties. There are no existing trees nor environmentally-sensitive areas within the area proposed for rezoning. To the rear of the subject property is a large undeveloped tract which features some streams that feed Cherry Branch.

PLANNING BOARD: Comprehensive Plan Consistency 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 Description for 'Innovation'.

PLANNING BOARD: 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**]

- CHMU Zoning would allow for greater economic use of the subject property given the wide range of permitted uses
- CHMU Zoning along this corridor could lead to additional opportunities for needed housing in close proximity to Commercial uses.
- CHMU Zoning ensure some level of compatibility through application of Design Standards.

DRAFT: 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**]

- CHMU Zoning is found to be incompatible with the surrounding land uses
- CHMU Zoning would increase commercial activity along Signal Hill Rd and potentially lead to detrimental impacts on traffic flow and residential uses.

The applicant said that he is looking forward to improving the area over there and they like Hendersonville and plan for it to be their home.

The public hearing was opened at 7:05 p.m.

There were no public comments.

The public hearing was closed at 7:05 p.m.

City Council Member Jennifer Hensley moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-06-3217) from R-20, Low Density Residential to CHMU, Commercial Highway Mixed Use Zoning District, 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 because:

> ***The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Innovation'.***

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. ***CHMU Zoning would allow for greater economic use of the subject property given the wide range of permitted uses***
2. ***CHMU Zoning along this corridor could lead to additional opportunities for needed housing in close proximity to Commercial uses.***
3. ***CHMU Zoning ensure some level of compatibility through application of Design Standards.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-25

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR CERTAIN PARCELS (POSSESSING PIN NUMBER 9579-06-3217) BY CHANGING THE ZONING DESIGNATION FROM R-20, LOW DENSITY RESIDENTIAL TO CHMU, COMMERCIAL HIGHWAY MIXED USE

IN RE: Parcel Numbers: 9579-06-3217
23 Brevard Knoll (Cowan) | File # 25-07-RZO

WHEREAS, the Planning Board took up this application at its regular meeting on March 13, 2025; voting 5-2 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 May 1, 2025, 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 May 1, 2025,

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: 9579-06-3217, by changing the zoning designation from R-20, Low Density Residential to CHMU, Commercial Highway Mixed Use

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 May, 2025.

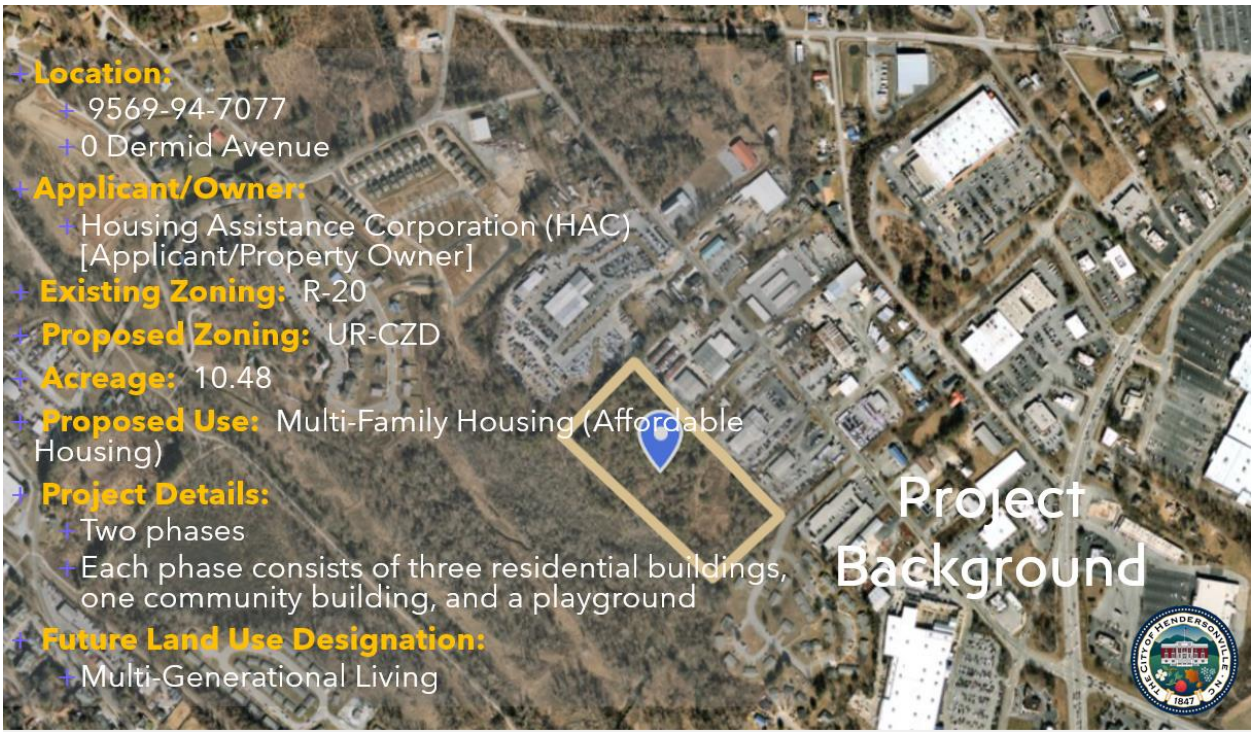
Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

B. Rezoning: Conditional Zoning District – Meadowcrest (25-12-CZD) – *Sam Hayes, Planner II*

Sam Hayes explained that the City of Hendersonville received an application for a Conditional Zoning District from the Housing Assistance Corporation for the property located at 0 Dermid Avenue (PIN: 9569-94-7077). The property is currently zoned as Low Density Residential (R-20), and the applicant is requesting a rezoning to Urban Residential Conditional Zoning District (UR-CZD). The project is planned in two phases, with both phases featuring similar buildings and amenities. Each phase will include three apartment buildings, a community building, and a playground. Phase I will consist of 60 units, while Phase II will include 72 units. The streets within the development will be private; however, the applicant has agreed to establish a stub-out in the northwestern corner of the property to allow for future access. Additionally, the Housing Assistance Corporation has submitted an application to the state Housing Finance Agency for this year's round of Low Income Housing Tax Credits (LIHTC) to support Phase I of the project.

Sam gave the following PowerPoint presentation.




Location:
9569-94-7077
0 Dermid Avenue
Applicant/Owner:
Housing Assistance Corporation (HAC) [Applicant/Property Owner]
Existing Zoning: R-20
Proposed Zoning: UR-CZD
Acreage: 10.48
Proposed Use: Multi-Family Housing (Affordable Housing)
Project Details:
Two phases
Each phase consists of three residential buildings, one community building, and a playground
Future Land Use Designation:
Multi-Generational Living
Project Background


Site Photos

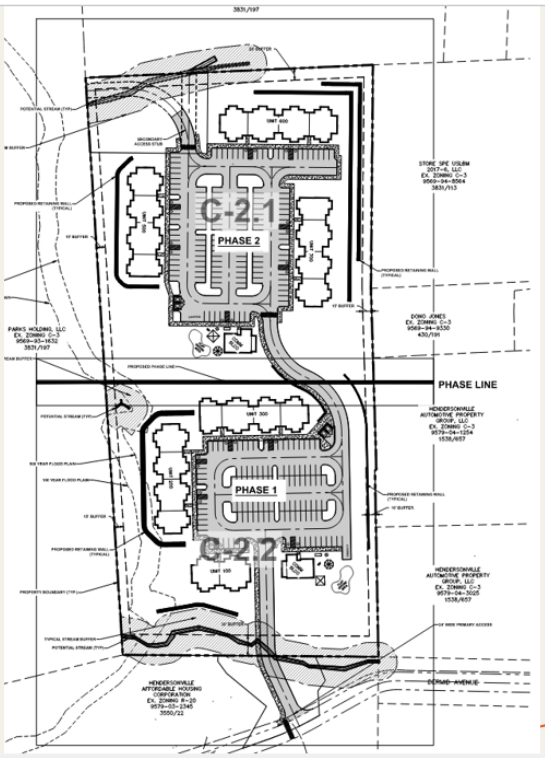


Neighborhood Compatibility Meeting

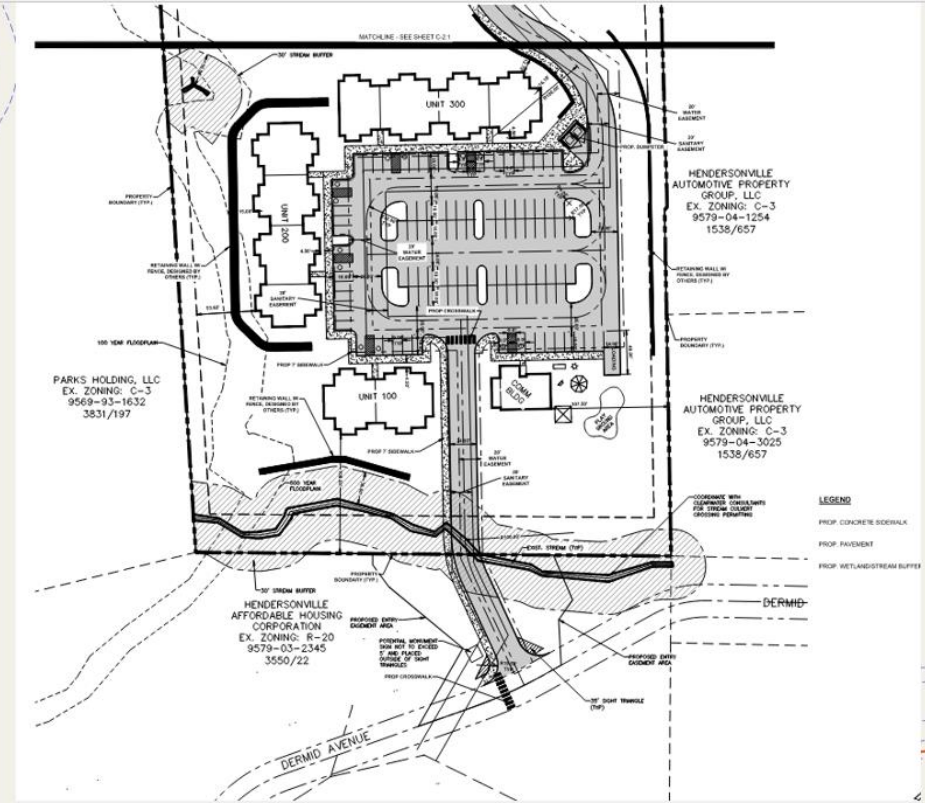


+ **Dates:** March 5th, 2025
+ **Attendees:**
  + In-person - 3 residents
  + Online – 1 residents
+ **Topics Discussed:**
  + Questions pertaining to the floodplain and the encroachment into the 500 year floodplain.
  + Concerns regarding the impact of development on flooding in the adjacent neighborhoods.
  + Questions regarding the uses in the adjacent area.
  + Questions regarding the blue line streams on the site.
  + Questions about the design of the building, the number of bedrooms, and the site plan.

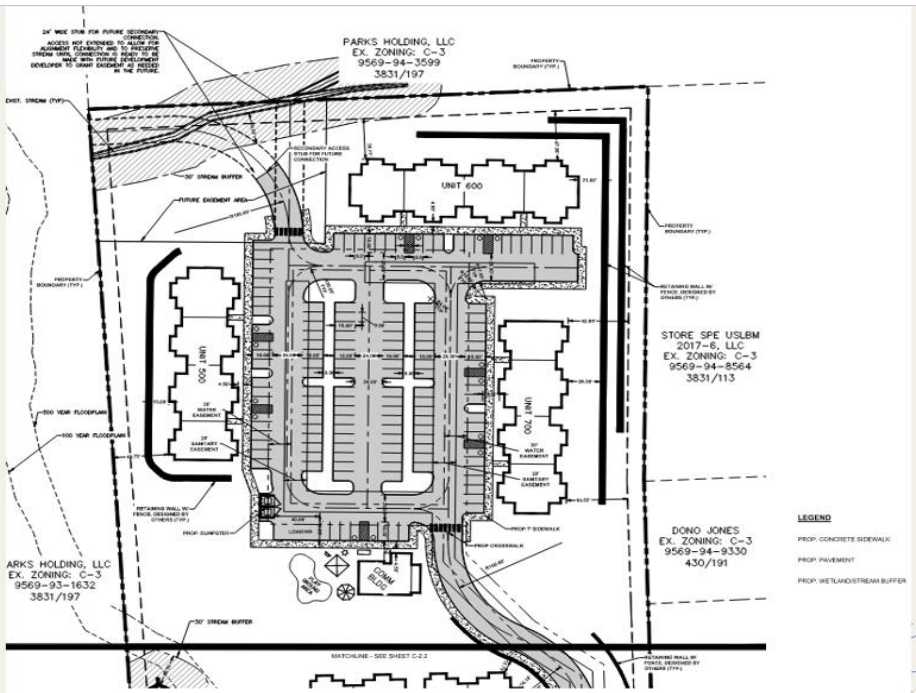
Site Plan



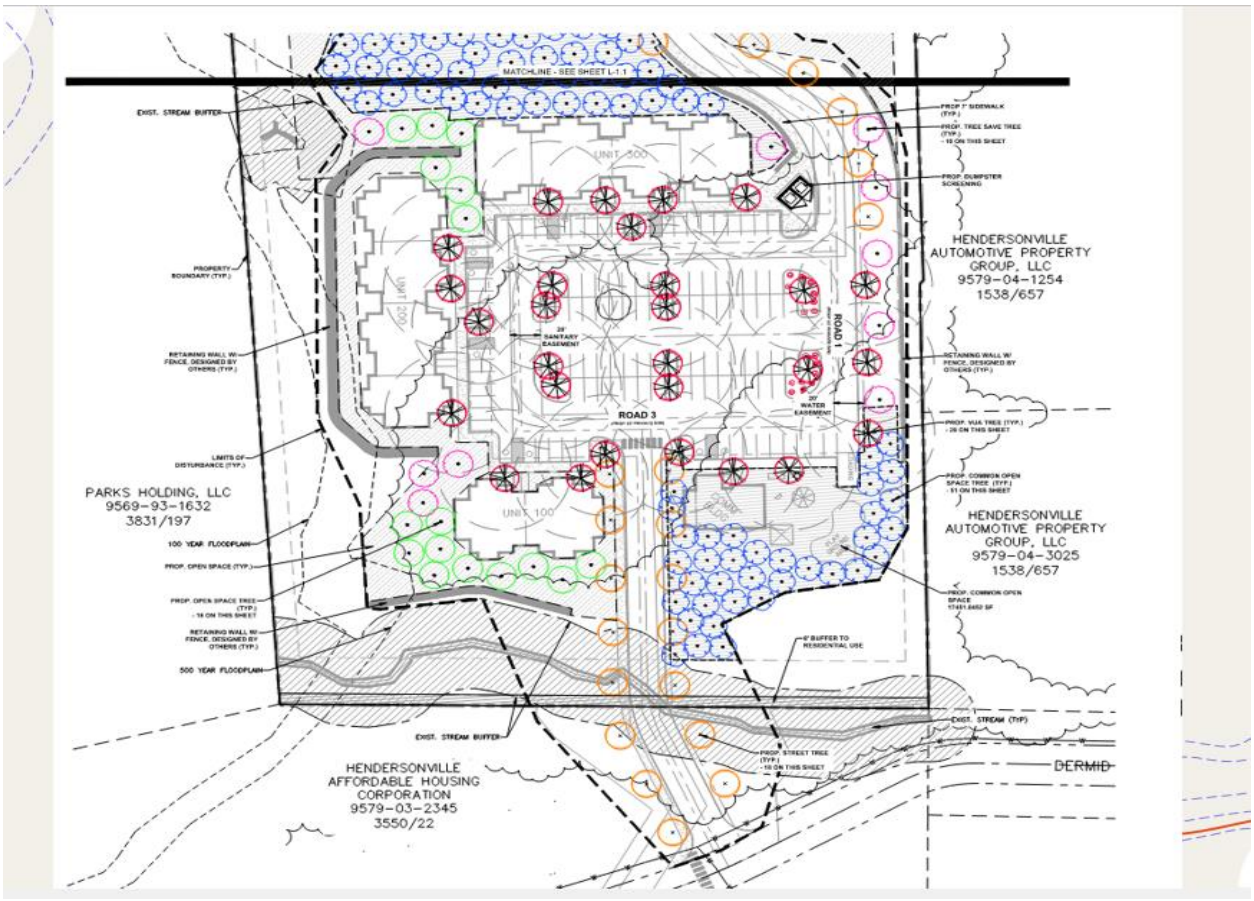
Site Plan

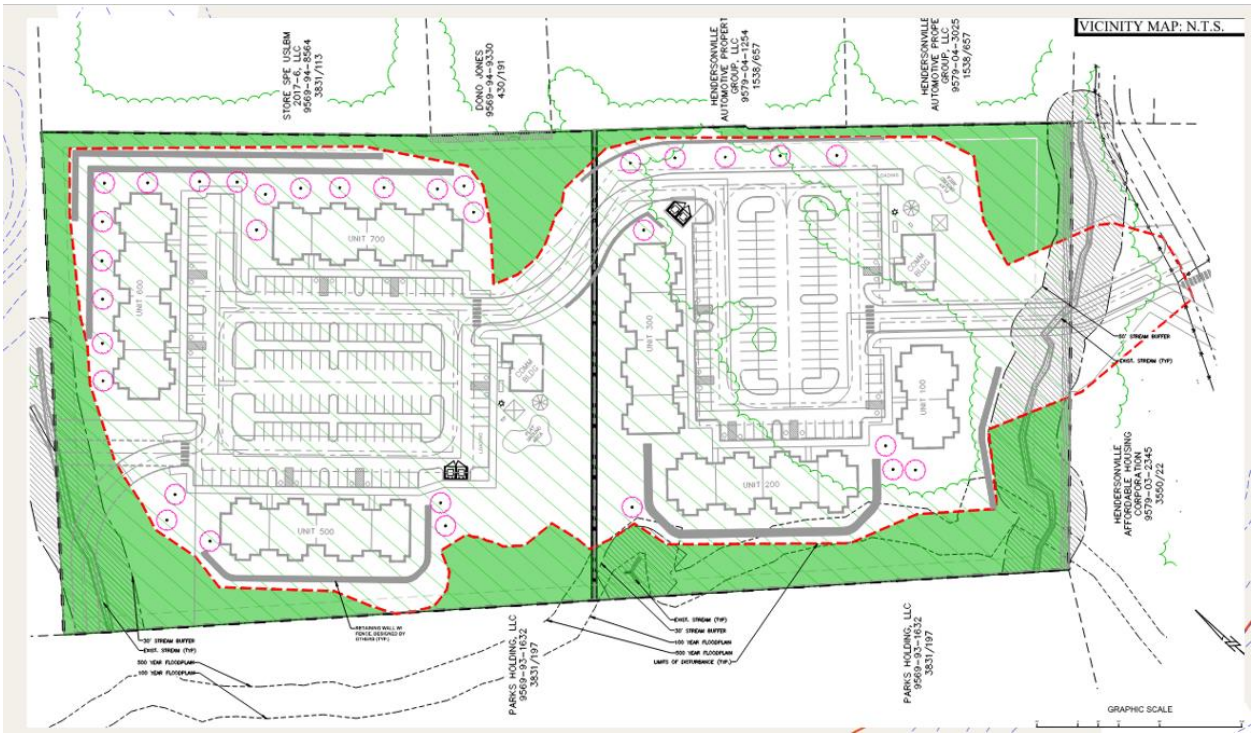


Site Plan


PARKS HOLDING, LLC
EX. ZONING: C-3
9569-94-3599
3831/197
UNIT 600
UNIT 500
UNIT 700
STORE SPE USLBM
2017-6, LLC
EX. ZONING: C-3
9569-94-8564
3831/113
DONO JONES
EX. ZONING: C-3
9569-94-9330
430/191
PARKS HOLDING, LLC
EX. ZONING: C-3
9569-93-1632
3831/197
LEGEND
PROP. CONCRETE SIDEWALK
PROP. PAVEMENT
PROP. WETLAND/STREAM BUFFER


PARKS HOLDING, LLC
9569-94-3599
3831/197
UNIT 600
UNIT 500
UNIT 700
ROAD 1
ROAD 2
STORE SPE USLBM
2017-6, LLC
9569-94-8564
3831/113
DONO JONES
9569-94-9330
430/191
PARKS HOLDING, LLC
9569-93-1632
3831/197




VICINITY MAP: N.T.S.
STORE SPE USLBM 2017-6, LLC
9569-94-8564
3831/113
DONO JONES
9569-94-9330
430/191
HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
9579-04-1254
1538/657
HENDERSONVILLE AUTOMOTIVE PROPERTY GROUP, LLC
9579-04-3025
1538/657
UNIT 700
UNIT 600
UNIT 500
UNIT 400
UNIT 300
UNIT 200
UNIT 100
CLUBHOUSE
CABANA
CABANA
CABANA

Proposed Conditions (Developer Agreed)

Developer Proposed Conditions :

1. Building Orientation Per Section 5-25-5.1: Applicant requests relief from Section 5-25-5.1 of the zoning code as it relates to the building orientation. While the proposed buildings do not directly front onto areas such as parks or plazas, each of the proposed multi-family buildings directly adjoins open space area being provided for the community. Additionally, the proposed community building, playground, picnic pavilion and outdoor spaces are intended to serve as a significant central gathering area and meeting space for the community.
2. Fire Sprinklers: Applicant shall equip all buildings, including non-residential occupancies with an approved automatic fire sprinkler system.
3. TIA (Traffic Impact Analysis): The developer request that the TIA be waived rather than deferred, granting relief from Sec. 5-25-2.3.1 of the zoning code. The proposed trip generation does not meet the threshold established under Article 6. Furthermore, as a LIHTC product, trip generation is expected to be below typical averages.
4. Secondary Access: While not required for fire service, the applicant agrees to grant a future easement in the Northwest Corner of Phase 2 for the extension and connection of adjacent developments in the future for secondary access. The alignment and extents of the easement will be determined in the future and will not impact any access, utilities, parking or structures proposed with this project.

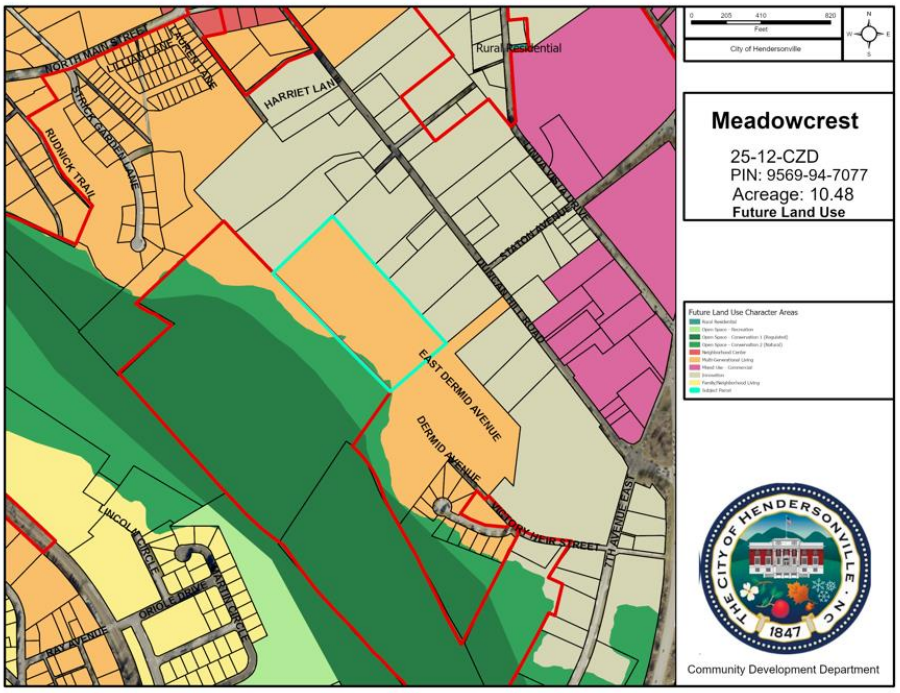



BUILDING "A" FRONT ELEVATION


BUILDING "A" REAR ELEVATION


BUILDING "B" FRONT ELEVATION


BUILDING "B" REAR ELEVATION

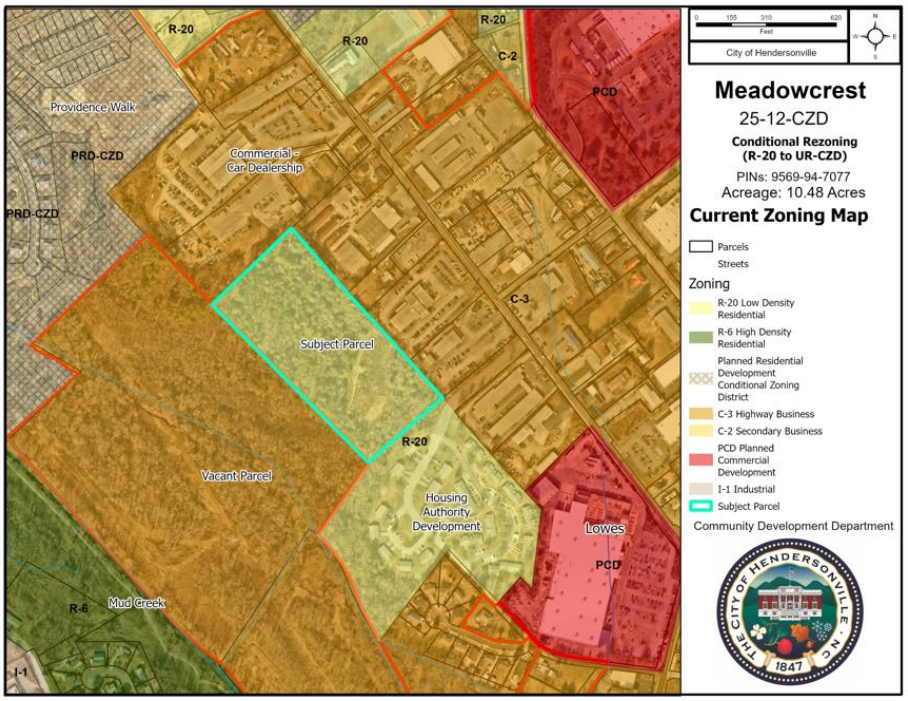


Future Land Use

+ Multi-Generational Living
+ Innovation
+ Mixed Use – Commercial
+ Open Space

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY	• The subject property was excluded from the Land Supply Map analysis. • The subject property was excluded from the Suitability Assessment analysis.
FUTURE LAND USE & CONSERVATION MAP	• **Designation:** Multi-Generational Living • **Character Area Description:** Consistent • **Zoning Crosswalk:** Consistent



Current Land Use & Zoning

+ R-20
+ R-6
+ PRD-CZD
+ C-3
+ C-2
+ PCD
+ I-1

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 vacant. A large portion of the property is wooded, with a clearing on the southern portion of the property. There are streams running along the southernmost and northernmost sides of the property. The adjacent properties have a mix of uses. Duncan Hill Road has several car dealerships, a grocery store, and other commercial businesses. Dermid Avenue is a residential development owned by the Housing Authority. To the southwest of the property is a large property that is currently wooded and largely sits within the flood plain. Within close proximity to the subject property is the Providence Walk development.
3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**
	• The need for more affordable housing is an ongoing problem within the City of Hendersonville and the broader region.

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.

- 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.

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 subject property will be served by City of Hendersonville services. The subject property is located near one of the city's main entry corridors.

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.**
		• Mature Trees: There are a number of mature trees and vegetation around the subject property. Much of the tree canopy will need to be removed, however, the applicant is seeking to preserve existing tree canopy. • Floodplain and Blue Line Streams: The subject property has a small portion of floodplain on the lower southwestern corner. The preliminary site plan shows the applicant is not impacting the 100 year floodplain. There are two blue line streams on the property. The applicant has shown they will take proper measures per the city's ordinance to protect the stream buffers.

Planning Board Recommendation

The City of Hendersonville Planning Board made a motion recommending ***approval***, finding the petition to be consistent with the comprehensive plan and finding it to be reasonable and in the public interest based on the information from the staff analysis and the public comments presented at their meeting on April 10th, 2025.

The motion carried 6 to 0.

Meg Lebeck, Executive Director of the Housing Assistance Corporation gave the following PowerPoint presentation.






Oklawaha Village
Apartments


187





Danny Watson from the engineering firm of ESP Associates reviewed the proposed site plan and was ready to answer any questions Council may have.





The public hearing was opened at 7:22 p.m.

In Person:

Ken Fitch spoke in favor of the rezoning.

The public hearing was closed at 7:30 p.m.

City Council Member Gina Baxter moved City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PIN: 9569-94-7077) from R-20 (Low-Density Residential) 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 [dated 4/21/25], 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:

- ***a) Residential, Multi-Family***
  - ***132, 1-3 Bedroom Units***

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:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in 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, public hearing and because:

1. ***The petition incorporates a mix of housing types into an existing urban neighborhood.***
2. ***The petition places residents within an area of existing city services and infrastructure.***
3. ***The petition places residents within an area of existing job opportunities.***
4. ***The petition will provide more housing to support existing and future residents of Hendersonville.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-23

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: 9569-94-7077 BY CHANGING THE ZONING DESIGNATION R-20 (LOW-DENSITY RESIDENTIAL) TO UR-CZD (URBAN RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9569-94-7077
Addresses: 0 Dermid Avenue
1st Ave Villas: (File # 25-12-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Housing Assistance Corporation, for the development of 132 multi-family residential units on Dermid Avenue; and

WHEREAS, the Planning Board took up this application at a special called meeting on April 10, 2025; voting 5-0 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 May 1st, 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: 9569-94-7077, changing the zoning designation from R-20 (Low-Density Residential) 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 April 21, 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 - 132 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 1st day of May, 2025.

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

C. Rezoning: Standard Rezoning – 2620 Chimney Rock Road (and other associated White Pine Villas parcels) (25-14-RZO) – *Sam Hayes, Planner II*

Sam Hayes explained that the City of Hendersonville is in receipt of an application for a Standard Rezoning from Nehemias Lopez and Rosalva Gomez, applicants and owners of 2620 and 2626 Chimney Rock Road. The applicants are requesting to rezone the subject property, PIN 9670-70-6498, from PRD-

CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use. Mr. Lopez and Mrs. Gomez own one of three parcels within the conditional zoning district. These parcels are associated with an inactive Low Income Housing Tax Credit project known as "White Pine Villas", which never received tax credits. The developer of this project has since obtained tax credits for a different project in the City, (The Lofts at Chadwick). If City Council rezones PIN 9670-70-6498, City staff also recommends rezoning PINS 9670-70-8607 and 9670-70-8864 to a base district, preferably HMU, as part of the same effort. Rezoning only one parcel within the conditional zoning district would leave the rest of the CZD unconstructable, necessitating a future rezoning anyways. All 3 parcels were zoned HMU prior to the establishment of the conditional zoning

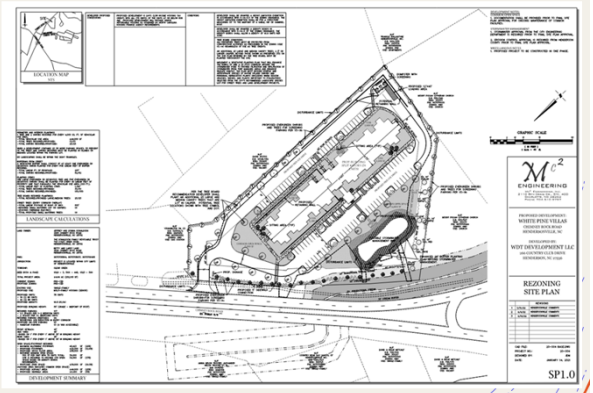


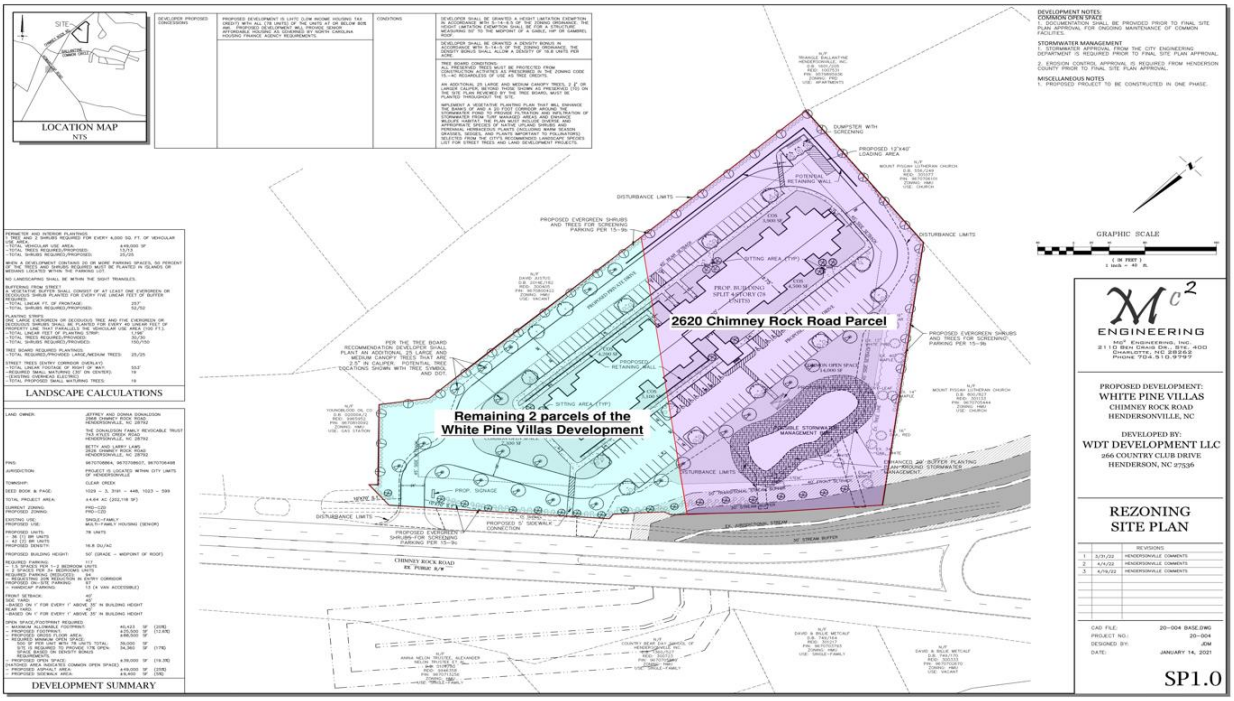


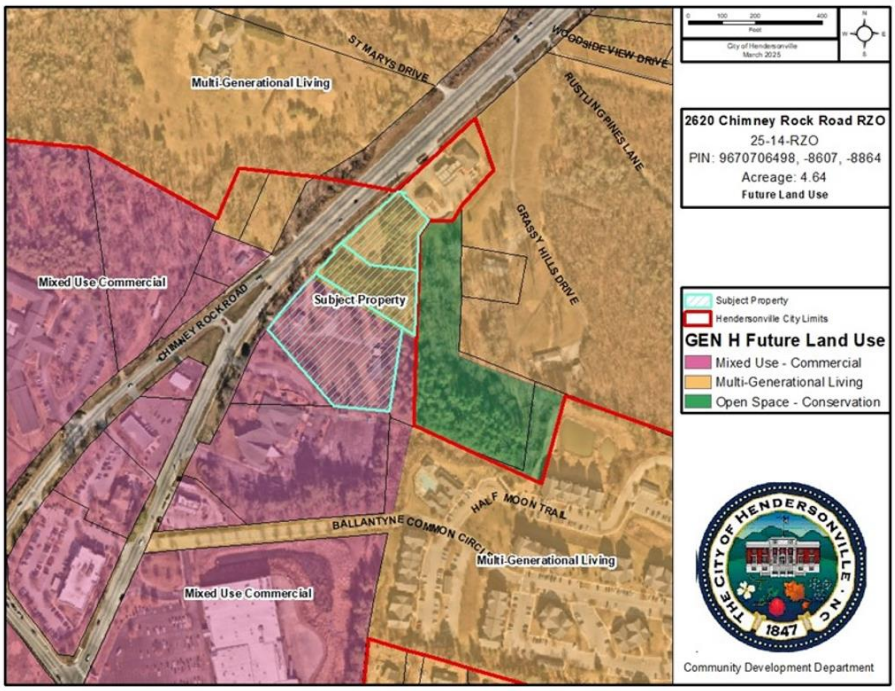


Rezoning History

- **Subject Property**
  - Highway Mixed Use is established (December 9th, 2004)
  - White Pine Villas Version 1 (approved April 2, 2020)
    - 3 story multi-family building consisting of 78 Low Income Housing Tax Credit units for seniors (55+)
  - White Pine Villas Version 2 (approved May 5th, 2022, current entitlement)
    - 4 story multi-family building consisting of 78 Low Income Housing Tax Credit units for seniors (55+)



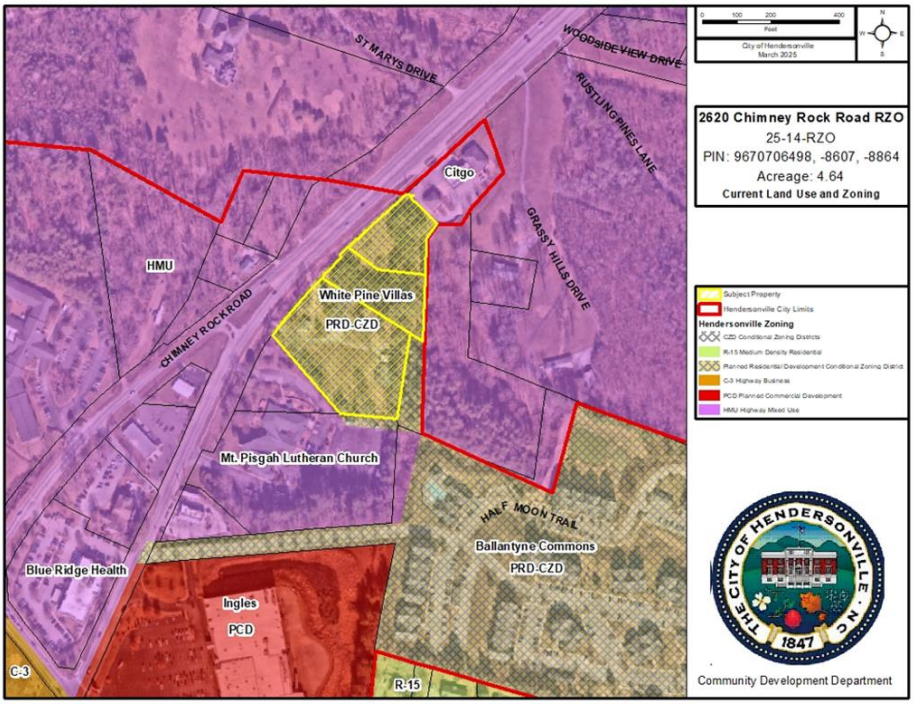




Future Land Use

+ Mixed Use Commercial
+ Multi-Generational Living
+ Open Space Conservation

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY		
	LAND SUPPLY, SUITABILITY & INTENSITY	• All 3 properties are listed as underdeveloped on the land suitability map. • All 3 properties are within the focused intensity node for US 64 and Howard Gap. • All 3 properties are listed as underdeveloped on the land supply map.
	FUTURE LAND USE & CONSERVATION MAP	**Designation:** Mixed Use Commercial (PIN- 9670-70-6498) **Character Area Description:** Consistent **Zoning Crosswalk:** Consistent **Designation:** Multi-Generational Living (PINs- 9670-70-8607 and 9670-70-8864) **Character Area Description:** Consistent **Zoning Crosswalk:** Inconsistent



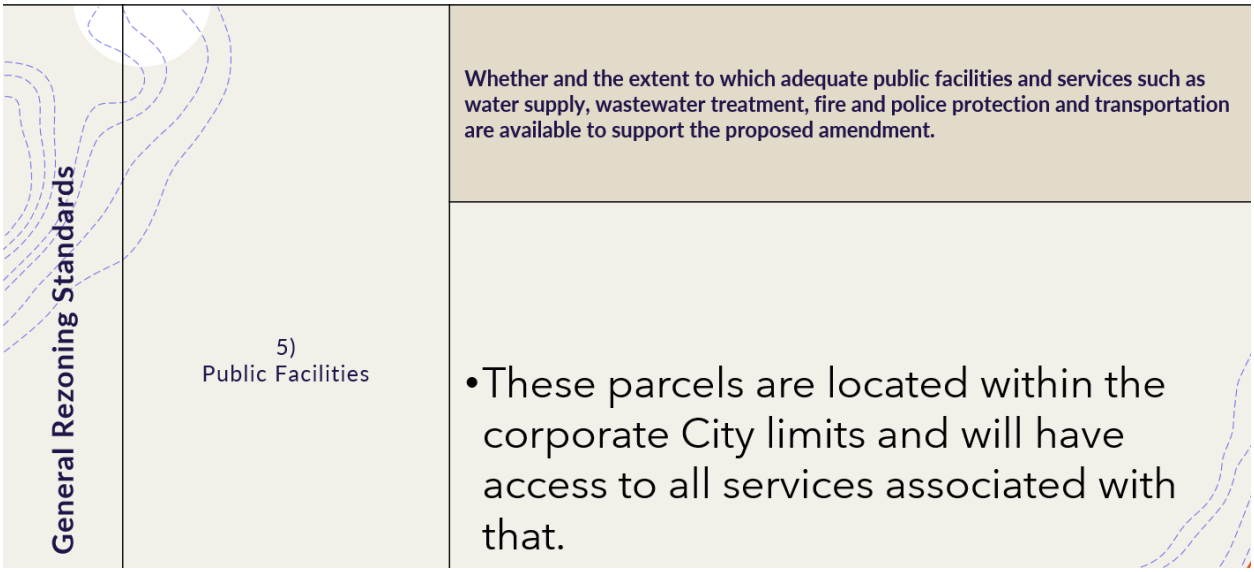
Current Land Use & Zoning

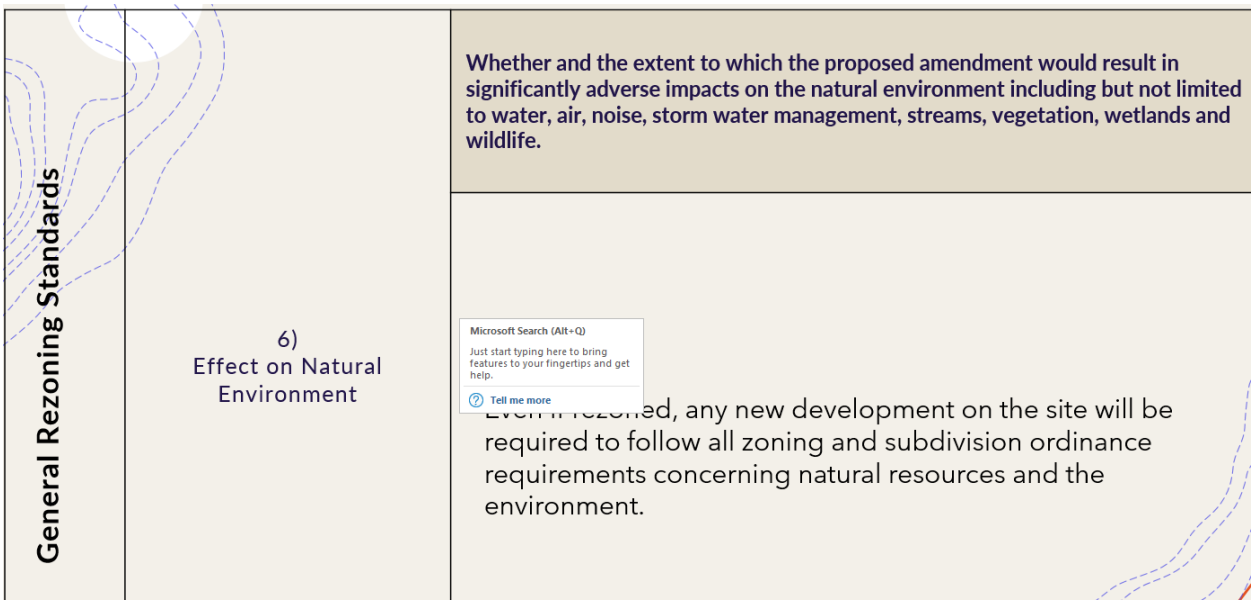
+ PRD-CZD

+ HMU
+ PCD
+ R-15
+ C-3

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.**
		• Prior to the 2020 and 2022 rezonings to PRD-CZD, these parcels were zoned Highway Mixed Use. Highway Mixed Use was created for this corridor and all other adjacent properties are currently zone Highway Mixed Use.
	3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**
		• The White Pine Villas project was a low-income housing tax credit project that did not receive the necessary tax credits to proceed. In discussions with Stephen Drake, the developer of White Pine Villas, he confirmed that he no longer has an option on the property and does not foresee moving forward with the project.

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.**
		• The City has focused on developing mixed-use districts, particularly along our corridors. This rezoning supports that initiative by designating these parcels to the mixed use zoning district established for this corridor.


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.
•These parcels are located within the corporate City limits and will have access to all services associated with that.


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.
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Just start typing here to bring features to your fingertips and get help.
Tell me more
ed, any new development on the site will be required to follow all zoning and subdivision ordinance requirements concerning natural resources and the environment.

Planning Board Recommendation

The City of Hendersonville Planning Board made a motion recommending ***approval***, finding the petition to be consistent with the comprehensive plan and finding it to be reasonable and in the public interest based on the information from the staff analysis and the public comments presented at their meeting on April 10th, 2025.

The motion carried 7 to 0.

The public hearing was opened at 7:40 p.m.

There were no public comments.

The public hearing was closed at 7:40 p.m.

City Council Member Lyndsey Simpson moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9670-70-6498) from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use as requested in the zoning map amendment application.

I further move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of PINs 9670-70-8607 and 9670-70-8864 from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use so that no unconstructable residual parcels of the White Pine Villas Development remain, 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. 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:

a. The proposed map amendment seeks to return the parcels to their previous base zoning.

b. The proposed map amendment restores potential development opportunities on this property by permitting the same uses available to the other adjacent Highway Mixed Use properties.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-24

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR CERTAIN PARCELS (POSSESSING PIN NUMBER 9670-70-6498, 9670-70-8607, & 9670-70-8864) BY CHANGING THE ZONING DESIGNATION FROM PRD-CZD, PLANNED RESIDENTIAL DEVELOPMENT CONDITIONAL ZONING DISTRICT TO HMU, HIGHWAY MIXED USE.

IN RE: Parcel Numbers: 9670-70-6498, 9670-70-8607, & 9670-70-8864
2620 Chimney Rock Road Rezoning (File # 25-14-RZO)

WHEREAS, the Planning Board took up this application at its regular meeting on April 10th, 2025; 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 May 1st, 2025, 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 May 1st, 2025,

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: 9670-70-6498, 9670-70-8607, & 9670-70-8864 from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, 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 May, 2025.

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

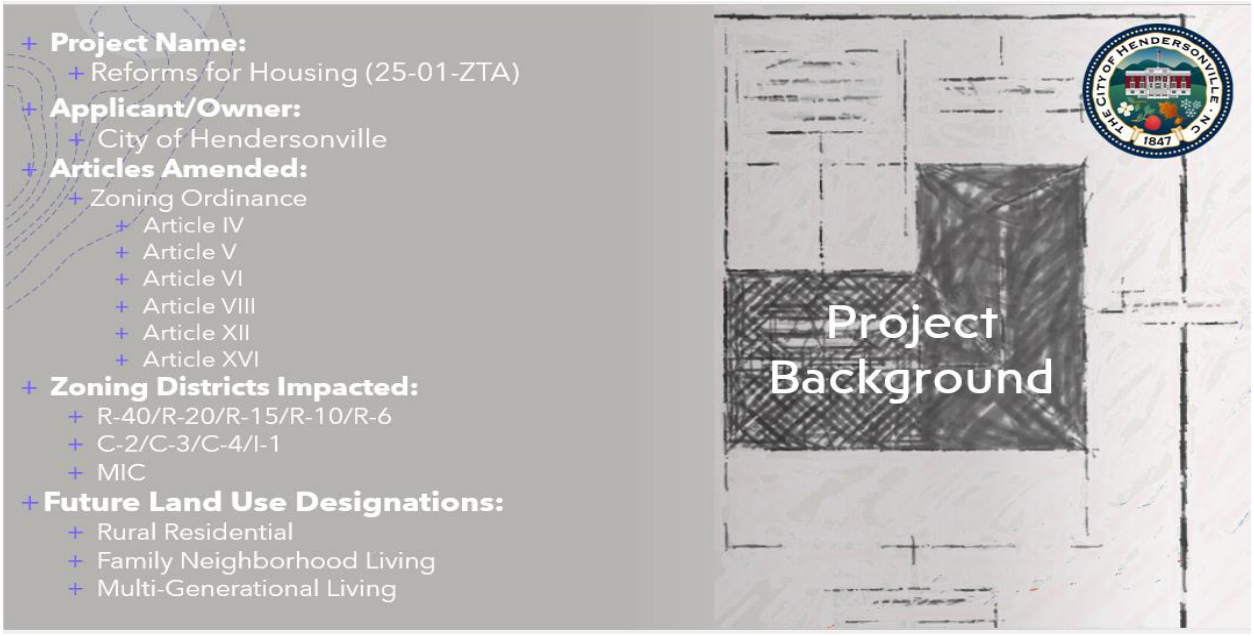
~Mayor Volk asked for a brief recess at 7:42 p.m. and returned to session at 7:48 p.m.~

D. Zoning Text Amendment: Reforms for Housing (25-01-ZTA) – *Matthew Manley, AICP, Long-Range Planning Manager*

Matt Manley explained that the City of Hendersonville has initiated an amendment to the City's Zoning Ordinance to make changes that would allow for the greater utilization of land for housing and improved clarity. The proposed changes address a range of issues that will relax standards, create additional

flexibility and establish new opportunities for needed infill housing. These proposed changes include: reductions in dimensional standards (minimum lot widths, setbacks, and minimum lot size for two-family dwellings) across the city's base residential and commercial zoning districts, scaling setbacks for corner lots, providing clarity with new and revised definitions, and incorporation of new permitted uses.
The more impactful revisions include those to the Planned Residential Development (PRD) Conditional Zoning District which are designed to tailor PRD to single-family / two-family/three-family / four-family developments as opposed to large apartment developments. These changes also translate to greater flexibility for minor PRDs for infill projects. Additionally, there is a proposal to allow units that are under 1,200 Sq FT to count as .5 units in density calculations. This change aims to create more affordable housing options by removing disincentivizes that restrict the construction of smaller sized units. Lastly, changes in the size allowances for ADUs will allow for slightly larger units in some cases.
The Planning Board voted unanimously to recommend adoption of the text updates.





+ "Housing Affordability"
  + 30% of Income or Less

+ "Attainable Housing" / "Workforce Housing"
  + Market Rate / 80%-120% AMI



Dedicated affordable housing are income-restricted units that are created through public assistance or market-based programs.



Naturally occurring affordable housing (NOAH) are units that may rent or sell at affordable levels, but do not have legally binding affordability requirements.

+ Housing Type Needs:
  + "Starter Home"
  + "Empty-Nester" Home
  + Missing Middle Housing

"Prospective homebuyers need to make at least $120,000 to afford the median home for sale in Hendersonville."

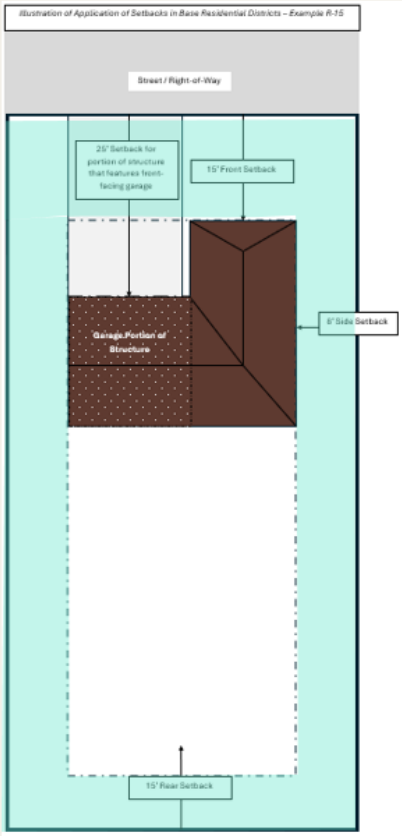
- DFI Analysis

Project Background

+ 2 Categories
  + "Low-hanging Fruit"
    + RPFLs/Small Lots - Done!
    + Dimensional Standards
    + Permitted Uses
    + Definitions
  + "High-hanging Fruit?"
    + ADU
    + Density
    + PRD (+Minor PRD)
    + Multi-Family Corridors
    + Trail-Oriented Development



Espalier

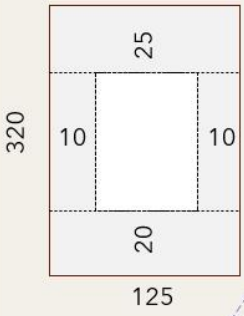


Proposed Amendments: Category 1

Proposed Amendments

R-40 |5-1-3. Dimensional requirements.

Minimum lot area in square feet:	40,000
Lot area per dwelling unit in square feet:	40,000
Minimum lot width at building line in feet:	~~150~~ 125
Minimum yard requirements in feet:	
Principal structure	Front: ~~40~~ 20, Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: ~~25~~ 10
	Rear: ~~35~~ 25
Accessory structures	Front: 40
	Side: 10
	Rear: 10
Maximum height in feet:	35

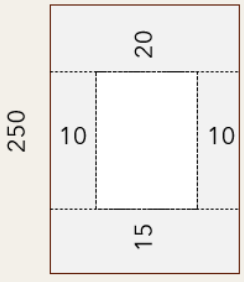


Proposed Amendments

R-20 | 5-2-3. Dimensional requirements.

Minimum lot area in square feet:	20,000
~~Lot area per dwelling unit in square feet:~~	~~20,000 for the first; 10,000 for the second unit for a two family dwelling.~~
Minimum lot width at building line in feet:	~~100~~ 80
Minimum yard requirements in feet:	
Principal structure	~~Front: 25~~ 15. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: ~~15~~ 10
	Rear: 20
Accessory structures	Front: To side or rear of principal structure
	Side: ~~10~~ 5
	Rear: ~~10~~ 5
Maximum height in feet:	35

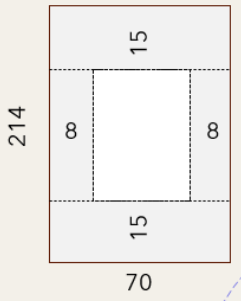
Presentation last modified: May 1



Proposed Amendments

R-15 | 5-3-3. Dimensional requirements.

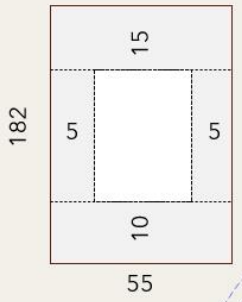
Minimum lot area in square feet:	15,000
~~Lot area per dwelling unit in square feet:~~	~~15,000 for the first; 7,500 for one additional dwelling unit in one building.~~
Minimum lot width at building line in feet:	~~85~~ 70
Minimum yard requirements in feet:	
Principal structure	Front: ~~30~~ 15. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: ~~10~~ 8
	Rear: 15
Accessory structures	Front: ~~30~~ To side or rear of principal structure
	Side: 5
	Rear: 5
Maximum height in feet:	35



Proposed Amendments

R-10 | 5-4-3. Dimensional requirements.

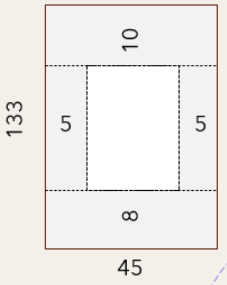
Minimum lot area in square feet:	10,000
~~Lot area per dwelling unit in square feet:~~	~~10,000 for the first; 5,000 or one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	~~75~~ 55
Minimum yard requirements in feet:	
Principal structure	Front: ~~25~~ 10. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: ~~10~~ 5
	Rear: ~~10~~ 15
Accessory structures	Front: ~~25~~ Located to side or rear of principal structure
	Side: 5
	Rear: 5
Maximum height in feet:	35



Proposed Amendments

R-6 | 5-5-3. Dimensional requirements.

Minimum lot area in square feet:	6,000
~~Lot area per dwelling unit in square feet:~~	~~6,000 for the first; 4,000 for one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	~~50~~ 45
Minimum yard requirements in feet:	
Principal structure	Front: ~~20~~ 8. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: ~~8~~ 5
	Rear: 10
Accessory structures	Front: ~~20~~ Located to side or rear of principal structure
	Side: 5
	Rear: 5
Maximum height in feet:	35



Proposed Amendments

C-2 | 5-7-3. Dimensional requirements.

Minimum lot area in square feet:	8,000 (6,000 for residential use).
~~Lot area per dwelling unit in square feet:~~	~~6,000 for the first dwelling unit; 4,000 square feet for one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	None except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.
Minimum yard requirements in feet:	Front: 15 ~~except for structures containing dwelling units which shall have a minimum front yard of 20 feet.~~ Side: 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. On all corner lots, a ten-foot side yard setback is required.) Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

Proposed Amendments

C-3 | 5-8-3. Dimensional requirements.

For lots containing only residential uses	
Minimum lot area in square feet:	6,000
~~Lot area per dwelling unit in square feet:~~	~~6,000 for the first; 4,000 square feet for one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	50
Minimum yard requirements in feet:	Front: 20
	Side: 8
	Rear: 10
Maximum height in feet:	35
For lots containing other uses	
Minimum lot area in square feet:	10,000
Lot area per dwelling unit in square feet:	N/A
Minimum lot width at building line in feet:	80
Minimum yard requirements in feet:	Front: 35 (Front yard requirements may be reduced to ten feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)
	Side: 15
	Rear: 20
Maximum height in feet:	48

Proposed Amendments

C-4 |5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Residential dwellings, small-scale multi-family subject to supplementary standards contained in section 16-4, below

Planned residential developments (minor), subject to the requirements of article VII, below

5-9-3. Dimensional requirements.

Minimum lot area in square feet:	~~40,000~~ 8,000
Lot area per dwelling unit in square feet:	N/A
Minimum lot width at building line in feet:	None
Minimum yard requirements in feet:	Front: ~~40 (Front yard requirements may be reduced to 15 feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)~~ 10
	Side: 15
	Rear: 20
Maximum height in feet:	35

Proposed Amendments

MIC | 5-10-3. Dimensional requirements.

Minimum lot area in square feet:	~~8,000~~ 6,000
Minimum lot width at building line in feet:	~~50~~ 45
Minimum yard requirements in feet:	Front: ~~10~~ 8
	Side: ~~20~~ 15 total for lot; may be allocated amongst all sides with a minimum of 5~~;~~ on any side
	Rear: ~~20~~ 10
Accessory structure minimum setbacks	Front: Shall be located to the side or rear of principal structure
	Side and rear: 5
Maximum height in feet:	50

I-1 | 5-12. Industrial Zoning District Classification

5-12-1. Permitted uses.

5-12-1(a) Permitted uses: The following uses are permitted by right in the I-1 Industrial Zoning District Classification and are not exempted from the size limitations contained in section 4-5(e)(2) of this ordinance, provided that they meet all requirements of this section and all other requirements established in this ordinance. SIC references are to the 1987 edition of the Standard Industrial Classification Manual published by the Office of Management and Budget.

~~Residential dwellings~~

~~Planned residential developments (minor), subject to the requirements of article VII, below~~

Adaptive Reuse for multi-family residential units subject to supplementary standards in Section 16-4-2

Proposed Amendments



ARTICLE VI. – GENERAL PROVISIONS

6-1-7 Corner lots.

In any residential district, the side yard requirements for corner lots along the side street shall be increased ~~by ten feet.~~ 150% (1.5x) the required side yard setback for the zoning district in which the property is located. Accessory buildings shall observe all setback requirements. A property not at the intersection of two publicly-maintained rights-of-way shall not be considered a corner lot for the purposes of this section.

ARTICLE XII. - DEFINITION OF TERMS

Accessory dwelling unit: A separate and complete dwelling unit which is subordinate to and contained on the same lot as ~~the structure of a single family dwelling or business.~~ a principal structure.

Dwelling, four-family: A type of multi-family building arranged to be occupied by four families living independently of each other, the structure having four dwelling units. Commonly referred to as a quad-plex.

~~**Dwelling, s**~~**Small-scale multi-family**: A building or a group of detached buildings on a single lot with three to eight ~~or fewer~~ dwelling units designed and arranged to be occupied by multiple families living independently of each other.

Dwelling, three-family: A type of multi-family building arranged to be occupied by three families living independently of each other, the structure having three dwelling units. Commonly referred to as a tri-plex.

Dwelling, two-family: A building arranged to be occupied by two families living independently of each other, the structure having two dwelling units. Commonly referred to as a duplex.

Proposed Amendments



Yard, front: An open, unoccupied space on the same lot with a principal building (excluding the outermost five feet of any porches, steps, eaves, gutters and similar fixtures), extending the full width of the lot and situated between the street or highway right-of-way line and the front line of the building, projected to the side lines of the lot.

Yard, rear: An open, unoccupied space on the same lot with the principal building (excluding the outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures), extending the full width of the lot and situated between the rear line of the lot and the rear line of the building to the side lines of the lot.

Yard, side: An open, unoccupied space on the same lot with a principal building (excluding the outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures), situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Lot, Double Frontage: A lot with frontages on more than one non-intersecting street or a corner lot having frontage on more than two streets. The architectural front of a structure, the front orientation of a structure and/or the presence of primary access shall determine the front lot line for the purposes of applying dimensional requirements. Lots which cannot be accessed by one of the two adjoining streets, due to topography or street classification, shall not be considered double frontage lots. For the purposes of this definition, lots located on alleys shall not be considered double frontage lots.

Proposed Amendments

ARTICLE XVI. – SUPPLEMENTARY STANDARDS

16-4-31 Residential dwellings, small-scale multi-family.

a) For the purposes of these standards, small-scale multi-family shall include all developments not subject to the N.C. Residential Code for One- and Two-Family Dwellings including triplexes, quadplexes, and other small apartment buildings. ~~The~~ Any of the architectural design standards below may be implemented voluntarily for single-family attached (townhomes) and multiple detached units on a single parcel (detached multi-family) constructed subject to N.C. Residential Code for One- and Two-Family Dwellings.

ARTICLE VIII. EXCEPTIONS & MODIFICATIONS

Sec. 8-1. ~~Minimum required front yard for dwellings.~~ Exceptions to minimum setback regulations

8-1-1. – Exception to front yard setbacks. The minimum required front yard requirements of this ordinance for dwellings shall not apply on any lot where the average front yard of existing buildings located wholly or in part within ~~100~~ 350 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is less than the minimum required front yard. In such cases, front yard on such lot may be less than the required front yard, but not less than the average of the front yards of the aforementioned existing buildings.

8-1-~~1~~2 **Exceptions to other setback regulations.** The following features shall not be subject to the required minimum setbacks:

Bridges

Doghouses

Driveways, walks and parking areas

Fences and walls not exceeding nine feet in height

Landscape features such as entrance piers, columns, gates, planters and gardens

Mobile food vendors

Playhouses, not exceeding 64 square feet in floor area

Required building entry ramps

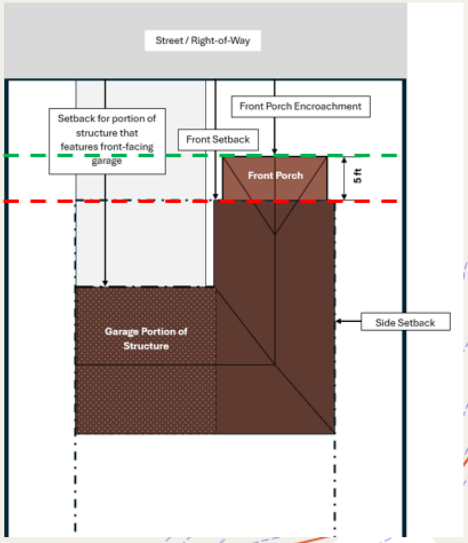
Retaining walls

Stormwater management facilities such as head walls and culverts

The outermost five feet of any porches, steps, eaves, gutters and similar fixtures on the front of a structure

The outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures on the side and/or rear of a structure

Proposed Amendments





ARTICLE VI. – GENERAL PROVISIONS

6-1-2 - Height and density.

a) No building shall hereafter be erected or altered so as to exceed the height limit or to exceed the density regulations of this ordinance for the district in which it is located except as may be approved as a condition to a conditional zoning district. Residential units under 1,200 square feet in gross floor area shall count as one-half unit (0.5 units) for the purposes of calculating density allotments in all zoning districts with density standards. Residential units under 1,200 square feet shall be counted as whole numbers for the purposes of applying other aspects of the zoning code such as determining level of review, applying minimum parking requirements, etc.

ARTICLE XVI. – SUPPLEMENTARY STANDARDS

16-4-1 Accessory dwelling units.

a) Accessory dwelling units may only be situated on a lot on which a principal ~~residential dwelling unit~~ structure is also situated and shall be clearly incidental or accessory to such principal ~~residential~~ structure.

b) No more than one accessory dwelling unit may be situated on any lot.

c) Accessory dwelling units may not exceed ~~800~~ the square feet of heated floor area as outlined below:

1) all properties with principal structures 1,200 square feet or less are permitted to have an accessory dwelling unit up to a maximum of 100% of the size of the principal structure and

2) all properties with principal structures greater than 1,200 square feet are permitted an accessory dwelling up to a maximum of 1,200 square feet in heated floor area.

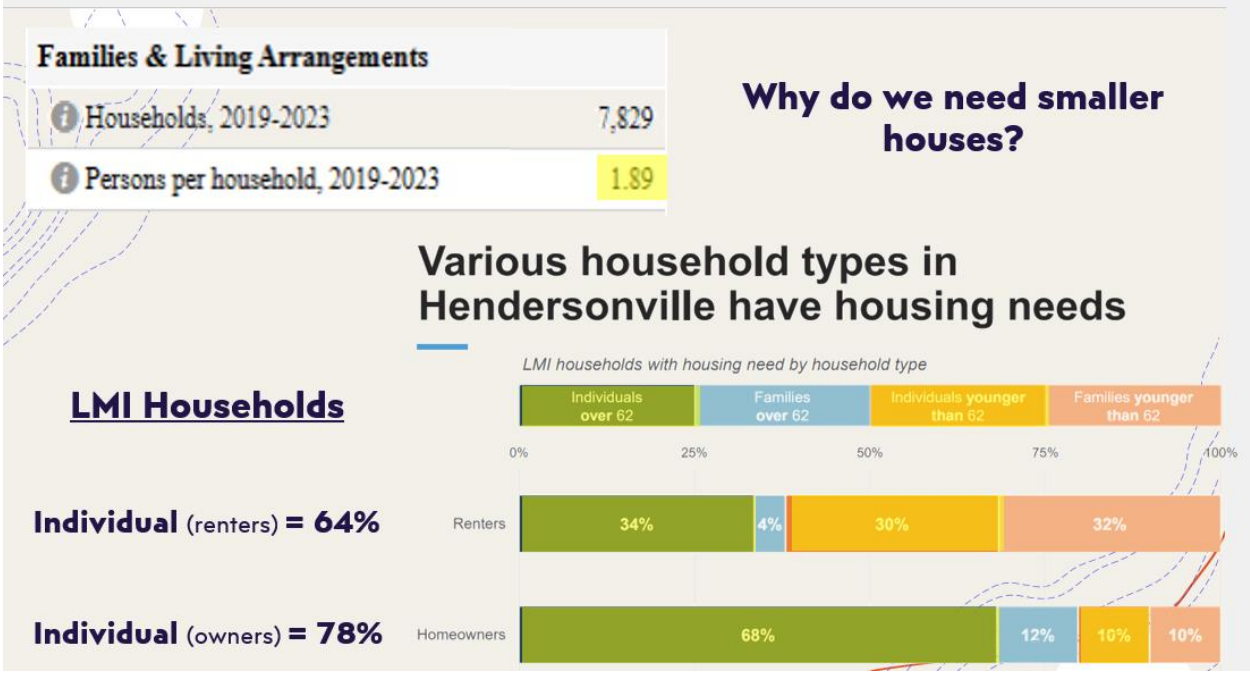
Examples. If a principal structure is 900 Sq Ft, the maximum heated floor area of the accessory dwelling unit is 900 Sq Ft. If a principal structure is 2,600 square feet, the maximum heated floor area of the accessory dwelling is 1,200 square feet.

Proposed Amendments:
Category 2

1,200 Sq Ft = 1/2 Unit

From 800 Sq Ft to 1,200 Sq Ft


Proposed Amendments:
Category 2
1,200 Sq Ft


Families & Living Arrangements
Households, 2019-2023 7,829
Persons per household, 2019-2023 1.89
Why do we need smaller houses?
Various household types in Hendersonville have housing needs
LMI Households
LMI households with housing need by household type
Individuals over 62
Families over 62
Individuals younger than 62
Families younger than 62
0%
25%
50%
75%
100%
Individual (renters) = 64%
Renters
34%
4%
30%
32%
Individual (owners) = 78%
Homeowners
68%
12%
10%
10%

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

Proposed Amendments

5-14-2. Permissible uses subject to rezoning to a Planned Residential Development Conditional Zoning District.

A building or land shall be used only for those purposes specified in the rezoning for the project which may include one or more of the following:

Accessory structures

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Adult care centers registered with the NC Department of Health and Human Services (DHSS)

Adult care homes

Camps

Child care centers subject to supplementary standards contained in section 16-4, below

Child care homes

Congregate care facilities, subject to supplementary standards contained in section 16-4, below

Customary accessory uses

~~Golf courses~~

~~Golf driving ranges and par three golf courses~~

Home occupations

Neighborhood-oriented Personal services consistent with the purposes of this classification, such as barber and beauty shops, medical and dental labs and clinics, opticians and optical services and prosthetics & orthopedics

Neighborhood-oriented Retail stores consistent with the purposes of this classification, such as gift shops, florist shops and pharmacies

Nursing homes, subject to supplementary standards contained in section 16-4, below

Offices located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which they are to be located

Parks



~~Residential dwellings, multi-family~~

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

Proposed Amendments

5-14-3. Site requirements.

Planned residential development conditional zoning districts shall have the following site and density requirements:

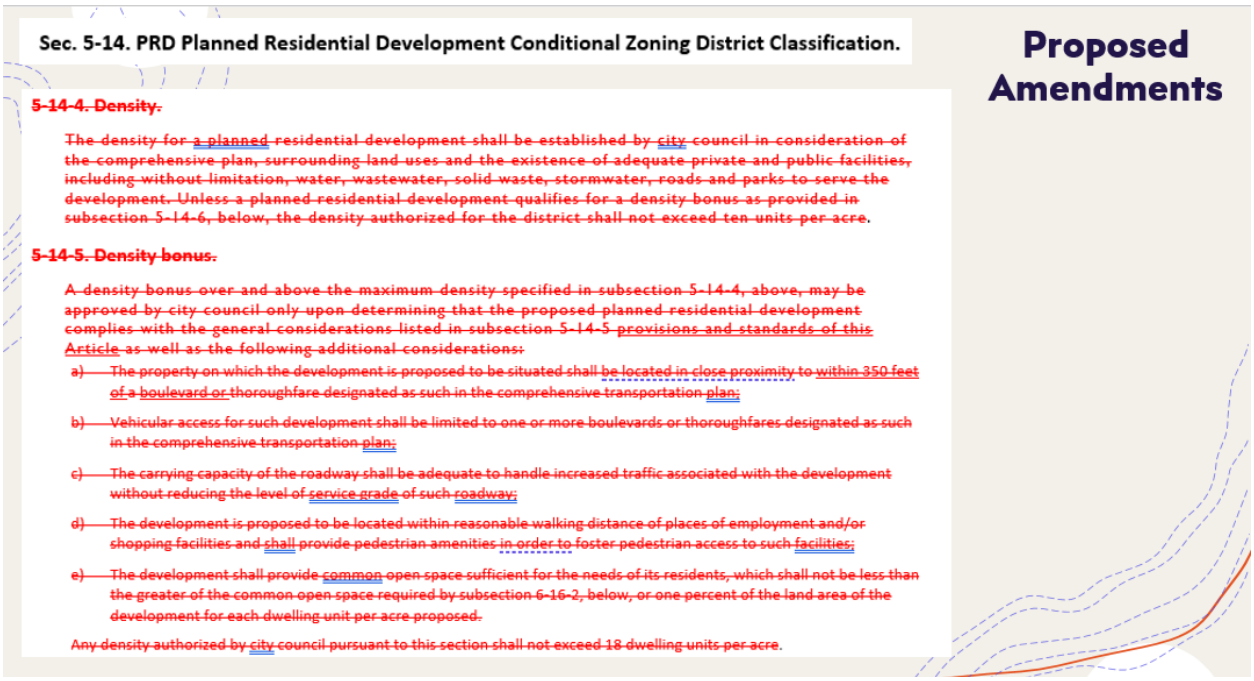
a) ~~The total land area of the district shall be at least three acres; and~~ Sites shall be located in one of the following Future Land Use designations as illustrated in the City's most recently adopted Comprehensive Plan: Rural Residential, Family Neighborhood Living, Multi-Generational Living.

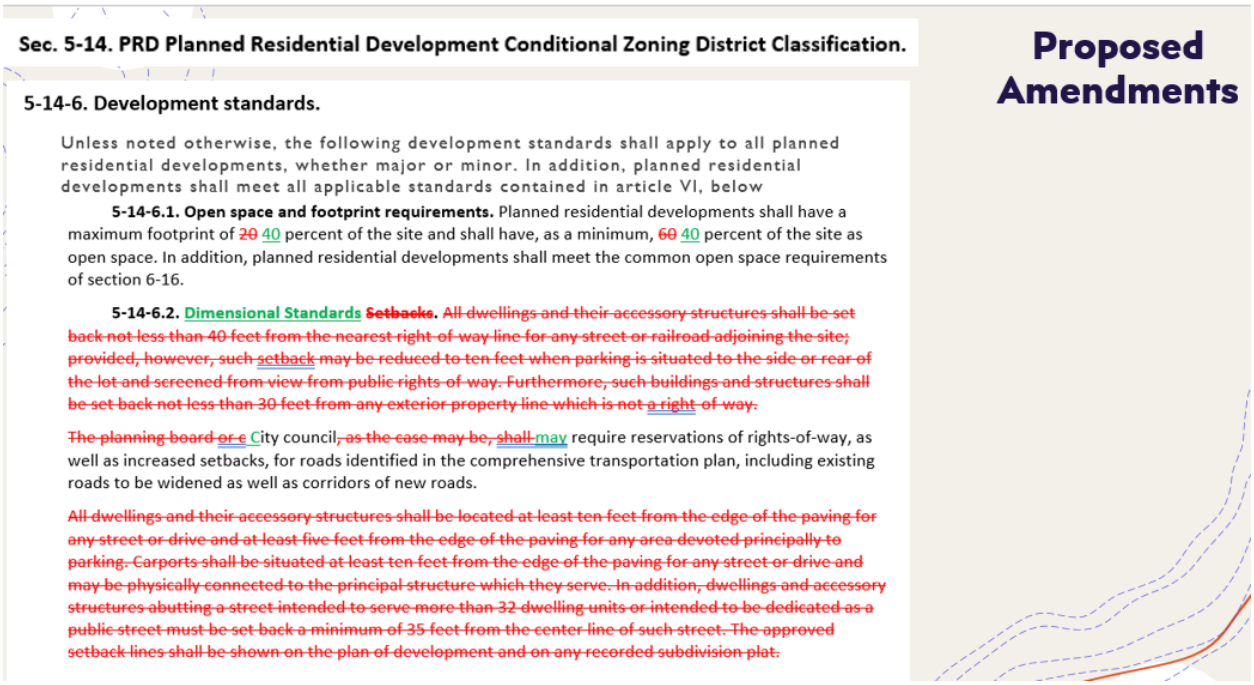
~~b)~~ ~~Access to the planned residential development shall be by means of a boulevard or thoroughfare (major or minor) designated as such in the comprehensive transportation plan. Alternatively, access may be provided by means of streets other than major or minor thoroughfares when it is clearly demonstrated that the planned residential development will not result in a significant increase in traffic on any such street.~~ Density authorized for a Planned residential development conditional zoning district shall not exceed the following based on the Future Land Use designation of the site:

i. Rural Residential = 2 units per acre

ii. Family Neighborhood Living = 6 units per acre

iii. Multi-Generational Living = 10 units per acre


Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.
Proposed Amendments
5-14-4. Density.
The density for a planned residential development shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including without limitation, water, wastewater, solid waste, stormwater, roads and parks to serve the development. Unless a planned residential development qualifies for a density bonus as provided in subsection 5-14-6, below, the density authorized for the district shall not exceed ten units per acre.
5-14-5. Density bonus.
A density bonus over and above the maximum density specified in subsection 5-14-4, above, may be approved by city council only upon determining that the proposed planned residential development complies with the general considerations listed in subsection 5-14-5 provisions and standards of this Article as well as the following additional considerations:
a) The property on which the development is proposed to be situated shall be located in close proximity to within 350 feet of a boulevard or thoroughfare designated as such in the comprehensive transportation plan;
b) Vehicular access for such development shall be limited to one or more boulevards or thoroughfares designated as such in the comprehensive transportation plan;
c) The carrying capacity of the roadway shall be adequate to handle increased traffic associated with the development without reducing the level of service grade of such roadway;
d) The development is proposed to be located within reasonable walking distance of places of employment and/or shopping facilities and shall provide pedestrian amenities in order to foster pedestrian access to such facilities;
e) The development shall provide common open space sufficient for the needs of its residents, which shall not be less than the greater of the common open space required by subsection 6-16-2, below, or one percent of the land area of the development for each dwelling unit per acre proposed.
Any density authorized by city council pursuant to this section shall not exceed 18 dwelling units per acre.


Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.
Proposed Amendments
5-14-6. Development standards.
Unless noted otherwise, the following development standards shall apply to all planned residential developments, whether major or minor. In addition, planned residential developments shall meet all applicable standards contained in article VI, below
5-14-6.1. Open space and footprint requirements. Planned residential developments shall have a maximum footprint of 20 40 percent of the site and shall have, as a minimum, 60 40 percent of the site as open space. In addition, planned residential developments shall meet the common open space requirements of section 6-16.
5-14-6.2. Dimensional Standards Setbacks. All dwellings and their accessory structures shall be set back not less than 40 feet from the nearest right-of-way line for any street or railroad adjoining the site; provided, however, such setback may be reduced to ten feet when parking is situated to the side or rear of the lot and screened from view from public rights-of-way. Furthermore, such buildings and structures shall be set back not less than 30 feet from any exterior property line which is not a right-of-way.
The planning board or c City council, as the case may be, shall may require reservations of rights-of-way, as well as increased setbacks, for roads identified in the comprehensive transportation plan, including existing roads to be widened as well as corridors of new roads.
All dwellings and their accessory structures shall be located at least ten feet from the edge of the paving for any street or drive and at least five feet from the edge of the paving for any area devoted principally to parking. Carports shall be situated at least ten feet from the edge of the paving for any street or drive and may be physically connected to the principal structure which they serve. In addition, dwellings and accessory structures abutting a street intended to serve more than 32 dwelling units or intended to be dedicated as a public street must be set back a minimum of 35 feet from the center line of such street. The approved setback lines shall be shown on the plan of development and on any recorded subdivision plat.

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

Proposed Amendments

Minimum lot area in square feet:	0
Minimum lot width at building line in feet:	None
Minimum yard requirements for Principal Structures in feet measured from edge of paving:	Front: 40, reduced to 10 when parking is situated to the side or rear of the lot and screened from view from public right of way, provided, however, that any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet from the right-of-way.
	Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way
	Rear: 20
Maximum height in feet:	35
Minimum yard requirements for Accessory Structure in feet:	Front: Located to side or rear of principal structure
	Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way
	Rear: 0

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

Proposed Amendments

5-14-64.3 Subdivision of planned residential developments. Planned residential development projects may be subdivided provided that arrangements for such subdivision are made at the time of the planned residential development application.

Zero lot lines may be permitted on one or more lot lines of each lot ~~in accordance with these standards:~~

~~a) Any wall constructed on the lot line shall be a solid, windowless wall. If there is an offset of the wall from the lot line, the offset must be at least six feet.~~

~~b) A five-foot maintenance easement and a maximum eave encroachment of 32 inches within the maintenance easement shall be established in the deed restrictions and covenants of the adjoining lot. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.~~

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

Proposed Amendments

5-14-64.4. Circulation and access. Internal streets, drives and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles

~~Streets shall not be designed to encourage outside traffic to traverse the planned residential development on local streets.~~

~~Sidewalks shall be required along streets adjacent to the planned residential development. Sidewalks shall form a logical, safe, and convenient system for pedestrian access to all dwelling units and appropriate project facilities and shall be required along such streets, drives and parking areas within the planned residential development as is necessary to accomplish this. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.~~

~~Streets intended to serve more than 32 dwelling units as well as those intended to be dedicated as public streets shall meet the design and construction standards of the NCDOT. All other streets and drives need not comply with NCDOT's pavement width and road right-of-way standards, but they shall comply with its pavement structure requirements. All dead-end streets and drives shall terminate in a cul-de-sac or other adequate means of reversing vehicular direction. It shall be the responsibility of the developer to submit to the director of public works core samples taken by a licensed testing firm demonstrating that completed streets or drives meet such pavement structure requirements.~~

~~Internal streets with minimum setbacks measuring less than 35 feet from center line shall be private streets and are not acceptable for dedication to, or maintenance by, the city. Developments containing such private internal streets with setbacks measuring less than 35 feet from center line shall have the following disclaimer in large type placed in a prominent position on the following applicable documents for the development including the site plan, the plat, the restrictive covenants, the condominium documents, and any contracts used in the sale of properties.~~

~~"Some or all of the streets and/or drives in this development do not meet minimum right-of-way requirements for the City of Hendersonville. You are notified that these are proposed as private streets and that the City of Hendersonville will not accept them for maintenance."~~

5-14-64.4. Circulation and access. Internal streets, drives and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Connectivity is a goal of the internal street system and external connections to areas outside and adjacent to the Planned Residential Development Conditional Zoning development shall be established where possible.

i. The site shall be traversed by a network of internal streets built according to city standards. Internal streets should seek to avoid cul-de-sacs and dead-end roads and other features that hamper connectivity. However, roads may terminate at a monumental structure or green space. In such cases a sidewalk or other connection shall be provided to ensure the goals of connectivity.

ii. Internal streets shall have sidewalks and street trees.

iii. If a bus line serves, or is expected to serve, the district, a bus shelter is required. Larger projects may require more shelters as determined by traffic impact analysis.

iv. Alleys providing access to the rear of lots are encouraged. Public alleys shall meet the specifications of relevant City standards. Where individual lots have frontage on another city street, private drives may be used as alleys, in which case they may be constructed within common space at the rear of lots or, in conjunction with the use of cross-access easements, they may be constructed within a series of rear setbacks. One-way alleys shall be a minimum of 8' wide. Two-directional alleys shall be a minimum of 16' wide



Driving-only transportation pattern



Walkable connected transporation network

Proposed Amendments

~~**5-14-6.5 Building height.** A building may exceed 35 feet in height only upon the granting of a height limitation exemption by the city council. Upon application, the council may grant a height limitation exemption upon finding that:~~

~~a) Such building will not block sunlight from adjacent property between the hours of 10:00 a.m. and 2:00 p.m. from the months of October 1st to May 1st.~~

~~b) Such building is adequately designed and served from the standpoint of safety, and the city fire chief certifies that the fire safety equipment to be installed is adequately designed and that the building is reasonably well located in relation to the fire stations and equipment so as to offer adequate protection to life and property. In no case shall the building exceed 50 feet in height.~~

~~c) The side and rear yards for any structure in excess of 35 feet in height shall be increased by one foot for each one foot in height in excess of 35 feet.~~

~~**5-14-6.6 Buffering, screening and landscaping.** The applicant shall propose and plant, construct and make satisfactory arrangements for the preservation of a buffer and/or setbacks adequate to protect adjoining properties from the impacts of the proposed development. Parking and service areas and dumpsters shall be screened from view by adjacent single-family residences. Existing vegetation shall be preserved whenever possible. In addition, the developer shall provide an appropriate landscaping plan within the project.~~

~~**5-14-6.7 Off-street parking.** Off-street parking requirements for planned residential developments shall be as follows:~~

~~A minimum of one space per residential unit containing one or two bedrooms. A minimum of one and one half spaces per residential unit containing three or more bedrooms. Enclosed garages and carports count towards meeting the parking requirement. All parking spaces shall be located within 75 feet of the residential unit they serve.~~

Proposed Amendments

5-14-~~7~~5. Minor planned residential developments.

An applicant may elect to have a development processed as a minor planned residential development so long as the proposed development, including all phases, is greater than 2 dwelling units but does not exceed 50 dwelling units. Minor planned residential developments may consist of any residential uses permitted under Sec. 5-14-2, regardless of the underlying zoning district, ~~and so long as no accessory~~ No commercial development may be part of a minor planned residential development, ~~is requested for the project.~~ A minor planned residential development may be located in one or more of the following zoning district classifications: R-40, R-20, R-15, R-10, R-6, MIC, RCT, C-2, C-3, I-1.

5-14-~~7~~5.1 Density.

The maximum number of dwelling units which may be constructed in a minor planned residential development shall be 50 or a number computed on the basis of the following table, whichever is less.

Use District	Dwelling Units Per Acre
R-40	~~1.0~~ 2.0
R-20	~~2.5~~ 3.0
R-15	~~3.75~~ 4.0
R-10	5.5
R-6	8.5
MIC	~~5.5~~ 8.5
RCT	~~5.5~~ 8.5
C-4	8.5
C-2	~~8.5~~ 10.0
C-3	~~8.5~~ 10.0
~~I-1~~	~~8.5~~

5-14-~~7~~5.2 Development standards for minor planned residential developments. Except as otherwise noted herein, minor planned residential developments shall be governed by the development standards for planned residential developments contained in subsection 5-14-6, above.

Unlike major planned residential developments, there is no ~~minimum~~ site requirement for a minor planned residential development to be located in a specific Future Land Use designation, ~~nor is there a requirement that access be by means of a designated thoroughfare.~~

5-14-~~7~~5.3 Procedures for reviewing. Unlike other planned developments which undergo rezoning to a conditional zoning district, minor planned residential developments undergo site plan review pursuant to section 7-3.

Proposed Amendments: Phase II

PCD | 5-15-2. - Permissible uses.

~~Residential dwellings, Multi-Family~~

~~**5-15-4.6. Density.** The density for a residential development planned as part of a PCD Planned Commercial Development Conditional Zoning district shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including, without limitation, water, wastewater, solid waste, stormwater, roads and parks, to serve the development. A planned commercial development may qualify for a density bonus in the manner specified in subsection 5-14-5, above. Otherwise, the density authorized for the district shall not exceed ten units per acre.~~

PID | 5-21-2 - Permissible uses.

~~Residential dwellings, multi-family~~

Proposed Amendments: Phase 1 + 2

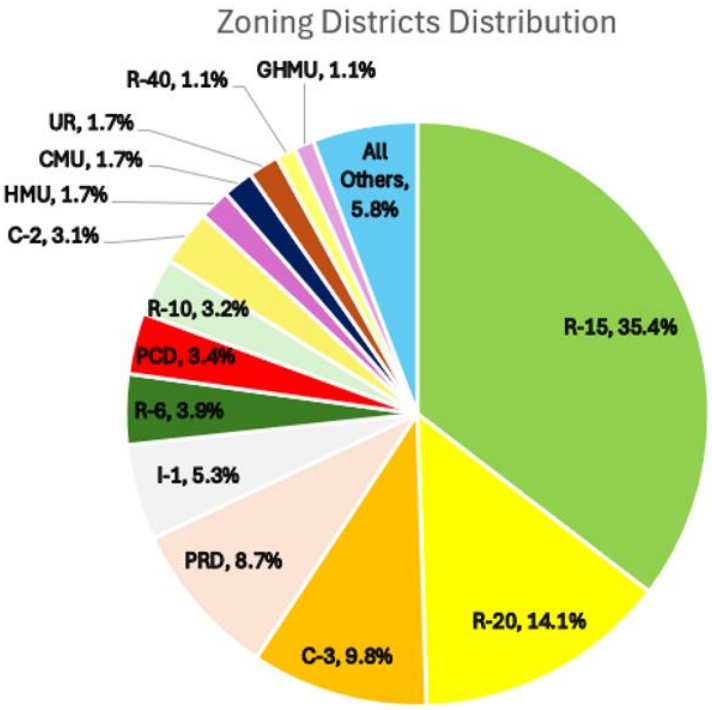
Sec. 4-5. Classification of uses.

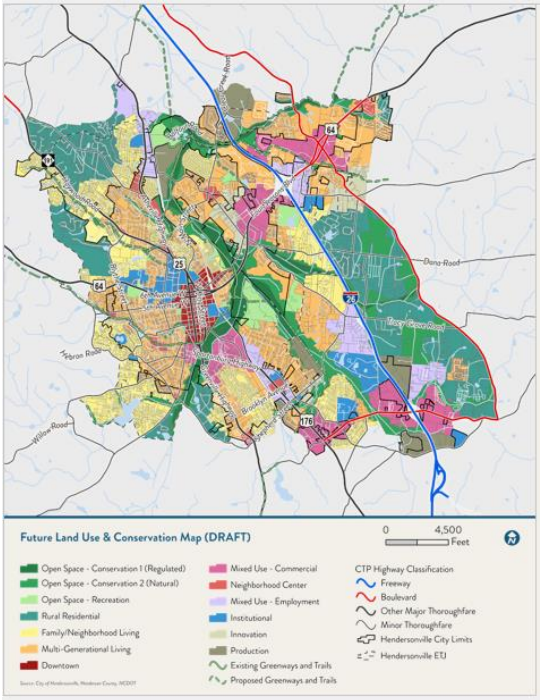
USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	MIC	C-4	PCDCZD	I-1	PIDCZD	URCZD
Accessory dwelling units	SS	SS	SS	SS	SS	SS	SS	SS	-	SS	-	-
Adaptive reuse	L	L	L	L	L	-	-	-	-	L	-	-
Golf courses	-	-	-	-	-	~~P~~	-	-	P	P	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	~~P~~	-	-	P	P	-	-
Planned residential development (minor)	SS	SS	SS	SS	SS	-	SS	-	-	SS	-	-
~~Planned residential development (major)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
Residential dwellings, single-family	P	P	P	P	P	P	P	P	P	P	P	L
Residential dwellings, multi-family	-	-	-	-	-	~~P~~	-	~~P~~	~~P~~	-	~~P~~	P
Residential dwellings, two-family	-	P	P	P	P	P	P	P	P	P	P	-
Residential dwellings, three-family	-	-	-	-	-	P	-	P	-	P	-	-
Residential dwellings, four-family	-	-	-	-	-	P	-	P	-	P	-	-
Residential dwellings, small-scale multi-family	-	-	-	-	-	-	P	P	-	-	-	-
Personal services	-	-	-	-	-	L	SS	P	P	P	-	L
Retail stores	-	-	-	-	-	L	SS	SS	P	P	-	L
Restaurants	-	-	-	-	-	L	SU	SU	P	P	-	L

Districts Impacted - % Land Area:

R-40 – 1.1%
R-20 – 14.1%
R-15 – 35%
R-10 – 3.2%
R-6 – 3.9%

Total = 57.7% of City + ETJ Land Area





Relationship to Gen H Comp Plan

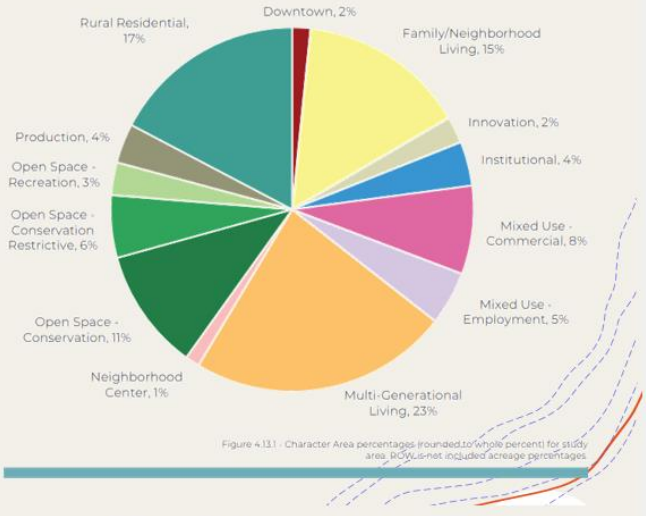


Figure 4.13.1 - Character Area percentages (rounded to whole percent) for study area, RR plus net included acreage percentages.

RR + FNL + MGL = 55%

Relationship to Gen H Comp Plan "Guiding Principles"

Comp Plan Character Areas

RURAL RESIDENTIAL LIVING (RR)

Characterized by low-density residential development, this area is comprised of single-family detached homes on a lot size of one acre or greater. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Golf course communities can also be found in these areas.

FAMILY/NEIGHBORHOOD LIVING (FNL)

This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots typically ranging from 1/3 acre to 1/8 acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved.

MULTI-GENERATIONAL LIVING (MGL)

This area is characterized by mixed residential development and a limited amount of small scaled neighborhood-serving commercial. It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed.

Lot sizes are similar to those in FNL, but with increased densities.

General Rezoning Standards: 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	• **Designation:** Rural Residential, Family Neighborhood Living, Multi-Generational Living • **Character Area Description:** Somewhat Consistent • **Zoning Crosswalk:** Consistent • **Focus Area Map:** N/A
PLANNING BOARD RECOMMENDATION	Unanimously Recommended Approval

General Rezoning Standards: 2) COMPATIBILITY

EXISTING CONDITIONS	**The proposed limitations on square footage of the dwellings ensures that new units constructed under these allowances do not out-scale existing homes.**
RELEVANT GEN H GOALS	**Vibrant Neighborhoods**: [Consistent] **Abundant Housing Choices**: [Consistent] **Healthy and Accessible Natural Environment**: [Somewhat Consistent] **Authentic Community Character**: [Consistent] **Safe Streets and Trails**: [Consistent] **Satisfying Work Opportunities**: [Consistent] **Welcoming & Inclusive Community**: [Consistent] **Accessible & Available Community Services**: N/A **Resilient Community**: [Consistent]
GEN H GUIDING PRINCIPLES	**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]

Relationship to Gen H Comp Plan "Guiding Principles"

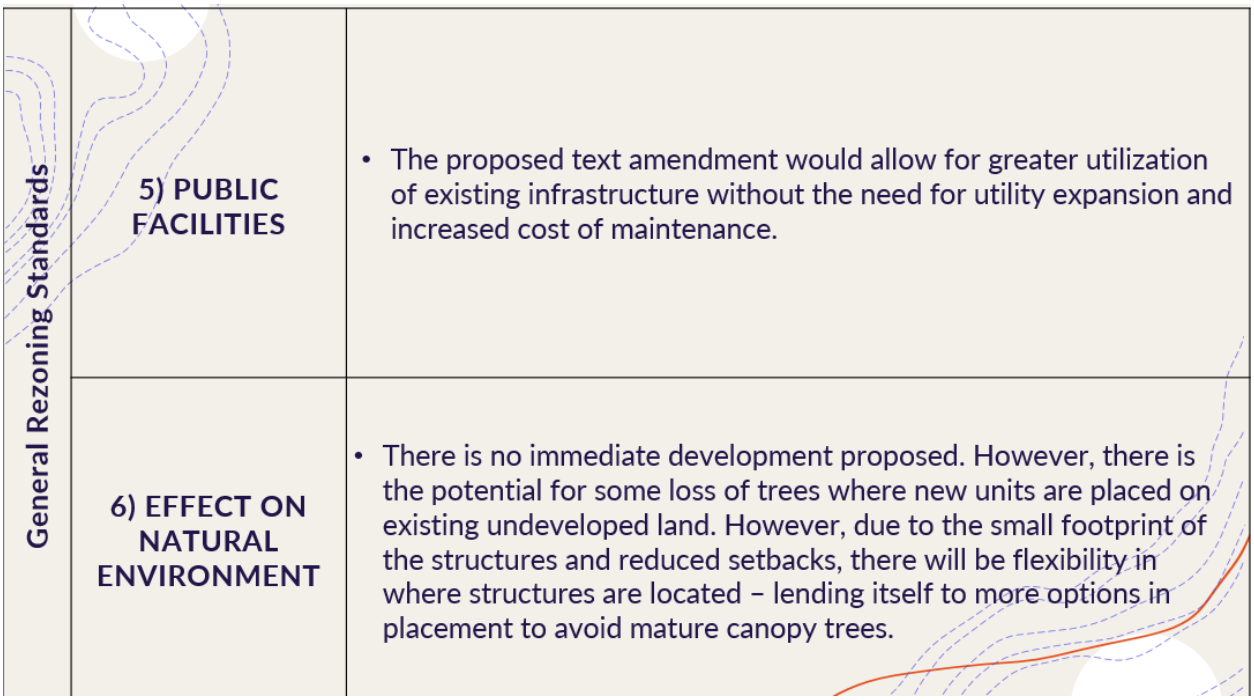
COMPACT DEVELOPMENT
Along with the mix of land uses, the intensity of development in a community can have a significant impact on its ability to provide affordable housing options, reduce traffic congestion, make efficient use of infrastructure, deliver services, and generally create livable communities.
Building up with taller buildings in the appropriate places is one way to accommodate more uses in fewer locations

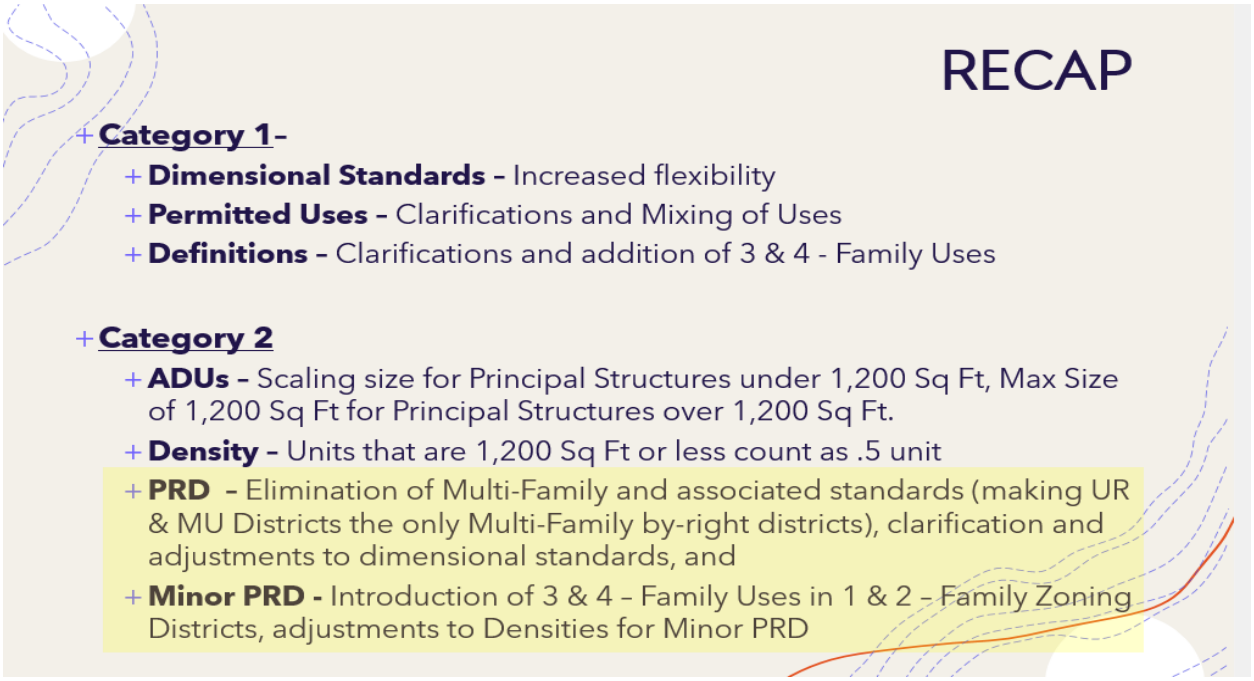
MISSING MIDDLE HOUSING
"Missing middle" housing refers to small- to medium-sized homes that are available at various price points and are compatible in scale and character with the surrounding neighborhood. These homes can be built as part of infill development projects or used to transition between 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.

DESIRABLE AND AFFORDABLE HOUSING
The preferences for different types of housing vary depending on the locality within the community, and are influenced by factors such as income, age, household size, and available financing. Single-family homes on large lots are simply one of many products demanded in today's market. Housing diversity can address housing prices and differences in lifestyles. It is accomplished first by recognizing the varying needs and preferences of the existing and future population, and finding ways to facilitate the expansion of the housing supply (types and quantity) to satisfy current and anticipated demand.

General Rezoning Standards: 2) COMPATIBILITY	DESIGN GUIDELINES ASSESSMENT (Chapter V)	Public Realm – [Consistent] Site Design – [Consistent] Building Design – [Consistent]

General Rezoning Standards		
	3) CHANGED CONDITIONS	• 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.
	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.





The public hearing was opened at 8:12 p.m.

In Person:

Ken Fitch spoke and said a text amendment is not a "one size fits all".

The public hearing was closed at 8:14 p.m.

City Council member Jennifer Hensley moved that City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts, Article V. Zoning District Classifications, Article VI. General Provisions, Article VIII. Exceptions & Modifications, Article XII. Definition of Terms, and Article XVI. Supplementary Standards, as presented by staff, 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, dispersed, "attainable" infill housing.***
2. ***The proposed amendment allows for property owners to better utilize their property and earn additional revenue***
3. ***The proposed amendment will incentive the construction of smaller, more affordable dwellings ("starter homes").***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-26

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE V. – ZONING DISTRICT CLASSIFICATIONS, ARTICLE VI. GENERAL PROVISIONS AND ARTICLE XII. DEFINITION OF TERMS

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on March 13, 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 May 1, 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, due to a lack of affordable and attainable housing in the City, City Council has formed a Strategic Housing Committee to evaluate the need for revisions to the City's Zoning Ordinance to improve opportunities for increased housing stock, and

WHEREAS, the proposed revisions to the City's Zoning Ordinance are intended to improve regulatory conditions under which the housing stock may be increased, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on May 1, 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 VI. General Provisions and Article XII. Definition of Terms

R-40 |5-1-3. Dimensional requirements.

Minimum lot area in square feet:	40,000
Lot area per dwelling unit in square feet:	40,000
Minimum lot width at building line in feet:	~~150~~ 125
Minimum yard requirements in feet:	
Principal structure	Front: ~~40~~ 20, Any portion of a building envelope featuring a front-facing garage shall set back the garage portion a minimum of 25 feet.
	Side: ~~25~~ 10
	Rear: ~~35~~ 25
Accessory structures	Front: 40
	Side: 10
	Rear: 10
Maximum height in feet:	35

R-20 | 5-2-3. Dimensional requirements.

Minimum lot area in square feet:	20,000
~~Lot area per dwelling unit in square feet:~~	~~20,000 for the first; 10,000 for the second unit for a two family dwelling.~~
Minimum lot width at building line in feet:	~~100~~ 80
Minimum yard requirements in feet:	
Principal structure	Front: ~~35~~ 15. Any portion of a building envelope featuring a front-facing garage shall set back the garage portion a minimum of 25 feet.
	Side: ~~15~~ 10
	Rear: 20
Accessory structures	Front: To side or rear of principal structure
	Side: ~~10~~ 5
	Rear: ~~10~~ 5
Maximum height in feet:	35

R-15 | 5-3-3. Dimensional requirements.

Minimum lot area in square feet:	15,000
~~Lot area per dwelling unit in square feet:~~	~~15,000 for the first; 7,500 for one additional dwelling unit in one building.~~
Minimum lot width at building line in feet:	~~85~~ 70
Minimum yard requirements in feet:	
Principal structure	Front: ~~30~~ 15. Any portion of a building envelope featuring a front-facing garage shall set back the garage portion a minimum of 25 feet
	Side: ~~10~~ 8
	Rear: 15
Accessory structures	Front: ~~30~~ To side or rear of principal structure
	Side: 5
	Rear: 5
Maximum height in feet:	35

R-10 | 5-4-3. Dimensional requirements.

Minimum lot area in square feet:	10,000

~~Lot area per dwelling unit in square feet:~~	~~10,000 for the first; 5,000 or one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	~~75~~ 55
Minimum yard requirements in feet:	
Principal structure	Front: ~~25~~ 10. Any portion of a building envelope featuring a front-facing garage shall set back the garage portion a minimum of 25 feet.
	Side: ~~10~~ 5
	Rear: ~~10~~ 15
Accessory structures	Front: ~~25~~ Located to side or rear of principal structure
	Side: 5
	Rear: 5
Maximum height in feet:	35

R-6 | 5-5-3. Dimensional requirements.

Minimum lot area in square feet:	6,000
~~Lot area per dwelling unit in square feet:~~	~~6,000 for the first; 4,000 for one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	~~50~~ 45
Minimum yard requirements in feet:	
Principal structure	Front: ~~20~~ 8. Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet.
	Side: ~~8~~ 5
	Rear: 10
Accessory structures	Front: ~~20~~ Located to side or rear of principal structure
	Side: 5
	Rear: 5
Maximum height in feet:	35

C-2 | 5-7-3. Dimensional requirements.

Minimum lot area in square feet:	8,000 (6,000 for residential use).
~~Lot area per dwelling unit in square feet:~~	~~6,000 for the first dwelling unit; 4,000 square feet for one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	None except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.
Minimum yard requirements in feet:	Front: 15 ~~except for structures containing dwelling units which shall have a minimum front yard of 20 feet.~~ Side: 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. On all corner lots, a ten-foot side yard setback is required.) Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established

	residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

C-3 | 5-8-3. Dimensional requirements.

For lots containing only residential uses	
Minimum lot area in square feet:	6,000
~~Lot area per dwelling unit in square feet:~~	~~6,000 for the first; 4,000 square feet for one additional dwelling unit in any one building.~~
Minimum lot width at building line in feet:	50
Minimum yard requirements in feet:	Front: 20
	Side: 8
	Rear: 10
Maximum height in feet:	35
For lots containing other uses	
Minimum lot area in square feet:	10,000
Lot area per dwelling unit in square feet:	N/A
Minimum lot width at building line in feet:	80
Minimum yard requirements in feet:	Front: 35 (Front yard requirements may be reduced to ten feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)
	Side: 15
	Rear: 20
Maximum height in feet:	48

C-4 |5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Residential dwellings, small-scale multi-family subject to supplementary standards contained in section 16-4, below

Planned residential developments (minor), subject to the requirements of article VII, below

5-9-3. Dimensional requirements.

Minimum lot area in square feet:	~~40,000~~ 8,000
Lot area per dwelling unit in square feet:	N/A
Minimum lot width at building line in feet:	None
Minimum yard requirements in feet:	Front: ~~40 (Front yard requirements may be reduced to 15 feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)~~ 10
	Side: 15
	Rear: 20
Maximum height in feet:	35

MIC | 5-10-3. Dimensional requirements.

Minimum lot area in square feet:	~~8,000~~ 6,000
Minimum lot width at building line in feet:	~~50~~ 45
Minimum yard requirements in feet:	Front: ~~10~~ 8
	Side: ~~20~~ 15 total for lot; may be allocated amongst all sides with a minimum of 5~~;~~ on any side
	Rear: ~~20~~ 10
Accessory structure minimum setbacks	Front: Shall be located to the side or rear of principal structure
	Side and rear: 5
Maximum height in feet:	50

I-1 | 5-12. Industrial Zoning District Classification

This zoning district classification is established for those areas of the city where the principal use of the land is for industrial activities that by their nature may create some nuisance and which are not properly associated with residential, commercial and/or service establishments. This district is also established to preserve areas exhibiting industrial potential. Selected business uses of a convenience character are also permitted in this district. Some of the permitted uses in this district are exempt from the size limitations contained in section 4-5(e)(2) of the Zoning Ordinance, as is indicated specifically below.

5-12-1. Permitted uses.

5-12-1(a) Permitted uses: The following uses are permitted by right in the I-1 Industrial Zoning District Classification and are not exempted from the size limitations contained in section 4-5(e)(2) of this ordinance, provided that they meet all requirements of this section and all other requirements established in this ordinance. SIC references are to the 1987 edition of the Standard Industrial Classification Manual published by the Office of Management and Budget.

~~Residential dwellings~~

~~Planned residential developments (minor), subject to the requirements of article VII, below~~

5-12-4. I-1 CZD Industrial Conditional Zoning District Classification.

The purpose, requirements and standards of this zoning district classification are identical to the I-1 Industrial Zoning District Classification except that rezoning to I-1 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development. The following uses shall be permitted in the I-1 Industrial Conditional Zoning District Classification upon rezoning to I-1CZD, regardless of the square footage or number of residential units for the use:

Adaptive Reuse for multi-family residential units subject to supplementary standards in Section 16-4-2

Day centers

Shelter facilities

Permitted uses for the I-1 Industrial Zoning District Classification as specified in subsection 5-12-1, above

Special uses for the I-1 Industrial Zoning District Classification as specified in subsection 5-12-2, above

ARTICLE VI. – GENERAL PROVISIONS

6-1-2 - Height and density.

No building shall hereafter be erected or altered so as to exceed the height limit or to exceed the density regulations of this ordinance for the district in which it is located. Residential units under 1,200 square feet in gross floor area shall count as one-half unit (0.5 units) for the purposes of calculating density allotments in all zoning districts which regulate density. Unit counts will remain as whole numbers for the purposes of applying other aspects of the zoning code such as determining level of review, applying minimum parking requirements, etc.

6-1-7 Corner lots.

In any residential district, the side yard requirements for corner lots along the side street shall be increased ~~by ten feet~~.150% (1.5x) the required side yard setback for the zoning district in which the property is located. Accessory buildings shall observe all setback requirements. A property not at the intersection of two publicly-maintained rights-of-way shall not be considered a corner lot for the purposes of this section.

ARTICLE VIII. EXCEPTIONS & MODIFICATIONS

Sec. 8-1. ~~Minimum required front yard for dwellings.~~ Exceptions to minimum setback regulations

8-1-1. – Exception to front yard setbacks. The minimum required front yard requirements of this ordinance for dwellings shall not apply on any lot where the average front yard of existing buildings located wholly or in part within ~~100~~ 350 feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is less than the minimum required front yard. In such cases, front yard on such lot may be less than the required front yard, but not less than the average of the front yards of the aforementioned existing buildings.

8-1-~~1~~2 Exceptions to other setback regulations.

The following features shall not be subject to the required minimum setbacks:

Bridges

Doghouses

Driveways, walks and parking areas

Fences and walls not exceeding nine feet in height

Landscape features such as entrance piers, columns, gates, planters and gardens

Mobile food vendors

Playhouses, not exceeding 64 square feet in floor area

Required building entry ramps

Retaining walls

Stormwater management facilities such as head walls and culverts

The outermost five feet of any porches, steps, eaves, gutters and similar fixtures on the front of a structure

The outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures on the side and/or rear of a structure

ARTICLE XII. - DEFINITION OF TERMS

Accessory dwelling unit: A separate and complete dwelling unit which is subordinate to and contained on the same lot as ~~the structure of a single-family dwelling or business.~~ a principal structure.

Dwelling, four-family: A type of multi-family building arranged to be occupied by four families living independently of each other, the structure having four dwelling units. Commonly referred to as a quad-plex.

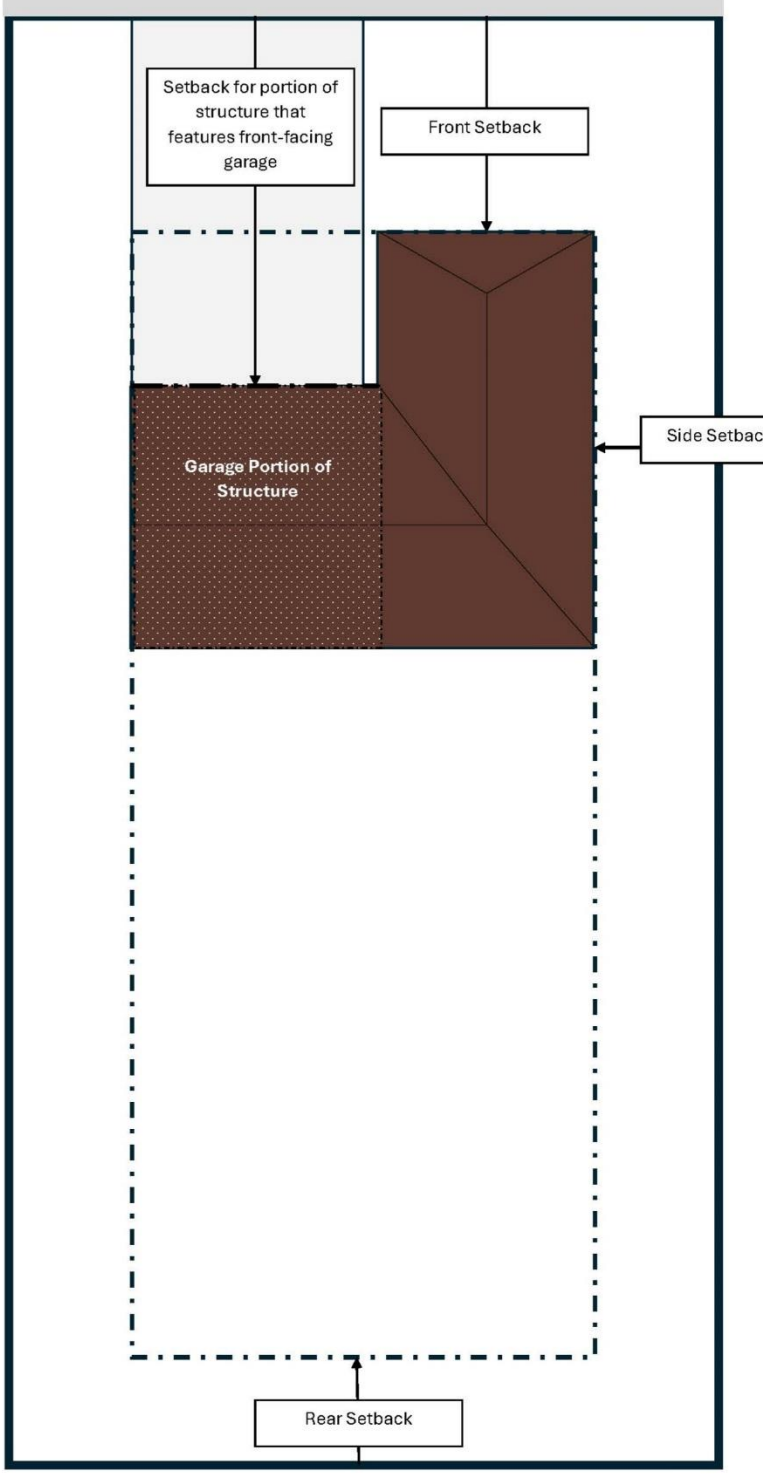
~~**Dwelling,** s~~**Small-scale multi-family**: A building or a group of detached buildings on a single lot with three to eight ~~or fewer~~ dwelling units designed and arranged to be occupied by multiple families living independently of each other.

Dwelling, three-family: A type of multi-family building arranged to be occupied by three families living independently of each other, the structure having three dwelling units. Commonly referred to as a tri-plex.

Dwelling, two-family: A building arranged to be occupied by two families living independently of each other, the structure having two dwelling units. Commonly referred to as a duplex.

Setback: An open, unobstructed area that is required by this zoning ordinance to be provided from the furthermost projection of a structure to the property line of the lot on which the building is located. See illustration.

Illustration of Application of Setbacks in Base Residential Districts



Yard, front: An open, unoccupied space on the same lot with a principal building (excluding the outermost five feet of any porches, steps, eaves, gutters and similar fixtures), extending the full width of the lot and situated between the street or highway right-of-way line and the front line of the building, projected to the side lines of the lot.

Yard, rear: An open, unoccupied space on the same lot with the principal building (excluding the outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures), extending the full width of the lot and situated between the rear line of the lot and the rear line of the building to the side lines of the lot.

Yard, side: An open, unoccupied space on the same lot with a principal building (excluding the outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures), situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Lot, Double Frontage: A lot with frontages on more than one non-intersecting street or a corner lot having frontage on more than two streets. The architectural front of a structure, the front orientation of a structure and/or the presence of primary access shall determine the front lot line for the purposes of applying dimensional requirements. Lots which cannot be accessed by one of the two adjoining streets, due to topography or street classification, shall not be considered double frontage lots. For the purposes of this definition, lots located on alleys shall not be considered double frontage lots.

ARTICLE XVI. – SUPPLEMENTARY STANDARDS

16-4-1 Accessory dwelling units.

a) Accessory dwelling units may only be situated on a lot on which a principal ~~residential dwelling unit~~ structure is also situated and shall be clearly incidental or accessory to such principal ~~residential~~ structure.

b) No more than one accessory dwelling unit may be situated on any lot.

c) Accessory dwelling units may not exceed ~~800~~ the square feet of heated floor area as outlined below:

1) all properties with principal structures 1,200 square feet or less are permitted to have an accessory dwelling unit up to a maximum of 100% of the size of the principal structure and

2) all properties with principal structures greater than 1,200 square feet are permitted an accessory dwelling up to a maximum of 1,200 square feet in heated floor area.

Examples. If a principal structure is 900 Sq Ft, the maximum heated floor area of the accessory dwelling unit is 900 Sq Ft. If a principal structure is 2,600 square feet, the maximum heated floor area of the accessory dwelling is 1,200 square feet.

16-4-31 Residential dwellings, small-scale multi-family.

a) For the purposes of these standards, small-scale multi-family shall include all developments not subject to the N.C. Residential Code for One- and Two-Family Dwellings including triplexes, quadplexes, and other small apartment buildings. ~~The~~ Any of the architectural design standards below may be implemented voluntarily for single-family attached (townhomes) and multiple detached units on a single parcel (detached multi-family) constructed subject to N.C. Residential Code for One- and Two-Family Dwellings.

Sec. 4-5. Classification of uses.

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	MIC	C-4	PCDCZD	I-1	PIDCZD	URCZD
Accessory dwelling units	SS	SS	SS	SS	SS	SS	SS	SS	-	SS	-	-
Adaptive reuse	L	L	L	L	L	-	-	-	-	L	-	-
Golf courses	-	-	-	-	-	~~P~~	-	-	P	P	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	~~P~~	-	-	P	P	-	-
Planned residential development (minor)	SS	SS	SS	SS	SS	-	SS	_	-	~~SS~~	-	-
Planned residential development (major)	-	-	-	-	-	P	-	-	-	-	-	-
Residential dwellings, single-family	P	P	P	P	P	P	P	P	P	~~P~~	P	L
Residential dwellings, multi-family	-	-	-	-	-	~~P~~	-	~~P~~	~~P~~	-	~~P~~	P
Residential dwellings, two-family	-	P	P	P	P	P	P	P	P	-	P	-
Residential dwellings, three-family	-	-	-	-	-	P	-	P	-	-	-	-
Residential dwellings, four-family	-	-	-	-	-	P	-	P	-	-	-	-
Residential dwellings, small-scale multi-family	-	-	-	-	-	-	P	P	-	-	-	-
Personal services	-	-	-	-	-	L	SS	P	P	P	-	L
Retail stores	-	-	-	-	-	L	SS	SS	P	P	-	L
Restaurants	-	-	-	-	-	L	SU	SU	P	P	-	L

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

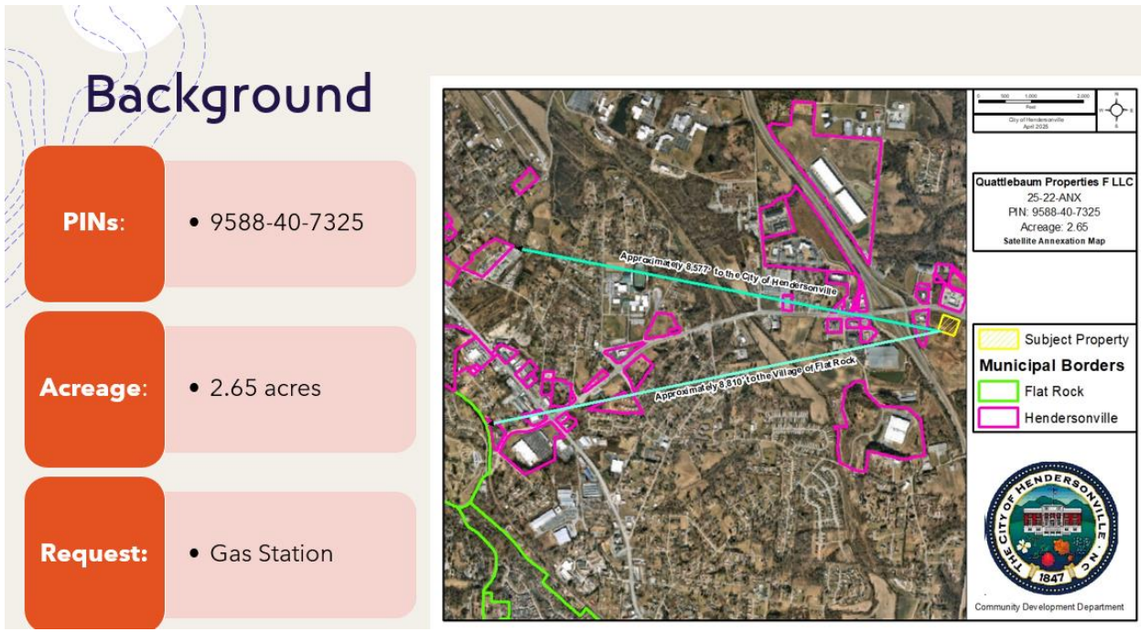
Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

8. NEW BUSINESS

A. Annexation: Analysis and Advisement – Upward Road (Quattlebaum Properties, LLC) (25-22-ANX) – *Sam Hayes, Planner II*

Sam Hayes explained that the City of Hendersonville received a petition from Robert Quattlebaum and Sheetz Inc., for a satellite annexation of PIN 9588-40-7325 located on Upward Road that is approximately 2.65 acres.





Comprehensive Plan Analysis

Community Center

Encourages non-residential commercial services or mixed-use development.

Community Center areas should include medium to large scale businesses, or single-family homes, townhomes, and apartments.

These areas are typically found at intersections of State roads or near areas of residential development that can be served by commercial uses.

Mixed Use Commercial

Encourages a mix of retail, restaurant, service, office, and civic uses, as well as residential housing types.

City's comprehensive plan denotes this area as being the most intense district outside of the Downtown character area.

The City has designed this designation at certain intersection of major throughfares and along major corridors that could benefit from a mix of commercial and residential uses.

Commercial/Mixed Use Examples





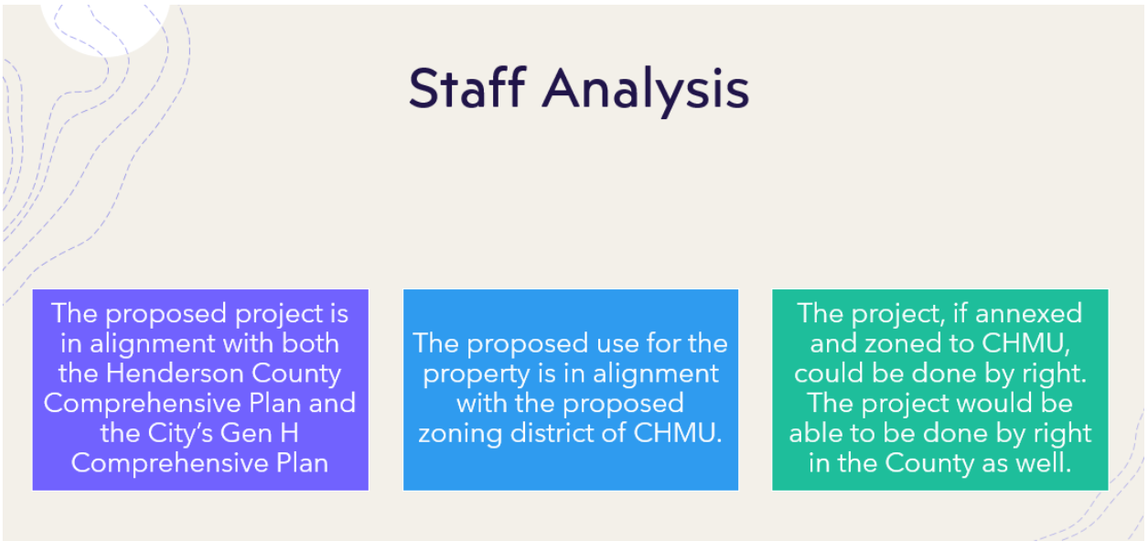
Zoning Analysis

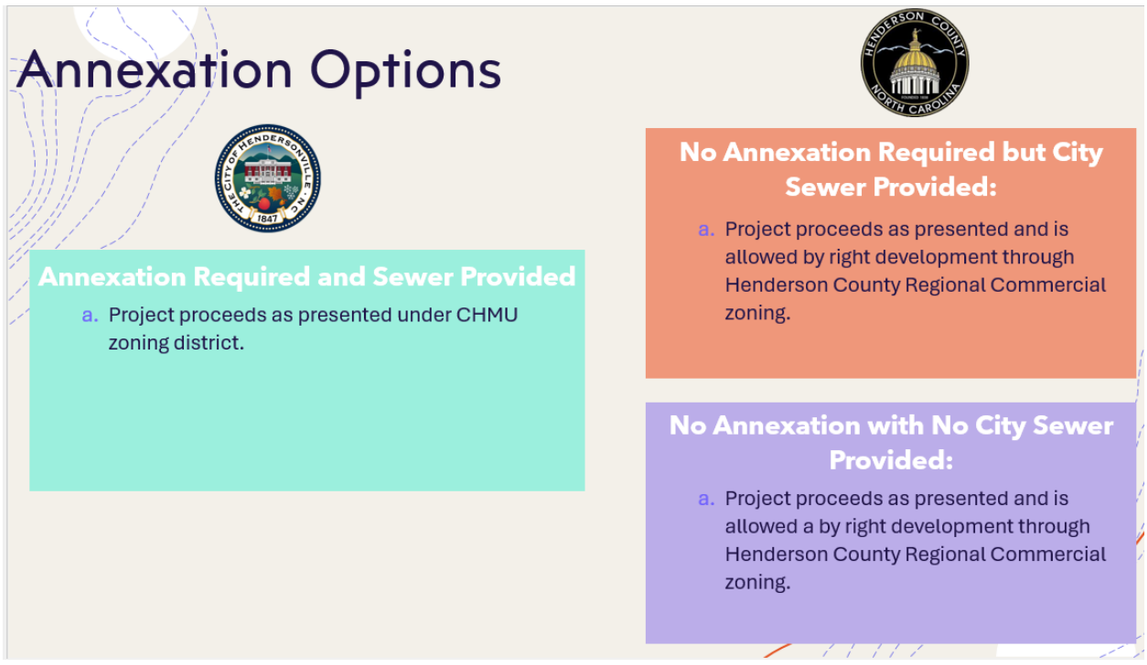
Regional Commercial (RC)

+ Allowable Uses: Convenience store, fuel pump, retail sales and services, public and private administrations, offices, residential
+ Residential density: 16 units per acre
+ Conditional rezoning when 10 or more multifamily dwellings are proposed

Commercial Highway Mixed Use (CHMU)

+ Many uses including: Convenience stores with or without gasoline, a variety of commercial businesses, residential single, two, and multi-family
+ Caps number of residential units per acre depending on the required open space. 12 units per acre maximum with 60% open space provided
+ Other properties are Business C-3 and CHMU
+ Adjacent uses include gas station/convenience store, fast food restaurants, ABC Store, hotels





Council Member Jennifer Hensley moved the City Council to move forward in reviewing the annexation petition submitted by Quattlebaum Properties F, LLC (Robert Quattlebaum) and Sheetz Inc (Wes Hall). A unanimous vote of the Council followed. Motion carried.

B. Rescheduling of July 3, 2025 City Council Meeting – *John Connet City Manager*

City Manager Connet explained that the July City Council meeting is scheduled for Thursday, July 3, 2025. There has been a request made to move the meeting to Wednesday, July 2, 2025. Staff requests permission from City Council to move the meeting.

Council Member Lyndsey Simpson moved that City Council move the Thursday, July 3, 2025 City Council meeting to Wednesday, July 2, 2025. A unanimous vote of the Council followed. Motion carried.

9. BOARDS & COMMITTEES

A. Appointment of Member to the Tourism Development Authority – *Jill Murray, City Clerk*

City Manager Connet explained that there is a City vacancy on the Tourism Development Authority (TDA). Michael Burnette has applied for this position.

City Council Member Jennifer Hensley moved that the City Council appoint Michael Burnette to the City vacancy spot on the Tourism Development Authority (TDA). A unanimous vote of the Council followed. Motion carried.

9. CITY MANAGER REPORT

City Manager Connet said that he looks forward to seeing everyone tomorrow morning at the budget workshop and breakfast will be here at 8:00am.

A. April 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
010-1010-531210	Permits, Licenses, Fees	191,976	-	10,000	181,976	Zoom Phones	yes	Adjustment	3/26/2025
010-1010-534000	Non-Capital Equipment	73,801	10,000	-	83,801	Zoom Phones	yes	Adjustment	3/26/2025
010-1002-519200	Contracted Services	35,827	-	3,075	32,752	Transfer out correction for 068	yes	Adjustment	4/4/2025
010-0000-598901	Transfer Out (to 068)	1,702,176	3,075	-	1,705,251	Transfer out correction for 068	yes	Adjustment	4/4/2025
060-7032-550003	Capital Outlay	232,000	-	27,440	204,560	FogRods	yes	Adjustment	4/8/2025
060-7032-534000	Non-Capital	8,000	27,440	-	35,440	FogRods	yes	Adjustment	4/8/2025
060-0000-534999	Contingency	64,856	-	5,000	59,856	Worker's Comp	yes	Adjustment	4/9/2025
060-7032-502091	Worker's Comp	1,157	5,000	-	6,157	Worker's Comp	yes	Adjustment	4/9/2025
060-7002-519104	Prof Services- Engineering	20,000	-	400	19,600	Adam S Request	yes	Adjustment	4/10/2025
060-1014-519104	Prof Services- Engineering	53,000	400	-	53,400	Adam S Request	yes	Adjustment	4/10/2025
010-1400-521001	Supplies and Materials	45,500	-	18	45,482	Worker's Comp	yes	Adjustment	4/11/2025
010-1400-502091	Worker's Comp	2,214	18	-	2,232	Worker's Comp	yes	Adjustment	4/11/2025
060-0000-534999	Contingency	59,856	-	241	59,615	Worker's Comp	yes	Adjustment	4/11/2025
060-7155-501091	Worker's Comp	-	241	-	241	Worker's Comp	yes	Adjustment	4/11/2025
010-1300-554001	Capital Outlay Equipment Other Than	25,000	-	16,307	8,693	Server Replacement	yes	Adjustment	4/16/2025
010-1300-531210	Permits, Licenses, Fees	132,390	16,307	-	148,697	Server Replacement	yes	Adjustment	4/16/2025
010-1525-531600	Capital Outlay Equipment Other Than	10,000	-	5,000	5,000	Kevin Supplies and Materials	yes	Adjustment	4/16/2025
010-1525-521001	Supplies and Materials	42,000	5,000	-	47,000	Kevin Supplies and Materials	yes	Adjustment	4/16/2025
010-1010-531210	Permits, Licenses, Fees	179,759	-	10,000	169,759	Zoom Phone	yes	Adjustment	4/22/2025
010-1010-519200	Contracted Services	466,531	10,000	-	476,531	Zoom Phone	yes	Adjustment	4/22/2025
060-7135-524020	R&M Equipment	175,800	-	33,000	142,800	Septage Project	yes	Adjustment	4/24/2025
060-7135-553000	Capital Outlay Land Improvements	-	33,000	-	33,000	Septage Project	yes	Adjustment	4/24/2025

11. CITY COUNCIL COMMENTS

12. CLOSED SESSION

City Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) (4) and (5) 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 served by the public body, to discuss matters relating to the location or expansion of industries and businesses in the area, to consult with an attorney employed or retrained by the public body in order to preserve the attorney-client privilege between the attorney and the public body and to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

A unanimous vote of the Council followed. Motion carried.

13. ADJOURN

There being no further business, closed session adjourned at 8:53 p.m.

There being no further business, the meeting adjourned at 8:53 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

MINUTES

May 28, 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, Staff Attorney Daniel Heyman, Budget & Evaluation Director Adam Murr, Management Analyst Jenny Floyd, Communications Manager Allison Justus, Communications Coordinator II Brandy Heatherly and others.

Absent: Assistant City Manger Brian Pahle, City Attorney Angela Beeker and City Clerk Jill Murray

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

3. PRESENTATIONS

A. Age-Friendly Community Action Plan – *Matt Manley, AICP – Long-Range Planning Manager & Susan Enwright Hicks – MPA Western Carolina University*

Matt Manley introduced Susan Enwright Hicks who is a recent graduate of the Public Affairs Program at Western Carolina University. She reached out to us to identify her Capstone Project to see what we might need help with. The morning that she called, I had just been on the phone with to AARP about putting together our action plan for our age-friendly community. Susan was very interested in helping us put that plan together so she is going to walk through a high-level presentation on how we've structured that plan and then we can talk about bringing it forward for final adoption.

Susan Enwright Hicks then gave the following PowerPoint presentation.



CONTENTS

INTRODUCTION
ACKNOWLEDGEMENTS
BACKGROUND
PROCESS
DOMAIN OBJECTIVES
PROJECTS
IMPLEMENTATION
SUGGESTIONS



MANY THANKS

Western Carolina University

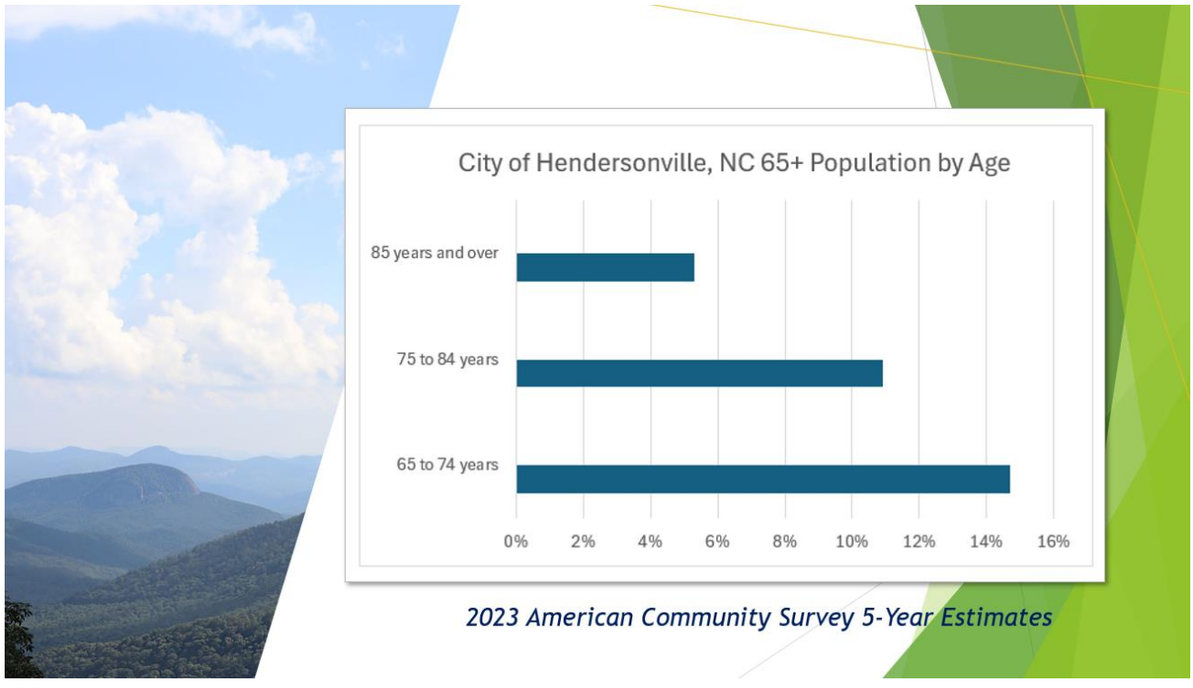


Council on Aging

AARP Mountain Region

NC SENIOR TAR HEEL LEGISLATURE





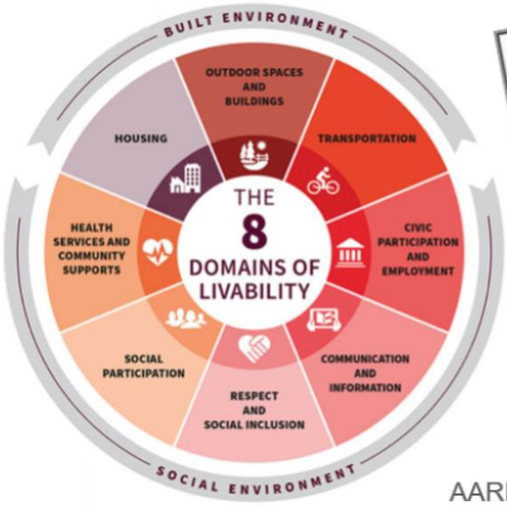
2023 American Community Survey 5-Year Estimates



FEB. 2024 - HENDERSONVILLE, NORTH CAROLINA BECOMES THE 17TH COMMUNITY IN NORTH CAROLINA AND THE 833RD NATIONWIDE TO JOIN THE AARP NETWORK



Going forward you must, “Establish a way to include older residents in all stages of the age-friendly process.”





AARP’s 8 DOMAINS of LIVABILITY AND ROADMAP to LIVABILITY WORKBOOKS



NO.			NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	• NEXT STEPS
1.			**Vibrant Neighborhoods**					
1.01	1	2	**Establish neighborhood matching grant program for self-directed improvements (S-3)**	Invite neighborhood organizations and community groups to submit grant proposals to the City to make improvements that they propose such as gateway signage, artwork, local history installations, and improvements to pocket parks.	Community Development Dept.; Engineering Dept.; Public Works Dept.	$$$	General Fund	• Add to Dept. work plans • Research examples • Develop and finalize program structure and procedures • Include funding in annual budget • Run program pilot to test approach
	3	4						
	5	6						
	7	8						
1.02	1	2	**Better connect neighborhoods to green space amenities by making public investments and adding code standards in new UDO (S-2)**	Strengthen the linkages between residential areas and parks through public improvements such as sidewalks and trails, and development requirements requiring these connections.	Community Development Dept.; Engineering Dept.; Public Works Dept.	$$$$	General Fund; MPO grants; state and federal grants	• Add to Dept. work plans • Identify and prioritize infrastructure projects • Write grant proposals as needed • Include code updates in larger UDO update
	3	4						
	5	6						
	7	8						
1.03	1	2	**Update minimum housing code to reinvent code enforcement to improve dilapidated properties in equitable manner (S-1)**	Revise code requirements to catalyze action to address unsafe conditions and poor maintenance on properties in a way that assists residents with limited resources or fixed incomes.	Community Development Dept.	$$$	General Fund	• Add to Dept. work plan • Research examples • Identify preferred program features • Implement updated program
	3	4						
	5	6						
	7	8						
2.			**Abundant Housing Choices**					
2.01	1	2	**Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas (S-1)**	Support the production of multi-family housing units in commercial corridors and redevelopment areas through the City's existing mixed use zoning districts to support	Community Development Dept.	Staff time	NA	• Develop public information about current entitlement opportunity • Share information with economic development partners, development community,
	3	4						
	5	6						



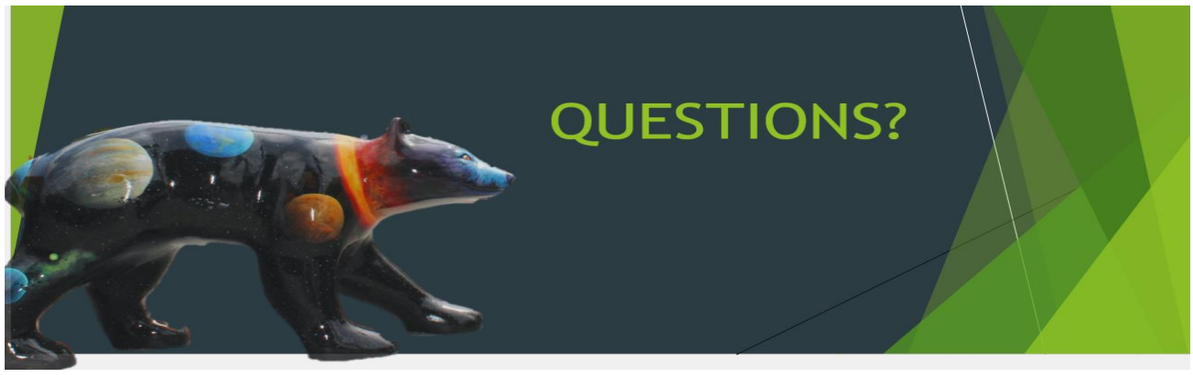
AARP DOMAIN #2 TRANSPORTATION

Driving shouldn't be the only way to get around. Pedestrians need sidewalks and safe, crossable streets. Dedicated bicycle lanes benefit nondrivers and drivers alike. Public transit options can range from the large-scale (trains, buses, light rail) to the small (taxis, shuttles or ride share services). – AARP

PRIORITY LEVEL	GEN H PLAN NO.	PROJECT NAME	DESCRIPTION
P-1	5.07	**Continue to develop team approach to coordinate floodplain management, stream restoration, trails, and on-street bicycle and pedestrian facilities.**	Integrate work to improve the pedestrian and bicycle network with floodplain management and restoration of riparian corridors to harmonize these activities and maximize their effectiveness. Utilize utility improvements and road resurfacing projects to assist with this work.
	5.08	**Continue to utilize local and NCDOT resurfacing projects as an opportunity to improve mobility for all users**	Use resurfacing projects as an opportunity to reconfigure and restripe road rights of way to include safe bicycle and pedestrian facilities
	5.09	**Develop City street cross sections that support pedestrian friendly design and traffic calming (i.e. street trees, narrow lanes, chicanes, etc.)**	Create standard City street cross sections for construction by the City and by developers that make streets safer for all modes of travel.
	8.06	**Complete ADA transition plan**	Finish the strategy for improving accessibility in the community.







Sources:

https://www.hendersonvillenc.gov/community-development
https://www.aarp.org/livable-communities/network-age-friendly-communities/info-2014/getting-started.html
https://data.census.gov/table/ACSST5Y2023.S1101?g=160XX00US3730720
https://visithendersonvillenc.org/businesses/bearfootin-public-art-walk
https://www.cbc.ca/news/canada/education-seniors-digi-media-literacy-1.7266725
https://www.nia.nih.gov/health/safety/10-emergency-kit-essentials
https://www.blueridge.edu/programs-courses/construction-trades/
https://hungersolutionsny.org/federal-nutrition-programs/snap/snap-and-seniors/

Matt thanked Susan for all of her work on the action plan and suggested to Council that we convene a group of stakeholders to go over what we have compiled, get their feedback and then bring back a final action plan to potentially be adopted by City Council sometime later this summer.

City Manager John Connet added that some of this can be inserted into the discussion as we look at the Whitmire Center and Patton Park area with the consultants as we look at bringing those two facilities back to life. Just make sure that the stakeholder group is plugged in to that process.

B. Historic Preservation Commission Awards & Annual Report – *Sam Hayes, Planner II*

Sam Hayes explained that some members of the Historic Preservation Commissioin (James Welter, Cheryl Jones and Ralph Hammond-Green) are here to give the awards this evening.



James Welter presented this award and explained that Homeowners Shawn and Evie Fuller received the residential award for their exceptional stewardship of the Fullbright House, also known as the Fuller House. Since moving into the home in 2016, the Fullers have beautifully preserved the outside and improved the landscaping while doing interior renovations to the bathroom and living space in 2022 and following Hurricane Helene. Beyond their preservation efforts, the Fullers have contributed significantly to the Hyman Heights neighborhood. Evie created a neighborhood chat used to coordinate support for neighbors and organizes a weekend brunch gathering for the neighborhood every 6-8 weeks which draws 30-40 people to build neighborhood connections. Shawn was instrumental in raising money to help restore trees on the greenway after storm damage. Their contributions exemplify the spirit of preservation and community building.



James Welter presented this award and explained that Andrew Riddle and Riddle Development were honored for the restoration of the King and Allen Building. The project demonstrated a deep respect for the buildings' historical features and contributed significantly to the vibrancy of downtown Hendersonville. Restoration efforts included opening the original windows facing Allen Street and refurbishing the terrazzo floors in the two retail spaces facing Allen. The team utilized exposed brick on interior walls, and the original staircase was retained with its original finish and handrail. The former boiler room was creatively reclaimed and transformed into office space, while a space known as ‘History Hall’ was created to celebrate the building’s past. A new exterior mural was installed to add to the cultural vitality of downtown. In recognition of these efforts, the King and Allen Building received the BOMA (Building Owners and Managers Association) Award for Historical Adaptive Reuse in the Southeast in 2022.



Cheryl Jones presented this award and said Crystal was passionate about what she did but was also so kind and generous of both her talents and her time, and we were honored to have her on the board

for the period of time that we did. The Cultural Heritage Award honors exceptional individuals, organizations, and projects that celebrate the rich tapestry of Hendersonville history and cultural history. The award was established to posthumously honor Crystal Cauley, a Historic Preservation Commissioner and community leader who was passionate about telling the history of all communities in the City of Hendersonville. A few of Crystal Cauley's friends were there to receive the award.



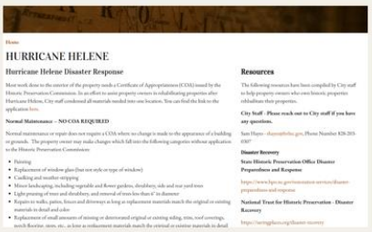
James Welter and Cheryl Jones gave the HPC Annual Report.





Post-Helene Recovery

+ The HPC created a web page with resources for homeowners and building owners
+ Staff conducted a survey of each of the historic districts
+ Staff worked closely with property owners of severely damaged properties to find fast solutions for their damaged properties.


Home

HURRICANE HELENE

Hurricane Helene Disaster Response

Most work done to the exterior of the property needs a Certificate of Appropriateness (COA) issued by the Historic Preservation Commission. In an effort to assist property owners in rehabilitating properties after Hurricane Helene, City staff condensed all materials needed into one location. You can find the link to the application here.

Normal Maintenance - NO COA REQUIRED

Normal maintenance or repair does not require a COA where no change is made to the appearance of a building or grounds. The property owner may make changes which fall into the following categories without application to the Historic Preservation Commission:

- Painting
- Replacement of window glass (but not style or type of window)
- Caulking and weather-stripping
- Minor landscaping, including vegetable and flower gardens, shrubbery, side and rear yard trees
- Light pruning of trees and shrubbery, and removal of trees less than 6" in diameter
- Repairs to walks, patios, fences and driveways as long as replacement materials match the original or existing materials in detail and color
- Replacement of small amounts of missing or deteriorated original or existing siding, trim, roof coverings, porch flooring, steps, etc., as long as replacement materials match the retrieval or existing materials in detail

Resources

The following resources have been compiled by City staff to help property owners who own historic properties rehabilitate their properties.

City Staff - Please reach out to City staff if you have any questions.

Sam Hunt - shunt@hvlnc.gov, Phone Number 828-233-0307

Disaster Recovery

State Historic Preservation Office Disaster Preparedness and Response

https://www.hpo.ncdcr.gov/resources-services/disaster-preparedness-and-response

National Trust for Historic Preservation - Disaster Recovery

https://savingplaces.org/disaster-recovery





Certificate of Appropriateness

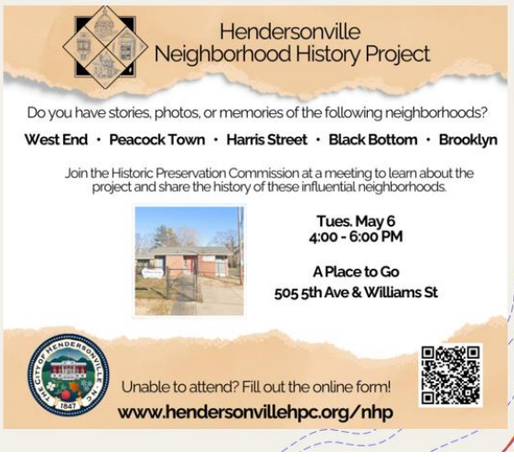
+ Issued 42 COAs





Upcoming Year Activities

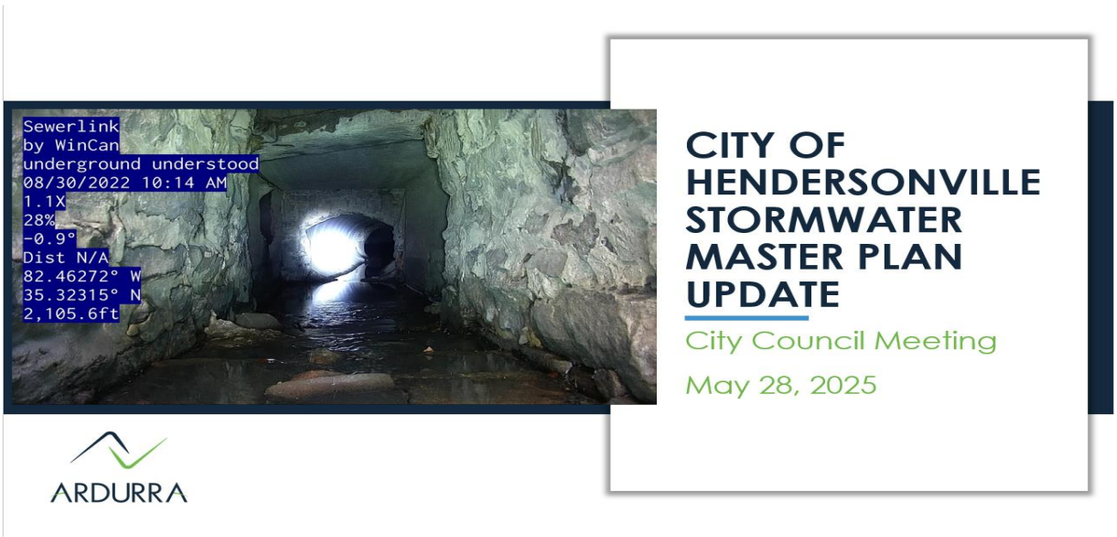
+ Realtor Training
+ Halloween Event at Oakdale Cemetery
+ Loft Tour in Downtown Hendersonville
+ Continuing work on the Neighborhood History Research Project to document five historic neighborhoods in the City

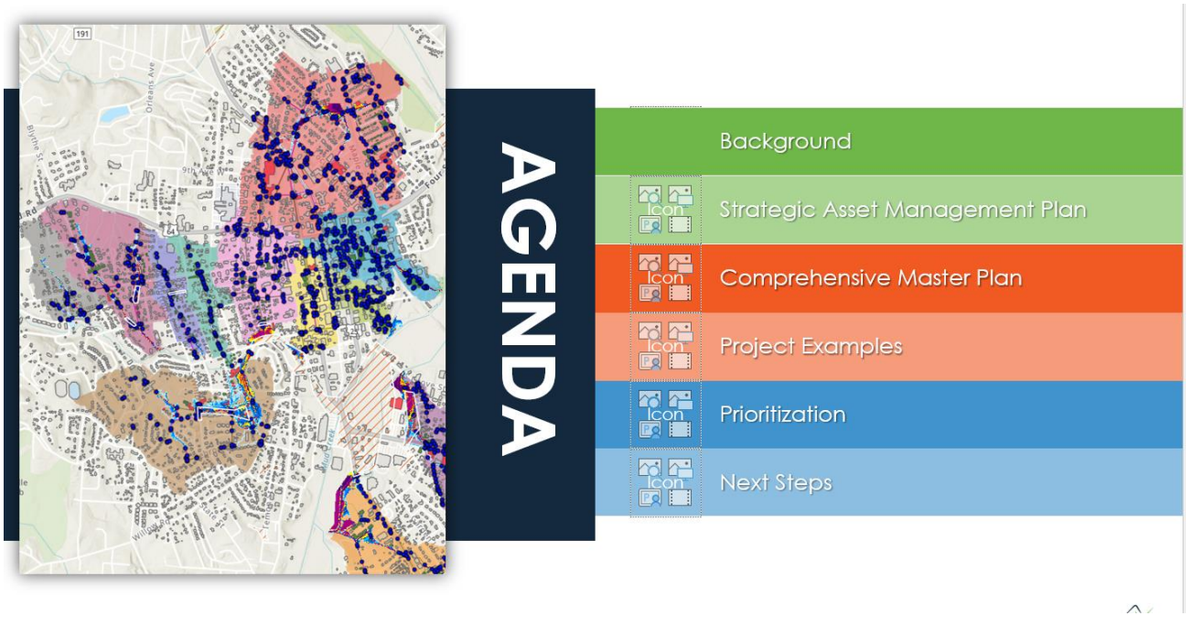




C. Presentation of Draft Stormwater Master Plan – *Mike Huffman, Stormwater Director*

Mike Huffman introduced Tom Murray, Stormwater Program Manager with WK Dixon, who is the consultant we've been woriking with on the Stormwater Master Plan. Mr. Murray and Mr. Huffman both gave the following PowerPoint presentation.





PROJECT BACKGROUND

Wash Creek Pilot Study: 2018
- Identified $7M in capital needs in Wash Creek
- Developed GIS Database

Stormwater Rate Study: 2021
- Established Stormwater Utility
- Developed preliminary rate model and CIP estimates ($36M)

Asset Inventory (P1/P2): 2020 – 2022
- CCTV Inventory: 2022

Comprehensive Master Plan Phase 1-3

STRATEGIC ASSET MANAGEMENT PLAN (SAMP)

Holistic evaluation of stormwater program

Identify development or enhancement needs along four primary dimensions

Infrastructure data management
Policy framework
Program planning and implementation
Asset criticality development

SAMP FINDINGS

Infrastructure data management

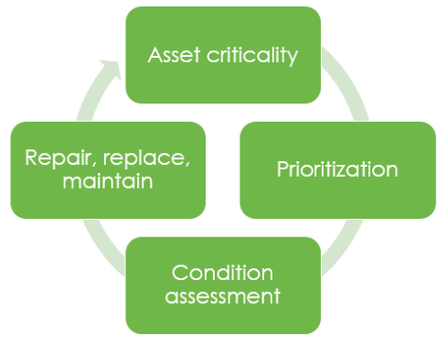
- Robust database forms foundation of stormwater operations
- Data maintenance including digital data submissions
- Consistent and proactive condition assessment
- Integrate with CityWorks

Policy framework

- Develop and maintain databases to support Extent of Service (EOS) policies
- Refine Level of Service (LOS) policies to provide further definition and develop key performance indicators (KPIs)
- Typical industry standard LOS for infrastructure design is 10-year storm for closed pipe infrastructure and 25-year storm for most road culvert crossings

SAMP FINDINGS

- Program planning
  - *Comprehensive master planning with prioritized capital improvement plan*
  - *Supports internal and external funding requirements*
- Asset criticality development
  - *Leverages data from condition assessment and master planning*
  - *Evaluates likelihood and consequence of failure*
  - *Prioritizes short-term and long-term operations and maintenance strategies in a proactive manner*



COMPREHENSIVE MASTER PLANNING

Consistently evaluate watersheds across City to support stormwater programs goals

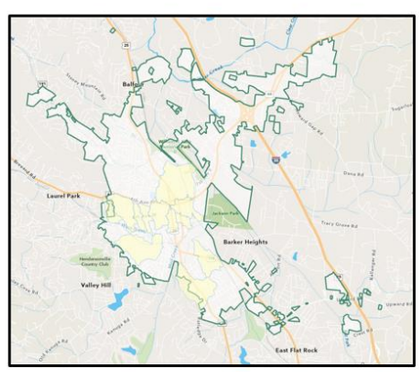
- Focus on infrastructure issues including lack of capacity and condition
- Reduce risk of localized flooding
- Enhance data to support future asset management and operations and maintenance

Develop processes that can be applied city wide

Prioritized capital improvement plan with cost estimates

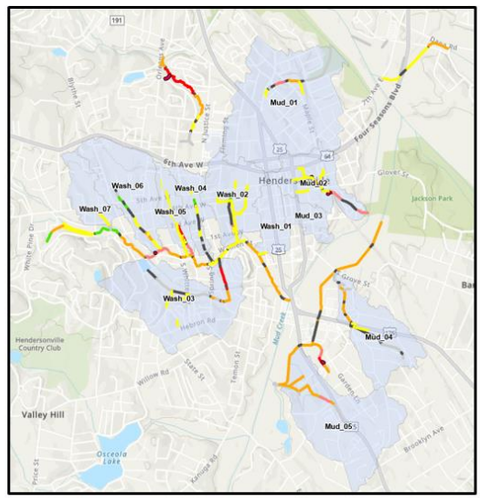
COMPREHENSIVE MASTER PLANNING

- Current phase funded by Local Assistance for Stormwater Infrastructure Investments (LASII)
- Focused on high criticality watersheds identified in SAMP and discussions with City Staff
  - ***Likelihood factors:*** *known flooding problems, asset density, asset age, impervious area*
  - ***Consequence factors:*** *city roads, critical facilities, socioeconomic impacts, development density*
- Target area is 1.6 square miles in developed areas of Mud Creek and Wash Creek watersheds



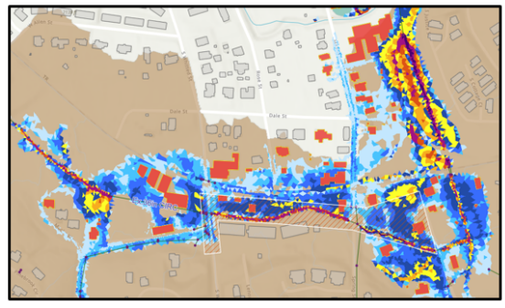
COMPREHENSIVE MASTER PLANNING

- Modeled 20 linear miles of drainage pipe and open system (streams, channels, etc.) to determine capacity of the system and property impacts from flood events
- Inundation areas mapped for each project area
- Stream assessments completed for approximately 9 miles of open channels to evaluate erosion potential and risk to structures, roadways, etc.



HYDRAULIC MODELING

- Hydraulic modeling evaluates the capacity of existing infrastructure and the location and depth of flooding if the runoff exceeds system capacity for a range of rainfall events
  - *Rainfall events evaluated include 2-, 10-, 25-, 50-, and 100-yr events*
  - *Rainfall amounts range from 3.97 inches to 8.22 inches over a 24 hours period*
- Evaluates flood risk by calculating the depth, duration, and frequency of flooding at locations along the system corridor

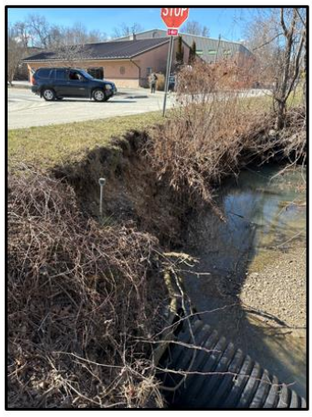


STREAM ASSESSMENTS

- Evaluated for erosion potential, threats to existing structures and roadways, and failing infrastructure including other utility lines
- Streams in study area heavily impacted by development
- Focus on stability and integration with infrastructure projects



STREAM ASSESSMENTS









ASSET CRITICALITY

- Evaluates likelihood and consequence of failure
- Likelihood highly related to age and condition of infrastructure and may be less dependent on flood risk
- Consequence highly related to impact on public safety and daily operations of City



ASSET CRITICALITY

L ↑ C ↓



L ↑ C ↑



L ↓ C ↑



ARDURRA

CAPITAL PROJECTS

Capital projects identified for areas that have elevated flood risk during the 10-year storm event

Conceptual plans developed to reduce risk of flooding, convey runoff to public right-of-way where feasible and stabilize eroding streams

Proposed improvements modeled to evaluate project benefits for prioritization

CAPITAL PROJECTS

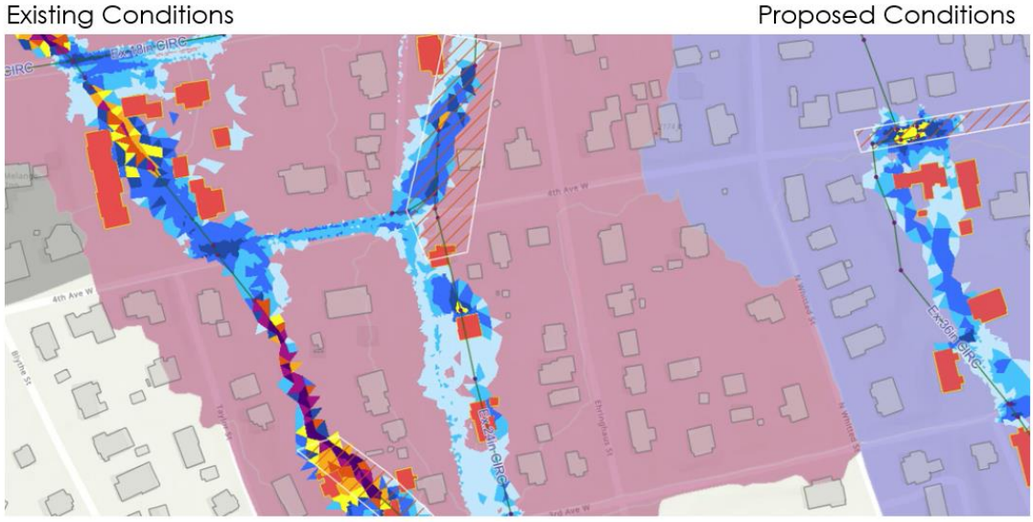
- Typical projects include
  - *Replacing existing pipes with larger pipes*
  - *Repairing failing infrastructure*
  - *Relocating failing private infrastructure to the public right-of-way*
  - *Stream stabilization*
- Planning level construction costs developed for all project



CAPITAL PROJECTS

Existing Conditions

Proposed Conditions



PROJECT PRIORITIZATION

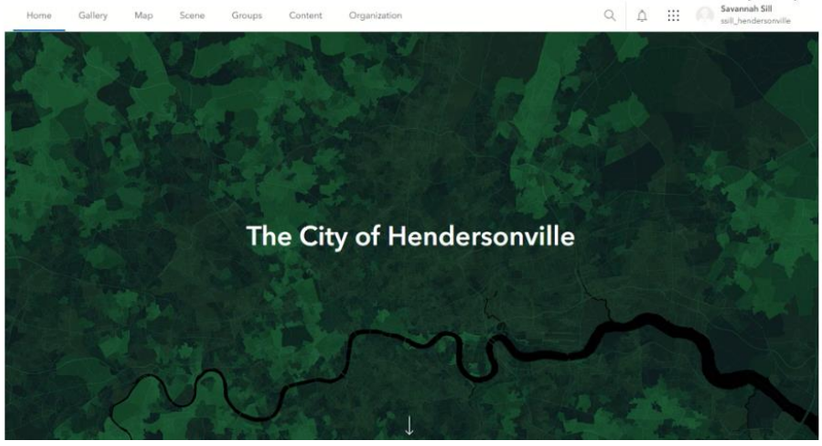
- Public health and safety
- Severity of street flooding
- Cost-effectiveness
- Effect of improvements
- Implementation constraints
- Constructability
- Ownership

Table ES-1: Flood Control Project Prioritization

Prioritization	Project	Cost
1	Wash-06-Phase 1	$3,382,000.00
2	Mud-04	$953,000.00
3	Wash-06-Phase 2	$1,171,000.00
4	Mud-01-Proj 2	$1,887,000.00
5	Wash-03	$2,685,000.00
6	Wash-05	$2,768,000.00
7	Wash-02-Phase 1	$852,000.00
8	Wash-04	$342,000.00
9	Wash-01	$456,000.00
10	Wash-02-Phase 2	$4,783,000.00
11	Mud-01-Proj 3	$1,429,000.00
12	Mud-01- Proj 1	$3,414,000.00
13	Mud-03	$1,734,000.00
14	Mud-05 -Proj 2	$385,000.00
15	Mud-02	$4,294,000.00
16	Wash-07	$844,000.00
17	Mud-05 -Proj 1	$347,000.00
18	Mud-05 -Proj 3	$1,034,000.00
	Total	**$32,760,000**

EXPERIENCE BUILDER SUMMARY

- Enhanced capabilities built in to allow for hands on access to the data analyzed
- Functionalities include ability to review data, analyze locations, filter on Level of service, review proposed projects



NEXT STEPS

1. Leverage external funding if possible
2. Identify projects or portions of projects that City resources can complete
3. Identify priorities for stormwater bond
4. Condition assessment for high-criticality assets
5. Continue watershed planning process

Mike explined that although he has a priority list of projects,he cant say which ones are going to be funded yet as he has to get with the budget team and figure things out.

Mr. Connet explained that in prior years we increased the utility to where we're trying to get to $9. This year we'll increase it again which will be $8 so what we'll do is come back to you and say do we sell revenue bonds on the revenue we've generated or do it as pay-as-you-go. So either we lump a bunch of projects together, sell revenue bonds, get a lump of cash and work on those projects and pay down the loan or just do one or two projects and pay cash. That will be policy decisions for Council.

Adam Murr added that in previous budget meetings we talked about a $7 million dollar revenue bond to fund Mike's initial projects in his master plan. Next year, with these $32 million dollar projects idenitifed, Mike will be going out for grants and funding opportunities that may be forgivable, may be zero interest and we'll factor those into our models moving forward and if we need to adjust, we'll bring rate recommendations and financial updates to Council on larger projects in the future.

4. NEW BUSINESS

A. FY26 Special Appropriations – *Jennifer Floyd, Management Analyst*

Management Analyst Jenny Floyd went over the special appropriations spreadsheet that was given to Council. The white column represents what amount was requested and the yellow column represents what Council agreed to give. Council will vote for final approval on this at their June 5th meeting.

Special Appropriation Requests - Discretionary Funding		
City Manager Appropriation Target	**$ 155,000**	
Organization	FY26 Requests	Council Appropriatio
Appropriation Available (25% of Budget)	**38,750**	**(1,250)**
Arts Council of Henderson County, Inc.	14,135	2,600
Blue Ridge Literacy Council- Literacy Connection	10,000	10,000
Boy's & Girl's Club of Henderson County	7,000	4,400
Flat Rock Playhouse (Vagabond School)	2,050	1,210
Henderson County Education Foundation	4,000	3,200
Hendersonville Community Theatre	3,500	2,850
Hendersonville Shuffleboard Club	1,250	1,250
Hendersonville Symphony	6,000	3,100
Team ECCO	2,000	1,600
The Hope Center of Hendersonville	5,000	4,540
YMCA of Western North Carolina	5,250	5,250
Sub-Total	**60,185**	**40,000**
Appropriation Available (75% of Budget)	**116,250**	**(1,870)**
Agribusiness Henderson County (AgHC)	5,000	1,800
Blue Ridge Community Health Services	10,000	7,200
Blue Ridge Humane	5,000	2,900
Children & Family Resource Center	10,000	4,400
Henderson County Council on Aging	21,000	9,100
Henderson County Habitat for Humanity	107,000	44,400
Interfaith Assistance Ministry - Rent Asst.	75,000	20,420
Medical Loan Closet of Henderson County	2,800	2,800
Only Hope WNC	10,000	3,000
Safelight, Inc.	35,000	8,550
St. Gerard House	3,000	1,750
The Mediation Center	1,500	700
Thrive	10,000	6,400
True Ridge	10,000	4,700
Sub-Total	**305,300**	**118,120**

5. CLOSED SESSION

At 5:33 p.m., Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

6. ADJOURN

Council Member Lyndsey Simpson moved to come out of closed session at 5:42 p.m..

There being no further business, the meeting was adjourned at 5:42 p.m. upon unanimous assent of the Council.

_____
Barbara Volk, Mayor

ATTEST:

_____
Jill Murray, City Clerk

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Murr **MEETING DATE:** 06/05/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: June 2025 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*

SUGGESTED MOTION(S):

I move City Council adopt the Project Ordinance(s) and Reimbursement Resolution(s) for the FY26 Vehicle and Equipment Project, #VE026 and the Fire Engine 9-5 Replacement Project, #25010 as presented.

SUMMARY:

General Statute 159-13.2 provides North Carolina local governments the power to grant and maintain capital and grant project ordinances (CPOs and GPOs).

FY26 Vehicle and Equipment Project, #VE026. A capital project ordinance and reimbursement resolution appropriating $1,192,000 for the acquisition of new vehicles and equipment.

Fire Engine 9-5 Replacement Project, #25010. A capital project ordinance and reimbursement resolution appropriating $850,000 for the acquisition of a new fire engine to replace existing engine 9-5.

BUDGET IMPACT: Attached Project Ordinances and Reimbursement Resolutions.

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

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

ATTACHMENTS:

1. Project Ordinances: #VE026 and #25010
2. Reimbursement Resolutions: #VE026 and #25010

Ordinance #_____

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FIRE ENGINE 9-5 REPLACEMENT PROJECT #25010

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 Fire Engine 9-5 Replacement Project, #25010.

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

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
410	1400	550103	25010	Capital Outlay- CIP	$850,000
				Total Project Appropriation	**$850,000**

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
410	0000	470010	25010	Debt Proceeds (FY28 IFC)	($850,000)
				Total Project Appropriation	**($850,000)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund and Governmental 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 General Fund and Governmental 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 5th day of June 2025.

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Resolution #_____

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 FIRE ENGINE 9-5 REPLACEMENT PROJECT (#25010), ORDINANCE #_____ (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 $850,000.

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 5th day of June 2025.

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #_____

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FY26 VEHICLE AND EQUIPMENT PROJECT, #VE026

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 FY26 Vehicle and Equipment Project, #VE026.

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

Account Codes				Account Description	Total Budget
Fund	**Dept.**	**Account**	**Project**		
410	1300	554002	VE026	C/O-Vehicles (14-47 Marked SUV)	$66,750
410	1300	554002	VE026	C/O-Vehicles (14-49 Marked SUV)	$66,750
410	1300	554002	VE026	C/O-Vehicles (14-53 Marked SUV)	$66,750
410	1300	554002	VE026	C/O-Vehicles (14-54 Marked SUV)	$66,750
410	1300	554002	VE026	C/O-Vehicles (14-55 Marked SUV)	$66,750
410	1300	554002	VE026	C/O-Vehicles (14-62 Marked SUV)	$66,750
410	1502	554002	VE026	C/O-Vehicles (14-78 PW Director)	$50,000
410	1521	554002	VE026	C/O-Vehicles (14-14 2500 Truck)	$55,000
410	1525	554002	VE026	C/O-Vehicles (14-58 Quad Cab Truck)	$55,000
410	1525	554001	VE026	C/O-Equipment (42-04 Tractor)	$39,500
410	1555	554001	VE026	C/O-Equipment (22-18 Dump Truck)	$150,000
410	1555	554001	VE026	C/O-Equipment (Mini-Excavator)	$100,000
460	7002	554002	VE026	C/O-Vehicles	$150,000
460	7002	554001	VE026	C/O-Equipment (22-12 Dump Truck)	$110,000
460	7002	554001	VE026	C/O-Equipment (44-17 Excavator)	$82,000
				Total Project Appropriation	**$1,192,000**

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Description	Total Budget
Fund	**Dept.**	**Account**	**Project**		
410	0000	470010	VE026	Debt Proceeds (FY26 V&E Loan)	($850,000)
460	0000	470100	VE026	Transfers In (from 060)	($342,000)
				Total Project Appropriation	**($1,192,000)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund, Water and Sewer Fund, and Capital Project Funds 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 General Fund and Water and Sewer 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.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 5th day of June 2025.

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

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

Resolution #_____

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 FY26 VEHICLE AND EQUIPMENT PROJECT (#VE026), ORDINANCE #_____ (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the debt proceeds 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 $1,192,000.

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 5th day of June 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: Jennifer Harrell **MEETING DATE:** June 5,2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Human Resources

TITLE OF ITEM: Revision of the Personnel Policy –Amending Article III. Section 8, Article IV Section 3, and 5, Article VII Section 8– *Jennifer Harrell, HR Director*

SUGGESTED MOTION(S):

I move City Council adopt the Personnel Policy Amendment Resolution, as presented.

SUMMARY:

The City has revised the Performance Review Program resulting in changes when employees' annual review dates will occur. The Personnel Policy is being revised to reflect these changes on promotions, demotions and reassignments. The Personnel Policy is also being updated to reflect additional changes in employee promotions, demotions and reassignments, along with selection and appointment of new hires.

Is this expenditure approved in the current fiscal year budget? 0.00

If no, describe how it will be funded.

ATTACHMENTS: Hendersonville Personnel Policy Article III. Section 8. Article IV. Section 3 and Section 5.

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AMENDING THE CITY OF HENDERSONVILLE PERSONNEL POLICY

WHEREAS, the City of Hendersonville maintains a Personnel Policy. The purpose of which is to establish a system of personnel administration for recruiting, selecting, employing, developing and maintaining an effective and responsible workforce; and

WHEREAS, the City of Hendersonville wishes to amend Article III. Section 8 – Salary Effect of Promotions, Demotions, Transfers, and Reclassifications: Promotions: by clarifying when an employee is promoted that in special circumstances the hiring procedure authorizes the Department Head with concurrence from the Human Resources Director may advance an employee's salary up to 15%. It also removes the statement that the employee's annual review will be changed to the date of promotion. Demotions: The statement that the employee's annual review will be changed to the date of promotion is removed. Reassignments: by clarifying when an employee takes a reassignment, the employee's salary will be decreased by at least 5% and the salary shall not exceed the maximum of the grade. Reclassifications: The statement that the employee's annual review will be changed to the date of promotion is removed.

WHEREAS, the City of Hendersonville also wishes to amend Article IV Section 3 Recruitment, Selection and Appointment. Selection: Specifies Department Heads or the department hiring manager with the assistance of the Human Resources department shall make such investigations and conduct such examinations as necessary to assess accurately the knowledge, skills, and experience qualifications required for the position, including criminal history where job-related using the DCI when needed. All selection devices administered by the City shall be valid measures of job performance. Appointment: Specifies before any commitment is made to an applicant either internal or external, recommendations by the hiring team should be made to the Department Head and along with the reasons for selecting the candidate over other candidates.

WHEREAS, the City of Hendersonville also wishes to amend Article IV Section 5. Promotion. It is specified there are two types of promotions – non-competitive and competitive.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that from and after the effective date of this resolution, Article III. Section 8 and Article IV Section 3 of the Personnel Policy attached to this resolution, is hereby adopted.

This policy will become effective as of the date of adoption.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June 2025

Attest:

_____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Article III Section 8. Salary Effect of Promotions, Demotions, Transfers, and Reclassifications

Promotions. A promotion is the movement of an employee to a position in a class assigned to a higher salary range. The purpose of the ~~promotion~~ promotional pay increase is to recognize and compensate the employee for taking on increased responsibility.

When an employee is promoted, the employee's salary shall normally be advanced to the minimum rate of the new position or to a salary which provides an increase of at least approximately 5% over the employee's salary before the promotion. whichever is greater. In the event that an employee's salary is increased 5% but does not reach the probation completion amount for the position, that employee's salary shall be advanced to the probation completion amount. In special circumstances the Hiring Procedure authorizes the Department Head with concurrence from the Human Resources Director to advance the salary up to 15%. ~~Upon promotion, the annual performance review date of the employee will change to the date of the promotion~~.

Promoted employees may upon request of the hiring manager, serve a six-month probationary period except that employees in sworn police, entry level fire, and Department Head positions may serve a twelve-month probationary period. (Note: no pay increase is given at the end of a probationary period for a promoted employee unless promoted to the minimum rate of the pay range). If an employee does not successfully complete the probationary period, the employee may be reassigned to their original position if the position is vacant or a position of similar duties or the employee may be terminated. Longevity date ~~and any applicable market increase~~ will be based upon the employee's hire date. In the event of highly skilled and qualified employees, shortage of qualified applicants, or other reasons related to the merit principle of employment, the City Manager may set the salary at an appropriate rate in the range of the position to which the employee is promoted that best reflects the employee's qualifications for the job and relative worth to the City, taking into account the range of the position and relative qualifications of other employees in the same classification. In no event, however, shall the new salary exceed the maximum rate of the new salary range. In setting the promotion salary, the City shall consider internal comparisons with other employees in the same or similar jobs.

Demotions. Demotion is the involuntary movement of an employee from one position to a position in a class assigned to a lower salary range. When an employee is demoted to a position for which qualified, the salary shall be decreased at least 5%. Salaries of demoted employees may be no greater than the maximum of the new range. ~~The employee's annual performance review date will move to the demotion date.~~ Longevity date ~~and any applicable market increase~~ will be based upon the employee's hire date.

Reassignments. A reassignment is defined as the voluntary movement to a position in a lower salary range. When an employee takes a reassignment to a position for which qualified, ~~salary may be retained at the same level as long as their current salary falls within the pay range of the lower grade~~ the salary will be decreased by at least 5%. The employee's salary shall not exceed the maximum of the new pay range. If the employee retains their current salary, they will not be eligible for the 5% increase or probation completion level if they accept a position at a higher pay grade in the future unless the position they are promoted into is in a higher salary range than the position they moved from in the reassignment. Exceptions will be made on a case by case basis, authorized and approved by the City Manager.

Transfers. The salary of an employee reassigned to a position in the same class or to a position in a different class within the same salary range shall not be changed by the reassignment.

Reclassifications. A reclassification is a change in a position's salary grade and title due to substantial and permanent increases or decreases in job responsibilities, complexities, duties and authorities. An employee whose position is reclassified to a class having a higher salary range shall receive a pay increase of approximately 5% or an increase to the probation completion amount of the new pay range, whichever is higher.

If the position is reclassified to a lower pay range, the employee's salary shall remain the same. If the employee's salary is above the maximum established for the new range, the salary of that employee shall be maintained at the current level until the range is increased above the employee's salary. ~~The employee's annual performance review date will move to the reclassification date~~. Longevity date ~~and any applicable market increase~~ will be based upon the employee's hire date.

Article IV. Section 3. Recruitment, Selection and Appointment

Selection. Department Heads or the department hiring manager with the assistance of the Human Resources department ~~Director~~ shall make such investigations and conduct such examinations as necessary to assess accurately the knowledge, skills, and experience qualifications required for the position, including criminal history where job-related using the DCI when needed. All selection devices administered by the City shall be valid measures of job performance.

Appointment. Before any commitment is made to an applicant either internal or external, ~~the Department Head shall make~~ recommendations by the hiring team should be made to the Department Head . ~~to the Human Resources Director including the salary to be paid,~~ and along with the reasons for selecting the candidate over other candidates. The Human Resources Director and Department Head shall recommend approval of appointments and the starting salary for all applicants to the City Manager. The City Manager shall approve appointments and the starting salary for all applicants.

Article IV. Section 5. Promotion

Promotion is the movement of an employee from one position to a ~~vacant~~ position in a class assigned to a higher salary range. It is the City's policy to create career opportunities for its employees whenever possible. Generally, there are two types of promotion: competitive and non-competitive promotions.

Non-competitive promotions occur when the internal employee has gained progressive experience in the field of work, has earned certifications/licensures if applicable, and has generally performed at a satisfactory level receiving positive performance evaluation(s). At the recommendation of the supervisor and approval by the department head, the employee is eligible to be non-competitively promoted to a class in a higher salary range.

Competitive promotions occur ~~Therefore,~~ when a current employee applying for a vacant position is best suited of all applicants~~., that applicant shall be appointed to that position~~. The City will balance three goals in the employment process: 1) the benefits to employees and the organization of promotion from within; 2) providing equal employment opportunity and a diversified workforce to the community; and 3) obtaining the best possible employee who will provide the most productivity in that position. Therefore, except in ~~rare~~ situations where previous City experience is essential at the recommendation of the department head (such as promotions to Police Sergeant), or exceptional qualifications of an internal candidate so indicate, the City will consider external and internal candidates rather than automatically promote from within. Candidates for competitive promotion shall be chosen on the basis of their qualifications and their work records. Internal candidates shall apply for competitive promotions using the same application process as external candidates.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Logan Hickey **MEETING DATE:** 6/5/2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Finance

TITLE OF ITEM: Approval to Declare and Sell Surplus- *Logan Hickey*

SUGGESTED MOTION(S):

I move City Council to adopt the *Resolution by the City of Hendersonville City Council to declare the following asset as inventory and to authorize it to be sold via internet auction.*

SUMMARY:

The City of Hendersonville has determined that the triple wide building (which temporarily housed part of our Fire Department during the construction of our new Fire Station) should be declared surplus. City Administration has considered options for repurposing the building for other capacities, however, there is not currently a need at the City for the facility. In 2024, the City received an informal estimate that the building was worth $205,000.00. Per the request of City Administration, the Finance Department is requesting that this asset be declared surplus with the intent to sell it via internet auction. This is being submitted for Council approval per N.C.G.S. § 265 as the value of the assets is greater than $29,999.99. Per the attached Resolution # 11-1051 from October 2011 and per 160A-270(C), internet auction is legally appropriate provided Council approves this Resolution.

ATTACHMENTS:
Resolution # 11-1051
Resolution for this Surplus 6/5/2025

Resolution #_____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO DECLARE THE TRIPLE WIDE ASSET AND TO AUTHORIZE ITTO BE SOLD VIA INTERNET AUCTION

WHEREAS, The City of Hendersonville has determined that the triple wide building (which temporarily housed part of our Fire Department during the construction of our new Fire Station) should be declared surplus; and,

WHEREAS, City Administration has considered options for repurposing the building for other capacities, however, there is not currently a need at the city for the facility; and,

WHEREAS, In 2024, the City received an informal estimate that the building was worth $205,000.00; and,

WHEREAS, Per the request of City Administration, the Finance Department is requesting that this asset be declared surplus with the intent to sell it via internet auction; and,

WHEREAS, This is being submitted for Council approval per N.C.G.S. § 265 as the value of the assets is greater than $29,999.99; and,

WHEREAS, Per the attached Resolution # 11-1051 from October 2011 and per 160A-270(C), internet auction is legally appropriate provided Council approves this Resolution; and,

; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City's Public Works Department is authorized to declare the preceding asset as surplus and to proceed with selling this asset via internet auction.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June 5, 2025.

_____

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

_____

Jill Murray, City Clerk

Approved as to form:

_____

Angela S. Beeker, City Attorney

Resolution #11-1051

A Resolution Delegating the Authority for Declaring Personal Property Surplus

Whereas, North Carolina General Statutes 160A-266(b) provides that private negotiation and sale may be used with respect to disposing of personal property valued at less than $30,000 for any one item or group of similar items; and

Whereas, North Carolina General Statutes 160A-266(c) provides that the City Council may authorize one or more City officials to declare surplus any personal property valued at less than $30,000 for any one item or group of items; and

Whereas, North Carolina General Statutes 160A-270 (c) authorizes the use of electronic advertising for electronic auction of surplus property;

Now, Therefore, Be It Resolved by the City Council of the City of Hendersonville, North Carolina, that effective as of the date of adoption of this ordinance, the City Manager is granted authority to declare as surplus personal property any single item or a group of items with a value of up to $30,000, to set its fair market value, and to convey title to the property and to advertise electronically the sale of any personal property; and

Be It Further Resolved, that the City Manager shall keep a record generally describing the property sold or exchanged, to whom it was sold or with whom exchanged, and the amount of money or other consideration received for each sale or exchange, and shall make a report to the City Council ~~at the next regularly scheduled meeting of the City Council~~ **describing the results of the sale.**

[Additions are **bold underlined**, deletions are ~~struck through~~]

Adopted this sixth day of October, 2011.

ATTEST:

Barbara G. Volk

Barbara G. Volk, Mayor, City of Hendersonville

Tammie K. Drake

Tammie K. Drake, MMC, City Clerk

G:\Clerk\Resolutions\Res 11\111051 Res Delegating auth for personal property disposal.wpd

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 06/05/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: June 2025 Budget Amendments – *Jennifer Floyd, Management Analyst*

SUGGESTED MOTION(S):

I move City Council adopt budget amendments 06052025-0, 06052025-02, and 06052025-03 as presented.

SUMMARY:

06052025-01: An amendment to the Operations Center Energy Efficiency Project, #G2505 - increasing total appropriations by $2,750 to a total of $131,678 using a transfer in from the General Fund.
06052025-02: An amendment to Funds 199 and 010, transferring remaining fund balance from projects #00001, #00002, #00003, #00005, and #00011 into the General Fund, increasing total appropriations by $45, 210. This amendment closes listed projects in the Special Revenue Fund (199).
06052025-03: An amendment to the Downtown Camera Project, #25001 increasing the total appropriation by $25,000 to a total of $100,000 using a transfer in from the General Fund.

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 06052025-01 and 06052025-02.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: June 05, 2025 **FORM: 06052025-01**

BUDGET AMENDMENT

FUND 010 | 301					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-1502-534000	Non-Capital Equipment	28,805	-	2,750	26,055
010-0000-598901	Transfer Out (to 301, #G2403)	2,243,298	2,750	-	2,246,048
FUND 010	TOTAL REVENUES	-	-	-	-
General Fund	TOTAL EXPENDITURES	2,272,103	2,750	2,750	2,272,103
301-0000-470100-G2403	Transfer In (From 010, FY25)	-	2,750	-	2,750
301-0000-420050-G2505	Grant Revenue	128,928	-	-	128,928
301-1565-550103-G2505	Capital Outlay - Services and Fees	128,928	2,750	-	131,678
FUND 301	TOTAL REVENUES	128,928	2,750	-	131,678
Ops. Energy Efficiency, G2505	TOTAL EXPENDITURES	128,928	2,750	-	131,678

An amendment to the Operations Center Energy Efficiency Project, #G2505 - increasing total appropriations by $2,750 to a total of $131,678 using a transfer in from the General Fund. The transfer is needed to offset cost increases which have occurred since the initial grant application.

The City Manager and City Clerk certify budget ordinance amendment 06052025-01 was approved by City Council on June 05, 2025.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: June 05, 2025 **FORM: 06052025-02**

BUDGET AMENDMENT

FUND 199 | 010					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
199-0000-470900-00001	Fund Balance Appropriations	-	2,314	-	2,314
199-0000-598901-00001	Transfer Out (to 010)	-	2,314	-	2,314
FUND 199 #00001	TOTAL REVENUES	-	2,314	-	2,314
Special Revenue Fund	TOTAL EXPENDITURES	-	2,314	-	2,314
199-0000-470900-00002	Fund Balance Appropriations	-	2,656	-	2,656
199-0000-598901-00002	Transfer Out (to 010)	-	2,656	-	2,656
FUND 199 #00002	TOTAL REVENUES	-	2,656	-	2,656
Special Revenue Fund	TOTAL EXPENDITURES	-	2,656	-	2,656
199-0000-470900-00003	Fund Balance Appropriations	-	19,928	-	19,928
199-0000-598901-00003	Transfer Out (to 010)	-	19,928	-	19,928
FUND 199 #00003	TOTAL REVENUES	-	19,928	-	19,928
Special Revenue Fund	TOTAL EXPENDITURES	-	19,928	-	19,928
199-0000-470900-00005	Fund Balance Appropriations	-	2,853	-	2,853
199-0000-598901-00005	Transfer Out (to 010)	-	2,853	-	2,853
FUND 199 #00005	TOTAL REVENUES	-	2,853	-	2,853
Special Revenue Fund	TOTAL EXPENDITURES	-	2,853	-	2,853
199-0000-470900-00011	Fund Balance Appropriations	-	17,459	-	17,459
199-0000-598901-00011	Transfer Out (to 010)	-	17,459		17,459
FUND 199 #00011	TOTAL REVENUES	-	17,459	-	17,459
Special Revenue Fund	TOTAL EXPENDITURES	-	17,459	-	17,459
010-0000-470100	Transfer In (From 199, #00001)	-	2,314	-	2,314
010-0000-534999	Contingency	94,664	2,314	-	96,978
FUND 010	TOTAL REVENUES	-	2,314	-	2,314
General Fund	TOTAL EXPENDITURES	94,664	2,314	-	96,978
010-0000-470100	Transfer In (From 199, #00002)	-	2,656	-	2,656
010-0000-534999	Contingency	96,978	2,656	-	99,634
FUND 010	TOTAL REVENUES	-	2,656	-	2,656
General Fund	TOTAL EXPENDITURES	96,978	2,656	-	99,634
010-0000-470100	Transfer In (From 199, #00003)	-	19,928	-	19,928
010-0000-534999	Contingency	99,634	19,928	-	119,562
FUND 010	TOTAL REVENUES	-	19,928	-	19,928
General Fund	TOTAL EXPENDITURES	99,634	19,928	-	119,562

010-0000-470100	Transfer In (From 199, #00005)	-	2,853	-	2,853
010-0000-534999	Contingency	119,562	2,853	-	122,415
FUND 010 General Fund	TOTAL REVENUES	-	2,853	-	2,853
	TOTAL EXPENDITURES	119,562	2,853	-	122,415
010-0000-470100	Transfer In (From 199, #00011)	-	17,459	-	17,459
010-0000-534999	Contingency	122,415	17,459	-	139,874
FUND 010 General Fund	TOTAL REVENUES	-	17,459	-	17,459
	TOTAL EXPENDITURES	122,415	17,459	-	139,874

An amendment to Funds 199 and 010, transferring remaining fund balance from projects #00001, #00002, #00003, #00005, and #00011 into the General Fund, increasing total appropriations by $45, 210. This amendment closes listed projects in the Speciall Revenue Fund (199).

The City Manager and City Clerk certify budget ordinance amendment 06052025-02 was approved by City Council on June 05, 2025.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL
APPROVAL: June 05, 2025

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET
410-1010-470100-25001	Transfer In (From 010)	75,000
410-1010-550103-25001	Capital Outlay CIP	75,000
FUND 010 General Fund	TOTAL REVENUES	75,000
	TOTAL EXPENDITURES	75,000

An amendment to the Downtown Camera Project, #25001 increasing the total appropriation by $25,0
Fund.

The City Manager and City Clerk certify budget ordinance amendment 06052025-03 was approved b

City Manager

City Clerk

FISCAL YEAR 2026
FORM: 06052025-03

INCREASE	DECREASE	REVISED BUDGET
25,000	-	100,000
25,000	-	100,000
25,000	-	100,000
25,000	-	100,000

)00 to a total of $100,000 using a transfer in from the General

)y City Council on June 05, 2025.

Date

Date

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Devin Owen **MEETING DATE:** June 5, 2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Water and Sewer

TITLE OF ITEM: Construction Contract Award for the Wastewater Treatment Facility HVAC Systems Replacement Project - *Devin Owen, Utilities Engineer*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City of Hendersonville of authorization for the City Manager to enter into a contract with Cooper Construction Company, Inc. for the construction of the Wastewater Treatment Facility HVAC Systems Replacement Project.

SUMMARY:

Wastewater Treatment Facility (WWTF) Heating, Ventilation, and Air Conditioning (HVAC) Systems Replacement project will serve to replace an existing centralized HVAC system at the WWTF's administration building which was damaged by flooding during Hurricane Helene. Once completed the project will restore climate control within the WWTF administration building, allowing the WWTF's laboratory to accurately ensure that treatment processes at the WWTF are operating as intended.

On May 15, 2025, formal bids for construction of the project were opened and are summarized in the attached bid tabulation. Cooper Construction Company, Inc. is the lowest responsive and responsible bidder.

Cooper Construction Company, Inc.:	$624,400.00
Hickory Mechanical, Inc.:	$771,676.00

BUDGET IMPACT: Funding will be reimbursed by FEMA, and/or other funding sources.

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

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

ATTACHMENTS:

1. Resolution
2. Bid Tabulation and Recommendation of Award

McKIM&CREED

ENGINEERS
SURVEYORS
PLANNERS

May 22, 2025 06496-0020

Mr. Adam Steurer, PE
Utilities Director
City of Hendersonville
305 Williams Street
Hendersonville, NC 28792

RE: Bid Tabulation and Recommendation of Award
City of Hendersonville WWTF HVAC Systems Replacement

Mr. Steurer:

On Wednesday, April 23, 2025, at 2:00 pm (EST), the City of Hendersonville received bids for the Hendersonville WWTF HVAC Systems Replacement project. As the minimum requirement of three (3) bids was not met, no bids were opened, and the project was re-advertised in accordance with procurement procedures.

On Thursday, May 15, 2025, at 2:00 pm (EST), the City received two (2) bids for the re-advertised project. These bids were publicly opened and read aloud. To the best of our knowledge, all advertisement and bidding procedures complied with applicable statutory requirements.

Please refer to the attached certified bid tabulation for the bids received. The bids have been reviewed by the Engineer, and Cooper Construction Company, Inc., of Flat Rock, NC (NC License #3522) has been determined the apparent low bidder, with a base bid amount of $624,400.00.

Cooper Construction Company, Inc., is properly licensed and qualified to perform the work. Based on the Engineer's evaluation of the bids, we recommend awarding the contract to the lowest responsible and responsive bidder, Cooper Construction Company, Inc. in the amount of $624,400.00.

Please accept this letter as the formal Recommendation of Award of the construction contract to Cooper Construction Company, Inc. This recommendation of award is subject to acceptance of the submitted bid by the City.

Enclosed you will find the following documents:

- Certified Bid Tabulation
- Cooper Construction Company, Inc. Bid Package

8020 Tower Point Drive
Charlotte, NC 28227

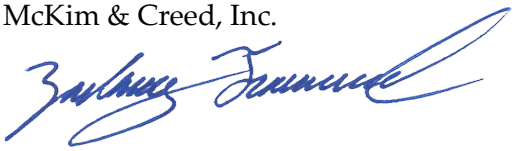
704.841.2588

Fax 704.841.2567

www.mckimcreed.com

We appreciate this opportunity to serve the City and look forward to the successful completion of this project. Should you have any questions or concerns regarding this letter or any of the enclosures, please do not hesitate to contact our office.

Sincerely,
McKim & Creed, Inc.



Zachary Trammel, PE
Regional Manager

Enclosures

City of Hendersonville WWTF HVAC Systems Replacement BID TABULATION City Project No. HH24-7135-F16 Bid Opening: May 15, 2025 at 2:00 PM EST				Cooper Construction Company, Inc. Flat Rock, NC NC License # 3522	Hickory Mechanical, Inc. Hickory, NC NC License # 7797
Item No.	**Description**	**Quantity**	**Units**	**Bid Lump Sum Price**	**Bid Lump Sum Price**
1	Lump Sum Price	1	LS	$624,400.00	$771,676.00
	TOTAL CONTRACT AMOUNT			**$624,400.00**	**$771,676.00**
	MBE/WBE (10% GOAL)			0.53%	5.31%

I HEREBY CERTIFY THAT THE ABOVE TABULATION IS A CORRECT TABULATION OF THE BIDS RECEIVED ON MAY 15, 2025, FOR THE HENDERSONVILLE WWTF HVAC SYSTEMS REPLACEMENT.

May 22, 2025

Zachary Trammel, PE — Date
Regional Manager
McKim & Creed, Inc.



BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to: **City of Hendersonville, 305 Williams St., Hendersonville, NC 28792**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Bidding Schedule

B. Required bid security;

C. Contractor's license number as evidence of Bidder's North Carolina Contractor's License;

D. NCDEQ DWI MBE/WBE (DBE) Compliance Supplement;

E. Bidder's Qualifications;

ARTICLE 3—BASIS OF BID—LUMP SUM BID

3.01 *Lump Sum Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the lump sum (stipulated) price(s) indicated in the attached Bidding Schedule.

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

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5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
1	4/21/25
2	4/25/25

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

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8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 6.02.A:
    a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
    b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
    c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
    d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.
5. This Bid includes the documents listed in Paragraphs 2.01.A through 2.01.F of this Bid Form. The Bidder understands that the listed documents must be submitted with the Bid, and that failure to do so will render the Bid nonresponsive.

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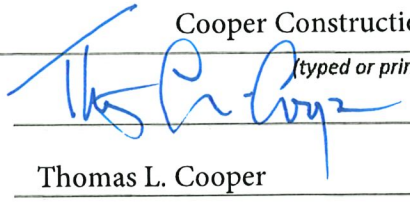
BIDDER hereby submits this Bid as set forth above:

Bidder: Cooper Construction Company, Inc.
(typed or printed name of organization)

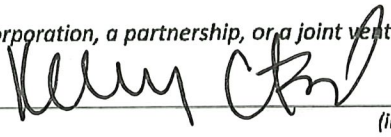
By: 
(individual's signature)

Name: Thomas L. Cooper
(typed or printed)

Title: President / CEO
(typed or printed)

Date: April 23, 2025
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: 
(individual's signature)

Name: Kelly C. Ford
(typed or printed)

Title: Treasurer / CFO; Assistant Corporate Secretary
(typed or printed)

Date: April 23, 2025
(typed or printed)

Address for giving notices:
P.O. Box 806 761 S. Allen Rd.
Hendersonville, NC 28793-0827 Flat Rock, NC 28731

Bidder's Contact:

Name: Barry S. Holbert
(typed or printed)

Title: Estimator/Project Manager
(typed or printed)

Phone: Mobile: 828-243-5313 Office: 828-692-7238

Email: bholbert@cooperconst.com

Address:
P.O. Box 806 761 S. Allen rd.
Hendersonville, NC 28793-0827 Flat Rock, NC 28738

Bidder's Contractor License No.: 3522

EJCDC® C-410, Bid Form for Construction Contract.
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BIDDING SCHEDULE

HENDERSONVILLE WWTF HVAC Systems Replacement

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	BID UNIT PRICE	EXTENDED BID PRICE
1	All work for the Hendersonville WWTF HVAC Systems Replacement	1	LS	$624,400.-	$624,400.-
TOTAL BASE BID AMOUNT				$624,400.-	
TOTAL BASE BID AMOUNT (IN WORDS)				SIX HUNDRED TWENTY FOUR THOUSAND FOUR HUNDRED & 00/100 DOLLARS	

FORM OF BID BOND

KNOW ALL MEN BY THESE PRESENTS THAT Cooper Construction Company, Inc. as principal, and Western Surety Company, as surety, who is duly licensed to act as surety in North Carolina, are held and firmly bound unto the State of North Carolina* through City of Hendersonville as obligee, in the penal sum of 5% of the attached Bid DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed, sealed and dated this 23rd day of April 2025

WHEREAS, the said principal is herewith submitting proposal for and the principal desires to file this bid bond in lieu of making the cash deposit as required by G.S. 143-129.

Hendersonville WWTF HVAC Systems Replacement
Project: HH24-7135-F16

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that if the principal shall be awarded the contract for which the bid is submitted and shall execute the contract and give bond for the faithful performance thereof within ten days after the award of same to the principal, then this obligation shall be null and void; but if the principal fails to so execute such contract and give performance bond as required by G.S. 143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by G.S. 143-129.1

Cooper Construction Company, Inc. (SEAL)

(SEAL)
Thomas L. Cooper, President/CEO

(SEAL)

Western Surety Company (SEAL)

(SEAL)
Jennifer L. Gordon, Attorney-in-Fact

Attest:
Kelly C. Ford
Treasurer/CFO
Asst. Corp. Secretar

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Jennifer L Gordon, Amy M Tayler, David Brett Shaffer, Sarah P Wilkins, Individually

of Hendersonville, NC, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 20th day of April, 2023.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota
County of Minnehaha } ss

On this 20th day of April, 2023, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
March 2, 2026

M. BENT
NOTARY PUBLIC
SOUTH DAKOTA

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 23rd day of April, 2025.

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-4-2023

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

License Number
3522

North Carolina
State Board of Examiners of Plumbing, Heating & Fire Sprinkler Contractors

State License No. 3522

Expiration Date
December 31, 2025

This is to Certify that:

Cooper Construction Company, Inc
PO Box 806
Hendersonville, NC 28793

Barry Samuel Holbert

Barry Samuel Holbert: Heating Group 1 - Class I, Heating Group 2, Heating Group 3 - Class I

Is duly registered, licensed and authorized to engage in the business of

Heating Group 1 - Class I, Heating Group 2, Heating Group 3 - Class I

Within the State of North Carolina until December 31, 2025 , when this license expires. This authority is granted in accordance with the provisions of Chapter 87, Article 2 of the General Statutes of North Carolina.

Witness my hand and seal of the Board

This 3rd day of January 2025 .

Chairman

Executive
Director

COOPER
CONSTRUCTION COMPANY, INC.

OFFICE 761 S. Allen Road, Flat
MAIL PO Box 806, Hendersonville NC 28793
PHONE (828) 692-7238 **FAX** (828) 696-9978
WEB www.cooperconst.com
NC LICENSE #4763
SC LICENSE #G12759

AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
MEDICAL
PROFESSIONAL

A THIRD GENERATION
FAMILY-OWNED
GENERAL CONTRACTOR

April 23, 2025

Adam A. Steurer, P.E – Utilities Director
Hendersonville City Hall
2nd Floor Council Chambers
160 6th Avenue E.
Hendersonville, NC 28792

Re: Contractor Qualifications
Hendersonville WWTF HVAC Systems Replacement

Dear Mr. Steurer,

Please note the following information requested:

1) License – 3522

2) Warranty on work – One year parts/labor

3) References
   a. Marshall Morris, BRCC, 828-243-4240
   b. Chris Hill, Henderson County, 828-458-4662
   c. Bryan Rhodes, Henderson County, 828-606-9094
   d. Chad Dillon, HCPS, 828-553-5056

4) Public Projects –
   a. New Gymnasium HVAC Equipment East Henderson High - $479,900
   b. New Gymnasium HVAC Equipment North Henderson High - $523,000
   c. New Gymnasium HVAC Equipment West Henderson High - $245,500

If you require any further information, please contact our proposed Project Manager, Barry Holbert at 828-243-5313.

Sincerely yours,

Thomas L. Cooper
President/CEO

COOPER
CONSTRUCTION COMPANY, INC.

OFFICE 761 S. Allen Road, Flat
MAIL PO Box 806, Hendersonville NC 28793
PHONE (828) 692-7238 **FAX** (828) 696-9978
WEB www.cooperconst.com
NC LICENSE #4763
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A THIRD GENERATION
FAMILY-OWNED
GENERAL CONTRACTOR

April 23, 2025

Adam A. Steurer, P.E. – Utilities Director
Hendersonville City Hall
2nd Floor Council Chambers
160 6th Avenue E.
Hendersonville, NC 28792

Re: Contractor Qualifications
Hendersonville WWTF HVAC Systems Replacement
City Project No. HH24-7135-F16

Dear Mr. Steurer,

In regards to qualification information noted in the Instructions to Bidders, please note the following:

1. Qualification and Experience
   a. HVAC, Public Utilities and Commercial, Industrial, Institutional and Agricultural general construction. HVAC License enclosed. NC Unclassified/Unlimited General Construction License. In construction industry since 1964 with well over 2,000 completed projects.
   b. Please see enclosed HVAC references.
   c. We have never failed to complete any of our projects in any of the states we have been licensed (NC, SC, Virginia, Georgia, and Tennessee).
   d. Within last five (5) years we have not been involved in any litigation or mediation.
   e. We have never had any assessed but we have had one project where the owner attempted to assess, but it was not enforced once circumstances were discussed which led to a negotiation in which damages were assessed to our company.

COOPER
CONSTRUCTION COMPANY, INC.

OFFICE 761 S. Allen Road, Flat Rock NC 28731
MAIL PO Box 806, Hendersonville NC 28793
PHONE (828) 692-7238 **FAX** (828) 696-9978
WEB www.cooperconst.com
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SC LICENSE #G12759

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Please advise if you require any additional information.

Sincerely yours

Thomas L. Cooper
President/CEO

Table B: Subcontract Solicitation List

Table B is required if:

1) Project is Federally funded (**SRF**) OR;
2) Project is a State Reserve Project or State Emergency Loan (**SRP or SEL**) and Utilization % on Table A is less than 10%
3)

Trade: Water Treatment **(enter the trade being solicited, paving, hauling etc.)**

List the firm being used on the project first. If three MBE or WBE firms are not listed, additional information must be provided showing advertisements and sources used to identify MBE/WBE subs.

Use as many of these sheets as are necessary to cover every trade being subbed out.

Company Name	Company Address and Phone	MBE or WBE and certifying agency if applicable.	How was this firm contacted (email, letter, phone) and what was the result of the solicitation?*
Water Control Services, Inc.	3612 Parliament Lane Martinez, GA 30907	WBE	E-mail

*Must submit copies of emails or letters. If phone calls were made this sheet can serve as documentation of calls.

Table A: Prime Contractor and list of selected subcontractors

List Prime and ALL of the selected subcontractors (both DBE's and non-DBE's) being used on the project. Each Trade listed on this sheet should have a completed Table B: Subcontract Solicitation List showing the DBE firms contacted and given opportunities to bid.

Company Name (list prime first then subs)	Company Address and Phone	Trade (Above) and Price (Below)	MBE or WBE and certifying agency if applicable	(State use only) Listed in EPLS as Debarred?
Hall Technology, Inc.	701 Edisto Road Leesville, SC 29070	Test & Balance $ 2,895.00	N/A	
Pisgah Electrical Services	30 Old Pisgah Hwy. Candler, NC 28715	Electrical $ 34,930.00	N/A	
Bernoulli Insulation Contractors, Inc.	510 Pickett Street PO Box 3505 Greenville, SC 29608 Greenville, SC 29608	Insulation $ 14,094.00	N/A	
Trane Technologies	168 Sweeten Creek Rd. Asheville, NC 28803	Controls $ 96,260.00	N/A	

Calculate M/WBE utilization as a percent (00.00%) of the prime contract. Limited to 100% even if the Prime is a DBE.

MBE and WBE subs total	$ -0-	
Prime Contract Price	$ 624,400	0 %

Note: Table A substitutes for both the State of NC "Identification of Minority Participation" form and EPA Form 6100-4.

Table A: Prime Contractor and list of selected subcontractors

List Prime and ALL of the selected subcontractors (both DBE's and non-DBE's) being used on the project. Each Trade listed on this sheet should have a completed Table B: Subcontract Solicitation List showing the DBE firms contacted and given opportunities to bid.

Company Name (list prime first then subs)	Company Address and Phone	Trade (Above) and Price (Below)	MBE or WBE and certifying agency if applicable	(State use only) Listed in EPLS as Debarred?
Water Control Services, Inc.	3612 Parliament Lane Martinez, GA 30907	Water Treatment $3,295.00	WBE	

Calculate M/WBE utilization as a percent (00.00%) of the prime contract. Limited to 100% even if the Prime is a DBE.

MBE and WBE subs total	$3,295.00	
Prime Contract Price	624,400.	.005 %

Note: Table A substitutes for both the State of NC "Identification of Minority Participation" form and EPA Form 6100-4.

State of North Carolina AFFIDAVIT A – Listing of Good Faith Efforts

County of Henderson

(Name of Bidder)

Affidavit of Cooper Construction Company, Inc.

I have made a good faith effort to comply under the following areas checked:

Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive. (1 NC Administrative Code 30 I.0101)

- ☑ **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- ☑ **2 --(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
- ☑ **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.
- ☑ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- ☑ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.
- ☐ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- ☐ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- ☐ **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- ☐ **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- ☐ **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 4/23/25 Name of Authorized Officer: Kelly C. Ford

Signature: Kelly C Ford

Title: CFO/Treasurer

DARLENE C. CAUTHEN NOTARY PUBLIC SEAL HENDERSON COUNTY, NC

State of North Carolina, County of Henderson

Subscribed and sworn to before me this 23rd day of April 2025

Notary Public Darlene C. Cauthen

My commission expires June 28, 2029

MBForms 2002-Revised July 2010

Export to Excel

6 Records

Name	Main Contact Name	Main Contact Phone	Main Location Address	eVP Status	NC eProcurement	HUB	HUB Category	NCSBE	Small Business	DBE	NPWC
AVCON USA, LLC (/vendor-information/?id=b2e4a373-6c1c-ee11-a8ef-000d3a7b69a4)	Construction Mgmt. Not Needed Sara McCoy	8289265059	1111 Hendersonville Road, Asheville, North Carolina, Buncombe, United States, 28803	Active	Not Applicable	Not Certified	Female		Yes	No	No
Carolina Cornerstone Construction, Inc. (/vendor-information/?id=20e3a373-6c1c-ee11-a8ef-000d3a7b69a4)	Robin MacAlister	8285150223	P.O. Box 6779, Asheville, North Carolina, Buncombe, United States, 28816	Active	Not Applicable	Certified	Female	Certified	Yes	No	No
Carolina Management Team, LLC (/vendor-information/?id=e3969573-6c1c-ee11-a8ef-000d3a7b69a4)	Painting + Concrete — Not Needed Wendy Banks	3364317708	49 McDowell Street, Asheville, North Carolina, Buncombe, United States, 28801	Active	Active	Certified	Female		Yes	No	No

EVP Search Results

Name	Main Contact Name	Main Contact Phone	Main Location Address	eVP Status	NC eProcurement	HUB	HUB Category	NCSBE	Small Business		
CKL Electrical Contractors Inc (/vendor-information/?id=fd979573-6c1c-ee11-a8ef-000d3a7b69a4)	Krystal Lancaster	8283821954	502 Withrow Road, Forest City, North Carolina, Rutherford, United States, 28043	Active	Active	Certified	Female	Certified	Yes	No	No
The Vision Group Studios (/vendor-information/?id=05e2a373-6c1c-ee11-a8ef-000d3a7b69a4)	Beverly Miller	8282528868	42 Schenck Ave, Asheville, North Carolina, Buncombe, United States, 28801	Active	Not Applicable	Certified	Female		Yes	No	No
WNC Roofing, LLC (/vendor-information/?id=a5e0a373-6c1c-ee11-a8ef-000d3a7b69a4)	Stephanie Ross	8286763070	563 Mills Gap Road, Fletcher, North Carolina, Buncombe, United States, 28732	Active	Active	Certified	Female		Yes	No	No

Design + Development

Not Needed

Not Needed

First Previous 1 Next Last

Contact Us

North Carolina electronic Vendor Portal

Contact Us (https://eprocurement.nc.gov/contact)

Electronic Vendor Portal

Want self-service information on how to use the electronic Vendor Portal? Review our eVP training content (https://eprocurement.nc.gov/training/vendor-training)

Quick Links

nc.gov Home (https://www.nc.gov/)

Purchase & Contract (https://ncadmin.nc.gov/about-doa/divisions/purchase-and-contract)

(https://eprocurement.nc.gov/evp-terms-use/open)

(https://it.nc.gov/)

HUB Office
(https://ncadmin.nc.gov/businesses/historically-underutilized-businesses-hub)

Visit the Governor's Page
(https://governor.nc.gov/)

NC eProcurement Portal
(https://eprocurement.nc.gov/)

Privacy Policy
(https://eprocurement.nc.gov/north-carolina-electronic-vendor-portal-privacy-policy/open)

COOPER
CONSTRUCTION COMPANY, INC.

OFFICE 761 S. Allen Road, Flat Rock NC 28731
MAIL PO Box 806, Hendersonville NC 28793-0806
PHONE 828.692.7238 **FAX** 828.696.9978
WEB www.cooperconst.com

TO: ***Subcontractors / Material Suppliers***
FROM: **Barry Holbert, Project Manager**
DATE: **April 15, 2025**

INVITATION TO BID

NAME OF PROJECT: Hendersonville WWTF HVAC Systems Replacement

Subcontractors will be responsible for adherence to complete *plans*, *specifications*, and *addenda*.

There is (0) addenda issued to date.

SCOPE OF WORK:

Safe disconnection of the existing, damaged HVAC and building mechanical systems. Electrical connection and insulation of new HVAC and building mechanical systems.

QUOTATIONS DUE TO COOPER CONSTRUCTION BY: **April 21, 2025 by 12:00 Noon or Sooner**

Bid Documents: https://cooperconst.sharefile.com/public/share/web-s7201564d20294495981b5ba399119323

Plans and specifications can be viewed at the following locations: Cooper Construction Co., Inc. Plan Room, Flat Rock, NC

WILL YOU BE BIDDING THIS PROJECT?

Please respond within 2 days by phone: (828) 692-7238 or fax: (828) 696-9978 or email: bholbert@cooperconst.com

☐ YES (Intend to submit a bid) ☐ NO (Will not submit a bid)

Company Name: _____ Estimator: _____

Estimator's Contact Information: Email _____ Cell # _____

List scopes bidding: _____

Cooper Construction Co. is soliciting bids and encouraging participation by minority and women owned businesses as subcontractors and/or material suppliers on the above referenced project.

Is your company a certified MBE / WBE subcontractor? (Check appropriate designation) ☐MBE ☐WBE ☐Not

Before submitting a bid, please check the FTP site for any and all issued addenda.

COOPER
CONSTRUCTION COMPANY, INC.

OFFICE 761 S. Allen Road, Flat Rock NC 28731
MAIL PO Box 806, Hendersonville NC 28793
PHONE (828) 692-7238 **FAX** (828) 696-9978
WEB www.cooperconst.com
NC LICENSE #4763
SC LICENSE #G12759

AGRICULTURAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
MEDICAL
PROFESSIONAL

A THIRD GENERATION
FAMILY-OWNED
GENERAL CONTRACTOR

April 15, 2025

MBE Subcontractor/Supplier

Re: Hendersonville WWTF HVAC Systems Replacement

To Whom It May Concern:

Our Company is bidding as a General Contractor on the referenced project. Our bid is due on April 23, 2025 however; we would need your price by **12:00 pm on April 21, 2025.**

Please see attached Invitation to Bid which includes the project scope and other project details including access to plans, specifications, and/or bid documents.

We would like a quotation from your company for work that applies to your area of expertise. It is our understanding that your firm is a qualified Minority Business Enterprise.

Please contact us if there are any questions that we can help you with.

Sincerely yours,

Barry Holbert

Barry Holbert
Project Manager

CF: MBE Correspondence

MBE Invitation to Bid Ad for Hendersonville WWTF HVAC Systems Replacement

2 messages

Darlene Cauthen <dcauthen@cooperconst.com> Tue, Apr 15, 2025 at 9:46 AM
To: Kathy Grear <kgrear@greaterdiversity.com>

Hi Kathy,

Please run the following ad between now and April 21th

Invitation to Bid
MBE/WBE/DBE Subcontractors
Cooper Construction Company is seeking bids from electrical and insulation Subcontractors including Minority Business Enterprises and Women Business Enterprises for the following:
Project Name: Hendersonville WWTF HVAC Systems Replacement
Estimator: Barry Holbert
Bid Due to Cooper: April 21st by 12:00 Noon or Sooner
Scope of Work:
Safe disconnection and removal of the existing, damaged HVAC and building mechanical systems. Connection and insulation of new HVAC and building mechanical systems.
Contact: Barry Holbert (bholbert@cooperconst.com)

Please run in publications between today and the April 21st deadline.

Please confirm that you have received this email.

Thanks !

--

Darlene Cauthen
Administrative Assistant
Cooper Construction Company, Inc.
828.692.7238 (office) | 828.696.9978 (fax)
761 S. Allen Rd, Flat Rock NC 28731 (office)
PO Box 806, Hendersonville NC 28793 (mailing)
www.cooperconst.com)

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kgrear@greaterdiversity.com <kgrear@greaterdiversity.com> Tue, Apr 15, 2025 at 10:12 AM
To: Darlene Cauthen <dcauthen@cooperconst.com>

Good morning, Darlene: Thanks so much to you and Cooper Construction Company for running your ad in our 4-17-25 edition. May you all have significant success with this project and a week full of insurmountable income and favor!

[Quoted text hidden]

Cooper Construction Invitation to Bid

1 message

Darlene Cauthen <dcauthen@cooperconst.com> Tue, Apr 15, 2025 at 9:55 AM
To: krystal@cklelectric.com

NOTE: Please respond to this email with a yes we will bid, or a no we are not planning to bid response once you know if you will submit a bid to us or not.

Hello Krystal,

CKL Electric is listed in the North Carolina Electronic Vendor Portal as an MBE certified business. In reading your services description it appears you would be a match for a job we are bidding. Therefore, Cooper Construction would like to extend to you an invitation to bid as a subcontractor on this project.

Please see the attached letter and Invitation to Bid.

Also, here is the link to the bid docs. This link is also on the Invitation:
https://cooperconst.sharefile.com/public/share/web-s7201564d20294495981b5ba399119323

If you have any questions, please feel free to contact the Project Manager, Barry Holbert, at bholbert@cooperconst.com or call us at 828-692-7238.

We look forward to hearing from you.

--
Darlene Cauthen
Administrative Assistant
Cooper Construction Company, Inc.
828.692.7238 (office) | 828.696.9978 (fax)
761 S. Allen Rd, Flat Rock NC 28731 (office)
PO Box 806, Hendersonville NC 28793 (mailing)
www.cooperconst.com)

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2 attachments

Invitation Letter.pdf
47K

Invitation to Bid.pdf
72K

Cooper Construction Invitation to Bid

2 messages

Darlene Cauthen <dcauthen@cooperconst.com> Tue, Apr 15, 2025 at 9:56 AM
To: ccci@carolinacornerstoneconst.net

NOTE: Please respond to this email with a yes we will bid, or a no we are not planning to bid response once you know if you will submit a bid to us or not.

Hello Robin,

Carolina Cornerstone Construction, Inc. is listed in the North Carolina Electronic Vendor Portal as an MBE certified business. In reading your services description it appears you would be a match for a job we are bidding. Therefore, Cooper Construction would like to extend to you an invitation to bid as a subcontractor on this project.

Please see the attached letter and Invitation to Bid.

Also, here is the link to the bid docs. This link is also on the Invitation:
https://cooperconst.sharefile.com/public/share/web-s7201564d20294495981b5ba399119323

If you have any questions, please feel free to contact the Project Manager, Barry Holbert, at bholbert@cooperconst.com or call us at 828-692-7238.

We look forward to hearing from you.

--
Darlene Cauthen
Administrative Assistant
Cooper Construction Company, Inc.
828.692.7238 (office) | 828.696.9978 (fax)
761 S. Allen Rd, Flat Rock NC 28731 (office)
PO Box 806, Hendersonville NC 28793 (mailing)
www.cooperconst.com)

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Darlene Cauthen <dcauthen@cooperconst.com> Tue, Apr 15, 2025 at 9:57 AM
To: ccci@carolinacornerstoneconst.net

[Quoted text hidden]

2 attachments

Invitation Letter.pdf
47K

Cooper Construction Invitation to Bid

1 message

Darlene Cauthen <dcauthen@cooperconst.com>
To: lauradd@doverinsulation.com

Tue, Apr 15, 2025 at 9:52 AM

NOTE: Please respond to this email with a yes we will bid, or a no we are not planning to bid response once you know if you will submit a bid to us or not.

Hello Laura

Dover Insulation, Inc. is listed in the North Carolina Electronic Vendor Portal as an MBE certified business. In reading your services description it appears you would be a match for a job we are bidding. Therefore, Cooper Construction would like to extend to you an invitation to bid as a subcontractor on this project.

Please see the attached letter and Invitation to Bid.

Also, here is the link to the bid docs. This link is also on the Invitation:
https://cooperconst.sharefile.com/public/share/web-s7201564d20294495981b5ba399119323

If you have any questions, please feel free to contact the Project Manager, Barry Holbert, at bholbert@cooperconst.com or call us at 828-692-7238.

We look forward to hearing from you.

--

Darlene Cauthen
Administrative Assistant
Cooper Construction Company, Inc.
828.692.7238 (office) | 828.696.9978 (fax)
761 S. Allen Rd, Flat Rock NC 28731 (office)
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2 attachments

Invitation Letter.pdf
47K

Invitation to Bid.pdf
72K

PHONE CALL DOCUMENTATION

Bid Date: 4/23/25 Call Date: 4/21/25

Re: Hendersonville WWTF HVAC Systems Replacement Estimator: Barry Holbert

Company	Trade	Phone Number	Contact	Response
Carolina Cornerstone Construction, Inc.	Electrical	828-251-0223	Robin MacAlister	No Response
CKL Electrical	Electrical	828-382-1954	Krystal Lancaster	No Response
Dover Insulation	Mechanical Insulation	828-724-4667	Laura Dover	No Response

Fwd: H'ville wwtf

1 message

Barry Holbert <bholbert@cooperconst.com> Wed, Apr 23, 2025 at 11:11 AM
To: Darlene Cauthen <dcauthen@cooperconst.com>

Sent from my iPhone

Begin forwarded message:

From: Barry Holbert <bholbert@cooperconst.com>
Date: April 22, 2025 at 9:18:28 AM EDT
To: Larry Croft <watercontrol@knology.net>
Subject: Fwd: H'ville wwtf

Larry,
Hope you are doing well!
See attached drawing for a small project I need pricing on please. The last attachment is an addendum that shows your scope of work.
Thanks,

-

Barry Holbert
Estimator/Project Manager-HVAC Group
Cooper Construction Company, Inc.
828.692.7238 (office) | 828.696.9978 (fax)
761 S. Allen Rd, Flat Rock NC 28731 (office)
PO Box 806, Hendersonville NC 28793 (mailing)
www.cooperconst.com)

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<vu_06496-0020 WWTF HVAC Systems Replacement DRAWINGS_2025.03.26.pdf>
<06496-0020 WWTF HVAC Systems Replacement SPECS_2025.04.09.pdf>
<06496-0020 WWTF HVAC Systems Replacement_Addendum No. 1.pdf>

Results of Good Faith Efforts Undertaken (you must check one box below)

☐ No subcontractors are being used for this contracted work. Fill out Table A listing only the Prime Contractor. (This statement takes the place of State of NC Affidavit B)

☐ Subcontractors are being used. Fill out Table A and B for each trade. **Each Table B lists 3.**

☒ Subcontractors are being used. If any Table B has fewer than 3 solicitations you must also advertise in an M/WBE trade paper and indicate what source of M/WBE firms you used (*must list at least one)*. Some possible papers and sources of M/WBE firms are listed in the Instructions of this Supplement.

Name of the Trade Paper: Greater Diversity

Submit proof of advertisement with package

M/WBE Sources: Source: NC Electronic Vendor Portal Source: _____

Submit printouts from M/WBE source(s)

Certification Statement and Affidavit of Contractor.
The below affidavit constitutes compliance with 01NCAC 30I .0308(7)(a) and (b) and takes the place of State of North Carolina Affidavits C and D.

I have read the information in this compliance supplement and all information provided to the State in this package is accurate and true to the extent of my knowledge including the calculated percentages and the good faith efforts presented herein.

Cooper Construction Company, Inc.
Prime Contractor Company Name (Print)

Kelly C. Ford
Prime Contractor Representative (Sign & Date)

DARLENE C. CAUTHEN NOTARY PUBLIC HENDERSON COUNTY, NC

State of North Carolina, County of Henderson

Subscribed and sworn to before me this 23rd day of April 2025

Notary Public Darlene C. Cauthen

My Commission Expires June 28, 2029

_____
Applicant Name (Print)

_____
Applicant Authorized Representative (Sign & Date)

_____
Division of Water Infrastructure Project Number

GreaterDiversity Classifieds

INVITATION TO BID
MWBE/DBE SUBCONTRACTORS

Bar Construction Co., Inc. is soliciting quotations for the following project: **Tunstall House: 406 N. Elm St, Apex, NC 27502.** Bar is requesting quotes on May 7TH by 5 PM or no later than 10 AM on May 8th. Interested subcontractors should contact Chad Hensley at 611-A Industrial Ave., Greensboro, NC 336-274-2477, Chensley@barconstruction.com . Plans and specifications are available upon request, on iSqFt via Dropbox, and DOA.NC.GOV/HUB, Bar offers assistance to MWBE/DBE businesses on a one-on-one basis with quick pay options, joint payments, bonding, etc. specific to this project.

ADVERTISEMENT FOR BIDS

The North Carolina Department of Adult Correction has the following contract in **Gaston County** out for bid: **C-11787 Gaston CC Air Conditioning Information**. The bid opening is scheduled for: Thursday, 04/24/2025. To obtain the Notice to Bidders, any Pre-Bid Requirements, and any Addenda visit: https://evp.nc.gov/solicitations/details/?id=ecc553a9-a5ef-ef11-be20-001dd8067de2 .

ADVERTISEMENT FOR BIDS

The North Carolina Department of Public Safety has the following contract in **Moore County** out for bid: **C-20004G Mitchell Building Structural Repairs**. The bid opening is scheduled for: Tuesday, 04/29/2025. To obtain the Notice to Bidders, any Pre-Bid Requirements, and any Addenda visit: https://evp.nc.gov/solicitations/details/?id=e212eb7a-c510-f011-998a-001dd80c2969 .

ADVERTISEMENT FOR BIDS

H.M. Kern Corporation requests bids for the **OCS – Security Vestibules project** by **10 AM** on **4/24/25**. Please fax bids to 336.668.2142. Plans are available for review in our office (160 Thatcher Rd., Greensboro, NC), at www.hmkern.com or by calling our office at 336.668.3213 for additional plan rooms. H.M. Kern offers assistance to MWBE/DBE businesses on a one-on-one basis that need quick pay options, joint pay agreements, or letters of credit.

INVITATION FOR BIDS

Iredell Statesville Schools (ISS) will receive sealed, single prime, lump sum bids for the **CATS Welding Shop Relocation** until 3:00 pm on May 20, 2025, at the Facilities and Planning Career Academy of the Career Academy and Technical School (CATS), 350 Old Murdock Road, Troutman, NC to the attention of Mr. Scott Hager. At that time, qualified bids will be received, opened, and read aloud in the lower-level conference room at CATS. Bid, Performance, and Payment bonds are required. The project scope of work includes the reconfiguration of the welding shop with new owner purchased and installed exhaust system and equipment, which will require powering, new structural supports, lighting, and exterior concrete work. A pre-bid conference and site visit for all bidders will be held on May 8th, 2025, at 10:00 am at the Facilities and Planning Career Academy of CATS, 350 Old Murdock Road, Troutman, NC. All prospective bidders are requested to attend. To view the construction documents or obtain electronic plans and specifications by Adams +Associates Architecture of 126 N. Main Street in Mooresville, NC, bidders must register with Duncan Parnell via their bid room https://www.duncan-parnell.com/planrooms/planrooms from 8 am to 5 pm Monday through Friday beginning on Monday, April 28, 2025. ISS reserves the right to reject any and all bids.

ADVERTISEMENT FOR BIDS

H.M. Kern Corporation requests bids for the **UNCG 525 Tate Renovation Project** by **10 AM** on **4/29/2025**. Please fax bids to 336.668.2142. Plans are available for review in our office (160 Thatcher Rd., Greensboro, NC), at www.hmkern.com or by calling our office at 336.668.3213 for additional plan rooms. H.M. Kern offers assistance to MWBE/DBE businesses on a one-on-one basis that need quick pay options, joint pay agreements, or letters of credit.

MBE/WBE/DBE
SUBCONTRACTORS
& SUPPLIERS

I.L. Long Construction Co., Inc. is seeking bids from Qualified Subcontractors including Minority Business Enterprises and Women Business Enterprises for the **"Smith Reynolds Airport Tower Renovations" in Winston-Salem, NC**. Bids are due by 10:00 AM, Thursday, May 1st, 2025. I.L. Long is an equal opportunity employer. Call 336-661-1887 between the hours of 8 am – 5 pm, Monday-Friday or email rcollins@illong.com for more information.

INVITATION TO BID
MWBE/SDBE
SUBCONTRACTORS

Carolina Classic Window & Glass, Inc. is soliciting quotations for the following: **EB Frink Middle School– La Grange, NC – BP040 Aluminum Windows Entrances Storefront by 4/24/25 @ 10 a.m.** Interested subcontractors should contact Dale Glenn at 611-C Industrial Ave, Greensboro, NC 27406, (336) 553-2852, or dale@ccwginc.com .

ADVERTISEMENT FOR BIDS

H.M. Kern Corporation requests bids for the **Orange County Health Dept. Improvements Project** by **10 AM** on **4/29/2025**. Please fax bids to 336.668.2142. Plans are available for review in our office (160 Thatcher Rd., Greensboro, NC), at www.hmkern.com or by calling our office at 336.668.3213 for additional plan rooms. H.M. Kern offers assistance to MWBE/DBE businesses on a one-on-one basis that need quick pay options, joint pay agreements, or letters of credit.

INVITATION TO BID
MWBE/DBE SUBCONTRACTORS

Bar Construction Co., Inc. is soliciting quotations for the following project: **Tunstall House – Civil: 406 N. Elm St, Apex, NC 27502.** Bar is requesting quotes on May 7TH by 5 PM or no later than 10 AM on May 8th. Interested subcontractors should contact Chad Hensley at 611-A Industrial Ave., Greensboro, NC 336 274 2477 Chensley@barconstruction.com . Plans and specifications are available upon request, on iSqFt via Dropbox, and DOA.NC.GOV/HUB, Bar offers assistance to MWBE/DBE businesses on a one-on-one basis with quick pay options, joint payments, bonding, etc. specific to this project.

INVITATION TO BID
MWBE/DBE SUBCONTRACTORS

Bar Construction Co., Inc. is soliciting quotations for the following project: **525 Tate St, Greensboro, NC, 27412. Bar is requesting quotes on April 28 by 5 PM or no later than 10 AM on April. 29th.** Interested subcontractors should contact Chad Hensley at 611-A Industrial Ave., Greensboro, NC 336-274-2477, Chensley@barconstruction.com . Plans and specifications are available upon request, on iSqFt via Dropbox, and DOA.NC.GOV/HUB, Bar offers assistance to MWBE/DBE businesses on a one-on-one basis with quick pay options, joint payments, bonding, etc. specific to this project.

ADVERTISEMENT FOR BIDS

R&W Construction Co., Inc. is soliciting bids and encouraging participation by DBE/MBE/WBE subcontractors and/or suppliers for the following.

Project:
Coastal Carolina Community College Administration Building & Student Center Supplemental Cooling, Jacksonville, NC

Bid Date:
Thursday, April 24, 2025, at 2:00 P.M.

Scope of Work:
The work will consist of renovation of an educational facility in Jacksonville, North Carolina.
The CONTRACT DOCUMENTS may be examined at:

R&W Construction Co., Inc.
www.randwconstruction.com

Contact Information:
Clay Koonce, Estimator
Office (910) 455-1830
Fax (910) 455-9163
Email: Clay@randwconstruction.com

NOTICE TO BIDDERS

BLUM CONSTRUCTION
Trusted Builders. Exceptional Experience

Blum Construction has been selected as the Construction Manager @ Risk by the Town of Holly Springs and will receive and publicly open sealed proposals from prequalified bidders for the construction of the **Eagles Landing Park project in Holly Springs, NC**. Sealed bids will be delivered to Holly Springs Town Hall at 128 S. Main Street, Holly Springs, NC 27540 and then read aloud.

PROJECT DESCRIPTION:
Scope of work to include the development of approximately 40 acres for a community park and recreation center for the Town of Holly Springs. The main building on this new campus will be the 100,000 SF recreation center, constructed of structural steel and precast concrete panels with masonry, metal panel and storefront veneer. The interior is comprised of a large four-court gymnasium area, fitness center, exercise rooms, locker rooms, multipurpose rooms, childcare/playground, and lobby & office/admin areas. There will be roughly 38 disturbed acres of sitework. The new campus will consist of 2 large multi-purpose fields, two basketball courts, six pickleball courts, splash pad, skatepark, playground and greenway walking trail. Exterior scope to also include the addition of a new restroom building with a picnic shelter and renovations & expansion of an existing maintenance building on site.

Due to the large number of packages, there will be TWO (2) bid openings.

The bid opening process will be as follows:

- **Opening #1**: Wednesday, May 28, 2025: Bids will need to be dropped off in a box at Holly Springs Town Hall at 128 S. Main Street, Holly Springs, NC 27540. All sealed bids will be required to be placed in a sealed envelope labeled with the required details listed in the bid manual.
- **Opening #2**: Wednesday, June 04, 2025: Bids will need to be dropped off in a box at Holly Springs Town Hall at 128 S. Main Street, Holly Springs, NC 27540. All sealed bids will be required to be placed in a sealed envelope labeled with the required details listed in the bid manual.
- Receipt of bids will officially close at 1:00 pm – No bids or supplemental documents will be accepted after the bid closing.
- Bid opening will be promptly one hour after the bid closing and will be publicly read out loud. The bid opening will be held both in person and via video conferencing. We will go systematically by bid package until all qualified bids are read.

Bid Opening #1 Via Zoom:
Video conferencing will begin for bidders to join one hour after bid delivery time.

Zoom Meeting:
https://flblum.zoom.us/j/84436971281?pwd=Gpn452qT7mnOlaDYgbV89LbdRiWc4W.1
Meeting ID:
844 3697 1281
Passcode:
495184
Join by Phone:
+1 646 931 3860

Bid Opening #2 Via Zoom:
Video conferencing will begin for bidders to join one hour after bid delivery time.

Zoom Meeting:
https://flblum.zoom.us/j/84300277035?pwd=mayR8RDYd5E2RuGahWNXBc1E9LDxKB.1
Meeting ID:
843 0027 7035
Passcode:
859958
Join by Phone:
+1 646 931 3860

In-Person Location for Both Openings:
Holly Springs Town Hall |
128 S. Main Street,
Holly Springs, NC 27540

Prebid Meeting:
Blum Construction will be hosting a Prebid Meeting on Monday, May 5, 2025, beginning at 2:00pm, with both virtual and in-person attendance options available.

Meeting Location:
Holly Springs Town Hall |
128 S. Main Street,

Meeting Time:
May 5, 2025, from 2:00 pm-3:00 pm

*Please send your RSVP to lauren.ashley@flblum.com

Zoom Link to Attend Virtually:
https://flblum.zoom.us/meeting/register/h7S1GopXQyWD3bR50UFZKg

*Please register at the above link prior to the meeting date.

For the full list of bid packages open for bid and their respective bid opening date, please view Blum's Public Plan Room at https://app.buildingconnected.com/public/59138924ce945d0a00d24d59 .

Additional packages may be added and deleted by the Owner and Construction Manager.

RFI Questions are due Tuesday, May 13, 2025, @ 5:00 pm.

RFI Questions regarding the bid should be in writing and emailed to lauren.ashley@flblum.com on the RFI submission form located in the bid manual and this project's plan room; Questions submitted after the noted RFI deadline will not be answered.

Blum Construction has a long-standing commitment to maximize minority and other HUB participation on all our projects, and we recognize the importance the Town of Holly Springs places on minority and HUB participation. There is an established 20% MWBE participation goal on this project. **Historically underutilized and minority business participation is strongly encouraged.** If MWBE subcontractors require assistance with bonding or payment terms, please let us know. Blum Construction has the ability to create custom solutions to support a successful project outcome. Examples of Trade Partner Support include quick pay arrangements, modified insurance limits, bonding access or alternative bonding solutions, joint check agreements, disaggregation of bid packages, break out of materials and equipment to support cash flow.

No facsimile or email submissions are permitted. Sealed bids must be received prior to the bid opening time at the location noted above. Sealed bids can be mailed but should arrive before 4:00 pm on the day before the bid to Blum Construction Company, 4020 Westchase Blvd, Suite 160, Raleigh, NC 27607, Attention: Lauren Ashley. Blum will receive, open, and read publicly all bids received.

Bids will only be accepted from prequalified bidders. Contact lauren.ashley@flblum.com for information on prequalifying. The Construction Manager and Owner reserve the right to add prequalified bidders. The Construction Manager and Owner reserve the right to reject any and all bids. No facsimile or email submissions are permitted.

Information can be obtained through our online plan room at https://www.flblum.com/subcontractors/. For more information, contact Lauren Ashley (lauren.ashley@flblum.com or 336.816.9328).

ADVERTISEMENT FOR BIDS

Title:
Elm City-Corporate Hangar.

A. R. Chesson Construction:
EC Office is actively soliciting bids for Elm City-Corporate Hangar. **Due 05/06/2025 @ 2:00 p.m.).**

Project Description:
The project scope will include the construction of one 80'x100' Corporate Hangar building with a bathroom (building plans are performance-based). Service utilities will be extended to the proposed hangar. The hangar site preparation will include a concrete paved apron (approximately 778 SY's) that ties into the adjacent taxiway with the associated grading and drainage. The project also includes an asphalt parking lot for auto access (approximately 110 tons of asphalt).

This project is buy American and Davis-Bacon Act.

MBE/WBE/SBE/DBE/HUB participation is encouraged. Elements of the work may be combined or broken down to facilitate minority participation. Assistance with bonding or insurance requirements as well as quick pay arrangements are available to enable minority contractors to meet cash-flow demands. Email bids to bids@archesson.com. Plans/specs are available on our website, www.archesson.com/bids. For more information, contact us at 800-849-4486. A. R. Chesson Construction is an equal-opportunity employer.

INVITATION TO BID

MBE/WBE/DBE
SUBCONTRACTORS

Cooper Construction Company is seeking bids from electrical and insulation Subcontractors including Minority Business Enterprises and Women Business Enterprises for the following:

Project Name:
Hendersonville WWTF HVAC Systems Replacement.

Estimator:
Barry Holbert

Bid Due to Cooper:
April 21st by 12:00 Noon or Sooner.

Scope of Work:
Safe disconnection and removal of the existing, damaged HVAC and building mechanical systems. Connection and insulation of new HVAC and building mechanical systems.

Contact:
Barry Holbert (bholbert@cooperconst.com)

BID REQUEST

BARNHILL CONTRACTING COMPANY

ATTENTION MBES & WBES

Barnhill Contracting Company is requesting bids from any interested firms for the following project: **NCDOT Contract: #DA00619 Perquimans County – Milling, Resurfacing, Shoulder Reconstruction, Guardrail & Pavement Markings on Various Primary & Secondary Routes in Perquimans County.** Pre-Bid Meeting is on Thursday, April 24th, 2025, at 10:00 AM. This meeting will be held virtually utilizing conference call and online meeting tools. Please contact Jimmy Spivey at the number below for meeting details. This project bids on May 7th, 2025, and includes opportunities on, but not limited to **Hauling, Traffic Control, Erosion Control, Pavement Markings, Pavement Markers, Milling Guardrail, and Adjustments of Manholes & Meter/Valve Boxes.** Bids are due to James Spivey no later than 12:00 P.M. on Tuesday May 6th, 2025.

Plans can be viewed in our office (please call to schedule) or on the NCDOT website: https://connect.ncdot.gov/letting/pages/division1letting.aspx .

Attn: James Spivey at (252) 335-9503.

AN EQUAL OPPORTUNITY EMPLOYER

"The North Carolina Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 US.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. In accordance with other related nondiscrimination authorities, bidders and contractors will also not be discriminated against on the grounds of sex, age, disability, low-income level, creed/religion, or limited English proficiency in consideration for an award."

CLANCY & THEYS CONSTRUCTION COMPANY ARE HOSTING AN INFORMATION SESSION

ATTENTION: 2ND TIER SUBCONTRACTOR AND SUPPLIER OPPORTUNITY

Skanska, DA Everett Construction Company, and Clancy & Theys Construction Company are hosting an Information Session for the **Red Hat Amphitheater Project**. Session will be held on Thursday, May 1, 2025, from 4 PM – 6 PM at the Raleigh Convention Center 500 S. Salisbury Street Room - RCC-MR402, Raleigh, NC 27603.

Release 1 trade packages are: Earthwork & Shoring (Single Package), Concrete, and Steel.

Should you have any questions, please email Debra Connolly, Trade Partner Equity Manager at debraconnolly@clancytheys.com

NEWS, CLASSIFIEDS, NETWORKING
GreaterDiversityNews

Invoice

P.O. Drawer 1679
Wilmington, NC 28402
Phone # 800-462-0738
www.GreaterDiversity.com

Run Date	4/17/2025
Invoice #	30596-E
Terms	Net 30
Due Date	5/17/2025
P.O. No.	

Bill To

Cooper Construction Company, Inc.
Darlene Cauthen
Administrative Assistant
PO Box 806
Hendersonville, NC 28793-0806

EIN: 56-2060868

AD Type	Description	Rate	Qty	Amount
Line AD	Hendersonville WWTF HVAC Systems Replacement	0.085	573	48.71

We Appreciate Your Business!

Total	$48.71
Payments/Credits	$0.00
Balance Due	$48.71

This is to certify that the attached ad(s) ran in Greater Diversity News on the date listed above.

4/6-26 Helen Cheryl Grear
Commission Expiration Date Notary Public

HELEN CHERYL GREAR
Notary Public, North Carolina
New Hanover County
My Commission Expires
April 16, 2026

Please Return a Copy of this Invoice With Payment

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE OF AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT FACILITY HVAC SYSTEMS REPLACEMENT PROJECT

WHEREAS, the City owns and operates a wastewater treatment facility (WWTF) and laboratory that was impacted by Hurricane Helene during the week of September 24, 2024; and

WHEREAS, the City intends to replace its heating, ventilation, and air conditioning (HVAC) systems at the WWTF administration building which were flooded during Hurricane Helene; and

WHEREAS, once completed the project will restore climate control within the WWTF administration building, allowing the laboratory to accurately ensure that treatment processes at the WWTF are operating as intended; and

WHEREAS, on May 15, 2025, formal bids for construction of the project were opened as follows:

Cooper Construction Company, Inc.:	$624,400.00
Hickory Mechanical, Inc.:	$771,676.00

WHEREAS, formal bids were reviewed for completeness and accuracy. Cooper Construction Company, Inc. is the lowest responsive, responsible bidder; and

WHEREAS, the project engineer and utility staff are recommending the award of the WWTF HVAC Systems Replacement Project to Cooper Construction Company, Inc.

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

1. The City Manager is authorized to award and execute a contract for the construction of the WWTF HVAC Systems Replacement Project to Cooper Construction Company, Inc., the lowest responsive and responsible bidder in the total amount of $624,400.00.
2. The City Manager is authorized to approve change orders which cumulatively do not exceed 10% of the approved contract amount of $624,400.00, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

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

Approved as to form: _____ Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER:	Brent Detwiler	**MEETING DATE:**	June 5, 2025
AGENDA SECTION:	CONSENT	**DEPARTMENT:**	Administration

TITLE OF ITEM, Presenter Name, Title: Approval of Memorandum of Understanding for Ecusta Trail Operations and Authorization of City Manager to Execute – *Brent Detwiler, Public Services Director*

SUGGESTED MOTION(S): I move that the City Council approve the Memorandum of Understanding for Ecusta Trail Operations and authorize the City Manager or designee to execute.

SUMMARY:

City staff have been working with Henderson County to finalize a Memorandum of Understanding to cover operational considerations with the soon to be completed first phase of the Ecusta Trail. There is a cost associated with maintaining the trail with each jurisdiction contributing $15,000 per mile of trail within its respective jurisdiction. The cost to the City of Hendersonville will be approximately $22,300 annually, billed

BUDGET IMPACT: Approximately $22,300 annually

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

If no, describe how it will be funded. Budget amendment

ATTACHMENTS: Memorandum of Understanding with Appendices

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE THE MEMORANDUM OF UNDERSTANDING FOR ECUSTA TRAIL OPERATIONS

WHEREAS, the City Council of the City of Hendersonville considers bicycle and pedestrian transportation to be of utmost importance to the region by providing Western North Carolina with recreation and transportation opportunities as well as the possibilities of economic and community development; and

WHEREAS, the City Council of the City of Hendersonville adopted a resolution on April 5, 2012 supporting a regional recreational greenway along the Ecusta rail corridor linking Henderson and Transylvania counties; and

WHEREAS, Henderson County will soon complete the first phase of the Ecusta Trail from downtown Hendersonville to the Horse Shoe area; and

WHEREAS, staff from the governing jurisdictions in which the trail is contained have drafted a Memorandum of Understanding for operation of the Ecusta Trail in within Henderson County; and

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

1. The City hereby approves the Memorandum of Understanding for Ecusta Trail Operations and authorizes the City Manager or designee to execute said Memorandum.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June 2025.

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

MEMORANDUM OF UNDERSTANDING: RAILTRAIL SYSTEM OPERATIONS

This agreement is made and entered into on the _____ of _____ , 2025, by and between **Henderson County**, a body politic and corporate under the laws of the State of North Carolina, **City of Hendersonville**, a body politic and corporate under the laws of the State of North Carolina, **Town of Laurel Park**, a body politic and corporate under the laws of the State of North Carolina, **Conserving Carolina**, a North Carolina nonprofit corporation, and **Friends of Ecusta Trail**, a North Carolina nonprofit corporation, collectively the "parties" of this Memorandum of Understanding.

WITNESSETH

WHEREAS, through a successful collaboration and the vision of several agencies, eleven miles of trail are being developed from Hendersonville west to the County line.

WHEREAS, much of this system will follow the US 64 corridor and the French Broad River.

WHEREAS, the trail will be used to meet public fitness, recreational, and transportation needs and will add to the quality of life for the people of Henderson County.

WHEREAS, the Friends of Ecusta Trail and Conserving Carolina were instrumental in the federal railbanking of the trail.

WHEREAS, Henderson County endeavored with the support of the other parties to secure grant funding to design and build the trail.

WHEREAS, it is in the best interest of the citizens of Henderson County to assign operational responsibilities to a single agency in terms of maintenance and administration of the trail but at the same time it is further recognized that the success of the trail is dependent on the continued cooperation between the jurisdictions, to include municipal limits and extraterritorial limits, and nonprofit parties.

WHEREAS, Henderson County signed a Lease Agreement with Conserving Carolina for the trail addressed in this memorandum.

WHEREAS, Henderson County in accordance with this agreement shall be responsible for the maintenance and operations of the trail.

THEREFORE, Henderson County, City of Hendersonville, Town of Laurel Park, Conserving Carolina, and the Friends of Ecusta Trail (FOET) entered this Memorandum of Understanding (MOU) establishing guidelines for the operation of the trail. Ownership of land and facilities is not altered by this MOU, and it is applicable only to properties owned, leased, or otherwise managed by Henderson County.

Scope of the Memorandum of Understanding

This MOU covers the federally railbanked Ecusta Trail corridor which contains varying right-of-way widths along the 11 miles located within Henderson County. This MOU does not include private trails connecting

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private developments to the greenway, trails that are internal to any County, City, or Town parks, bike lanes on streets, or bicycle boulevards that connect to the trail. A map of the included trail is attached as part of Appendix A to this agreement.

Responsibilities of Parties

1. To act in good faith to fulfill the purpose, responsibilities, and other conditions of this Memorandum of Understanding.
2. To communicate regularly and openly with each other about opportunities, concerns, or issues relating to the collaboration.
3. To share information, experience, materials, and skills to learn from each other.
4. To develop effective working practices and work collaboratively to identify solutions, eliminate duplication of effort, mitigate risk, and reduce cost.
5. To ensure sufficient and appropriately qualified resources are available and deployed to fulfill the responsibilities set out in this Memorandum of Understanding.
6. To adhere to the National Trails System Act and implement the policy when administering land use regulations. Additionally, no entity will allow a property owner to create access to the trail without a recorded encroachment agreement approved by County staff.
7. To display, as appropriate, signage throughout the trail system recognizing the collaboration between Henderson County, City of Hendersonville, Town of Laurel Park, Friends of the Ecusta Trail, and Conserving Carolina. Signage shall be consistent with the branding and themes recommended by the Rails to Trails Advisory Committee.
8. To participate with representation on the Henderson County Rails to Trails Advisory Board (RTAC).

Responsibilities of Henderson County, City of Hendersonville, and Town of Laurel Park

Law Enforcement

The Henderson County Sheriff's Department, City of Hendersonville Police Department, and the Town of Laurel Park will enforce federal, state, and local law within the Ecusta Trail which is within their respective jurisdictions. Officers shall patrol the trail system along with other priorities. The three policing jurisdictions shall maintain a cooperative approach to safety and security on the Ecusta Trail System.

Cooperation

In addition to the other areas outlined in this agreement, the three governments shall cooperate on obtaining grants for expansion and maintenance of the Ecusta Trail System.

Costs of Maintenance and Amenities

Each governmental jurisdiction entered into this MOU shall contribute financially to the annual maintenance of the completed trail and associated amenities within their jurisdiction. At the time of this agreement the annual per mile cost is established at $15,000 per completed mile. The base rate shall be adjusted by an annual CPI for All Urban Consumers percentage. Each government will contribute funds based on the number of completed miles located within their jurisdiction as of July 1 of each year. A map showing the number of complete miles in each jurisdiction (Appendix A) shall be updated on July 1st of every year.

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The first payment shall be prorated according to the percentage of the first year that the trail is open. Any funds not expended during each fiscal year shall be placed in a special revenue fund. Those funds shall only be used for maintenance and capital needs of the trail.

If the trail is not open by July 1st, 2025 the first years payment will be prorated based on the number of months the trail is operational for fiscal year 2026.

Henderson County will provide amenities within each jurisdiction. If a municipality wants additional amenities beyond those provide by the County, the cost of maintaining and operating amenities requested by the municipal governments shall be the sole responsibility of those municipal governments. Each governmental party may request an agreement separate from this one to govern the specific operations of these additional amenities.

Responsibilities of Henderson County

Maintenance

1. Henderson County Parks and Recreation will take on the responsibility to maintain and administer the rail trail consistent with the terms of this MOU effective immediately.
2. Maintenance will be administered to the standards of all Henderson County parks and trails as outlined in Appendix B.
3. Henderson County shall be responsible for day-to-day operations maintenance. Level of maintenance will be consistent with other Henderson County Parks and Recreation.

Trail Operations

1. The Henderson County Parks and Recreation Department shall oversee the daily operations of the trail.
2. The trail will be open 365 days a year unless a safety issue is present.

Construction, Building, and Other Permits

1. In construction and major renovation projects undertaken on the Ecusta Trail System, the County shall obtain all applicable permits dependent upon applicable jurisdiction regulations. In addition, the County shall create a “permit team” of representatives from affected jurisdictional departments to expedite these permits.
2. Henderson County shall be responsible for the placement and construction of new amenities unless otherwise agreed upon. Henderson County will work with FOET and if to design, plan, prioritize and fund trail amenities, including naming opportunities. If the project falls within the jurisdiction of municipality included in this agreement, the county will additionally consult with the municipality to the design, plan, prioritize and fund trail amenities, including naming opportunities.

Special Events

1. Events shall follow the rules and procedures of Henderson County. Any Special Event occurring within a municipality shall also be subject to the municipality’s ordinances, rules, or policies governing special events. All pertinent permits and fees from applicant must be received before an application is approved. Any event cannot close the trail to other users. Local law

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enforcement agencies reserve the right to request additional fees to cover any additional officers required for the event.

Responsibilities of Friends of Ecusta Trail

1. The Friends of the Ecusta Trail (FOET) will represent the unified, public voice of the trail.
2. FOET will protect, promote, and enhance the Ecusta Trail.
3. FOET will serve as a nonpartisan advocate to provide Trail expertise, to raise public awareness of the Trail, and to seek funding and contributions to enhance and promote the Trail through its website, official trail map, and media outreach.
4. FOET will work with Henderson County and local municipalities to design, plan, prioritize and fund trail amenities.
5. FOET will develop a “trail ambassador” volunteer program to assist in patrolling, maintaining, and providing information and other services to trail users. Trail ambassadors shall be considered volunteers of FOET and not any local government jurisdiction.
6. FOET will accept comments, complaints, or concerns from users and relay trail maintenance issues to Henderson County.
7. FOET will assist with providing volunteers for light maintenance duties as needed.
8. FOET may request a “naming” policy from Henderson County to be reviewed by the RTAC and be used as a fundraising tool.

Revision

This memorandum may be revised or modified only with the consent of all parties.

Term

This MOU may be terminated by any party through written notice to the Parties. Written notice must be received no later than 6 months before July 1st of any year in which this agreement is active, except as written and described within the Cost of Maintenance and Amenities section. If termination occurs, management responsibility for sections of the trail will revert to the current trail managing agency prior to the enactment of this MOU.

This MOU may not be terminated for a period of two years after its execution. This MOU can be amended by written consent of all parties at any time.

IN WITNESS WHEREOF, each party has caused this Agreement to be duly executed on the day and year first above written and if corporate, by their duly authorized representative.

On this the _____day of _____, 2025

Attest:

_____

NAME, TITLE

Approved by:

_____

John Mitchell, Manager
Henderson County
113 Main St.
Hendersonville, NC 28792

_____

Cara Reeves, Manager Town of Laurel Park
441 White Pine Dr.
Laurel Park, NC 28739

_____

John Connet, Manager City of Hendersonville
160 6th Ave E
Hendersonville, NC 28792

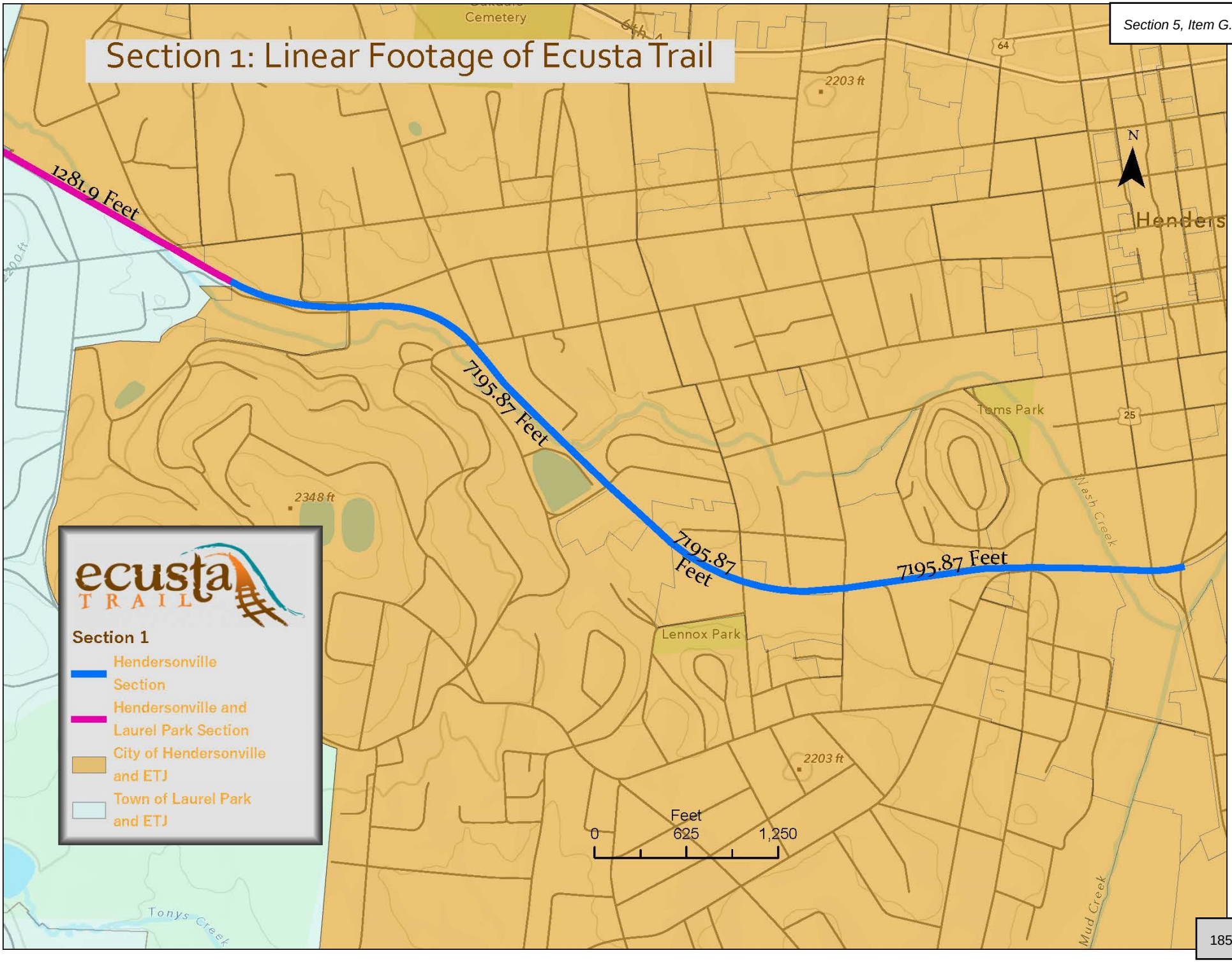
_____

Kieran Roe, Executive Director
Ecusta Rails2Trails LLC
847 Case St.
Hendersonville, NC 28792

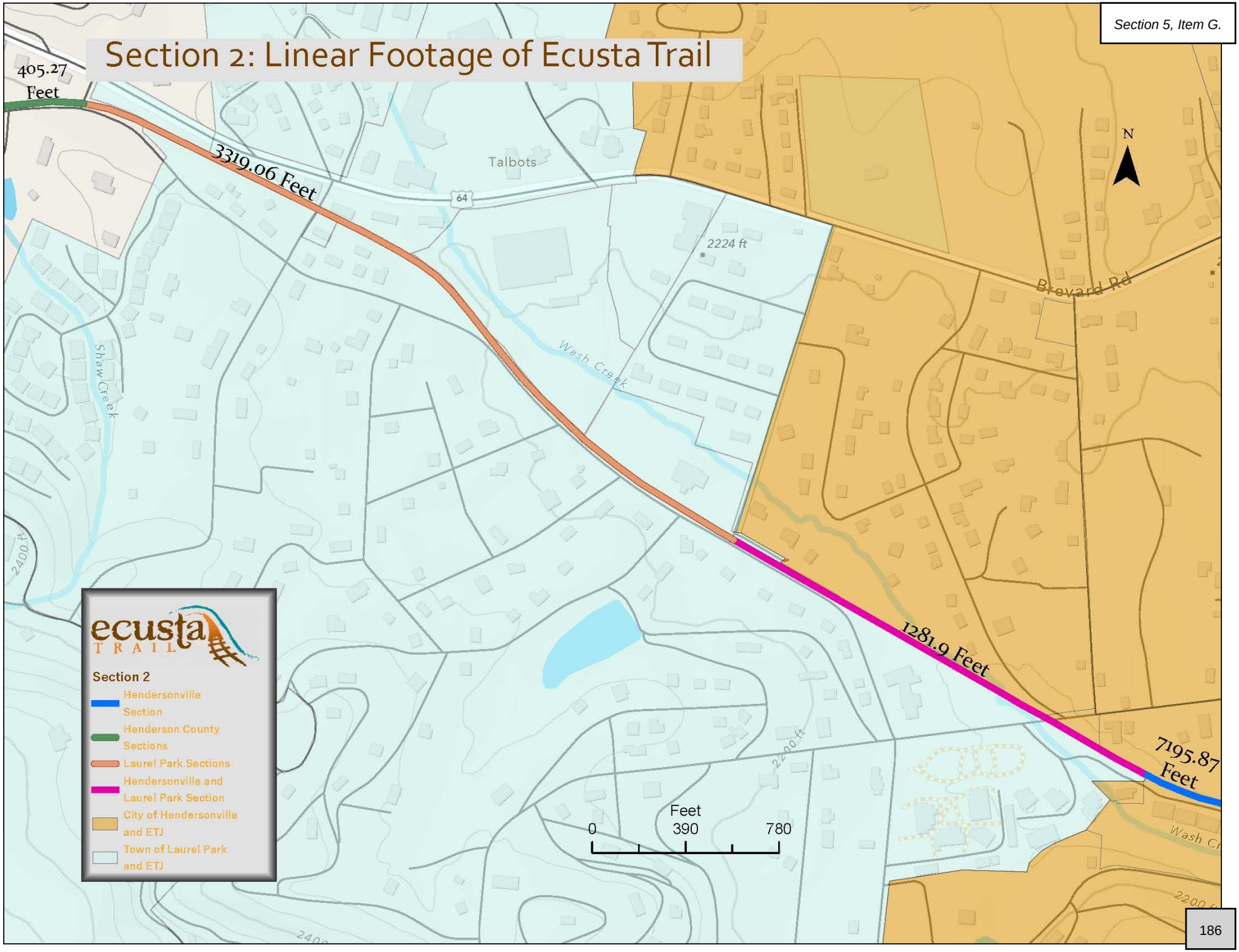
_____

Mark Tooley, President
Friends of Ecusta Trail
P.O. Box 265
Brevard, NC 28712

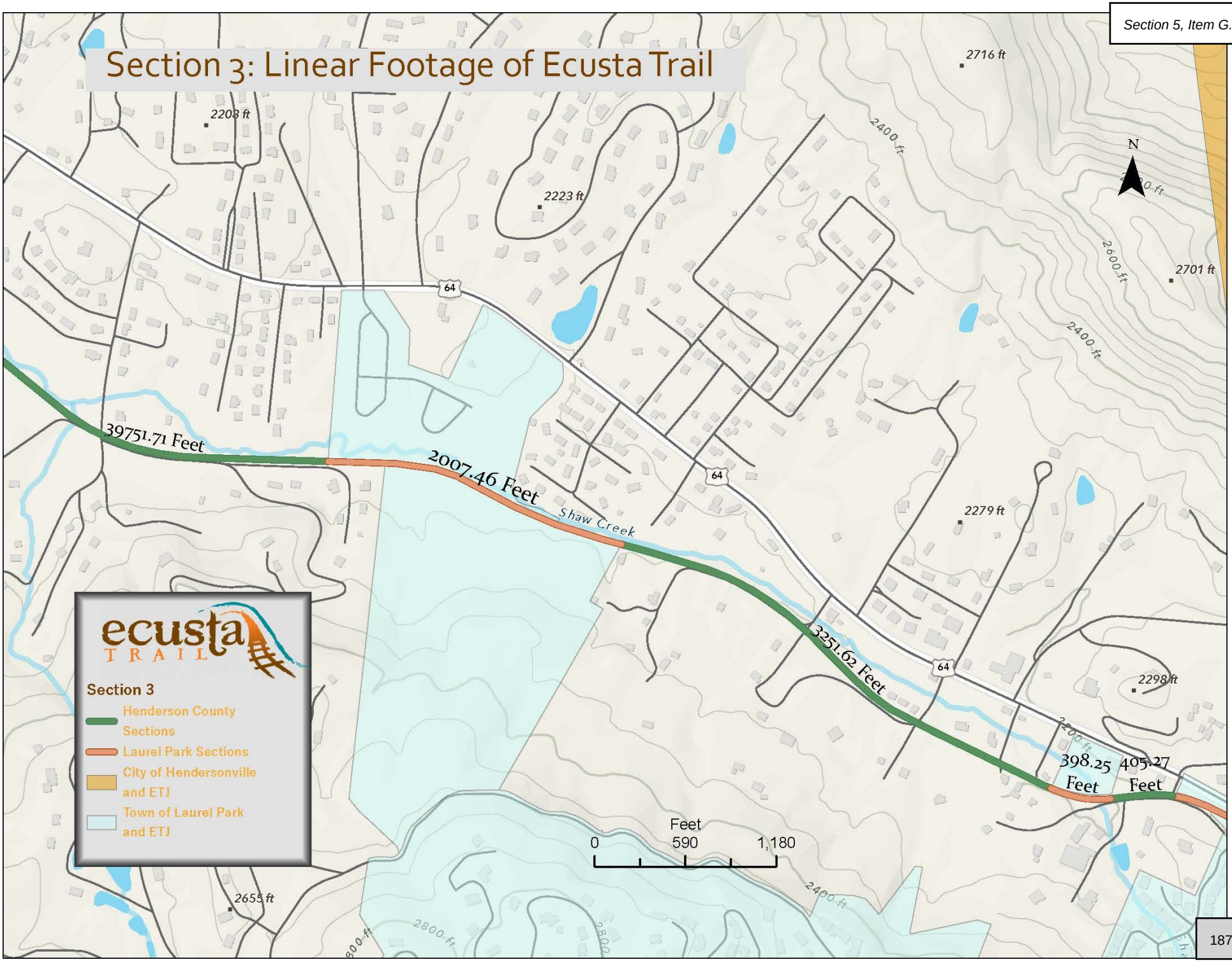
Appendix A


Section 1: Linear Footage of Ecusta Trail
1281.9 Feet
7195.87 Feet
7195.87 Feet
7195.87 Feet
Cemetery
2203 ft
2348 ft
2203 ft
64
25
N
Henders
Toms Park
Lennox Park
Nash Creek
Mud Creek
Tonys Creek
ecusta TRAIL
Section 1
Hendersonville Section
Hendersonville and Laurel Park Section
City of Hendersonville and ETJ
Town of Laurel Park and ETJ
Feet
0
625
1,250

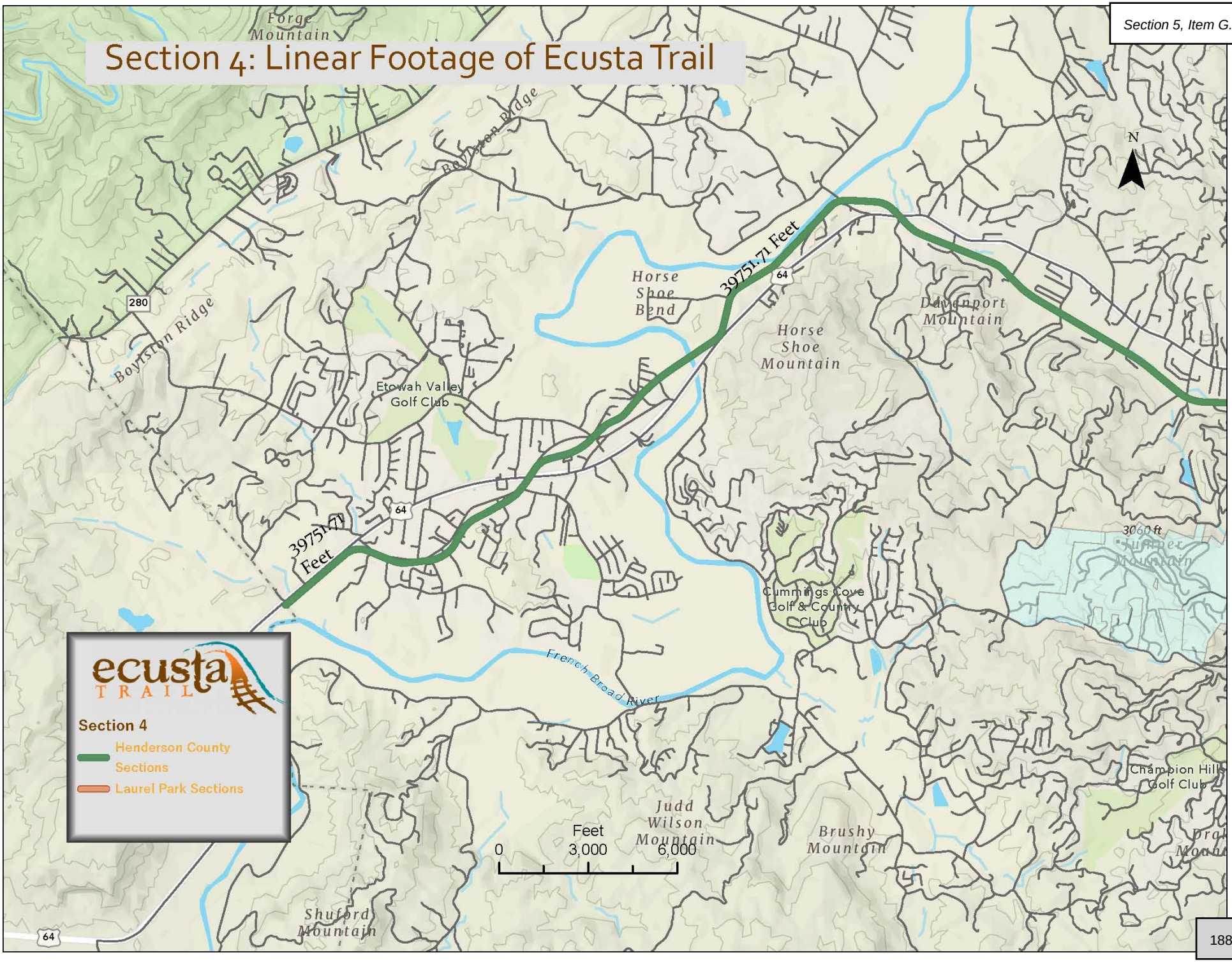
Section 2: Linear Footage of Ecusta Trail



Section 3: Linear Footage of Ecusta Trail



Section 4: Linear Footage of Ecusta Trail



Appendix B

ECUSTA TRAIL MAINTENANCE

King Street to the Henderson County Line

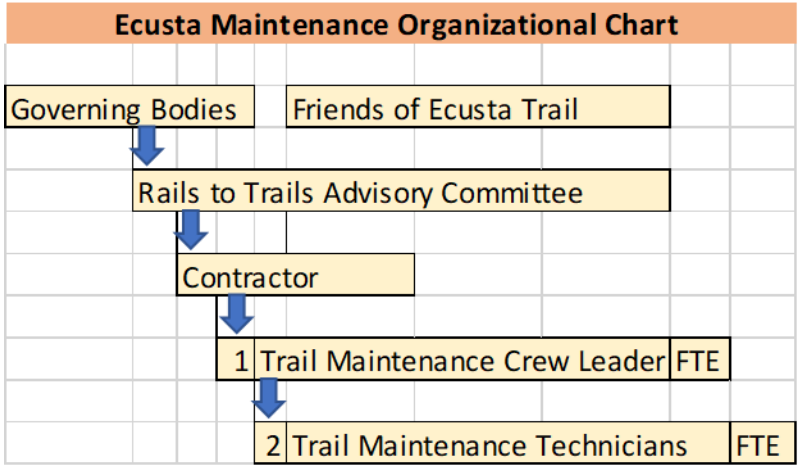
Regular Tasks	Frequency	Responsible Party	Cost
Trash Cans and litter Sweep	3x weekly M,W,F	Contractor	TBD
Blow Off Trail	3x weekly M,W,F	Contractor	TBD
Tree and natural Debris Removal	Weekly	Contractor	TBD
General Safety Inspection Documented on Form	Monthly	Friends of Ecusta/Volunteers	
Trail tree and brush Pruning	Quarterly	Contractor	TBD
Shoulder Maintenance	Quarterly	Contractor	TBD
Herbicide Application	6 treatments annually	Contractor	TBD
Sign repair and cleaning	As needed	Friends of Ecusta/Volunteers	
Graffiti Removal	Removed within 10 days	Contractor	TBD
Work Order Management	Weekly	Contractor	TBD

Irregular Tasks	Frequency		Cost
Storm aftermath clean up	per Hour	Contractor	TBD
Asphalt Repair Patches	per SQFT	Subcontractor	TBD
Special/Emergency Call Out	per hour	Contractor	TBD
Snow and Ice Treatment?	Per hour and per bag	Contractor	TBD
Trail Drainage maintenance	As needed- Annually	Contractor	TBD
Trail Root cuts	1 per year	Contractor	TBD

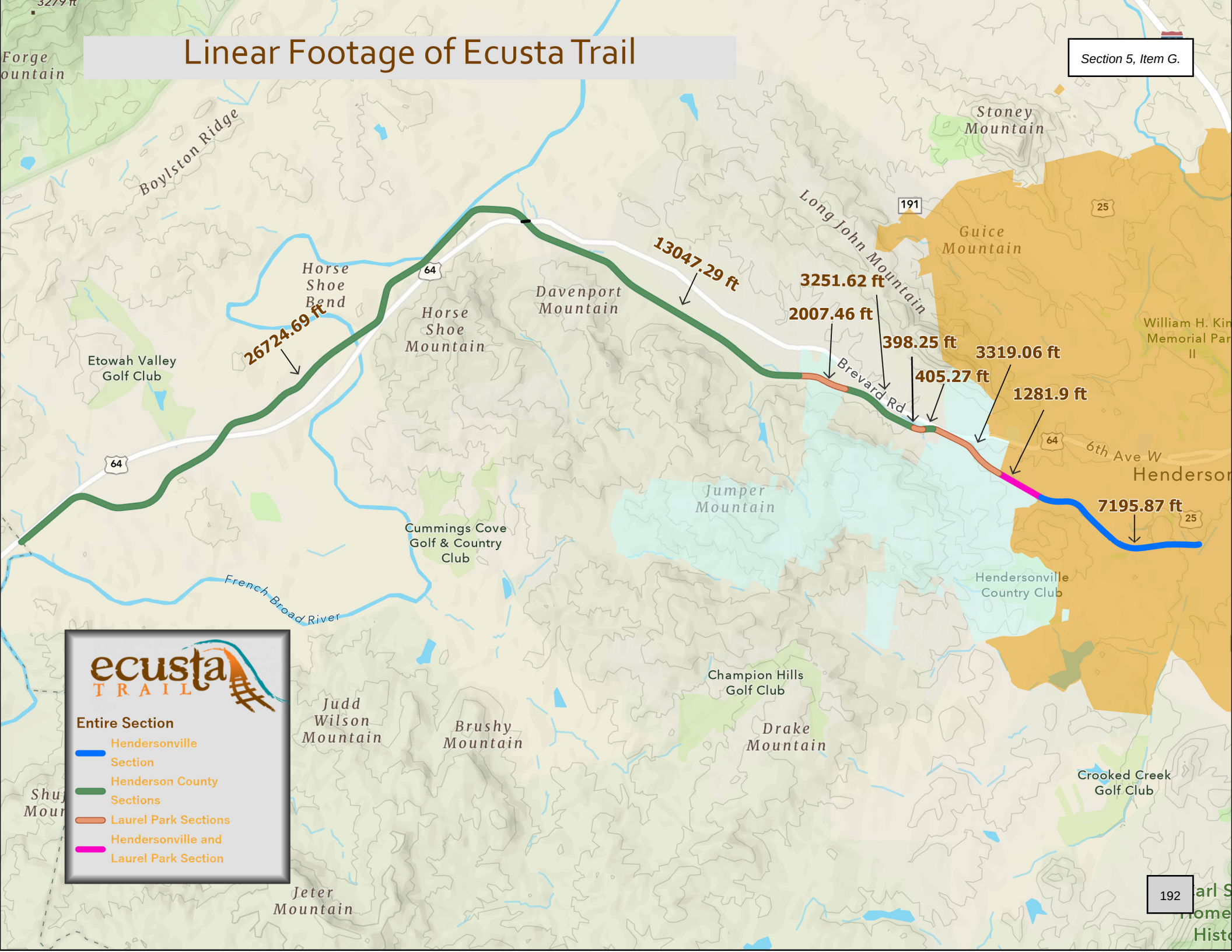
Large Maintenance Project > $5,000 (CIP)	Frequency		Cost
Bridge Inspections	every 5 years	County	TBD
Paving Replacements	7-15 year cycle (ind. standard)	County	TBD
Major Tree Work	Annual	County	TBD
Trail Maintenance CIP			
Trail Improvement Projects CIP			

Ecusta Maintenance Equipment List

1. Pull Behind Blower
2. Tractor with radial arm mower
3. Bucket Truck
4. Sweeper
5. Plowing/dump Pickup
6. Dump Pickup
7. Weed-eaters and hand tools
8. Mower
9. Chainsaws and Pruning Equipment
10. Herbicide Equipment
11. Hot patch Asphalt patch and crack sealant
12. Trail Closure/Working Signage



Linear Footage of Ecusta Trail



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Steurer **MEETING DATE:** June 5, 2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Water and Sewer

TITLE OF ITEM: Construction Contract Award and Sole Source Exception for the French Broad River Intake and Pumping Station Permanent Repairs Project – *Adam Steurer, Utilities Director*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City of Hendersonville of a sole source exception of the formal bid procedures and authorization for the City Manager to enter into a contract with Crowder Construction Company for the construction of the French Broad River Intake and Pumping Station Permanent Repairs Project.

SUMMARY:

Prior to completion of construction, the French Broad River Intake and Pumping Station was substantially flooded, including but not limited to the electrical room, as a result of Hurricane Helene. The City originally contracted with Crowder Construction Company for the construction of the project. Crowder has previously assessed the flooding of the French Broad River Intake and then completed immediate measures to dewater and dehumidify the building and facilities and such other actions as were necessary to minimize further damage as a result of the flooding. Now it is necessary to perform additional, permanent repairs to the French Broad River Intake in order to restore it to its pre-storm condition.

NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. Crowder Construction Company is the sole contractor that can perform the permanent repairs - performance or price competition are not available.

BUDGET IMPACT: Costs will be reimbursed by FEMA, and/or other funding sources.

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

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

ATTACHMENTS:

1. Resolution

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CONTRACT AWARD AND SOLE-SOURCE EXCEPTION OF THE FRENCH BROAD RIVER INTAKE AND PUMPING STATION PERMANENT REPAIRS DUE TO HURRICANE HELENE

WHEREAS, prior to completion of construction, the French Broad River intake and pumping station was substantially flooded, including but not limited to the electrical room, as a result of Hurricane Helene; and

WHEREAS, the City originally contracted with Crowder Construction Company for the construction of the French Broad River intake and pumping station by way of that contracted dated March 10, 2022 which was procured in accordance with the requirements of NCGS 143-129; and

WHEREAS, Crowder Construction Company has previously assessed the flooding of the French Broad River intake, and then completed immediate measures to dewater and dehumidify the building and facilities and such other actions as were necessary to minimize further damage to the French Broad River intake as a result of the flooding, all of the foregoing being performed under an emergent contract; and

WHEREAS, it is necessary to perform additional, permanent repair services for the French Broad River intake in order to restore it to its pre-storm condition; and

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and

WHEREAS, NCGS 143-129(e)(4) provides that construction or repair work undertaken during the progress of a construction or repair project initially begun pursuant to NCGS 143-129 is exempt from the bidding process; and

WHEREAS, Crowder Construction Company is the sole contractor that can perform the permanent repair services as the intake was currently under construction by Crowder at the time of Helene, and pursuant to the terms of the March 10, 2022 contract, the certificate of substantial completion had not been issued by the City, and the intake was and is still under Crowder's possession and control for purposes of completing the construction of the intake, and allowing a third party contractor to perform the repairs to a work in progress would result in substantial duplication of costs that would not be expected to be recovered through competition; and

WHEREAS, the permanent repair services are to repair work that was originally undertaken pursuant to NCGS 143-129; and

WHEREAS, in order to segregate the permanent repair work that is necessary to restore the intake to the stage of construction existing immediately prior to the Helene from the completion of the construction of the intake project under the March 22, 2022 contract, Crowder Construction Company and the City are entering into this separate permanent repair agreement, rather than amending the March 10, 2022 contract by change order.

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

1. A soul-source exception to the formal bid procedures applies as performance or price competition are not available for the permanent repairs of the French Broad River Intake and Pumping Station.
2. The City Manager is authorized to award and execute a contract for the construction of the French Broad Intake and Pump Station Permanent Repairs Due to Hurricane Helene in the total amount of $1,871,961.00.
3. The City Manager is authorized to approve change orders which cumulatively do not exceed 10% of the approved contract amount of $1,871,961.00, provided however that any necessary budget ordinance amendments must be brought back to the City Council for approval.
4. To the extent that compliance with State or Federal Bidding requirements require that an amendment to the March 10, 2022 contract be entered, the contract entered pursuant to the authority of this Resolution for the permanent repair work (and all change orders entered thereto) shall be considered an amendment to the March 10, 2022 contract.

Adopted by the City Council of the City of Hendersonville, North Carolina on this ____ day of _____, _____.

_____

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: Adam Steurer **MEETING DATE:** June 5, 2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Water and Sewer

TITLE OF ITEM: Engineering Agreement Amendment for the French Broad River Intake and Pumping Station Permanent Repairs Project – *Adam Steurer, Utilities Director*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City of Hendersonville to authorize the City Manager to execute an amendment to the agreement with Black & Veatch International Company for engineering services to support the construction of the French Broad River Intake and Pumping Station Permanent Repairs Project.

SUMMARY:

Prior to completion of construction, the French Broad River Intake and Pumping Station was substantially flooded from Hurricane Helene. The City originally contracted with Black & Veatch International Company for engineering design services for the French Broad River intake and pumping station on July 26, 2017. Now it is necessary to perform additional, permanent repairs to the French Broad River Intake, mostly to damaged electrical and control equipment, in order to restore it to its pre-storm condition. This work requires engineering support outlined in the attached amendment to the original engineering agreement.

BUDGET IMPACT: Costs will be reimbursed by FEMA, and/or other funding sources.

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

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

ATTACHMENTS:

1. Resolution
2. Scope of Services

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE AN AMENDMENT TO AN ENGINEERING SERVICES AGREEMENT TO SUPPORT THE FRENCH BROAD RIVER INTAKE AND PUMPING STATION PERMANENT REPAIRS PROJECT

WHEREAS, prior to completion of construction, the French Broad River intake and pumping station was substantially flooded, including but not limited to the electrical room, as a result of Hurricane Helene; and

WHEREAS, the City originally contracted with Black & Veatch International Company for engineering services for the French Broad River intake and pumping station on July 26, 2017; and

WHEREAS, Black & Veatch International Company has previously assessed the flooding of the French Broad River intake, and then supported the completion of immediate measures to dewater and dehumidify the building and facilities and such other actions as were necessary to minimize further damage to the French Broad River intake as a result of the flooding, all of the foregoing being performed under an emergent contract; and

WHEREAS, it is necessary to perform additional, permanent repairs requiring engineering support for the French Broad River intake in order to restore it to its pre-storm condition; and

WHEREAS, Black & Veatch International Company can efficiently perform the engineering support of the permanent repairs as the engineer of record of the intake construction, and without substantial duplication of costs that would be expected in allowing a third-party engineer to support the permanent repairs; and

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 an amendment to the agreement for engineering services to support the French Broad Intake and Pump Station Permanent Repairs Due to Hurricane Helene in the total amount of $246,000.00.

Adopted by the City Council of the City of Hendersonville, North Carolina on this ____ day of _____, _____.

_____

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

ATTACHMENT A
SCOPE OF SERVICES

Owner: City of Hendersonville, NC
Engineer: Black & Veatch International Company
Project: French Broad River Intake & Pumping Station Restorative Work

Project Description

The French Broad River Intake and Pumping Station project (Project) generally consists of the construction of intake, pumping station, and connection to existing 30" raw water transmission main to supply raw water to the City of Hendersonville Water Treatment Plant. The intake is located on the bank of the French Broad River and includes raw water screening, micropile supported foundation, and pipe/sheet pile bank stabilization and erosion protection system. The pumping station consists of an elevated operating level containing 3-5 MGD vertical diffusion vane pumps, electrical room, office, engine generator, surge tank, and associated piping and appurtenances.

Hurricane Helene caused severe flooding along the French Broad River in September 2024. This flooding inundated the Intake & Pumping Station resulting in damage prior to completion of the original construction contract. Black & Veatch provided emergency repair services to assist the City and Contractor to stabilize the protect the facilities from further damage under a separate contract. On behalf of City, Engineer will provide Flood Damage Repair Services for the Project to restore the facilities to condition prior to flood event with the scope of services described herein.

The Scope of services is anticipated to be performed as follows:

- Project Administration November 2024 to October 2025 (12 months)
- Damage Assessment and Documentation November 2024 to January 2025 (3 months)
- Contracting Assistance and Cost Estimating February 2025 to April 2025 (3 months)
- Construction Administration May 2025 to October 2025 (6 months)
- Resident Field Observation August 2025 to October 2025 (3 months)

Phase 1000. Project Administration

1. Provide project management and administration to:
   a. Correspond and consult with Owner,
   b. Coordinate activities of the project team,
   c. Develop and implement specific work plans, procedures and a quality control and quality assurance plan, and
   d. Provide overall project direction to meet Owner's objectives.

e. Maintain a project filing system to document and retain project records.
f. Prepare monthly invoices and status reports to document project progress.

2. Arrange for and participate in project status meetings to review progress, budget, schedule, and deviations from this scope of services and exchange ideas and information. Meetings shall include a mix of in-person and conference calls.
   a. Prepare and distribute the minutes for project meetings. Minutes for the project meetings will include a record of decisions made.
3. Provide administration and coordination of sub-consultants.

Phase 2000. Damage Assessment and Documentation

Engineer shall perform services for the assessment of flood damage and development scope of repair work to be performed by the contractor. Duties and responsibilities of Engineer during this phase are listed below.

1. Conduct site visit with City and Contractor to assess flood damage to facilities.
2. Prepare Flood Damage Observation List to compile assessment results and identify scope of repair work.
3. Conduct a Flood Damage Observation workshop to discuss assessment results with City and Contractor.
4. Review equipment supplier inspection reports provided by Contractor.
5. Discuss and evaluate solutions for repair of damaged equipment and facilities.
6. Conduct a workshop to review and finalize the scope of work for repair services with City and Contractor.
7. Review and develop strategies for enhancement of flood resiliency of the pump station, critical equipment and infrastructure.
8. Capture the scope of repair work through marked up set of Contract Drawings.

Phase 3000. Contracting Assistance and Cost Estimating

Engineer shall perform services to assist City with execution of construction contract with the contractor and cost estimating services. Duties and responsibilities of Engineer during this phase are listed below.

1. Develop engineer's opinion of probable construction cost for the scope of repair work. OPCC will utilize supplier quotes for equipment and materials provided by the contractor.
2. Review contractor's cost estimate with respect to scope of repair work and cost reasonableness. Develop and submit a letter to City summarizing the review of the contractor's cost estimate.

3. Review contractor's schedule for contracting, procurement of equipment and materials, and construction work.
4. Review City's construction contract for repair work and provide comments.
5. Attend site visit and meeting with Owner and FEMA staff. Assist Owner with documentation of flood damage for FEMA.

Phase 4000. General Administration of Construction Contract

Engineer shall perform services on a part-time basis during the construction phase of the Project. The Construction Phase will commence with the execution of the Construction Contract for the Project for a period of 6 months to achieve final completion. Duties and responsibilities of Engineer during the construction phase are listed below.

1. Coordinate with City to issue "Notice to Proceed" to Contractor. Notice to Proceed shall clearly state date of Notice to Proceed, Contract Substantial and Final Completion Dates, and any interim completion dates that have been established in the Construction Contract.

2. Schedule and attend monthly progress meetings to review and discuss construction procedures and progress scheduling, engineering management procedures, and other matters concerning the Project. Preside at the monthly construction progress meeting. Record and distribute minutes of the monthly progress meetings.

3. Review Contractor's schedule for the construction phases of Project. The schedule will be reviewed with the City and finalized, with copies sent to the City. Coordinate Engineer's services with the construction schedule.

4. Consult with and advise City and act as City's representative as set forth herein and as provided in the General Conditions and Supplementary General Conditions of the Contract for Construction included in the Contract Documents for the Project. The extent and limitations of the duties, responsibilities and authority of Engineer as assigned in said Contract Documents shall not be modified, except as Engineer and City may otherwise agree in this document or by a written amendment to this Agreement signed by the parties.

5. City's instructions to the Contractor(s) shall be issued through Engineer who shall have the authority to act on behalf of City in dealings with Contractor to the extent provided in this Agreement, except as otherwise provided in writing.

6. Make periodic visits to the construction site, observe with reasonable care progress of the Work, and consult with the City and the Contractor

concerning problems and progress of the Work (Assumes site visits are limited to two (2) per month by an engineer). Engineer shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, procedures of construction selected by Contractor or for safety and environmental programs and precautions incident to the Work. Engineer shall not be responsible for the failure of the Contractor, his Subcontractors or any other persons performing any of the Work to comply with laws, rules, regulations, ordinances, code or orders, or for failure of any of them to carry out the Work in accordance with the Contract Documents. Accordingly, Engineer neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

7. The purpose of Engineer's visits to and representation by the Resident Project Representative at the site will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for City a greater degree of confidence that the completed work of Contractor will conform to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor.

8. Make recommendations to City concerning the rejection of Contractors' Work while it is in progress if Engineer believes that such Work does not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the Project as a functional whole as reflected in the Contract Documents. Engineer shall have access to the Work at all times wherever it is in preparation or progress.

9. Review, with reasonable care and for conformity to the construction Contract Documents, shop drawings, schedules, O&M manuals, resubmittals and other data submitted by the Contractor as required by the construction Contract Documents. Engineer's review shall not relieve the Contractor of any of their contractual responsibilities. Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions and programs incident thereto. Engineer's review of subsequent re-submissions due to the Contractor's failure to provide all previously requested corrected data or additional information will be considered Supplemental

Services. The construction Contract Documents will require the Contractor to reimburse the City for these Supplemental Services.

10. Interpret construction Contract Documents when requested by City or the Contractor. Evaluate and respond to request for information (RFI) from Contractor. For budgeting, 25 requests for information were estimated.

11. Provide documentation and administer the processing of change orders (not to exceed 3) and work change directives, including applications for extensions of construction time. Evaluate the cost and scheduling aspects of all change orders and, where necessary, negotiate with the Contractor to obtain a fair price for the Work. Said negotiation shall be subject to the approval of the City.

12. Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor.

13. Act as initial interpreter of the requirements of the Contract Documents, judge the acceptability of the Work and render formal written decisions on all claims of City and Contractor relating to the acceptability of the Contractor's Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Contractor's Work. In rendering such decisions, Engineer shall be fair and not show partiality to City or Contractor and not be liable for the results of any such interpretations or decisions rendered in good faith.

14. Review and process the Contractor's monthly payment requests, and forward to the City if appropriate. Engineer's review shall be for the purpose of making an independent mathematical check of the Contractor's payment request. Engineer will assess whether the progress of the Work is consistent with the requirements of the construction schedules submitted by the Contractor at the time of Contractor's payment requests. Nothing herein shall confer liability upon Engineer for Contractor's completion of Project according to Contract Schedules.

15. Assist City in completing forms for insurance/funding agency partial/final payment requests, review of Application for Payment for compliance with insurance/funding agency requirements, and coordination with insurance/funding agency during construction period. Engineer will not be responsible for failure of Construction Contracts to comply with FEMA or Insurance Requirements but will merely administer the projects and notify City if compliance issues arise.

16. Receive, review, and transmit to City with written comments maintenance and operating instructions, schedules, guarantees, certificates of insurance, marked-up record drawings (including Shop Drawings, samples and other data), bonds, certificates of inspection and tests and approvals of equipment which are to be provided by Contractor in accordance with the Contract Documents. Determine that their content complies with the requirements of the Contract Documents.

17. Following notice from Contractor that Contractor considers the entire work ready for its intended use, Engineer and City, accompanied by Contractor, shall conduct a walk-through to determine if the work is substantially complete. If the entire work is deemed suitable for its intended use, Engineer shall deliver a notice of completion to City and Contractor. If work is not deemed suitable, Engineer shall provide in writing a list of deficiencies to be corrected before the work can be deemed Complete. Engineer shall re-inspect the work when the Contractor provides in writing a statement that all deficiencies have been corrected.

18. Conduct a final construction review to determine if the completed Work is acceptable to Engineer and City so that Engineer may recommend, in writing, final payment to Contractor and may give written notice to City and Contractor that the Work is acceptable, subject to any conditions therein expressed. Accompanying the recommendation for final payment, Engineer shall indicate that the work is acceptable to the best of Engineer's knowledge, information and belief and based on the extent of the services performed and furnished by Engineer under this Agreement.

19. Prior to final payment to the Contractor, and in company with the City, Engineer shall visit the Project to observe any apparent defects in the completed work, assist City in consultations and discussions with Contractor concerning correction of such defects, and make recommendations as to replacement or correction of defective work.

20. After determining that the completed Work is acceptable, issue a written Notice of Acceptance to the Contractor. Notice shall establish the completion date.

21. Receive, review, and approve Contractor's final payment request. Prepare a final adjusting change order to be signed by the Contractor and submitted to the City with the final pay request.

22. Engineer shall not be responsible for the acts or omissions of any Contractor, or of any of their Subcontractors, Suppliers, or of any other

individual or entity performing or furnishing any of the Work. Engineer shall not be responsible for failure of any Contractor to perform or furnish the Work in accordance with the Contract Documents.

23. Review changes made during the construction process, based on the marked-up prints, drawings, and other data furnished by Contractor to Engineer. Engineer shall deliver Contractor's hand marked construction set to the City.

Phase 5000. Resident Field Observation

Following the Notice to Proceed, Engineer shall provide a Resident Project Representative (RPR) to monitor construction by the Contractor and to perform the duties listed herein. It is anticipated that Engineer will provide one (1) Senior RPR employed by Engineer to visit site for one (1) day every other week, not to exceed 6 site visits. The purpose of the site visits by Senior RPR is to provide guidance and support to Subconsultants RPR. Through a subcontract, Engineer will provide the services of a part-time RPR for a period of 3 months (12 weeks) at an average of 4 hours per week (Not to exceed 48 hours).

1. City and Engineer agree that representation at the site shall be provided. Engineer shall provide Resident Project Representatives to assist Engineer in observing the progress and quality of the work of the Contractor. Field representation shall be on a part-time basis. Engineer shall notify City promptly if above level of field representation is insufficient to observe work as defined by Engineer and City.

2. The duties, responsibilities and limitations of authority of such Project Representatives shall be described in the EJCDC General Conditions of the Contract Documents and as detailed herein.

3. Through Site observations of the Work in progress and field checks of materials and equipment by the Resident Project Representative and assistants, Engineer shall use reasonable effort to provide further protection for City against defects and deficiencies in the work of Contractor. However, Engineer shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences or procedures selected by Contractor, for safety procedures and programs incident to the work of Contractor, for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's performing and furnishing the work, or responsibility of construction for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.

The duties and responsibilities of the Resident Project Representative are limited to those of Engineer in Engineer's Agreement with the City and in the construction Contract Documents as set forth herein and are further limited and described as follows:

a. General

Resident Project Representative is Engineer's agent at the site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding Resident Project Representative's actions. Resident Project Representative's dealings in matters pertaining to the on-site work shall in general be with Engineer and Contractor, keeping City advised as necessary. Resident Project Representative's dealing with Contractor's subcontractors shall only be through or with the full knowledge and approval of Contractor. Resident Project Representative shall generally communicate with City with the knowledge of and under the direction of Engineer.

b. Duties and Responsibilities of Resident Project Representative

1) Liaison: Serve as Engineer's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist Engineer in serving as City's liaison with Contractor when Contractor's operations affect City's on-site operations.

2) Assist in obtaining from City additional details or information when required for proper execution of the Work.

c. Review of Work, Rejection of Defective Work, Observations and Tests:

1) Conduct on-site observations of the Work in progress to assist Engineer in determining if the Work is proceeding in accordance with the Contract Documents.

2) Report to Engineer whenever Resident Project Representative believes that any Work will not produce a completed Project that conforms to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any

observation, test or approval required to be made; and advise Engineer of Work that Resident Project Representative believes should be corrected or rejected or should be uncovered for observation, or requires special testing, observation or approval.

3) Verify that tests, equipment and systems start-ups and operating and maintenance training are conducted in the presence of appropriate personnel and that Contractor maintains adequate records thereof; and observe, record and report to Engineer appropriate details relative to the test procedures and start-ups.

4) Accompany visiting observers representing public or other agencies having jurisdiction over the Project, record the results of these observations and report to Engineer.

5) Interpretation of Contract Documents: Report to Engineer when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Engineer.

d. Records:

1) Prepare a daily report, keep a diary or log book, recording Contractor's hours on the job site, weather conditions, data relative to questions of Work Change Directives, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.

2) Record names, addresses and telephone numbers of Contractors, subcontractors and major suppliers of materials and equipment.

e. Reports:

1) Furnish to Engineer periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.

2) Consult with Engineer in advance of scheduled major tests, observation or start of important phases of the Work.

3) Report immediately to Engineer and City the occurrence of any accident.

f. Completion:

1) Before Engineer issues a Certificate of Substantial Completion, prepare and submit a list of observed items requiring completion or correction. This list shall be transmitted to Contractor by Engineer.

2) Conduct a final observation in the company of Engineer, City and Contractor and prepare a final list of items to be completed or corrected.

3) Observe whether all items on final list have been completed or corrected and make recommendations to Engineer concerning acceptance and issuance of the Notice of Acceptability of the Work.

4. Limitations of Authority by Resident Project Representative -- Resident Project Representative:

a. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by Engineer.

b. Shall not exceed limitations of Engineer's authority as set forth in the Agreement or the Contract Documents.

c. Shall not undertake any of the responsibilities of Contractor, Subcontractors, Suppliers or Contractor's superintendent.

d. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, procedures of construction, or health and safety procedures unless such advice or directions are specifically required by the Contract Documents.

e. Shall not accept Shop Drawing or Sample submittals from anyone other than Contractor.

f. Shall not authorize City to occupy the Project in whole or in part.

g. Shall not participate in specialized field or laboratory tests or observations conducted by others except as specifically authorized by Engineer.

City and Engineer acknowledge that the Contractor shall be solely responsible for all construction means and methods, including all safety and environmental procedures and programs necessary in connection with the Work and Services. However, should the Engineer's Resident Project Representative have actual knowledge that a condition exists at the site which he knows to be in violation of OSHA or other established safety regulations or which may lead to imminent danger of injury or death, the Resident Project Representative shall notify a representative of the Contractor of the observed conditions. If, to the best of the Engineer's actual knowledge and belief the conditions are not promptly corrected, the Resident Project Representative shall notify the City and the OSHA enforcement agency. To the extent that this section conflicts with any other provisions of this Attachment A, Engineer's Agreement with the City, or the construction Contract Documents, the provisions of this section shall control in every instance. No provision of the construction Contract Documents, nor amendment of this Attachment A, or Engineer's Agreement with City, shall be construed to amend or otherwise modify the provisions of this section without express and specific reference to this section.

Supplemental Services

Any work requested by Owner that is not included in one of the items listed in any other phase will be classified as supplemental services. Supplemental Services

Supplemental services may include, but are not limited to:

1. Additional meetings with local, State, or Federal agencies to discuss the project.
2. Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
3. Special consultants or independent professional associates required by Owner.
4. Changes in the general scope, extent, or character of the project, including, but not limited to:
    a. Changes in size or complexity.
    b. Method of financing.
    c. Owner's schedule, design, or character of construction.
    d. Revision of previously accepted studies, reports, design documents, or construction contract documents when such revisions are required by changes in laws, rules,

regulations, ordinances, codes, or orders enacted subsequent to the preparation of such studies, reports, documents, or designs; or are required by any other causes beyond Engineer's control.

5. Additional Construction Phase Services beyond the number of hours scheduled and budgeted in the scope of services.
6. Additional permitting or regulatory meeting assistance. Payment of permitting fees.
7. Value engineering reviews or services.
8. Revisions of design, drawings, and specifications to incorporate changes arising from value engineering type reviews.
9. Assistance in financially related transactions for the Project.
10. Hazardous materials testing and subsequent provisions for hazardous material handling and disposal.
11. Equipment procurement services.
12. Special consultants or independent professional associates requested or authorized by Owner.
13. Assistance with Bid protests and rebidding.
14. Preparation for litigation, arbitration, or other legal or administrative proceedings; and appearances in court or at arbitration sessions, in connection with bid protests, change orders or construction incidents.
15. Appearances at public hearings or before special boards.
16. Assistance in financially related transactions for the project other than those specifically included in the scope of services.
17. Special reports requested by Owner concerning facilities operations and personnel matters during the operation startup period.
18. Conform Contract Documents to incorporate addenda and assemble contracts for construction, materials, equipment and services.
19. Special Inspections or Materials Testing for repair work.
20. Completion of harmonic analysis or electrical coordination study.
21. Extended services during construction made necessary by (1) work damage by fire or other cause during construction, (2) a significant amount of defective or neglected work by and Contractor or manufacturer, (3) acceleration of the progress schedule involving service beyond normal working hours, (4) default by any Contractor, and (5) failure of the Contractor to complete the Work within the construction contract time.
22. Evaluation of unusually complex or unreasonably numerous claims submitted by Contractor or others in connection with the Work.

23. Operations and Maintenance manuals and operations training and startup assistance.
24. Special reports requested by City concerning facilities operations and personnel matters during the operation startup period.
25. Construction phase service in excess of the number of months indicated above.
26. Assistance during the correction period and warrantee period.
27. Assistance with and travel for witness testing of equipment.
28. Preparation of Record Drawings

ATTACHMENT B

Owner: City of Hendersonville, NC
Engineer: Black & Veatch International Company
Project: French Broad River Intake & Pumping Station Restorative Work

COMPENSATION

For services covered by this Contract, the Owner agrees to pay Engineer as follows:

A. For Phase 1000, Phase 2000, Phase 3000, Phase 4000, and Phase 5000, as defined in Attachment A of the contract, a lump sum amount of $246,000.00.

B. For Supplemental Services as defined in Attachment A of the contract, Owner and Engineer will negotiate a written amendment to this contract prior to beginning work on Supplemental Services.

ATTACHMENT C

Owner: City of Hendersonville, NC
Engineer: Black & Veatch International Company
Project: French Broad River Intake & Pumping Station Restorative Work

SCHEDULE

The scope of services is anticipated to be performed as follows:

Project Administration	12 months
Damage Assessment and Documentation	3 months
Contracting Assistance and Cost Estimating	3 months
Construction Administration	6 months
Resident Project Observation	3 months

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Daniel Heyman **MEETING DATE:** 06/05/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Legal

TITLE OF ITEM: Wilson Tract Restoration Declaration for the Lower Mud Creek Restoration Project – *Daniel Heyman, Staff Attorney*

SUGGESTED MOTION(S):

I move the City Council adopt a *Resolution by the City of Hendersonville City Council Authorizing the Execution and Recording of Declaration of Covenants of Land-Use Restrictions for the Lower Mud Creek Restoration Project* as presented.

SUMMARY:

The City previously entered into a grant agreement with the North Carolina Land and Water Fund for the Lower Mud Creek Restoration Project, which aims to address flooding in the Upper Mud Creek sub-watershed along Mud Creek. As part of the project, the City is required to execute and record a Declaration of Covenants of Land-Use Restrictions, or Restoration Declaration, for each property owned by the City and proposed to be improved with grant funds.

The City owns a tract of land, known as the former Wilson Tract, PIN 9568-73-9214, that will be improved using grant funds. Therefore, the City must execute and record the attached Restoration Declaration in order to receive reimbursement under the grant. The Restoration Declaration would prohibit most types of development, but would allow passive recreation such as public parks and greenways. All of the Wilson Tract is located within a Special Flood Hazard Area, and a majority is located within the Floodway.

Attached for City Council's consideration is a Resolution authorizing the City to execute and record the Restoration Declaration.

BUDGET IMPACT: $N/A

Is this expenditure approved in the current fiscal year budget?

If no, describe how it will be funded.

ATTACHMENTS:

1. Resolution
2. Proposed Restoration Declaration

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING THE EXECUTION AND RECORDING OF DECLARATION OF COVENANTS OF LAND-USE RESTRICTIONS FOR THE LOWER MUD CREEK RESTORATION PROJECT

WHEREAS, the City of Hendersonville has been awarded a grant from the North Carolina Land and Water Fund (the "Fund"), a division of the Department of Natural and Cultural Resources for the lower Mud Creek Restoration Project; and

WHEREAS, the City has entered into a grant agreement with the Fund to govern the City's use and the Fund's disbursement of the grant; and

WHEREAS, to receive reimbursement under the grant, the City is required to execute and record a Declaration of Covenants of Land-Use Restrictions, or Restoration Declaration, for each property owned by the City and proposed to be improved with grant funds; and

WHEREAS, the City owns a tract of land, being all of that property described in a deed from Ken Wilson Ford, Inc. to The City of Hendersonville, said deed recorded in Deed Book 1107 at page 172 of the Henderson County Registry, and having PIN 9568-73-9214, (the "Wilson Tract"), that will be improved using grant funds; and

WHEREAS, the City must execute and record a Restoration Declaration for the Wilson Tract in order to receive reimbursement under the grant.

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

1. The Declaration of Covenants of Land-Use Restrictions, (hereinafter the "Restoration Declaration") for the Wilson Tract, attached hereto as Exhibit A and incorporated herein by reference, is approved.

2. The Mayor is authorized to execute the Restoration Declaration and City staff is authorized to record the same in the Henderson County Registry.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 6th day of August, 2023.

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

EXHIBIT A
RESTORATION DECLARATION

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RESTORATION PURPOSES ("RESTORATION DECLARATION")
2022-FRR24-Hendersonville – Mud Creek Flood Risk Reduction
Former Wilson Property

Prepared by: Angela S. Beeker, City Attorney, City of Hendersonville
After Recording Return to: Angela S. Beeker, City Attorney, City of Hendersonville Box

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NORTH CAROLINA	**HENDERSON COUNTY**
NCLWF Project No.: 2022-FRR24	**PIN: 9568-73-9214**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RESTORATION PURPOSES ("Restoration Declaration") is made this _____ day of _____, 2025 by ***the City of Hendersonville, a body politic and corporate, and owner of the Restricted Property*** (the "Declarant").

RECITALS AND CONSERVATION PURPOSES

A. The Declarant is a unit of local government and accepts responsibility for enforcing the terms of this Restoration Declaration and for upholding its conservation purposes forever.

B. The Declarant is the sole owner in fee simple of certain real property containing 22.05 acres more or less, located in Hendersonville Township, Henderson County County, North Carolina, and more particularly described by reference to a recorded plat in Exhibit A, attached hereto and incorporated herein by reference (hereinafter the "Property").

C. The State of North Carolina ("State") enacted the Uniform North Carolina Conservation and Historic Preservation Agreements Act (the "Conservation Agreements Act"), Chapter 121, Article 4 of the North Carolina General Statutes ("NCGS"), which provides for enforceability of restrictions, easements, covenants, or conditions "appropriate for retaining in land or water areas predominantly in their natural, scenic, or open condition . . . .".

D. This Restoration Declaration is intended to be a "conservation agreement" and/or a "preservation agreement" as defined and contemplated in the Conservation Agreements Act.

E. The North Carolina Land and Water Fund (the "Fund"), an independent agency of the State with its address at 1651 Mail Service Center, Raleigh, North Carolina 27699-1651, is authorized by NCGS Chapter 113A, Article 18, to provide funding for projects and to acquire land and interests in land for riparian buffers for the purposes of protecting surface waters and urban drinking water supplies.

F. The Declarant is party to an agreement with the Fund through which it has received a grant from the Fund, identified as Grant Contract no. SRP-SW-ARP-0012 (the "Grant Contract"), entered into between the Declarant and the Fund effective 1/10/24 for the purpose of preserving and enhancing flood storage and flood reduction potential which is low lying and which stores floodwater during medium to large flow events on Mud Creek, as well as related water quality and ecological values along Mud Creek and its floodplain, through a restriction of future uses and through anticipated future restoration activities on or bordering the Property and restoring and/or protecting riparian buffers on the Property (the "Restoration Project").

G. The Declarant and the Fund have determined that the preservation and potential enhancement of flood mitigation benefits and related water quality and ecological restoration opportunities through future restoration activities and maintenance will be enhanced through the long-term protection and maintenance of riparian resources and other natural values on the Property (the "Conservation Values").

H. In order to protect and maintain the Conservation Values, the Declarant wishes to restrict and limit in perpetuity activities on and uses of the Property that could conflict with the Conservation Values, such restrictions and limitations applying to the entire Property (the "Protection Area").

NOW, THEREFORE, the Declarant hereby unconditionally and irrevocably declares that the Protection Area will be held and subject to the following restrictions, covenants and conditions as set out herein, to run with the subject real property and be binding on all parties that have or may have any right, title, or interest in said property.

ARTICLE I. DURATION OF RESTORATION DECLARATION

The covenants, conditions, and restrictions contained in this Restoration Declaration are permanent and perpetual, run with the land, and are binding on the Declarant and its successors and assigns as owner of the Property and on all those claiming by, through, or under each such owner, in perpetuity.

ARTICLE II. ACTIVITIES AND USES EXPRESSLY RESTRICTED OR PROHIBITED AND EXCEPTIONS THERETO

A. Prohibited Activities and Uses. The Protection Area will be maintained in a manner and will not be developed or used in any manner that would impair or interfere with the purposes of this Restoration Declaration. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited, except as expressly identified herein as exceptions:

(1) Industrial, Residential and Commercial Uses. Industrial, residential and commercial activities and the rights of passage for such purposes.

(2) Agricultural, Grazing and Horticultural Use. Agriculture, grazing, horticultural and animal husbandry operations except for the express purpose of managing non-native, invasive species and reasonably protective of water quality.

(3) New Construction. Buildings, facilities, mobile homes, antennas, utility poles, towers, and other structures.

(4) Dumping or Storing. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances or machinery, or other material.

(5) Mitigation. Neither the Protection Area nor any portion thereof may be used to satisfy compensatory mitigation requirements under 33 USC Section 1344 or NCGS §143-214.11 or any successor or replacement provision of the foregoing.

(6) Open Space Requirements. The Protection Area may not be used to satisfy open space requirements of any cluster or other development scheme.

(7) Development Rights. All development rights are extinguished from the Protection Area and may not be transferred to any other lands pursuant to a transfer of development rights scheme or cluster development arrangement or otherwise.

B. Activities and Uses Restricted in the Easement Area. Without limiting the generality of the foregoing, the following activities and uses are expressly restricted, except as expressly identified herein as exceptions:

(1) Cutting of Vegetation. Except as related to treatment or removal of non-native plants, diseased or damaged trees, and vegetation that obstructs, destabilizes or renders unsafe the Protection Area to persons or natural habitat or as necessitated by the activities described in Article III, below, all cutting, removal, mowing, harming, or destruction of any trees and vegetation on the Protection Area is prohibited. Vegetation may be mowed and maintain on up to 30 percent of the Property for recreational or maintenance access purposes.

(2) Stream Crossings and Roads. New stream crossings for livestock and non-recreational or maintenance-related access to adjacent property are prohibited, with the understanding that any crossing may not impede flow of water or aquatic life. Existing roads, trails, or paths may be maintained with loose gravel or permanent vegetation to stabilize or cover the surfaces.

(3) Signs. Signs are prohibited, except interpretive signs describing activities and the purpose and function of the Protection Area, signs identifying the owner of the Property, signs giving directions, and signs prescribing rules and regulations for the use of the Protection Area.

(4) Grading, Mineral Use, Excavation, Dredging. Grading, filling, excavation, dredging, mining, drilling, and removal of topsoil, sand, gravel, rock, peat, minerals, and other materials are prohibited, except as necessitated by activities described in Article III.

(5) Water Quality and Drainage Patterns. Except as necessitated by activities described in Article III, diking, draining, dredging, channeling, filling, leveling, pumping, impounding or diverting, causing, allowing or permitting the diversion of surface or underground water; altering or tampering with water control structures or devices; disruption or alteration of the restored, enhanced, or created drainage patterns; and removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides are prohibited.

(6) Subdivision and Conveyance. The Protection Area may not be subdivided, partitioned nor conveyed, except in its current configuration as an entity or block of property.

ARTICLE III. ACTIVITIES AND USES EXPRESSLY ALLOWED

Any activity on or use of the Protection Area not consistent with the purposes of this Restoration Declaration or that could interfere with maintenance of the Protection Area in its natural or restored condition is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly allowed on the Protection Area:

A. Passive Recreational Uses. The Declarant may engage in undeveloped recreational uses, including but not limited to hiking, bird watching, hunting and fishing, and access to the Protection Area for the purposes thereof.

B. Greenways and Public Park Uses. The Declarant may construct and maintain paved or unpaved public-access greenway trails, along with related bridges, boardwalks, culverted crossing structures, signage, fencing, benches, bicycle racks, lighting and related amenities typically associated with a public-access greenway. Greenways should maintain a sitewide average distance of at least 30’ from streams to allow for buffers and a minimum of 20’ at all points except crossings and within 100’ of property boundaries. Exceptions may be allowed when reduced environmental impact can be demonstrated.

The Declarant may construct public park amenities, including, but not limited to, landscaped recreational areas and playgrounds, gazebos, pavilions, or similar open structures that are not restrictive of flood flow and which are consistent with floodplain ordinance requirements.

The Declarant may construct public parking facilities for the use of the above described recreational uses, greenways, and public park uses that have a pervious surface or are otherwise designed to minimize impacts to streams, wetlands, and buffers.

C. Maintenance. The Declarant may use motorized vehicles on trails, paths, and roads only for constructing, managing, maintaining, and stewarding the Protection Area and allowable uses herein. Such motorized vehicular access shall maintain an average distance from streams of 30' and planned so as to minimize impacts to streams, wetlands and buffers.

D. Educational Uses. The Declarant may engage in and permit others to engage in educational uses on the Protection Area consistent with this Restoration Declaration and the right of access to the Protection Area for such purposes, including organized educational activities such as site visits and observations. Educational uses of the Protection Area may not alter vegetation, hydrology, or topography. Structures that are not restrictive of flood flow and which are consistent with floodplain ordinance requirements are allowed for educational purposes.

E. Restoration. The Declarant and its representatives may engage in the Restoration Project and related activities for the purpose of flood storage or flood control, stream and wetland restoration, and vegetative restoration. All activity associated with the Restoration Project will be conducted according to the requirements hereof and those incorporated herein from the Grant Contract and pursuant to all applicable laws, rules, regulations, and permits.

F. Utilities. The Declarant may repair, replace and maintain existing utilities on the site, including stream culverts and bridges requiring new geometry, and may design, install and maintain new sanitary sewer infrastructure, new waterline infrastructure and other new subsurface utilities for the public benefit, or utilities to serve the needs of allowable onsite recreational, restoration, or educational uses. Pipe and utility construction shall be minimized to the greatest extent practicable. Utilities should maintain an average distance from streams of 30' except when no viable alternative exists, and should be planned, implemented, and maintained so as to minimize impacts to streams, wetlands, and buffers. Exceptions may be allowed when reduced environmental impact can be demonstrated. Utility construction phase impacts shall be mitigated through replacement of disturbed vegetation and by returning disturbed restoration activities to their preexisting grades and function.

ARTICLE IV. RIGHT OF ENFORCEMENT IN STATE

In the event that the Declarant fails to comply with the terms of this Restoration Declaration, pursuant to the terms of the Grant Contract between the Declarant and the State acting by and through the Fund, the State has the independent right to enforce the terms of this Restoration Declaration through any and all authorities available under State law. Any forbearance by the State to exercise this right of enforcement may not be deemed or construed to be a waiver by the State of such right in general or with respect to a specific violation of any of the terms of this Restoration Declaration. The State and its agents and employees have such right of entry and access to the Protection Area as may be necessary to carry out the rights of enforcement set forth herein.

ARTICLE V. DECLARANT'S WARRANTY OF TITLE

The Declarant covenants, represents, and warrants that (i) the Declarant is the sole owner and is seized of the Protection Area in fee simple and has good right to grant and convey the

aforesaid Restoration Declaration; (ii) there is legal access to the Property and the Protection Area; (iii) the Protection Area is free and clear of any and all encumbrances, except those exceptions of record, none of which would nullify, impair or limit in any way the terms or effect of this Restoration Declaration; and (iv) the Declarant will defend its title against the claims of all persons whomsoever.

ARTICLE VI. MISCELLANEOUS

A. Stewardship of the Protection Area. Pursuant to the terms of the Grant Contract, the Declarant hereby covenants and agrees that it will monitor and observe the Protection Area in perpetuity to assure compliance with the purposes and provisions of this Restoration Declaration and the provisions of the Grant Contract.

B. Subsequent Transfer of Fee. The Declarant may not convey the Property or any interest therein and may not incur, assume, or suffer to exist any lien upon or with respect to the Property without disclosing to the prospective buyer the Restoration Declaration, the obligations of an owner of the Property, and limitations on use of the Property hereunder. The Declarant further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Property is conveyed subject to the Restoration Declaration herein created.

C. Transfer of the Restoration Declaration. The Declarant has have the right to transfer this Restoration Declaration to a "qualified conservation organization" under Section 170(h) of the Code, only if the agency or organization expressly agrees to assume the responsibility imposed on the Grantee by this declaration and if said transfer is approved by the State acting by and through the Fund or its successor agency.

D. Amendments. The Declarant or its successors in interest in the Protection Area is free to amend this Restoration Declaration to meet changing conditions, provided that no amendment will be allowed that is inconsistent with the purposes of this Restoration Declaration or affects the perpetual duration of this Restoration Declaration. Such amendment(s) require the written consent of both the Declarant and the Fund and will be effective upon recording in the public records of Henderson County, North Carolina. The Declarant acknowledges that it has no right to agree to any activity that would result in the termination of this Restoration Declaration.

E. Interpretation. This Restoration Declaration will be construed and interpreted under the laws of the State, and any ambiguities herein will be resolved so as to give maximum effect to the purposes of this Restoration Declaration as stated herein. Further, this Restoration Declaration will be construed to promote the purposes of the Conservation Agreements Act, which authorizes the creation of conservation agreements for purposes including those set forth herein, such conservation purposes as are defined in Section 170(h) (4) (A) of the Code and set forth in NCGS Chapter 113A, Article 18. If any provision of this Restoration Declaration is found to be invalid, the remainder of the provisions of this Restoration Declaration, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, will not be affected thereby.

IN WITNESS WHEREOF, Declarant, by authority duly given, has hereunto caused these presents to be executed by its respective officers and its seal affixed, to be effective the day and year first above written.

DECLARANT:
CITY OF HENDERSONVILLE

By: _____(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____
Name of Signatory

Date _____

_____
Official Signature of Notary

_____
Notary's printed or typed name

(Official Seal) My commission expires: _____

APPROVED AS TO FORM:

_____

CITY ATTORNEY

ACCEPTED AS TO FORM:
NORTH CAROLINA LAND AND WATER FUND

BY: _____

RESTORATION/STORMWATER PROJECT MANAGER

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being all of that property described in a deed from Ken Wilson Ford, Inc. to The City of Hendersonville, said deed recorded in Deed Book 1107 at page 172 of the Henderson County Registry.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Angela Beeker, City Attorney **MEETING DATE:** June 5, 2025

AGENDA SECTION: CONSENT AGENDA **DEPARTMENT:** Legal Department

TITLE OF ITEM: Resolution Authorizing the Purchase of Real Property– *Angela S. Beeker, City Attorney*

SUGGESTED MOTION(S):

I move that City Council adopt the **RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL APPROVING THE PURCHASE OF REAL PROPERTY**, as presented.

SUMMARY:

Attached for City Council's consideration is the proposed **RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL APPROVING THE PURCHASE OF REAL PROPERTY.**

City Council is requested to adopt this resolution as presented.

ATTACHMENTS:
Draft Resolution

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL APPROVING THE PURCHASE OF REAL PROPERTY

WHEREAS, the City of Hendersonville received a grant from Dogwood Trust to fund affordable housing initiatives as contained in the grant agreement dated November 29, 2021, as amended by that document on January 15, 2025 ("Grant Agreement") ; and

WHEREAS, certain property became available for sale by the trustee of that deed of trust recorded in Book 725 at Page 633 of the Henderson County Registry ("Deed of Trust"); and

WHEREAS, the City of Hendersonville wishes to purchase the property secured by that deed of trust (the "Real Property") with grant funds for the purpose of constructing affordable housing; and

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

1. The City Manager is authorized to act on behalf of the City of Hendersonville to purchase the Real Property secured by the Deed of Trust in accordance with the procedures outlined in North Carolina General Statutes Chapter 45, Article 2A and within budgeted funds available under the Grant Agreement.

2. The City Manager, City Attorney, City Finance Director and City Staff are authorized to take such other actions as may be necessary to carry out the purchase, including but not limited to bidding and closing on the purchase and payment of all closing costs, attorneys fees, and other expenses required to be paid as part of the purchase.

3. All actions of the City Manager, City Attorney, City Finance Director and City Staff taken in furtherance of this property purchase are hereby ratified and approved.

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: Blair Myhand, Police Chief **MEETING DATE:** 06/05/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Police

TITLE OF ITEM: Interlocal Agreement 911 Fund Allocations between Henderson County and the City of Hendersonville

SUGGESTED MOTION(S):

I move City Council adopt the Inter-Local Agreement between Henderson County and City of Hendersonville for 911 Fund Allocations.

SUMMARY:

Henderson County's Emergency Communications Center is a Primary PSAP (Public Safety Answering Point) in the reception of a 911 call and Henderson County is requesting to enter into an Agreement for 911 Fund Allocations to the City of Hendersonville as a Secondary PSAP for the sum of $1.00 to be paid by each party to the other party.

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

ATTACHMENTS:

Interlocal Agreement

INTER-LOCAL AGREEMENT

THIS AGREEMENT is made and entered into this 21st day of May, 2025, by and between the County of Henderson, a body corporate and politic of the State of North Carolina ("Henderson County") and the City of Hendersonville, a North Carolina municipal corporation ("Hendersonville").

WITNESSETH:

WHEREAS, the parties have the authority pursuant to Article 20 of NCGS Chapter 160A to enter into this Interlocal Agreement; and

WHEREAS, pursuant to N.C. Gen. Stat. §62A-40 *et seq.*, Henderson County's Emergency Communications Center is a "Primary PSAP", defined in that statute as the first point of reception of a 911 call by a public safety answering point; and,

WHEREAS, Henderson County has or is about to enter into an "Agreement For 911 Fund Allocations to a Secondary PSAP" ("the State Agreement") with the North Carolina 911 Board, in a form substantially identical to that of Exhibit IL-1 hereto (including its own exhibits), pursuant to that statute; and,

WHEREAS, also pursuant to that statute, Hendersonville maintains a backup or secondary PSAP as those terms are defined in the State Agreement, did so well prior to 2010, and will be providing enhanced service; and,

WHEREAS, the parties wish to specify their respective rights and expectations under the State Agreement, as set out in this Agreement;

NOW, THEREFORE, in consideration of the premises and the sum of $1.00 paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, the parties do covenant and agree as follows:

1. So long as the North Carolina 911 Board actually forwards funds to Henderson County which are identified as intended to be forwarded to Hendersonville ("Hendersonville 911 funds"), Henderson County shall forward such funds to Hendersonville within ten (10) days of receipt.

2. Should the North Carolina 911 Board later identify any Hendersonville 911 funds which were forwarded to Henderson County in error which Henderson County has subsequently forwarded to Hendersonville, Hendersonville will promptly repay such funds to the North Carolina 911 Board (insuring proper crediting for the same for both Hendersonville and Henderson County).

3. The decision of whether Hendersonville 911 funds are forwarded to Henderson County shall be solely that of the North Carolina 911 Board.

4. Hendersonville's use of Hendersonville 911 funds shall comply with North Carolina law and all rules, regulations and procedures required by the North Carolina 911 Board.

5. Hendersonville will retain and maintain full, accurate and verifiable accounting records for the Hendersonville 911 funds to the same extent and for the same duration as required of Henderson County in the State Agreement.

6. Henderson County's remedies as to Hendersonville 911 funds are identical to those of the North Carolina 911 Board in the State Agreement.

7. The terms of the State Agreement concerning Henderson County's obligations to the North Carolina 911 Board, including those for record-keeping, dispute resolution, warranties, and confidential information, and all general provisions and conditions contained therein, are incorporated herein by reference, and shall be deemed to apply to and be enforceable against Hendersonville to the same extent they are enforceable against Henderson County.

This Agreement shall be ratified by the City Council of Hendersonville and the Board of Commissioners of Henderson County, and a copy thereof shall be spread upon the minutes of both bodies.

IN WITNESS WHEREOF, the parties have executed this Agreement, the City of Hendersonville by causing it to be signed in its corporate name by its Mayor and attested by its City Clerk, and sealed with its corporate seal, and the County of Henderson by causing it to be signed by the Chairman of its Board of Commissioners and attested by the Clerk to the Board of Commissioners and sealed with its seal, on the day and year first above written.

[signature page follows]

Attest:

Jill Murray, City Clerk
(official seal)

CITY OF HENDERSONVILLE

By: _____
BARBARA VOLK, Mayor

Attest:

Denisa Lauffer, Clerk to the Board
(official seal)

HENDERSON COUNTY BOARD
OF COMMISSIONERS

By: _____
WILLIAM LAPSLEY, Chairman

APPROVED AS TO FORM:

Henderson County Attorney

Hendersonville City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 6/5/2025

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Introduction of City Liaison Jeff Miller – *John Connet, City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

The City Council previously approved the creation of a volunteer City Liaison position to assist the City Council and City Manager in accomplishing strategic goals and objectives. Former Council Member Jeff Miller has agreed to serve in that role. City Manager John Connet will introduce Jeff Miller as City Liaison.

BUDGET IMPACT: $ NA

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

If no, describe how it will be funded. NA

ATTACHMENTS:

Job Description

JOB TITLE: Local Government Liaison

PAY GRADE: NA – Volunteer Position

DEPARTMENT: City Manager's Office, City of Hendersonville

MAJOR DUTIES

JOB SUMMARY: This position is appointed by and reports directly to the City Manager. The position will work directly with the City Manager to advise the City Council and assist in the implementation of City strategic goals. Upon direction from the City Manager, the position may communicate and negotiate the City's position on strategic matters. However, this position shall not have authority to bind the City in any matters. All policy decisions and agreements must be approved by City Council or the City Manager as appropriate.

MAJOR DUTIES
ESSENTIAL:

- Assist the City Council and staff in the development of strategic positions that facilitate the implementation of City goals and objectives.

- Represents the City Council and staff within the community and among local, state and federal officials to ensure lines of communication remain open and positive working relationships are maintained.

- Upon direction from the City Manager, assist with communicating of the City's position on strategic matters and advocating for this position in a manner that seeks a positive outcome for the City.

- Travels with the City Council and staff to local, state and federal events to represent the City and promote key strategic goals and objectives.

- Advises the City Manager on concerns within the community to ensure there is clear awareness of service issues and operational concerns.

- Serves at the will of the City Manager, and may be removed with or without cause.

QUALIFICATION:

Must have a positive relationship with local, state and federal elected officials.

Must generally support City strategic goals and objectives and represent the City Council's policy positions regardless of political philosophy.

Must support the Council-Manager Form of Government and understand the role of the City Manager in providing policy recommendations to the City Council.

Or

An equivalent combination of experience, knowledge, skills, abilities and other characteristics consistent with the required qualifications as determined by the job analysis.

COMPENSATION:

The position is a volunteer position and will not be compensated.

The position will be reimbursed for all actual travel, administrative, or subsistence expenses as provided by the City's Travel Policy.

The position will utilize their personal vehicle, and provide their own car insurance. However, the position shall be paid the federal mileage rate for business miles.

The position is not entitled to any City benefits

The position will be provided with a City email address to be used for all City related correspondence.

The position shall receive access to City facilities and parking in the same manner of the City Council to assist with the performance of duties.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Murr **MEETING DATE:** 06/05/2025

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Administration

TITLE OF ITEM: Fiscal Year 2025-2026 Budget Adoption – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move to adopt the Fiscal Year 2025-2026 Budget Ordinance, Fiscal Year 2025-2026 Water & Sewer Capital Reserve Fund Ordinance, Fiscal Year 2025-2026 Stormwater Capital Reserve Fund Ordinance, Fiscal Year 2025-2026 Resolution of Intent to Follow the Capital Improvement Plan and Schedule of Rates and Fees, Fiscal Year 2025-2026 Micro-Purchase Threshold Resolution, and Fiscal Year 2025-2026 Pay & Classification Schedule as presented.

SUMMARY:

This item contains the City Manager's recommended budget for the City of Hendersonville for fiscal year 2025-2026 (FY26). The recommended budget is balanced in accordance with G.S. 159-8. The budget document, its preparation, and adoption express the basic political values of the City. The Local Government Budget and Fiscal Control Act (LGBFCA) requires mandatory dates at which certain processes must be completed per G.S. 159-10-13. The annual budget ordinance may be amended any time after its official adoption; however, amendments cannot increase or decrease the tax levy or alter a taxpayer's liability unless the City is ordered to do so by a court of competent jurisdiction, or by a State agency having the power to compel the levy of taxes. Appropriations between departments or division with one fund, other than salaries, including contingency appropriations, may be transferred therein by the City Manager as long as the original total appropriated balance for the funds is not changed.

The budget ordinance, as proposed, also adopts the City's FY26 fee schedule. The schedule includes, among other fees, amended stormwater fees implemented as part of the stormwater utility.

Upon adoption of an FY26 budget, a final approved budget document will be compiled, posted on the City's website, and furnished in the office of the City Clerk, City Manager, and Finance Officer.

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

ATTACHMENTS:
FY26 Budget



Recommended Budget FY 2025-26

Vision Statement

Hendersonville is a vibrant mountain city where the government and citizens work together for a high quality of life.

Mission Statement

The City of Hendersonville is committed to providing quality, efficient services to all citizens, visitors, and businesses through open communication, timely responses, and quality results.

About the Cover

“Carolina Connections”

Sponsor: Hendersonville Woman’s Club

Artists: Sarah W. Maupin

To Benefit: Children & Family Resource Center

Bid Date: September 25, 2025 – October 25, 2025

Bearfootin’ Public Art

Started in 2003, Bearfootin’ was created as a fun way to raise money for local charities, while displaying colorful artwork along the downtown sidewalks. A yearly event, the public display of art begins every April and continues through October. Local artists create unique and beautiful artwork, made of fiberglass and hand painted, and every year the new art display is unveiled for exhibition in the spring.

The Bearfootin’ Public Art Walk has consistently brought joy to visitors of Historic Downtown Hendersonville while raising a considerable amount of money for local charities and art in Historic Downtown. Sponsored by downtown businesses, each year has a different theme. While most of the years have been bears, there have been several that were other animals. In 2009, it was the year of goats.

Each work is unique and creative, with their personal theme. They are displayed along the sidewalks throughout Main Street and 7th Avenue in Downtown Hendersonville and can be viewed at any time of the day or night.

For more information on Historic Downtown Hendersonville and the Bearfootin’ Art Walk & Auction, visit **downtownhendersonville.org**.

Preface

No other aspect of public administration has undergone as much reform or been the focus of attention for political leaders, mayors to presidents, as the annual budget. The budget document and its preparation and adoption express the basic political values of a government. Budgets reflect the negotiations and compromises undergone during the continuous process of budget adoption. They define government's economic and political role in a community, guiding, sanctioning, and limiting administrative action. Budgets not only represent financial planning, but they also mold the future by the policies they contain. A good budget establishes a vision for its respective community and communicates, with utmost transparency, the vision for the future.

The budget document is a tool for maintaining financial accountability. Yet as its preparation has evolved, it has become a forum for establishing strategic goals and performance expectations. The resulting budget has become the public record of a community dialogue for improving organizational performance and management oversight. These attributes demand accountability from administrators and policy makers alike. The budget's quality is dependent upon the quality of input provided throughout the budgeting process.

As the City of Hendersonville continues to advance its organizational excellence and budgetary practices, ultimately making the leap from a good organization to a great one, it will be mindful of the role of public budgeting. Providing a transparent document, setting policy and providing accountability will be common practice in this City. The most successful cities are helping citizens, customers, and partners discover budget connections. Our City will provide the tools necessary to not only decipher this important document but also participate in its conception. This practice is not an accomplishment easily achieved; however, by acknowledging the criteria and goals the City of Hendersonville continues its pursuit of exemplary budget practices.

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The purpose of the *Budget Guide* is to introduce readers to the budget document and processes, assisting in the reader's understanding of the information contained throughout. The Local Government Budget and Fiscal Control Act (LGBFCA) defines the annual budget as "a proposed plan for raising and spending money for specified programs, functions, activities, or objectives during a fiscal year" (NCGS §159-7(b)(1)). The *Budget Guide* will briefly describe the sections contained within the budget document, explain the budget process, clarify how to read charts and graphs, and interpret numbers, as well as how to understand the effects of inflation. Note that sample charts and tables do not reflect accurate financial information for the City of Hendersonville.

The Budget Document

This annual budget provides local officials with an opportunity to review and evaluate programs and services. During most of the year, local officials are hard pressed to maintain day-to-day duties and may not have time to evaluate how efficiently and effectively a particular program is achieving its established goals. Even if no changes are made, the City of Hendersonville benefits from the overview of programs and enhances perspective for decisions that must be made every day. The budget document submitted for fiscal year 2025-2026 (FY26) consists of the following sections: Introduction and Guide, Budget Message, Budget Ordinances, Other Ordinances and Resolutions, Schedule of Rates and Fees, Capital Improvement Plan (CIP), and Pay and Classification Schedule.

Budget Message

The Budget Message is a letter from the City Manager to the City Council that provides an overview of the upcoming fiscal year budget and how it fits with the City Council's priorities. This message should introduce and summarize the budget document, including issues facing the development of the budget, significant budgetary items and trends, and the budgetary effect on short and long-term plans. NCGS §159-11(b) states that the message should include the following:

- A concise explanation of goals set by the budget for the budget year.
- Important features of the activities anticipated by the budget.
- Reasons for changes from previous year in goals, programs, and appropriation levels.
- Major changes in fiscal policy.

Budget Ordinance & Resolutions

The Budget Ordinance is a statute, legally adopted by the City Council to set spending limits for the coming fiscal year, which runs from July 1 to June 30. The Budget Ordinance also establishes the Capital Improvement Plan, Pay and Classification Schedule, and Fee Schedule set for the coming fiscal year. Additionally, the City adopts a variety of ordinances and resolutions to establish capital reserve funds, capital and grant project ordinances, and resolutions of intent to follow future fee schedules and future CIP schedules.

Schedule of Rates and Fees

The Fee Schedule is a legally adopted schedule listing specific fees, licenses, and utility rates charged by the City of Hendersonville for the use of City facilities and equipment for the purposes of making them available to public, specific utility rates the proceeds of which are for the maintenance and expansion of its utility systems, the reproduction of public records and other miscellaneous services to cover the actual cost of producing these documents and information under the provision of NCGS §132-6.2, and other various fees associated with enhanced direct services provided by the City.

Capital Improvement Plan (CIP)

A Capital Improvement Plan (CIP) is the central planning tool for capital projects and acquisitions. The CIP is a multiyear forecast detailing major capital infrastructure and equipment needs, appropriations needed to satisfy needs, sources of financing for specified projects, and the impacts of projects on the organization. The CIP is reevaluated annually, and the document changes as project timelines come closer to execution.

Pay & Classification Schedule

The Pay & Classification Schedule (Pay & Class) section contains the listing of all approved City positions and respective salary ranges. Salary ranges detail each grade's minimum, probationary completion, midpoint, and maximum salary. This schedule is considered, revised, and adopted annually. The City of Hendersonville periodically receives recommendations from expert consulting firms on the pay & class schedule.

The City's most recent pay & class recommendations were received in FY22.

The pay and class recommendations were fully implemented upon adoption of the FY23 annual budget.

In FY24, the City provided a cost-of-living adjustment (COLA), which increased all pay grade minimums, midpoints, and maximums by 3.00%.

FY25's budget incorporated a 5.00% cost-of-living adjustment, with an additional 5.00% for sworn police employees and firefighters.

The FY26 budget includes a 4.00% cost-of-living adjustment for all employees, increasing all pay grade minimums, midpoints, and maximums. In FY26's budget process, City Council reviewed living wage recommendations, including a draft living wage policy. At the time of calculation, a local living wage for FY26 was determined to be $25.53 per hour for an employee working an annual 2,080 hour schedule; or, $53,117.48 annually.

The Budget Process

In accordance with the Local Government Budget and Fiscal Control Act (LGBFCA), the budget document for the fiscal year beginning July 1, 2025, and ending June 30, 2026, meets the balanced budget and inclusiveness requirements.

The inclusiveness requirement means the City may only spend moneys that have been budgeted (NCGS §159-8(a)).

The balanced budget requirement means that any budget ordinance, project ordinance, financial plan, or internal service fund must balance. NCGS §159-8(a) states "budget ordinance is balanced when the sum of estimated net revenues and appropriated fund balances is equal to appropriations."

A legal limit on the budget document includes NCGS §159-15, addressing a local government's ability to set a property tax levy and the regulations regarding that levy. Whether the budget is used primarily as a planning vehicle, or as a means of reaching political agreement about budgetary policies, the document adheres to the three legal limits listed above and follows a process provided by the LGBFCA.

There are three general stages of budget preparation and enactment including: (1) departmental formulation of expenditure requests and revenue estimates, (2) preparation of a recommended budget document by the budget officer, and (3) review and enactment of the annual budget ordinance by the respective governing body.

At the start of the budgeting process, it is common for the budget officer to produce a budget calendar, detailing the dates by which each stage in the annual budget process is to be completed. The LGBFCA requires mandatory dates at which certain processes must be completed (NCGS §159-10-13). Departmental requests must be submitted to the budget officer before April 30. A recommended budget must be given to the governing body no later than June 1, and the governing body must enact the budget ordinance at the start of the fiscal year, July 1.

The table below is a copy of the City of Hendersonville's FY26 Budget Calendar.

City of Hendersonville Budget Calendar Fiscal Year 2025-2026 (FY26)		
Budget Procedure	**Legally Required Date**	**Projected Date**
Distribute Capital Improvement Plan Docs		10/28/2024
Capital Improvement Plan Requests Due		01/03/2025
Capital Improvement Plan Staff Meetings		January & February
Distribute Budget and Special Appropriation Docs		01/13/2025
Staff Retreat		01/09/2025 – 01/10/2025
Budget Request Forms Due	04/30/2025	02/21/2025
Special Appropriations Due		02/21/2025
Preliminary Revenue and Expenditure Estimates		02/14/2025 – 02/28/2025
Council Retreat		02/27/2025 – 02/28/2025
Department Meetings and Updates		02/28/2025 – 03/21/2025
Revised Revenue and Expenditure Estimates		03/24/2025 – 03/28/2025
Budget Review and Adjustments		April
Budget Memos		April & May
Budget Workshop		05/02/2025
Notice of Budget Public Hearing	By 06/01/2025	05/20/2025
Budget to City Council and City Clerk	By 06/01/2025	05/20/2025
Budget Public Hearing and Adoption	By 07/01/2025	06/05/2025
Fee Schedule, Pay Scale, Special Budgets, and CIP included in Budget Ordinance *See the Local Government Budget and Fiscal Control Act for info on budget formulation and adoption*		

Upon submission of the annual budget document, the governing body must schedule a public hearing, detailing that a budget has been submitted and that copies are available for public inspection (NCGS §159-12(b)). The notice will provide the time, date, and place of the budget hearing. The City of Hendersonville strives to provide ample time between notice and the hearing date to provide the public an opportunity to attend the hearing. These strong public participation practices will improve the City's responsiveness and accountability. Stakeholder input throughout the planning and budgeting process is highly recommended by the National Advisory Council on State and Local Budgeting Recommended Budget Practices.

Several legal provisions apply to the governing body review and adoption of the Budget Ordinance. First, ten (10) days must elapse between submission of the budget and adoption of the Budget Ordinance (NCGS §159-13(a)). The governing body may conduct its budget review in both special and regular meetings. Open meetings laws (NCGS §143-318.12) apply to the aforementioned situations, each board member must be notified of said meetings, and only budget matters may be discussed during the meetings (NCGS §159-17). There is no provision allowing for closed sessions for the local government budget process.

Another process in budget preparation and enactment is amending the budget. A policy statement detailing the procedures required in amending the budget is found in the Budget Ordinance section of this document. A budget may need to be amended because revenue forecasts are developed months in advance of the fiscal year, these revenue collections may deviate, and expenditures and emergencies may arise requiring extra funding. A policy should specify the exact circumstances under which the legislative body may amend the budget. Most budget amendments follow the same deliberative process: the Budget Officer first proposes a package of amendments, and the full Council then considers and acts upon the proposal.

Finally, the budget is enacted upon official adoption of the Budget Ordinance, not later than July 1st. If the budget is not adopted, then NCGS §159-16 requires that an interim budget be adopted. The purpose of an interim budget is to ensure normal operations continue without any changes in program funding. Upon adoption of the Budget Ordinance, NCGS §159-13(d) requires the budget be entered into governing body's minutes within five days of adoption.

Reading the Budget Document

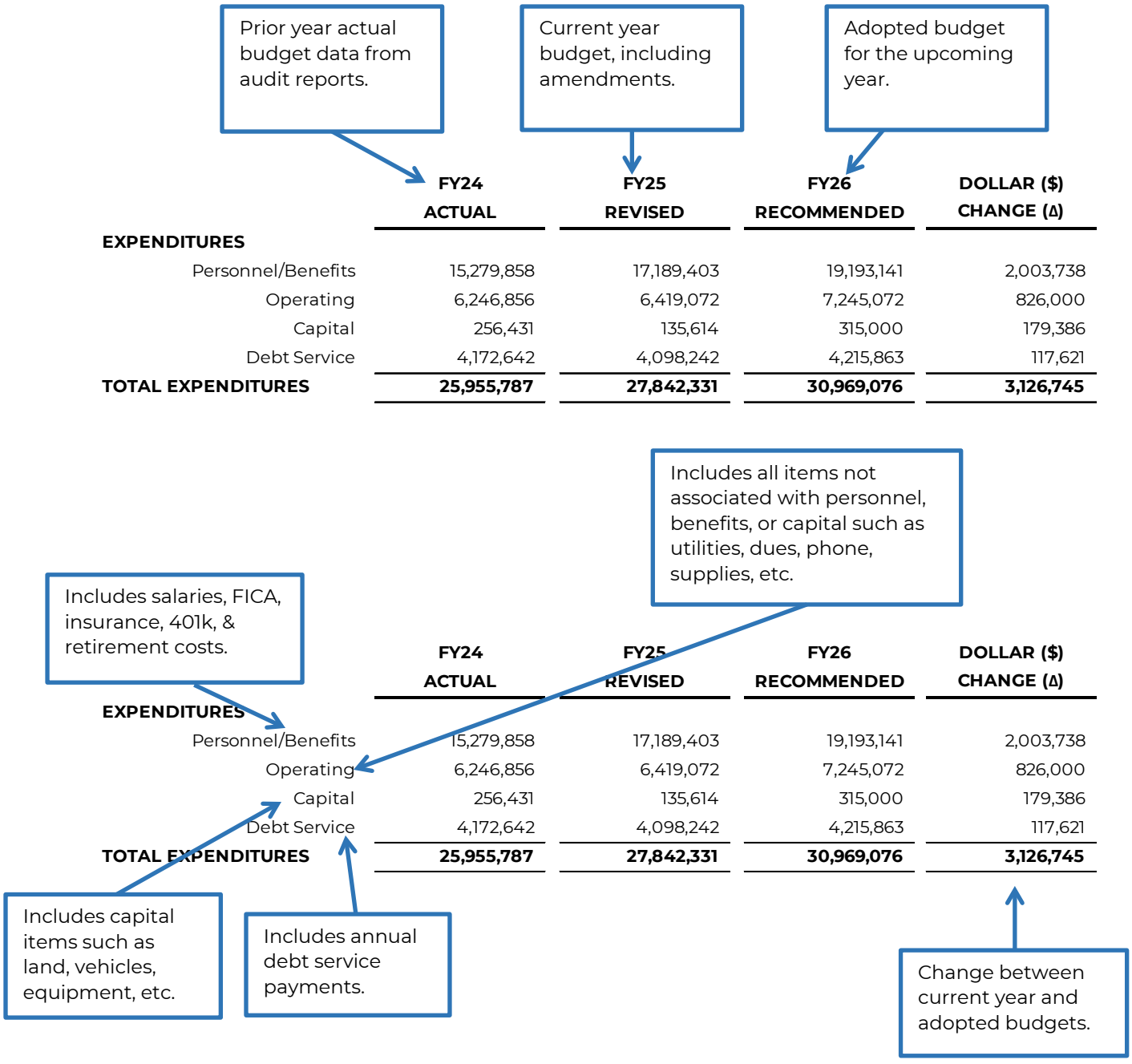
The budget document contains an abundance of diverse and valuable information. The substantial amount information and budgetary figures can make navigating and deciphering the document a difficult task for any reader. This section is meant to assist the reader in understanding the data presented and other supplemental information.

Sections of the budget are identified in the top left and right corner of each page. These headings identify the fiscal year, subject, fund, department, or division being discussed and assist the reader in locating the information for which they are looking. Within each section, bold and underlined headings identify major topics related to that section. Under these headings, the reader may find written information as well as information presented in table or chart form. The document highlights other important terms and categories by identifying them in **bold** or *italic*.

Interpreting Tables & Charts

The budget document uses tables and charts to provide visual representations of data. The tables and charts allow readers to easily compare funds and departments as well as observe historical trends. Most sections contain tables and charts like the examples depicted in this section. The diagrams identify the major characteristics of each table and chart and explain what information the reader can find.

The following are examples of summary tables which a reader may encounter in reading this budget document (all data is fictional):



	FY24 ACTUAL	FY25 REVISED	FY26 RECOMMENDED	DOLLAR ($) CHANGE (Δ)
EXPENDITURES				
Personnel/Benefits	15,279,858	17,189,403	19,193,141	2,003,738
Operating	6,246,856	6,419,072	7,245,072	826,000
Capital	256,431	135,614	315,000	179,386
Debt Service	4,172,642	4,098,242	4,215,863	117,621
TOTAL EXPENDITURES	**25,955,787**	**27,842,331**	**30,969,076**	**3,126,745**

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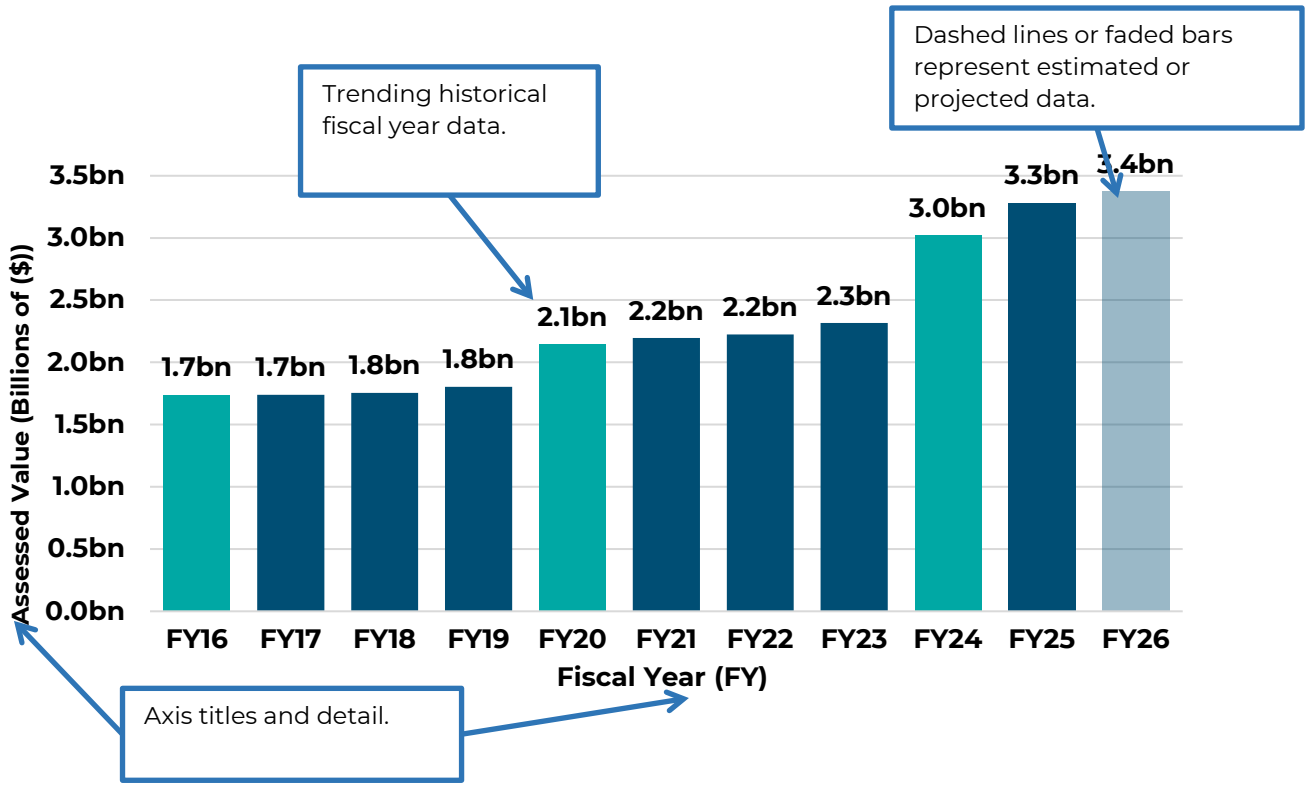
TOTAL EXPENDITURES	**25,955,787**	**27,842,331**	**30,969,076**	**3,126,745**

The following is an example of a historical chart which a reader may encounter in reading this budget document (all data is fictional):



Performance Budgeting

Performance measurement is the creation of criteria for reporting the quality or quantity of performance by a specific individual or organization. In response to heightened public scrutiny and pressure for increased service quality, the public sector has seen an equal increase in performance measurement initiatives. A good set of performance measures will reveal how efficiently a given service was rendered, at what level of quality it was delivered, and what effect it is having on the recipients of the service and the community. The following is a list of some of the advantages of engaging in performance measurement:

- ✓ Accountability/communication
- ✓ Support of planning/budgeting
- ✓ Catalyst for improved operations
- ✓ Program evaluation
- ✓ Reallocation of resources
- ✓ Directing operations
- ✓ Contract monitoring
- ✓ Benchmarking

The City of Hendersonville is aware that without considerable thought and planning a performance measurement initiative can produce externalities, or unwanted/anticipated results. For example, say the City adopts a *tons of asphalt used per employee* performance measure. If not monitored and communicated effectively, then the City may experience employees digging cutouts wider and deeper than necessary (i.e., using more asphalt) to "improve" performance ratings. The overall implication of any performance measurement is that managers and supervisors can select the appropriate measure by narrowly defining the function they want to know more about and effectively communicating the purpose to which they want to put that information.

Current Dollars, Constant Dollars, and Inflation Comparisons

Comparing the amount of revenues received or expenditures spent by a local government in one year to the amount received or spent in another year can be misleading. Although the more recent number may be larger, it might represent resources with less buying or spending power than the smaller figure from an earlier year. This is the result of market inflation. So, steadily increasing expenditures may be more attributable to inflation rather than loss of efficiency or service expansion. Meaningful comparisons can be made possible by controlling for inflation and converting current dollars to constant dollars. Comparisons can also be seen by converting revenue and expenditure numbers to an index.

The saying "a dollar doesn't go as far as it used to," is exactly right. Consider the case of current dollars and constant dollars. First, current dollars are those dollars that are represented in financial statements. They are real and represent the actual spending that year. Constant dollars are a conversion of the current dollars, controlling for the effects of inflation. So, a current dollar is $1.00; however, a constant dollar may be worth $0.85. This conversion is done using a price index. There are two good indexes that provide representative effects of inflation. They are the Consumer Price Index (CPI) and the Implicit Price Deflator (IPD); this document utilizes the CPI. It is important to remember that these gauges are not perfect but do provide more meaningful values for comparisons.

CITY COUNCIL:
BARBARA G. VOLK
MAYOR
DR. JENNIFER HENSLEY
MAYOR PRO TEM
LYNDSEY SIMPSON
MELINDA LOWRANCE
MARGINA M. BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

JOHN F. CONNET
CITY MANAGER
ANGELA S. BEEKER
CITY ATTORNEY
JILL MURRAY
CITY CLERK

May 20th, 2025

The Honorable Barbara G. Volk, Mayor
Members of the City Council
Hendersonville, North Carolina
Dear Mayor Volk and Members of the City Council,

Pursuant to section 159-11 of the North Carolina General Statutes, I am pleased to present the recommended budget for Fiscal Year 2025-2026 (FY26) for your review and consideration.

The FY26 budget was developed based upon information presented and discussed during our City Council and Staff Retreat on February 27th and 28th, 2025. Additionally, City Council reviewed the City Manager's recommended budget for FY26 at the May 2nd, 2025, Budget Workshop. These meetings provided an avenue for priority setting, fact finding, and general inquiries regarding the City's FY26 Budget.

Beginning on the next page of this document is a summary of the following:

1. City Council's Goals
2. The City's Mission and Vision Statements
3. City Council's Focus Areas
4. City Council's Values

Inclusion of City Council's mission and vision, focus areas, values, and goals is critical to the annual budget process. These policy statements and directives provide Staff direction needed to formulate annual budgets which align tax and ratepayer resources with the needs and desires of the community. Alignment of budgetary planning with strategic direction ensures continued financial sustainability and effective public service delivery.

The proposed General Fund budget includes no change to the $0.52 per $100 valuation property tax rate. Included in the FY26 Budget are funds for seven (7) new positions, increases to medical insurance premiums, cost-of-living adjustments, and 401k match benefit increases. Capital budgets, while limited, are focused on items that enhance the safety of the public, police officers, and firefighters. Examples of these purchases include a 911 voice logger, a swift-water rescue company, CPR (LUCAS) device, fleet facility improvements, Oakdale Cemetery improvements, and traffic engineering improvements. Lastly, this budget aims to re-establish the City Council's minimum available fund balance goal of 25% available. FY26's budget was formulated with this policy directive at the forefront of the planning process.

City Council Goals

On March 15th, 2024, City Council deliberated an updated list of goals for the City of Hendersonville. The ranked goal areas are:

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

Rank #6 – Invest in Parks

Rank # 7 – Enhance Sustainability Citywide

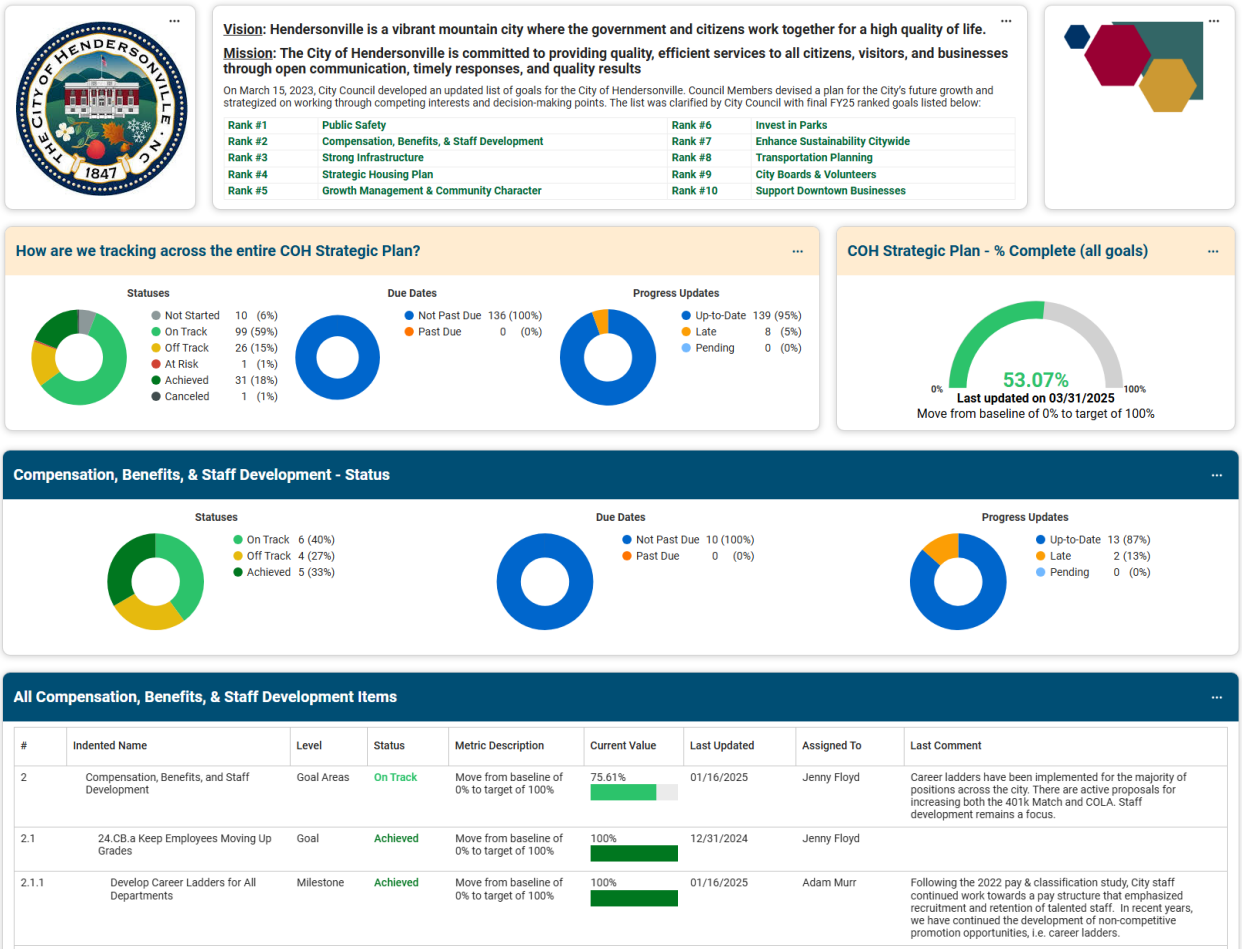
Rank #8 – Transportation Planning

Rank #9 – City Boards and Volunteers

Rank #10 – Support Downtown Businesses

Each goal area has a set of defined goals that are tracked in the City's strategic planning documents, which can be found at, https://www.hvlnc.gov/strategicplan

The plan is presented to City Council in early July to confirm priorities and report progress on last year's strategic plan goals. An example of the report goal update is below.



Vision: Hendersonville is a vibrant mountain city where the government and citizens work together for a high quality of life.

Mission: The City of Hendersonville is committed to providing quality, efficient services to all citizens, visitors, and businesses through open communication, timely responses, and quality results

On March 15, 2023, City Council developed an updated list of goals for the City of Hendersonville. Council Members devised a plan for the City's future growth and strategized on working through competing interests and decision-making points. The list was clarified by City Council with final FY25 ranked goals listed below:

Rank #1	Public Safety	Rank #6	Invest in Parks
Rank #2	Compensation, Benefits, & Staff Development	Rank #7	Enhance Sustainability Citywide
Rank #3	Strong Infrastructure	Rank #8	Transportation Planning
Rank #4	Strategic Housing Plan	Rank #9	City Boards & Volunteers
Rank #5	Growth Management & Community Character	Rank #10	Support Downtown Businesses

#	Indented Name	Level	Status	Metric Description	Current Value	Last Updated	Assigned To	Last Comment
2	Compensation, Benefits, and Staff Development	Goal Areas	On Track	Move from baseline of 0% to target of 100%	75.61%	01/16/2025	Jenny Floyd	Career ladders have been implemented for the majority of positions across the city. There are active proposals for increasing both the 401k Match and COLA. Staff development remains a focus.
2.1	24.CB.a Keep Employees Moving Up Grades	Goal	Achieved	Move from baseline of 0% to target of 100%	100%	12/31/2024	Jenny Floyd	
2.1.1	Develop Career Ladders for All Departments	Milestone	Achieved	Move from baseline of 0% to target of 100%	100%	01/16/2025	Adam Murr	Following the 2022 pay & classification study, City staff continued work towards a pay structure that emphasized recruitment and retention of talented staff. In recent years, we have continued the development of non-competitive promotion opportunities, i.e. career ladders.

City Mission and Vision

Vision Statement. Hendersonville is a vibrant mountain city where the government and citizens work together for a high quality of life.

Mission Statement. The City of Hendersonville is committed to providing quality, efficient services to all citizens, visitors, and businesses through open communication, timely responses, and quality results.

City Council Focus Areas

The City maintains six focus areas drafted and approved by the City Council in 2014.

Economic Vitality. Hendersonville is a welcoming place for all businesses and promotes growth-encouraging policies.

Strong Partnerships. Hendersonville develops strong partnerships with residents, government agencies, non-profits, and visitors to ensure effective two-way communication.

Sound Infrastructure. Hendersonville constructs and maintains efficient and accessible roads, sidewalks, and greenway trails – extending connectivity. Hendersonville provides high quality water and wastewater services and protects natural resources – ensuring capacity for sustainable growth.

Numerous Amenities. Hendersonville advances the beauty, diversity, and well-being of western North Carolina by supporting the community's ability to provide educational, recreational, and cultural activities, events, and programs for all residents and visitors.

Great Public Services. Hendersonville provides high quality customer service – enhancing the health, safety, and quality of life for citizens and visitors.

Financial Sustainability. Hendersonville supports fiscal policies and controls that ensure the long-term financial health and responsiveness of the City to unforeseen challenges and opportunities. Hendersonville promotes the responsible management of public resources to ensure efficient and effective delivery of quality services.

City Council Values

In 2021, City Council Members determined a set of values that will be the foundation of decision-making. These values will guide the important work done to achieve the goals the Council has established.

The City of Hendersonville believes municipal government should be non-partisan.

- Political affiliations are not productive to solving problems of local communities.
- City leaders and staff must lead by example and meet regularly with people who have different points of view.
- City leaders and staff must maintain an awareness of local, state, and national political trends but must lead the City in a manner that serves all community members.

The City of Hendersonville values open, transparent communication and trust with the community and each other.

- The City will openly communicate with the public and each other to ensure information about services, policies and programs are available to all.
- The City will build trust through ethical and transparent leadership.
- The City will share information and solicit feedback prior to the implementation of new programs and policies.
- The City will be open to concerns and comments from all stakeholders and will ensure the community can easily speak to leaders without fear of retribution/embarrassment.

The City of Hendersonville believes community members expect services to be delivered at a high level.

- The City will deliver services at a high level to make people feel their taxes and fees are being used effectively and to encourage others to live in our community.
- The City will deliver services in a manner that ensures the safety of the community.
- The City will deliver services in a manner that limits the disruption of our community members' daily lives to the greatest extent possible.

The City of Hendersonville values all community members.

- The City must evaluate all laws, policies, and rules to ensure that they can be implemented and enforced in a fair and equal manner.
- The City must evaluate all current and future programs, projects, or initiatives to ensure they are collaborative in nature.
- The City must ensure that leaders and staff consistently work to build trust and positive relationships throughout our entire community.

The City of Hendersonville believes environmental sustainability is critical to preserving the community for future generations.

- The City will evaluate the environmental sustainability of all projects and programs while maintaining a solid relationship with residential and business development.
- The City believes that it is our responsibility to protect all our natural resources and the environment through the implementation of sustainable and responsible projects.
- The City must lead by example by evaluating all city operations to ensure they protect or repair the natural environment and are environmentally sustainable.

The City of Hendersonville values its employees and must support them to ensure the provision of high-quality services to its residents.

- The City must provide growth opportunities to employees and educational tools to allow them to grow in their roles and responsibilities.
- The City must respect and pay employees fairly and competitively.
- The City must support employees by providing a safe and hazard-free workplace.

The City of Hendersonville believes that it must pursue and provide opportunities for responsible growth.

- The City will establish and maintain policies and programs that encourage economic opportunity and help grow small business and entrepreneurship.
- The City will work with our community to provide educational opportunities about growth and its impact on economic vitality and quality of life.
- The City will encourage responsible growth that provides opportunities for success to all segments of our community.
- The City will make efforts to generate affordable housing options and reduce the impacts of the high cost of living within our community.

The City of Hendersonville values the lives of all community members and must protect them through collective action.

- Our goal is to make the lives of all residents better through collective action.
- The City recognizes the sanctity of each person's life.
- The City must be open to changing priorities and polices as circumstances change in the world around us.

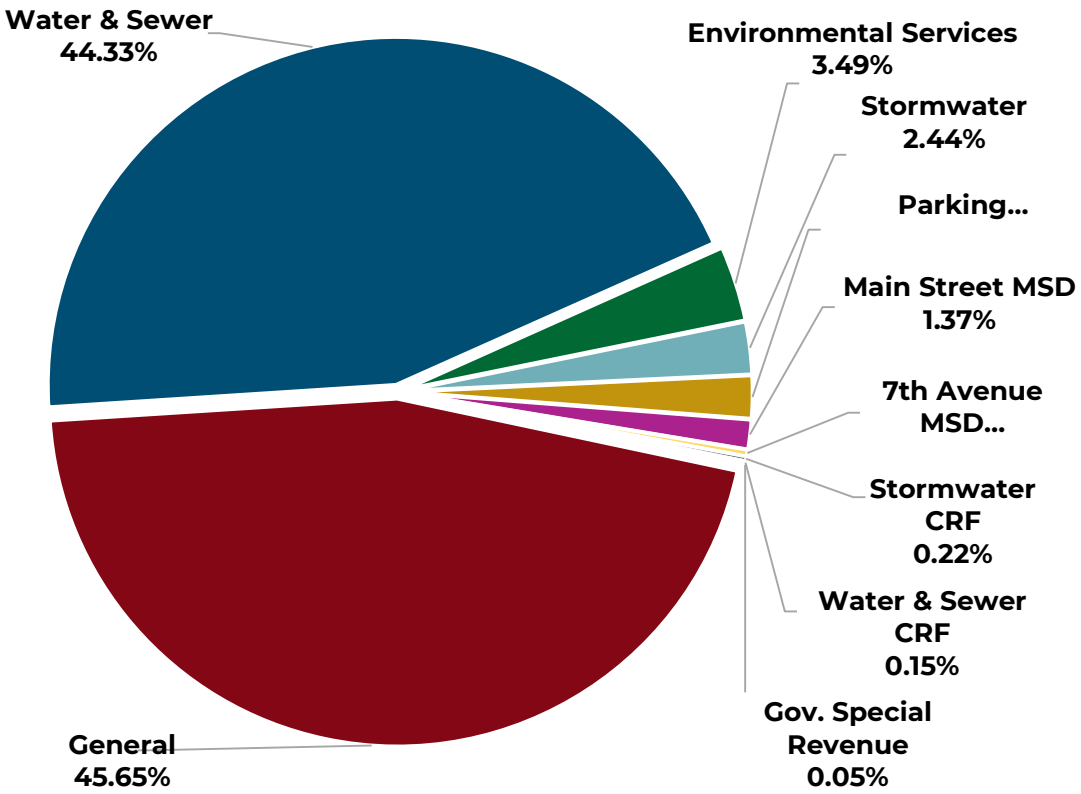
Introduction

The following document contains the City Manager's FY26 Recommended Budget. The budget includes ten (10) governmental and proprietary funds.

The table below presents the budget for each City fund and the total budget in balance.

FUND	EXPENDITURES	REVENUES	FUND BALANCE APPROPRIATION	% OF TOTAL
General	$ 31,326,611	$ 28,194,046	$ 3,132,565	45.65%
Water & Sewer	30,421,154	28,264,260	2,156,894	44.33%
Environmental Services	2,394,000	2,394,000	-	3.49%
Stormwater	1,676,050	1,676,050	-	2.44%
Parking	1,371,224	1,371,224	-	2.00%
Main Street MSD	940,854	785,834	155,020	1.37%
7th Avenue MSD	212,967	148,201	64,766	0.31%
Stormwater CRF	150,000	150,000	-	0.22%
Water & Sewer CRF	100,000	100,000	-	0.15%
Gov. Special Revenue	31,000	-	31,000	0.05%
SUB-TOTAL	**$ 68,623,860**	**$ 63,083,615**	**$ 5,540,245**	
TOTAL IN BALANCE		**$ 68,623,860**		

The chart below presents each fund as a percent of total expenditures.



General Fund

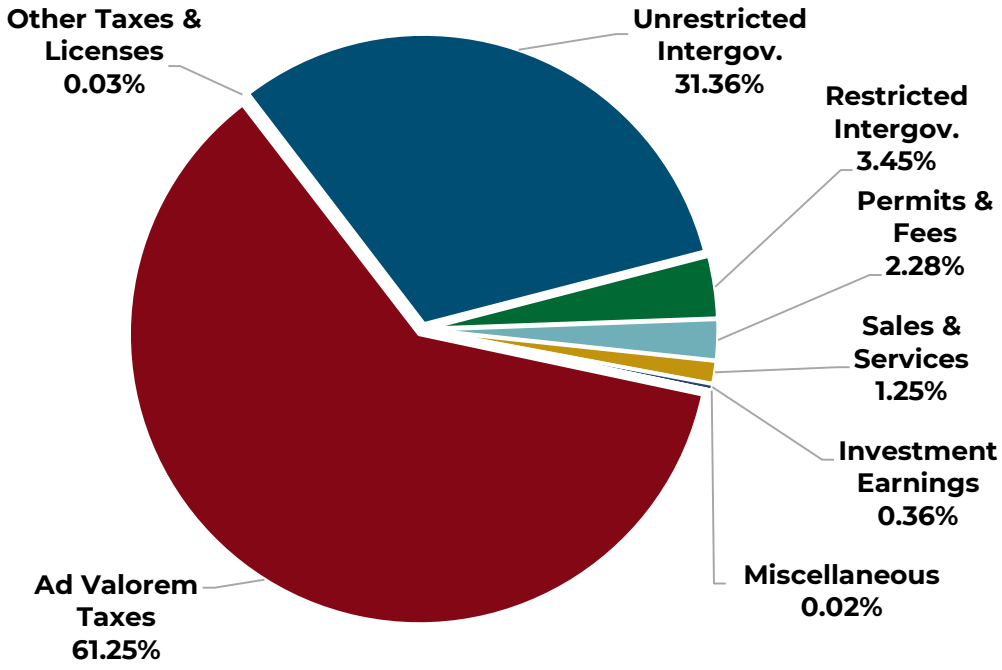
The General Fund is the primary fund in terms of the operating budget. It is "general" because any transaction that cannot be accounted for in another fund must be recorded in the General Fund. The FY26 recommended General Fund budget totals **$31,326,611**, or **45.65%** of the City's FY26 total **$68.6M** appropriation.

General Fund – Revenues

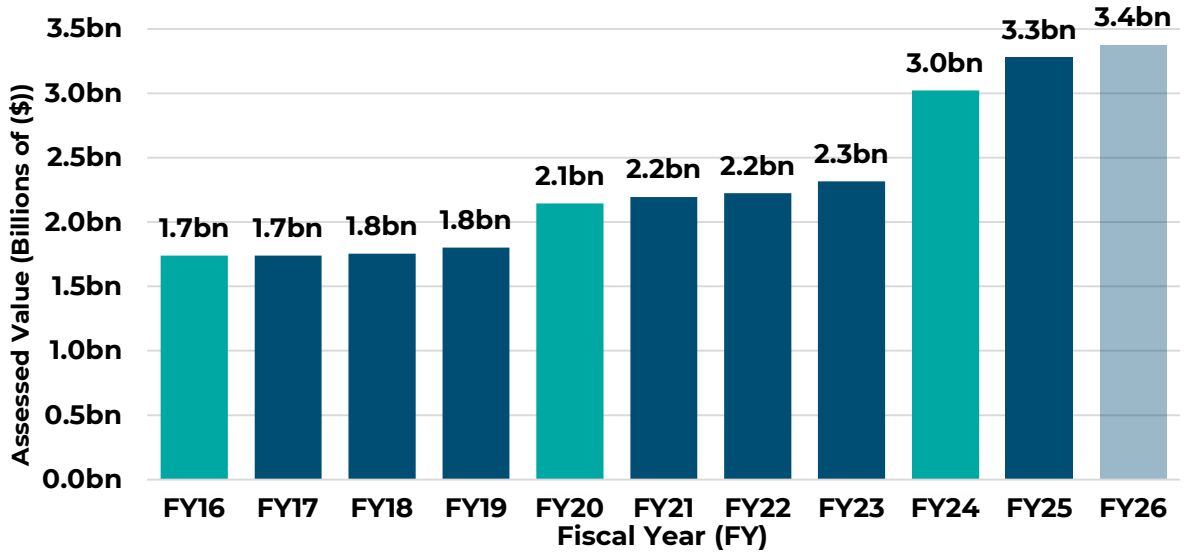
The following section will detail the City's operating revenues for the General Fund. The total FY26 recommended budget for General Fund revenues, excluding "Other Financing Sources", is **$30,969,076**. The table below details General Fund revenues by source.

	FY25 REVISED	FY25 ESTIMATE	FY26 BUDGET	FY26 ESTIMATE
REVENUES				
Ad Valorem Taxes	(16,763,070)	(16,969,599)	(17,267,500)	(18,393,963)
Other Taxes & Licenses	(7,500)	(7,719)	(7,500)	(7,989)
Unrestricted Intergov.	(8,001,000)	(8,059,980)	(8,842,500)	(9,419,349)
Restricted Intergov.	(863,717)	(874,772)	(973,796)	(1,037,323)
Permits & Fees	(455,335)	(446,896)	(642,150)	(684,041)
Sales & Services	(366,300)	(364,969)	(352,600)	(375,602)
Investment Earnings	(197,000)	(200,000)	(102,000)	(102,000)
Miscellaneous	(136,955)	(31,906)	(6,000)	(6,391)
TOTAL REVENUES	**(26,790,877)**	**(26,955,842)**	**(28,194,046)**	**(30,026,659)**

The chart below presents each source as a percentage of the total FY26 budgeted revenues.



Ad Valorem Tax. Ad valorem taxes encompass the largest portion of the General Fund revenues. These are the most controllable revenues in the City's budget. The recommended tax rate is **$0.52 per $100 valuation**, no change compared to the current year. The **$0.52** rate is budgeted to generate **$16,150,000** in ad valorem tax revenue and **$1,040,000** in ad valorem motor vehicle tax revenue for the FY26 Budget. The remaining FY26 budgeted **$77,500** ad valorem tax revenue to be collected comes from prior year ad valorem taxes (**$75,000**) and tax interest (**$2,500**). The chart below presents the total assessed value for all property in the City, less tax-exempt property:



The teal columns represent years when a county-wide revaluation of real property took place. The transparent blue FY26 column represents the current estimated appraisal, **$3,377,651,661**, summarized as **$3.4bn** (**Billion Dollars**).

Property taxes total **$17.3M** in the recommended FY26 budget. They are estimated to total **$16.9M** in the current year (FY25). The FY26 budget includes a **$504,430** (**3.01%**) increase over the current year's revised budget. In FY26, there is no change to the City's **$0.52 per $100 valuation** tax rate. We have estimated a **98.00%** tax collection rate through a partnership with Henderson County. Property tax continues to be the most stable revenue source for local government in North Carolina and pending any major externalities should remain relatively stable until the next county-wide revaluation in **FY28**.

Unrestricted Intergovernmental – Sales Taxes. The **effective sales tax rate in Henderson County is 6.75%,** representing the State levied 4.75% + Article 39 (1.00%) + Article 40 (0.50%) + Article 42 (0.50%). Henderson County could levy an additional 0.25% through Article 46 in the future, bringing the effective sales tax rate to 7.00%.

The State of North Carolina collects the sales tax and distributes it to the local units. Sales tax revenues are distributed on a proportional ad valorem tax levy basis in Henderson County. The City of Hendersonville has the second largest tax levy in Henderson County and receives the second largest proportional share of sales tax revenues behind Henderson County.

Local option sales taxes are an elastic revenue source, totaling approximately **$6.8M** in the FY26 budget. This budget amount represents a **$487,665 (7.73%)** increase over our current year's revised collection budget. The budgeted increase in FY26 can be attributed to changes in the City's ad valorem position from (1) a $0.03 per $100 tax increase in FY25, and (2) economic development leading to growth of real and business personal property.

Sales Tax Comparison

Sales Month	Distribution Month	FY24 Actual	FY25 Budget	FY25 Actual	$ Change (FY24>FY25)	% Change (FY24>FY25)	FY26 Budget
Jul	Oct	513,806	523,032	537,991	24,185	4.71%	552,065
Aug	Nov	528,932	471,082	571,901	42,969	8.12%	586,862
Sep	Dec	494,037	503,879	514,375	20,339	4.12%	527,831
	Q1	**1,536,775**	**1,497,992**	**1,624,268**	**87,493**	**5.69%**	**1,666,758**
Oct	Jan	502,201	515,582	572,117	69,916	13.92%	587,084
Nov	Feb	518,065	546,716	612,880	94,815	18.30%	628,913
Dec	Mar	569,347	588,333	643,054	73,707	12.95%	659,876
	Q2	**1,589,613**	**1,650,631**	**1,828,051**	**238,438**	**15.00%**	**1,875,873**
Jan	Apr	437,493	432,355	498,004	60,511	13.83%	511,032
Feb	May	451,696	456,262	512,131	60,435	13.38%	510,335
Mar	Jun	540,429	569,069	620,285	79,856	14.78%	636,512
	Q3	**1,429,618**	**1,457,686**	**1,630,420**	**200,802**	**14.05%**	**1,657,879**
Apr	Jul	489,600	563,843	614,589	124,988	25.53%	630,666
May	Aug	594,280	603,985	658,343	64,063	10.78%	675,566
Jun	Sep	607,438	622,364	678,376	70,938	11.68%	696,123
	Q4	**1,691,319**	**1,790,191**	**1,951,308**	**259,989**	**15.37%**	**2,002,355**
Total		**$ 6,247,325**	**$6,396,500**	**$7,034,047**	**$ 786,722**	**12.30%**	**$ 7,202,865**
Minus Transfers to MSDs		**374,839**	**379,000**	**422,043**	**47,203**	**12.45%**	**432,172**
Sub-Total General Fund		**5,872,485**	**6,017,500**	**6,612,004**	**739,519**	**12.29%**	**6,770,693**
Sub-Total Main St. MSD		**312,366**	**316,000**	**351,702**	**39,336**	**12.45%**	**360,143**
Sub-Total 7th Ave. MSD		**62,473**	**63,000**	**70,340**	**7,867**	**12.49%**	**72,029**

It is important to note that the City's collections lag the actual taxable sale by four months. The "Minus Transfers to MSD Funds" row reflects a portion of sales tax revenue that is distributed to the City's two municipal service districts (MSDs), based on the percentage of assessed value. The Main St. MSD receives **5.00%** of the actual revenues and the 7th Avenue MSD receives **1.00%** of the actual revenues. This continues to be a strong revenue source for the two MSDs.

Restricted Intergovernmental – Powell Bill Street Allocation. In 2015, the General Assembly eliminated the tie between the gas tax and Powell Bill funds and instead made the Powell Bill a direct appropriation of state dollars (Session Law 2015-241, Section 29.17D[a]). The General Assembly could choose to adjust the amount of Powell Bill funds during its budget process. We anticipate a **$573,796** allocation from the State. In addition to Powell Bill funds provided by the State, the City has, historically, contributed approximately **$200,000** of motor vehicle tag fee revenue to the program. In FY26, we anticipate **$400,000** in motor vehicle tag revenue due to an increase in the fee from $15.00 to $30.00. The increase in motor vehicle fees is meant to support repaving activity mandates outlined in federal Public Right-of-Way Accessibility Guidelines (PROWAG). The total recommended appropriation for Powell Bill expenditures in FY26 is **$773,796**. A portion of revenues from the motor vehicle fee will support Apple Country Public Transit (public transportation).

Restricted intergovernmental revenue also includes various other contributions. Some of these funds are for ABC law enforcement, Hendersonville Housing Authority police officers, and school resource officer reimbursements.

Sales & Services. Sales and services revenues in the General Fund are budgeted to decrease by **$13,700, or -3.74%**. The change reflects conservative budgeting, specifically related to lower expected mini-golf revenues and facility rental income in FY26.

Other Financing Sources – Fund Balance. The North Carolina Local Government Commission (LGC) recommends local governments maintain a minimum available fund balance of no less than eight percent (**8.0%**) of expenditures. The LGC has also provided guidance to local governments on maintaining adequate fund balance availability. Recommendations from the LGC were previously based on a local government's population group; however, a revision now groups units based on General Fund expenditure levels. The City's FY24 adopted policy establishes an available fund balance target of **25.00%**. This policy directive is in adherence with the LGC's recommendations for Cities and Counties with General Fund Expenditures greater than or equal to **$10.0M**.

According to LGC's calculation methods, the City's available fund balance as of June 30th, 2024, is **$6,159,237,** or **23.81%** of total General Fund expenditures. The total fund balance is **$11,072,165** as of June 30th, 2024. We estimate the current FY25 Fund Balance will increase by **$499,811**, ending the year with a total fund balance of **$11,571,976**. In FY26, we estimate the total fund balance will increase by **$492,130** to a total of **$12,064,105**.

The table below summarizes other financing sources and uses, as well as beginning of year fund balance, changes in fund balance, and end of year fund balance estimates.

	FY25 REVISED	FY25 ESTIMATE	FY26 BUDGET	FY26 ESTIMATE
OTHER FINANCING (SOURCES)/USES				
Insurance Proceeds	(1,603,746)	(30,000)	-	-
Debt Proceeds	-	-	-	-
Capital Lease	-	-	-	-
Sale of Capital Assets	(578,250)	(250,000)	-	-
Transfers (In)	-	(389,675)	-	-
Transfers Out	2,243,298	714,833	357,534	113,907
TOTAL OTHER FINANCING	**61,302**	**45,158**	**357,534**	**113,907**
Fund Balance Appropriated	1,112,756	(499,811)	3,132,564	(492,130)
NET CHANGE IN FUND BALANCE	**1,112,756**	**(499,811)**	**3,132,564**	**(492,130)**
FUND BALANCE, BEGINNING OF YEAR	**11,072,165**	**11,072,165**	**11,571,976**	**11,571,976**
FUND BALANCE, END OF YEAR	**9,959,409**	**11,571,976**	**8,439,412**	**12,064,105**

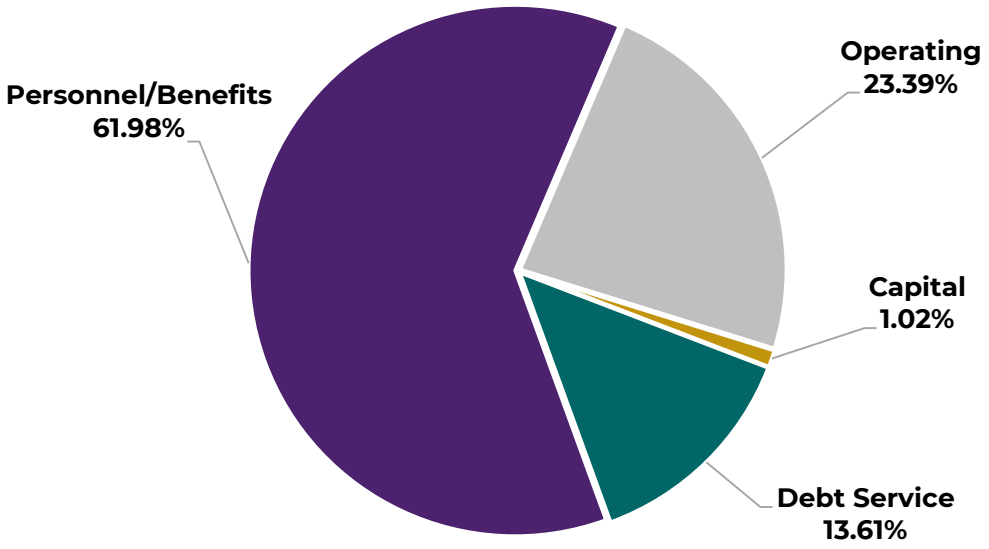
General Fund – Expenditures

The following section will detail the City's General Fund operating expenditures. The total budget for General Fund expenditures is **$30,969,076**, excluding a $357,534 transfer out.

The table below details the City's General Fund expenditures by type for FY26.

	FY25 REVISED	FY25 ESTIMATE	FY26 BUDGET	FY26 ESTIMATE
EXPENDITURES				
Personnel/Benefits	17,189,403	15,807,863	19,193,141	18,082,258
Operating	6,419,072	6,279,836	7,245,072	6,825,733
Capital	135,614	224,960	315,000	296,768
Debt Service	4,098,242	4,098,214	4,215,863	4,215,863
TOTAL EXPENDITURES	**27,842,331**	**26,410,873**	**30,969,076**	**29,420,622**

The chart below presents each expenditure category as a percentage of the total FY26 budgeted expenditures.



Personnel and benefits type expenditures make up the largest portion of General Fund expenditures, at approximately **61.98%** of the total budget. Operating expenditures make up another large portion at **23.39%** of the total budget. The remainder of the General Fund budget is spent on capital outlay (**1.02%**) and debt service (**13.61%**).

Personnel/Benefits. Personnel and benefits type expenditures include salaries, stipends, insurance, retirement contributions, and respective taxes (i.e., income tax, etc.). The total increase, for this expenditure type, between the FY25 revised and FY26 recommended budgets is **$2.0M** (**11.66%**). Notable personnel/benefits items are listed below.

- **4.00% cost-of-living adjustment** (COLA) increase for all employees.
- Increased 401k match benefit from 2.00% to **3.00%**.
- Pursuing a long-term **living-wage** target.
- Reinstitution of merit pay programs at 1.00% | 2.25% | 3.50% based on performance.
- Retirement benefit contributions (LGERS) of **16.10%** for sworn police officers and **14.35%** for all other employee classifications.
- Medical insurance provider changes and **premium increase of 33.90%**.
- Addition of **one (1) Fleet Maintenance Mechanic**.

Operating & Capital. The FY26 operating budget is recommended at **$7.2M, $823k, or 12.87%** greater than the current year revised budget. The majority ($773,796) of this change is attributable to Powell Bill expenditures added back to the General Fund budget. In FY25, these expenditures were budgeted in the 7th Avenue Streetscape project. Other changes include an 11.25% increase in the City's property & liability insurance premiums and a 4.8% estimated decrease to worker's compensation insurance costs.

The FY26 recommended General Fund capital outlay budget includes an increase of **$179k** (**132.28%**), compared to the FY25 revised budget. The **$315,000** FY26 recommended capital budget level is reflective of a prioritization of personnel expenditures in a "tight" budget year. Still included in the capital program are high-priority safety items and life-saving devices: 911 Voice Logger, Swift-Water Rescue Company, CPR (LUCAS) Device, Fleet Paint Booth, Garage Door Replacements, Equipment Trailers, Oakdale Improvements, and Traffic Engineering Improvements. Also of note is an acquisition of General Fund vehicles and equipment through a loan and capital project ordinance (CPO).

The governmental portion of the FY26 vehicle and equipment loan will be **$850k**. The loan will be used to acquire six (6) marked police patrol units ($400,500), three (3) public works vehicles ($160,000), one (1) public works dump truck ($150,000), one (1) public works excavator ($100,000), and one (1) public works tractor ($39,500).

Debt Service. The debt service budget for FY26 totals **$4,251,863**. This is a **$117,621** (**2.87%**) increase over the FY25 revised budget. The increase in debt service can be attributed to full-year debt service payments on the FY25 vehicle and equipment loan and estimated half-year payments on the FY26 vehicle and equipment loan.

The City's existing debt service budget includes borrowings for the Public Works Maintenance Facility, Fire Station 1, Edwards Park, Fire Ladder 1, Fire Engines (1, 2, and 3), Fire Station 2, Police Headquarters, and pre-existing Vehicle and Equipment loans.

At the May 02, 2025 budget workshop meeting, City Council reviewed future projects which may be funded through debt issuances. The table below summarizes the reviewed projects.

Description	Amount	Timing (FY)	Funding Type	Structure	Term	Principal Deferral	Rate
Annual Vehicle Replacement FY25	660,000	2025	L.O.B.	Level Prn.	4	0.5	6.00%
Annual Equipment Replacement FY26	289,500	2026	L.O.B.	Level D/S	7	0.5	6.50%
Annual Vehicle Replacement FY26	560,500	2026	L.O.B.	Level D/S	5	0.5	6.50%
Annual Vehicle Replacement FY27	750,000	2027	L.O.B.	Level D/S	5	0.5	6.50%
Annual Vehicle Replacement FY28	750,000	2028	L.O.B.	Level D/S	5	0.5	6.50%
Annual Vehicle Replacement FY29	750,000	2029	L.O.B.	Level D/S	5	0.5	6.50%
Annual Vehicle Replacement FY30	750,000	2030	L.O.B.	Level D/S	5	0.5	6.50%
G.O. Bond Transportation	10,000,000	2027	G.O.	Level D/S	20	0	4.00%
G.O. Bond Parks	20,000,000	2029	G.O.	Level D/S	20	0	4.00%

The City will continue to evaluate project timelines, budgets, and the market to determine the best financing option for each project to obtain the best long-term financial outcome.

Water and Sewer Fund

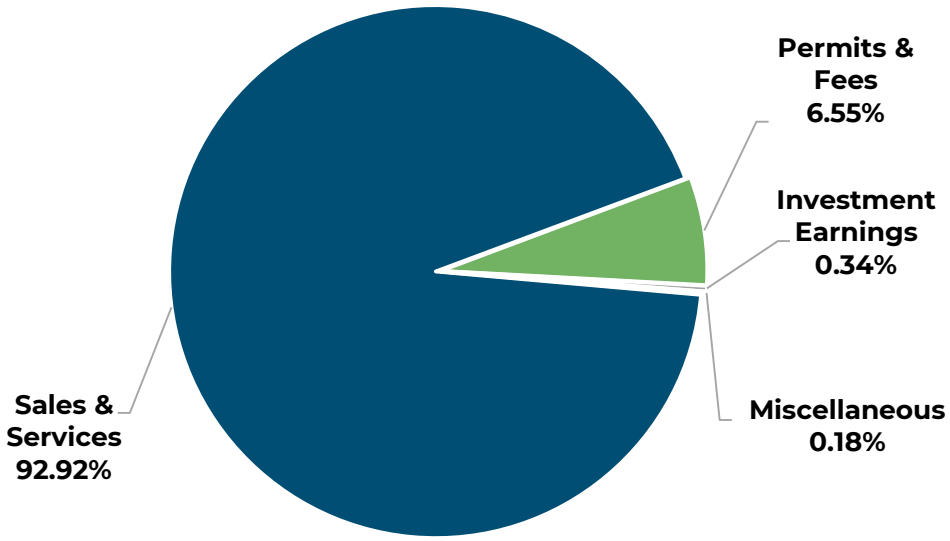
The Water and Sewer Fund is an enterprise fund and is primarily funded through user charges. The FY26 recommended Water and Sewer Fund budget totals **$30,421,154**, or **44.33%** of the City's FY26 total **$68.6M** appropriation.

Water and Sewer Fund – Revenues

The following section will detail the City's operating revenues for the Water and Sewer Fund. The total operating revenue budget for this Fund, excluding "Other Financing Sources" is **$28,262,200**. The table below summarizes the FY26 revenues.

	FY25 REVISED	FY25 ESTIMATE	FY26 BUDGET	FY26 ESTIMATE
REVENUES				
Sales & Services	(24,929,880)	(25,952,499)	(26,262,400)	(27,316,514)
Permits & Fees	(1,344,800)	(1,333,338)	(1,851,800)	(1,926,127)
Investment Earnings	(203,000)	(97,000)	(97,000)	(97,000)
Miscellaneous	(76,000)	(79,118)	(51,000)	(53,047)
TOTAL REVENUES	**(26,553,680)**	**(27,461,955)**	**(28,262,200)**	**(29,392,688)**

The chart below presents revenue sources as a percent of total budgeted revenues for FY26.



The Water and Sewer Fund's primary revenue source is water and sewer sales & services – fees assessed for the consumption/usage of service. Sales & services revenues are **92.92%** of the total FY26 budget. Other revenues sources include but are not limited to, permits and fees (**6.55%**), investment earnings (**0.34%**), and miscellaneous sources (**0.18%**).

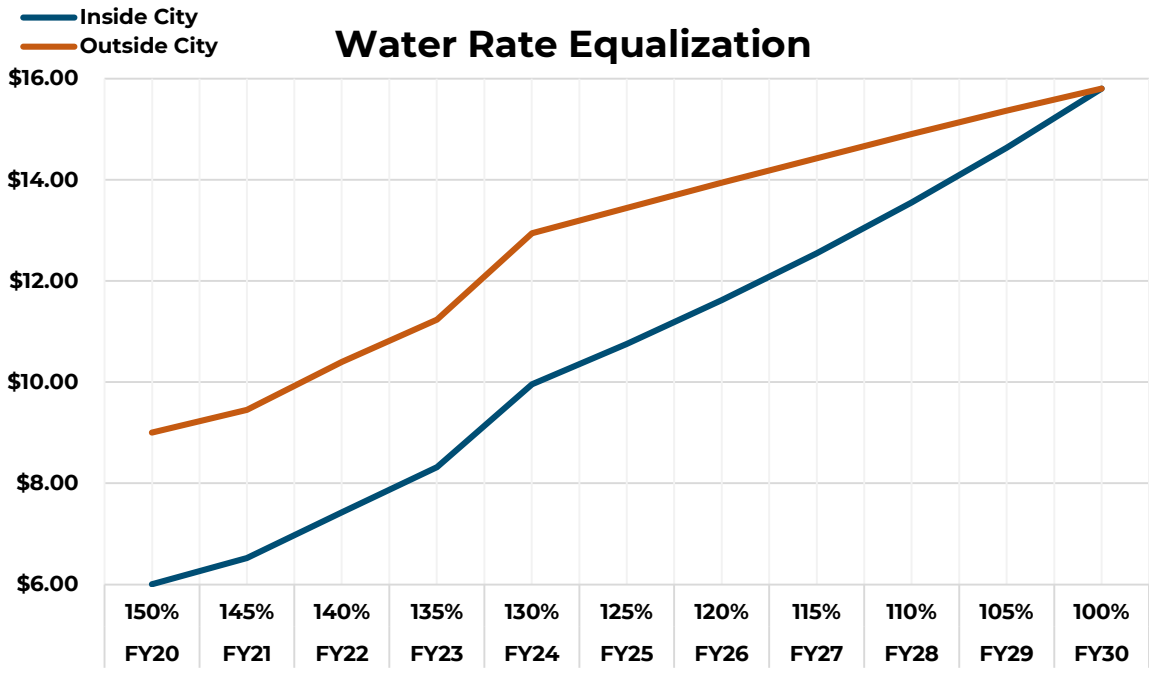
Charges for Service. Sales and services revenues total **$26,262,400** (**92.92%**) in the FY26 Water and Sewer Fund budget. Sales for services revenues are an increase of **$1.3M** over the revised **$24,929,880** FY25 budget. The FY26 budget includes estimated revenues earned from meter-based and volumetric usage charges. The City is experiencing residential, commercial, and industrial growth that will bring a higher demand for service, adding additional connections and revenue to the utility system.

Permits and Fees. Permits and fees are the second largest revenue source for the Water and Sewer Fund. Permits and fees are an elastic revenue source, driven by the amount of development and connection to the water and sewer system. FY26 permits and fees are budgeted at **$1,851,800** (**6.55%**). This budgeted amount is a **37.70%** increase over the FY25 revised budget, **$961,850**. This increase is attributed to Council's adoption of system development fees at 50.00% of the maximum identified by rate consultants. In FY25, the City charged 25.00% of the maximum identified fee system development fees.

Inside/Outside Rate Differential. In FY21, City Council adopted a water rate structure which gradually phases out the 150% inside/outside water customer differential - allowable by North Carolina General Statute (NCGS) 160A-314. The existing plan is to reduce the differential by 5.00% over a 10-year period until both inside-city and outside-city customers pay equal rates for water service. A 125% differential was adopted with the FY25 budget.

A 120% water rate differential is included in the FY26 budget.

This rate differential is currently applied only to water service. Wastewater service rates will maintain a 150% differential. A visualization depicting the gradual convergence of inside-city and outside-city rates is provided below.



Residential Lifeline Tier. In FY24, City Council adopted a lifeline water and sewer rate tier. This rate tier provides residential customers with a lesser cost for essential water services while maintaining revenues necessary to fund strategic priorities. The lifeline tier was included in the FY25 budget and is included in the FY26 recommended budget. The lifeline tier encourages conservation of water while shifting cost incidence to customers utilizing higher levels of utility services. The lifeline tier fee for 0-3kgal of water service in FY26 is $4.38 per 1kgal for inside-city customers, and $5.26 per 1kgal for outside-city customers, reflective of the 120.00% rate differential allowable by State Statute.

Other Financing Sources – Fund Balance. The Water and Sewer Fund maintains a fund balance, or retained earnings; although, the LGC does not provide a recommended minimum level for the Water and Sewer Fund. The City Council established a revenue bond rate covenant as the Fund's most critical financial indicator through policy revision in 2022. The City will maintain the bond covenant as the primary indicator of financial sustainability.

The fund balance as of June 30th, 2024, was **$10,757,658** or **46.15%** of actual FY24 operating expenditures. This fund balance calculation is provided on a modified accrual basis of accounting. It is estimated that the Water and Sewer Fund's fund balance will decrease by **$12,905** to end FY25 at **$10,744,753**. In FY26, we estimate a **$398,174** use of fund balance, based on historical average revenue and expenditure trends. This decrease would bring the total fund balance at the end of FY26 to **$10,346,579.**

The table below summarizes other financing sources and uses, as well as fund balance estimates.

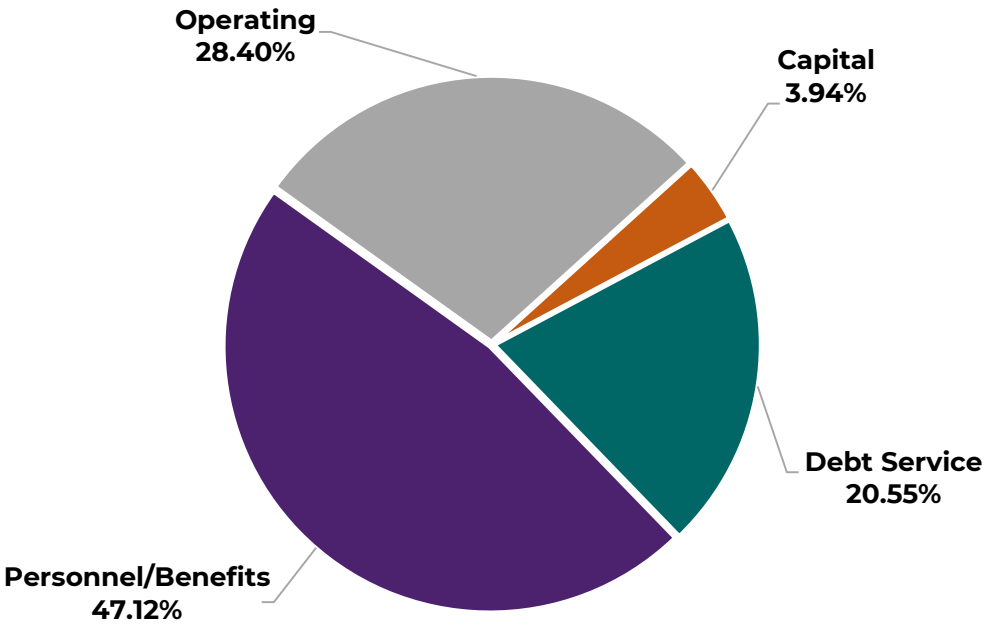
	FY25 REVISED	FY25 ESTIMATE	FY26 BUDGET	FY26 ESTIMATE
OTHER FINANCING (SOURCES)/USES				
Debt Proceeds	-	-	-	-
Insurance Proceeds	(76,060)	(2,060)	(2,060)	(2,060)
Capital Lease	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers (In)	-	-	-	-
Transfers Out	825,657	705,000	517,000	517,000
TOTAL OTHER FINANCING	**749,597**	**702,940**	**514,940**	**514,940**
Fund Balance Appropriated	1,970,022	12,905	2,156,894	398,174
NET CHANGE IN FUND BALANCE	**1,970,022**	**12,905**	**2,156,894**	**398,174**
FUND BALANCE, BEGINNING OF YEAR	**10,757,658**	**10,757,658**	**10,744,753**	**10,744,753**
FUND BALANCE, END OF YEAR	**8,787,636**	**10,744,753**	**8,587,859**	**10,346,579**

Water & Sewer Fund – Expenditures

Hendersonville Water and Sewer is responsible for providing water service to more than **80,000** residents and businesses and sewer service to more than **21,000** residents and businesses of both Hendersonville and Henderson County. The Water and Sewer Fund continues to evaluate and improve its already high-quality services through work with various outside consultants, stakeholder groups, and internal strategic priority meetings. The recommended expenditures in this memo reflect the priorities identified in the above-mentioned initiatives. Below is a breakdown of the Fund's total expenditures for FY26.

	FY25 REVISED	FY25 ESTIMATE	FY26 BUDGET	FY26 ESTIMATE
EXPENDITURES				
Personnel/Benefits	12,675,818	12,071,256	14,090,213	13,735,895
Operating	8,531,408	8,171,929	8,491,388	8,277,860
Capital	1,196,345	1,158,201	1,178,000	1,148,378
Debt Service	5,370,534	5,370,534	6,144,553	6,144,553
TOTAL EXPENDITURES	**27,774,105**	**26,771,920**	**29,904,154**	**29,306,686**

The chart below presents each expenditure category as a percentage of the total FY26 budgeted expenditures.



Personnel and benefits expenditures are the largest portion of Water and Sewer Fund expenditures, at **$14.1M** (**47.12%**) of the total **$29.9M** FY26 budget. FY26 Operating expenditures make up another large portion at **$8.5M** (**28.40%**). The remainder of the budget includes capital outlay at **$1.2M** (**3.94%**) and debt service **$6.1M** (**20.55%**).

Personnel/Benefits. Personnel and benefits expenditures include salaries, insurance, retirement contributions, and respective taxes (i.e., income tax, etc.). The total personnel/benefits budget for FY25 totals **$14.1M**, an **11.16%** increase over the **$12.7M** FY25 revised budget. Notable personnel and benefits items are listed below:

- **4.00% cost-of-living adjustment** (COLA) increase for all employees.
- Increased 401k match benefit from 2.00% to **3.00%**.
- Pursuing a long-term **living-wage** target.
- Reinstitution of merit pay programs at 1.00% | 2.25% | 3.50% based on performance.
- Retirement benefit contributions (LGERS) of **14.35%** for general employee classifications.
- Medical insurance provider changes and **premium increase of 33.90%**.
- Addition of **two (2) Line Maintenance Mechanics** for a worksite flagging crew.

Operating. Operating type expenditures include everything that is not considered capital, salaries/benefits, or debt; it includes a wide array of expenditures. The FY26 budget is a **$40k** (**-0.47%**) decrease compared to the FY25 revised budget, which totals **$8.5M**. This decrease can be attributed to decreases in water and sewer treatment facility sludge management contract expenses.

Capital. The recommended FY26 capital budget is **$1,178,000**; an **$18k** (**-1.53%**) decrease compared to the revised FY25 budget, **$1,196,345**. The capital budget includes a variety of projects, summarized by category in the table below.

FY26 Water & Sewer Pay-Go Capital Buget

Project Category	Budget Amount
Operational Equipment	$ 410,000
SCADA and Security Improvements	197,000
Water and Sewer Line Improvements	306,000
Pump Station Improvements	75,000
Treatment Plant Improvements	190,000
TOTAL	**$ 1,178,000**

Debt Service. The total Water and Sewer Fund debt service budget for FY26 totals **$6,144,553**. Our list of future year capital projects (through FY36+) identified in the capital improvement plan (CIP) process totals **$276.2M**. The utility continues master planning efforts, identifies areas in need of upgrades, and grows alongside major developments in Henderson County. Future growth for our various revenue sources and an assortment of financing options are available to support the immense economic development opportunity of our community. Projects identified through the CIP process are a major driver of debt service and utility rates.

The City has completed a significant number of transformational infrastructure projects in recent years and leveraged favorable borrowing terms through a revenue bond structure to best serve utility customers. On the next page is a table summarizing recent borrowings, completed projects, total debt issuance amounts, debt service payments, interest rates, issuance terms, and remaining payment terms.

FY26 Water and Sewer Debt Service (Principal + Interest)

Project Title	Amount Issued	FY26 Debt Service	Interest Rate	Issuance Type	Issuance Term	Remaining Term
RICOH Equipment Lease	$ -	$ 5,157	-	GASB Lease	6-year	3 years
Brightwater SRF	571,781	32,843	0.00%	2011 SRF	20-year	6 years
Sensus AMI Software Subscription	-	56,202	-	GASB Subscription	9-year	6 years
Etowah Water Improvements	6,687,159	691,541	1.87%	2019 Rev. Bond	15-year	9 years
2012 AMI Water Meter Refunding	6,275,335	653,678	1.87%	2019 Rev. Bond	15-year	9 years
Jackson Park Sewer SRF	4,340,600	260,436	2.00%	2015 SRF	20-year	10 years
Shephard Creek/Atkinson SRF	1,815,000	108,900	2.00%	2015 SRF	20-year	10 years
Wolfpen SRF	2,784,961	167,098	2.00%	2016 SRF	20-Year	10 years
City Hall & Operations Renovation: WS Portion	4,016,000	355,393	3.29%	2023 IFC	15-year	13 years
Multi-Area Streambank Restoration	2,982,484	148,042	0.00%	2020 SRF	20-year	16 years
Northside Water Improvements	5,370,932	321,397	1.23%	2020 SRF	20-year	16 years
Clear Creek Sewer Interceptor	4,584,052	296,362	2.15%	2022 Rev. Bond	20-year	16 years
Church Street Sewer	373,405	24,141	2.15%	2022 Rev. Bond	20-year	16 years
Laurel Park AMI Meters	356,543	23,051	2.15%	2022 Rev. Bond	20-year	16 years
Ewart Hill Water Storage Improvements	729,785	47,181	2.15%	2022 Rev. Bond	20-year	16 years
NCDOT Erkwood Water Improvements	710,000	45,902	2.15%	2022 Rev. Bond	20-year	16 years
NCDOT Old Airport Rd. Water Improvements	160,300	10,364	2.15%	2022 Rev. Bond	20-year	16 years
Fleetwood Water Improvements	1,557,917	115,070	4.02%	2023 Rev. Bond	20-year	18 years
Long John Mountain Property Acquisition	1,000,000	73,861	4.02%	2023 Rev. Bond	20-year	18 years
Church Street Sewer Improvements	535,000	39,516	4.02%	2023 Rev. Bond	20-year	18 years
NCDOT I-26 Water Improvements	3,235,054	238,945	4.02%	2023 Rev. Bond	20-year	18 years
AMI Meter Replacements	525,000	38,777	4.02%	2023 Rev. Bond	20-year	18 years
North Fork Reservoir Water Improvements	1,103,929	81,538	4.02%	2023 Rev. Bond	20-year	18 years
Vactor Truck Acquisition	523,100	38,637	4.02%	2023 Rev. Bond	20-year	18 years
French Broad River Intake	23,514,035	1,408,020	1.04%	2022 SRF	20-year	19 years
CCTV Inspection Truck	390,000	30,509	4.49%	2025 Revenue Bond	20-year	20 years
NCDOT Highland Lake Rd Water Improvements	500,000	39,116	4.49%	2025 Revenue Bond	20-year	20 years
WWTP BioSolids Drying System	3,500,000	273,809	4.49%	2025 Revenue Bond	20-year	20 years
WTP 15 MGD Expansion and Improvements	2,464,000	192,762	4.49%	2025 Revenue Bond	20-year	20 years
Operations Facility Improvements	500,000	39,116	4.49%	2025 Revenue Bond	20-year	20 years
WWTP Residuals Storage Facility	2,342,000	183,217	4.49%	2025 Revenue Bond	20-year	20 years
WTP Mills River Intake Scour System	540,000	42,245	4.49%	2025 Revenue Bond	20-year	20 years
TOTAL	**$ 83,988,372**	**$ 6,082,825**				

Revenue Bond Covenants. The City's first revenue bond and general trust indenture (2019) established a bond covenant. To meet this covenant and issue revenue bond related debt, the City must maintain a favorable ratio of at least 1.0 for both bond test (a) and bond test (b). A summary of test (a) and (b) requirements is provided below.

Bond Test (a)
Revenues plus 20% of the Surplus Fund equal at least:

i. 100% of current expenses.
ii. 120% of annual principal and interest requirements of (parity) revenue bonds.
iii. 100% of debt service requirements on other (subordinate) debt.

**Note: Surplus Fund = unrestricted cash and investments.*

Bond Test (b)
Revenues equal at least:

i. 100% of current expenses.
ii. 110% of annual principal and interest requirements of (parity) revenue bonds.
iii. 100% of debt service requirements on other (subordinate) debt.

We estimate exceeding the revenue bond requirements in FY25 and FY26:
In FY25, we estimate we will end the year with ratio (a) = **1.49** and ratio (b) = **1.05**.
In FY26, we estimate we will end the year with ratio (a) = **1.31** and ratio (b) = **1.07**.

A summary of the FY24 actual bond covenant ratio is provided below.

Description	Code	Amount (FY24)
Revenues plus 20% of Surplus Fund (a)	(a)	26,876,925
100% of Current Expenses (a)	(a)(i)	20,107,179
120% of Annual Principal and Interest on Revenue Bonds (a)	(a)(ii)	2,948,497
100% of Annual Principal and Interest on Other Indebtedness (a)	(a)(iii)	1,441,113
Subtotal of Revenue Coverage (a)	(a)(Subtotal)	24,496,789
Covenant Met (a)	Covenant Met (a)	2,380,136

Revenues (b)	(b)	24,909,589
100% of Current Expenses (b)	(b)(i)	20,107,179
110% of Annual Principal and Interest on Revenue Bonds (b)	(b)(ii)	2,702,789
100% of Annual Principal and Interest on Other Indebtedness (b)	(b)(iii)	1,441,113
Subtotal of Revenue Coverage (b)	(b)(Subtotal)	24,251,081
Covenant Met (b)	Covenant Met (b)	658,508

Covenant (a) = [(a) - (a)(i)] / [(a)(ii) + (a)(iii)]	**Covenant (b) = [(b) - (b)(i)] / [(b)(ii) + (b)(iii)]**
1.54 ✓	1.16 ✓

Transfers Out. A **$100,000** transfer from the Water and Sewer Fund to the Water and Sewer Capital Reserve Fund (CRF) is included in the FY26 budget. Also included is a **$417,000** transfer out for the purchase of capital assets including generators, and vehicles and equipment we anticipate may extend past the fiscal year due to long lead times.

Other Funds

In addition to the two largest City funds, (1) the General Fund and (2) the Water and Sewer Fund, the City budgets for a variety of other funds. These include enterprise funds, special revenue funds, capital reserve funds, and internal service funds. These remaining funds make up approximately **10.02%, or $6,876,095** of the total **$68.6M** FY26 appropriations.

Downtown Program

Under the authority provided by NCGS §160A-536, the City levies two separate municipal service district (MSD) taxes, in addition to its base ad valorem taxing authority. These two MSDs participate in the North Carolina Main Street Program and provide services above and beyond the standard services provided throughout the City. Using the National Trust for Historic Preservation's Main Street Four Point Approach, the Advisory Committees seek to support and build upon inherent strengths in the City's two historic commercial districts. The Main Street Four Point approach includes Organization, Design, Economic Restructuring and Promotions. The two historic commercial districts that are part of the City of Hendersonville's Downtown Economic Development Program are each defined by Municipal Service Districts.

Advisory Boards. In February of FY21, the City Council voted to merge the two downtown advisory groups to form one board, the Downtown Advisory Board (DAB). This Board serves to advise City Council in matters pertaining to the Main Street and 7th Avenue Municipal Service Districts (MSDs). The merger is one result of the desire to create one vision for downtown, initially conceived as a strategic goal during a 2016 community charette focused on the future of downtown. The intervening years have seen several identified strategies implemented, such as the restoration of the Grey Hosiery Mill, facilitating the advisory committees' merger. The proposed budget reflects recommendations from this joint Board and Staff.

A strategic priority developed by both the Main Street and 7th Avenue representatives on the DAB was the equalization of the districts property tax rate. This priority has been a discussion item for the DAB and City Council since 2019. An equalized tax rate of **$0.21 per $100 valuation** for both MSDs was first adopted in FY24. The rates remained equalized at $0.21 per $100 valuation in FY25 and are budgeted similarly in FY26.

The FY26 budget for Main Street and 7th Avenue adjusts for changes in assessed value as provided by the Henderson County Tax Assessor's Office. For the Main Street district, the projected FY26 assessed value is **$152,785,704**, a decrease of **-0.51%** compared to the district's FY25 taxable value billed, **$153,574,563**. 7th Avenue's FY26 projected **$26,319,766** assessed value represents a **-2.97%** decrease compared to the **$27,125,103** FY25 taxable value billed. These changes in assessed value directly impact the property tax revenue in the districts, and indirectly impact the sales tax collections due to the ad valorem distribution method selected by Henderson County.

Additional information on the MSDs can be found on the following page.

Main Street MSD Fund. The Main Street municipal service district is bounded by Church and King Streets to the west and east and 7th Avenue and Allen Street to the north and south. The total FY26 budget is **$940,854**. The FY26 budgeted property tax rate is **$0.21 per $100 valuation**. Other key budgetary factors for FY26 are listed below.

- Budgeted sales tax revenue increased **$23,625, or 7.02%** over the revised FY25 budget.
- Personnel and benefits costs increased **$146,434 (31.5%)** compared to the revised FY25 budget due to a **4.00% COLA**, **33.90% medical insurance premium increase**, and **two (2) additional Downtown Maintenance Worker FTEs**.

7th Avenue MSD Fund. The 7th Avenue District's boundary encompasses the Avenue from Four Seasons Boulevard east to the Oklawaha Greenway and extends down Locust Street at its intersection with 7th North to 9th Avenue. The 7th Avenue MSD Fund tax rate is **$0.21 per $100 valuation** in FY26. The FY26 budgeted appropriation is **$170,233**. Important facts and trends include:

- Sales tax budgeted revenue increased **$9,000, or 14.3%** over the revised FY25 budget.
- Personnel and benefits costs increased **$43,359 (33.8%)** compared to the revised FY25 budget due to a **4.00% COLA**, **33.90% medical insurance premium increase**, and **two (2) additional Downtown Maintenance Worker FTEs**.

Environmental Services Fund

The Environmental Services Fund (ESF) provides sanitation services to rate payers within the City. The ESF's total budget for FY26 is **$2,394,000** with no fund balance appropriation (**$0**). The total budget is **3.49%** of the City's total **$68.6M** appropriation. The ESF has relied on financial support from the General Fund in recent years. The FY26 recommended budget includes changes to make the fund financially sustainable and independent of the General Fund. Notable ESF trends are listed below.

- **30.00/month** for residential 32gal service, **$32.00/month** for 96gal (+$7.00/month).
- A **$589,630 (32.7%)** increase to ESF Fee revenues compared to the FY25 $1.8M budget.
- Personnel and benefits costs increase of $279,438 (22.6%) compared to the FY25 revised budget due to a **4.00% COLA**, **33.90% medical insurance premium increase**, and **three (3) additional Environmental Services Worker FTEs**.
- The FY26 operating budget includes a **$77,510** (**12.8%**) increase, due to projected inflation in tipping fee expenses, and other operational costs.
- A **$14,317 (7.9%)** increase in debt service budget for payments on a heavy duty truck acquired in FY25.
- A phased implementation of the route optimization study including changes to brush collection, automated solid waste trucks, and future service delivery efficiencies.

Stormwater Fund

The Stormwater Fund provides stormwater infrastructure improvements, maintains the City's NPDES Phase II Permit, and completes street, curb, and gutter maintenance. The total FY26 budget for this Fund is **$1,676,050** – a **$222,000, or 15.3%** increase compared to the FY25 revised budget. The FY26 budget is balanced with no (**$0**) fund balance appropriation. Other important facts and trends include:

- **$8.00/month** flat fee for single family residential properties (**+1.00/month**).
- **$8.00/month** per equivalent residential unit (ERU) fee for non-residential properties with either: (1) a maximum payment of **$400.00/month**; **OR**, (2) a **50% credit** for properties with functioning stormwater control measures, whichever is less.

- The FY26 budget includes **$1,079,332** for salaries and benefits expenditures, including **salary splits for existing and new positions, a 4.00% cost-of-living adjustment, and 33.90% medical insurance premium increase**.

In FY23, the Business Advisory Committee and City Council were presented options for stormwater rate increases needed to generate revenues to offset future debt service costs on an estimated **$7.0M** FY27 stormwater revenue bond for capital improvements identified by the Comprehensive Stormwater Master Plan. Following Board and Council feedback, the City adapted and recommends a gradual approach to rate changes. It is recommended the stormwater rate increase by **$1.00/month** each fiscal year until the fund is able to support the future year revenue bond and associated bond covenant requirements.

Staff continue to execute capital projects and conduct additional master planning. The City will remain observant of the outcomes of future planning and will modify our recommendations as needed to support the service levels and capital project priorities determined by the City Council. Staff continue to pursue and receive grant revenues for near-term priorities, which have staved off the need for rate changes during a 2-year rate change moratorium.

Parking Fund

The Parking Fund was established by City Council on December 2nd, 2021. Since the creation of the fund, a new kiosk system has been installed and a new parking deck has been completed. This is an enterprise-type fund, providing parking services through revenues generated following the installation of a new downtown parking facility and parking kiosks, in addition to collections from parking violations. Services include the operation and maintenance of convenient, clean, safe, and affordable parking to residents and visitors. Included in the Parking Fund's FY26 budget are salaries for parking maintenance personnel, parking enforcement personnel, and debt service for kiosks, street sweepers, and parking enforcement officer vehicles. The total budget for the fund is **$1,371,224**, a **$72,568, or 5.6%** increase compared to the FY25 revised budget. In FY26, the City budgeted a transfer in from the General Fund of **$252,649**, in lieu of a fund balance appropriation. It is estimated that the fund will use $113,907 of the budgeted transfer in.

Health & Welfare Fund

Due to the elimination of the medical expense reimbursement plan (MERP) in FY25, and movement of other expenses formerly included in the Health & Welfare Fund to various operating funds, the City's recommended FY26 budget includes no appropriations in the Health & Welfare Internal Service Fund.

Governmental Special Revenue Fund

The City supports a variety of other programs. These programs are relatively small in comparison to the other functions of the City. Some of the functions that these programs provide are related to police and fire community services, historic preservation, and the City's Walk of Fame Committee. The FY26 Governmental Special Revenue Fund budget makes up **$31,000** of the total budget. Historically, the primary revenue source comes from donations or events which creates uncertainty when budgeting for revenues. Beginning in FY26, the City will appropriate funds for two payment-in-lieu of (PILO) programs in this fund: PILO Sidewalks, and PILO Trees. As revenues and expenditures are identified for the PILO programs, the budgets will be amended to reflect the cost of installing new trees and sidewalks. The Government Special Revenue Fund is balanced using fund balance until revenues are realized; therefore, the fund is budgeted to use **$31,000** in FY26 fund balance.

Water and Sewer Capital Reserve Fund

North Carolina General Statute 159-18 authorizes local governments to establish and maintain capital reserve funds for any purpose for which a bond (debt) may be issued. The Water and Sewer Capital Reserve Fund (CRF) was established to raise funds for future economic development projects. In FY26, the City will adopt a budget including a **$100,000** transfer to the Water and Sewer CRF from the Water and Sewer Fund.

Stormwater Capital Reserve Fund

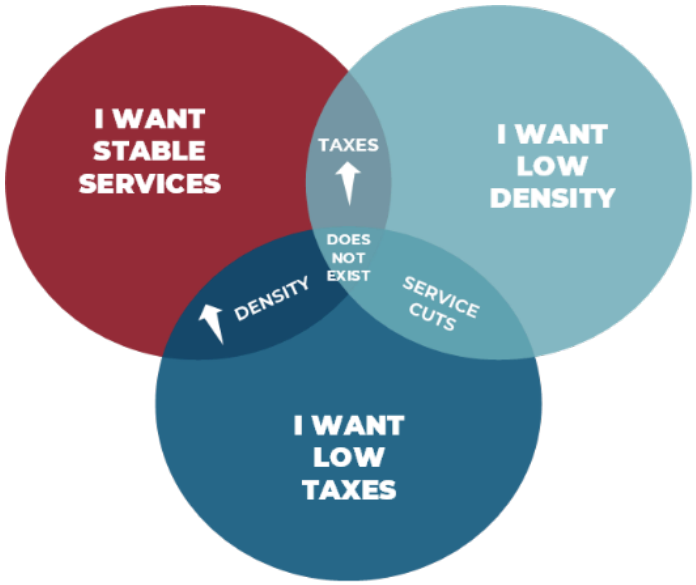
In FY26, the City's recommended budget includes a **$150,000** transfer from the Stormwater Operating Fund to the Stormwater Capital Reserve Fund (CRF). This fund is recommended to build savings for stormwater system rehabilitation and installation projects. The City intends to transfer **$150,000** from the Stormwater Operating Fund each year until a balance of **$600,000** is accumulated for use on stormwater infrastructure projects.

Budget in Total

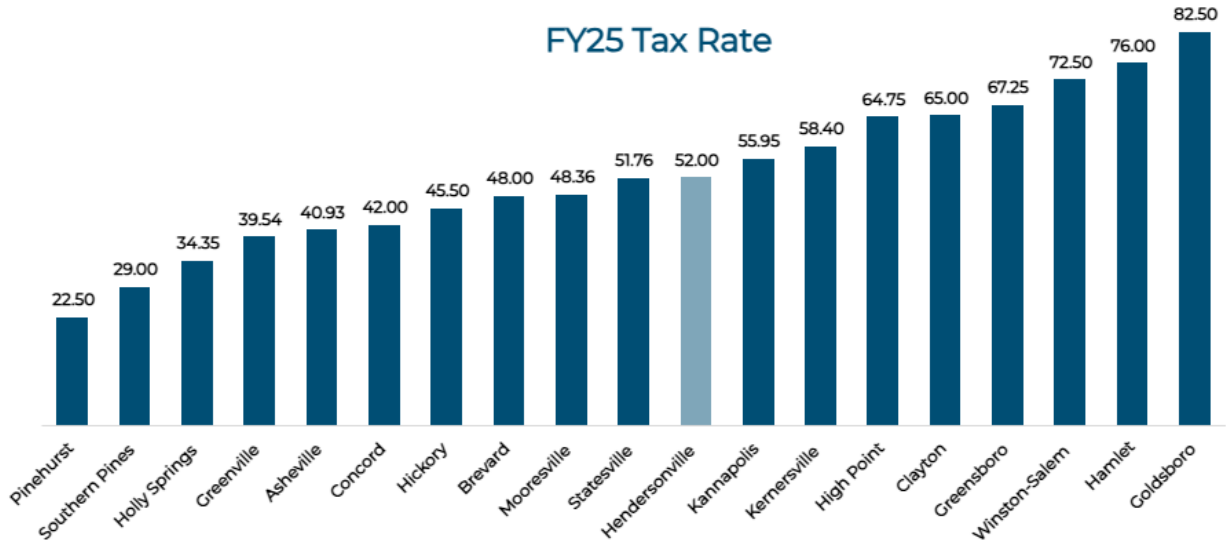
The Fiscal Year 2025-2026 (FY26) budget represents a continued tightening of the City's overall monetary policy. The City's available fund balance continues to be a main priority of the City Manager. In February of 2025 the City Manager submitted a plan to bring the available fund balance in the General Fund to greater than the minimum threshold goal of 25% available. This budget reflects that plan and commitment while also laying the foundation for a strong financial position which will allow the Council to capture future opportunities for the community's growth and prosperity.

The Tax Base

Multi-faceted factors including density, cost of service, City size, and tax-exempt properties, have numerous direct impacts and economic consequences on how we provide municipal services. We often reference the cost-of-service Venn diagram which depicts the tradeoffs our community must grapple with when determining how we grow. The image depicts the tradeoffs of low density, low taxes, and stable services. Everyone wants all three; however, only two can coexist at once. We have made strides in approving additional developments and increasing density. While some of that growth has started to increase our property tax revenues, there are still larger increases expected in future years. Based on development entitlements, we expect to generate an additional $3.2m in taxable revenue through 2032.



The City's proposed tax rate of $0.52 per $100 of value is in line with the average ($0.5244 per $100) of peer communities across North Carolina, summarized below.



Hurricane Helene Recovery

As detailed in our Council Retreat and Workshop, City Staff continue to grapple with impacts from Hurricane Helene. The City is currently working through the FEMA Public Assistance (PA) process, which is intensive and required for reimbursement for storm related damages. This process also provides opportunities for mitigation projects or enhancements. A significant amount of staff time and capacity will be spent scoping and executing these projects over the next twenty-four (24) months. It is our aim to build back better than before and capitalize on as many resiliency opportunities as possible in this long process.

The City has submitted for approximately $4,839,142 in category A and B reimbursements with FEMA. Additionally, the City has conducted 14 site inspections with an estimated reimbursement request of $134m (million dollars), the largest of those requests being the damage sustained at the City's Wastewater Treatment Plant.

Lastly, City Council developed eight (8) priority areas for staff to focus on in the recovery process. These priorities are listed below:

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

The City Manager, in conjunction with the leadership team, are developing a detailed strategic plan and tracking document to demonstrate the City's success in achieving City Council's priorities.

General Obligation Bonds & Other Debt Funded Initiatives

This budget and model forecast lay the groundwork for future debt issuances that are of interest to the City Council.

Transportation Bond FY27: As discussed throughout the budget process, a plan for street improvements is being developed with a targeted general obligation (GO) bond referendum to be placed on the ballot for voter consideration in March of 2026. The estimated $10m issuance will assist in advancing road resurfacing priorities, while improving ADA transition plan infrastructure, an unfunded federal mandate, and incorporating bike and pedestrian improvements identified in the Walk Hendo Plan. This issuance will advance the Strategic Plan Goal Areas of Public Safety, Strong Infrastructure, and Transportation Planning. This debt impact has been added to the model in FY27 and is estimated to cost $736k per year.

Parks Bond FY29: City Council recently adopted a Parks and Greenspace Master Plan which identified multiple priority projects. Additionally, the impacts of Hurricane Helene were devastating for the City's Patton Park and Pool, Whitmire Activity Center, and Toms Park. These facilities have been undergoing a conceptual design for re-building opportunities. The City Council will need to prioritize the park improvements for future years and the funding strategies for each. City Staff will have a better understanding of FEMA funds available for the damaged facilities in the fall of 2025. Once funding is identified and a concept is agreed upon, City Staff can begin formulating debt needs for these projects and other priorities. The model currently includes a $20m issuance in FY29 for parks projects. The projects from the master plan and Helene project needs will need to be considered when preparing for this issuance. The estimated debt service cost is $1.47m per year.

Planning Processes & Strategic Plan Update

The City finalized its new Comprehensive Plan in FY25 which lays the groundwork for future City development. The next step in the City's planning processes is to finalize and adopt the Strategic Housing Plan, estimated adoption in summer of 2025 (FY26), and begin the update of its Unified Development Ordinance. Additionally, we are entering the final year of the City's three-year Strategic Plan. Leading into FY27 the City will begin formulating its next three-year iteration of this guiding plan.

In Summary

The City maintains a financial condition adequate to support core services for the immediate year through the next county-wide revaluation in Fiscal Year 2027-2028 (FY28). The FY28 revaluation is the next opportunity to identify expanded projects and services without some other form of new revenue through tax rates and fees, or new shared revenues through local option sales taxes (e.g. 1/4 Cent Sales Tax) and occupancy taxes.

Of the utmost importance, the proposed budget is estimated to achieve the City Manager's goal of increasing the available fund balance above our minimum 25% threshold.

This proposed budget is balanced in accordance with the State statutes and strives to address the priorities, which have been set by the City Council for Fiscal Year 2025-2026.

The budget is fiscally sound, and although it does not fund all the requests made by departments or external agencies, it does address the top priority needs of the City and will maintain a high level of service for Hendersonville's citizens, customers, and partners.

My appreciation is expressed to Brian Pahle, Adam Murr, Jenny Floyd, and others who assisted budget preparation.

I recommend the proposed budget for Fiscal Year 2025-2026 to the Mayor and City Council.

Respectfully submitted,



John F. Connet
City Manager

Ordinance #_____

BUDGET ORDINANCE

AN ORDINANCE MAKING APPROPRIATIONS FOR CERTAIN EXPENSES, CAPITAL IMPROVEMENTS AND INDEBTEDNESS OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026

WHEREAS, the City of Hendersonville is approaching the conclusion of its current fiscal year and will enter fiscal year 2025-2026 (FY26) on July 1, 2025; and,

WHEREAS, it is necessary and required that prior to entering a new fiscal year a budget must be passed and adopted for the operation of the city government; and,

WHEREAS, the FY26 budget and budget message were submitted to the Hendersonville City Council by the budget officer, the City Manager, on May 20, 2025, as required by N.C.G.S. § 159-11(b); and,

WHEREAS, a copy of the FY26 budget was filed with the Hendersonville City Clerk on May 20, 2025, as required by N.C.G.S. § 159-12(a); and,

WHEREAS, a duly advertised public hearing and a work session has been held wherein the public has been notified and invited to be present.

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

SECTION 1: That the following amounts are hereby appropriated for the following governmental and proprietary funds for the fiscal year beginning July 1, 2025, and ending June 30, 2026, with the estimated, budgeted revenues and other financing for each fund being as stated:

GOVERNMENTAL FUNDS	
General Fund	
Budgeted Revenues	(28,194,046)
Ad Valorem Taxes	(17,267,500)
Other Taxes & Licenses	(7,500)
Unrestricted Intergovernmental	(8,842,500)
Restricted Intergovernmental	(973,796)
Sales & Services	(352,600)
Permits & Fees	(642,150)
Investment Earnings	(102,000)
Miscellaneous	(6,000)
Budgeted Expenditures	30,969,077
General Government	5,125,416
Community Development	936,675
Fire	7,071,033
Police	8,065,278
Public Works	5,554,812
Debt Service	4,215,863
Other Financing (Sources)/Uses	(2,775,031)
Proceeds of Debt	-
Sale of Capital Assets	-
Transfers (In)	-
Transfers Out	357,534
Fund Balance Appropriated	(3,132,565)
Sub-Total Revenues & Other Financing	**(31,326,611)**
Sub-Total Appropriations	**31,326,611**
SPECIAL REVENUE FUNDS	
Main Street MSD Fund	
Budgeted Revenues	(697,400)
Ad Valorem Taxes	(316,850)
Other Taxes & Licenses	-
Unrestricted Intergovernmental	(360,000)
Restricted Intergovernmental	-
Permits & Fees	(2,500)
Sales & Services	-
Investment Earnings	(100)
Miscellaneous	(17,950)
Budgeted Expenditures	940,854
Downtown Program	898,524
Debt Service	42,330
Other Financing (Sources)/Uses	(243,454)
Transfers (In)	(88,434)
Fund Balance Appropriated	(155,020)
Sub-Total Revenues & Other Financing	**(940,854)**
Sub-Total Appropriations	**940,854**

Seventh Avenue MSD Fund	
Budgeted Revenues	(131,750)
Ad Valorem Taxes	(54,650)
Other Taxes & Licenses	-
Unrestricted Intergovernmental	(72,000)
Restricted Intergovernmental	-
Permits & Fees	-
Sales & Services	(5,000)
Investment Earnings	(100)
Miscellaneous	-
Budgeted Expenditures	212,967
Downtown Program	212,967
Other Financing (Sources)/Uses	(81,217)
Transfers (In)	(16,451)
Fund Balance Appropriated	(64,766)
Sub-Total Revenues & Other Financing	**(212,967)**
Sub-Total Appropriations	**212,967**
Governmental Special Revenue Fund	
Budgeted Revenues	-
Miscellaneous	-
Budgeted Expenditures	31,000
Fire	-
Historic Preservation	7,500
Police	19,500
Walk of Fame	4,000
Other Financing (Sources)/Uses	(31,000)
Fund Balance Appropriated	(31,000)
Sub-Total Revenues & Other Financing	**(31,000)**
Sub-Total Appropriations	**31,000**

PROPRIETARY FUNDS	
Water & Sewer Fund	
Budgeted Revenues	(28,262,200)
Sales & Services	(26,262,400)
Permits & Fees	(1,484,500)
Water & Sewer Taps	(367,300)
Investment Earnings	(97,000)
Miscellaneous	(51,000)
Budgeted Expenditures	29,904,154
General Business	8,994,373
Water Facilities	1,616,180
Water Treatment	2,797,330
Water Operations	1,103,576
Water Distribution	4,106,345
Wastewater Facilities Maintenance	517,299
Wastewater Treatment	2,157,858
Wastewater Operations Support	381,947
Wastewater Collection	2,084,693
Debt Service	6,144,553
Other Financing (Sources)/Uses	(1,641,954)
Insurance Proceeds	(2,060)
Transfers (In)	-
Transfers Out	517,000
Fund Balance Appropriated	(2,156,894)
Sub-Total Revenues & Other Financing	**(30,421,154)**
Sub-Total Appropriations	**30,421,154**
Parking Fund	
Budgeted Revenues	(1,118,575)
Sales & Services	(1,065,000)
Permits & Fees	-
Investment Earnings	(2,500)
Miscellaneous	(51,075)
Budgeted Expenditures	1,371,224
Parking	559,274
Debt Service	811,950
Other Financing (Sources)/Uses	(252,649)
Proceeds of Debt	-
Transfers (In)	(252,649)
Transfers Out	-
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(1,371,224)**
Sub-Total Appropriations	**1,371,224**

Stormwater Fund	
Budgeted Revenues	(1,676,050)
Sales & Services	(1,675,000)
Permits & Fees	(1,000)
Investment Earnings	(50)
Miscellaneous	-
Budgeted Expenditures	1,526,050
Stormwater	1,450,165
Debt Service	75,885
Other Financing (Sources)/Uses	150,000
Proceeds of Debt	-
Transfers (In)	-
Transfers Out	150,000
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(1,676,050)**
Sub-Total Appropriations	**1,676,050**
Environmental Services Fund	
Budgeted Revenues	(2,394,000)
Sales & Services	(2,393,000)
Permits & Fees	-
Investment Earnings	(300)
Miscellaneous	(700)
Budgeted Expenditures	2,394,000
Sanitation	2,199,385
Debt Service	194,615
Other Financing (Sources)/Uses	-
Proceeds of Debt	-
Transfers (In)	-
Transfers Out	-
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(2,394,000)**
Sub-Total Appropriations	**2,394,000**
CAPITAL RESERVE FUNDS	
Water & Sewer Capital Reserve Fund	
Budgeted Revenues	-
Budgeted Expenditures	-
Other Financing (Sources)/Uses	-
Transfers (In)	(100,000)
Transfers Out	100,000
Sub-Total Revenues & Other Financing	**(100,000)**
Sub-Total Appropriations	**100,000**

Stormwater Capital Reserve Fund	
Budgeted Revenues	-
Budgeted Expenditures	-
Other Financing (Sources)/Uses	-
Transfers (In)	(150,000)
Transfers Out	150,000
Sub-Total Revenues & Other Financing	**(150,000)**
Sub-Total Appropriations	**150,000**

Total Revenues & Other Financing	**(68,623,860)**
Total Appropriations	**68,623,860**

SECTION 2: That the attached detailed budget document reflects the estimated revenues, revenue contributions, and budget appropriations of the City of Hendersonville, North Carolina, for the period beginning July 1, 2025, and ending June 30, 2026. A copy of the budget document shall be furnished to the City Clerk, City Manager and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

SECTION 3: That the financial plan supporting the Internal Service Fund as required by N.C.G.S. § 159-13.1 is approved. The *Financial Plan* for the Internal Service Fund is incorporated herein by reference and shall be placed on file in the office of the City Clerk.

SECTION 4: That no appropriations for salaries shall be changed unless authorized by the Council. Appropriations between departments, divisions, or projects within one fund, other than salaries, including contingency appropriations, may be transferred therein by the City Manager for the purpose of equalizations, when necessary, if the original total appropriated balance for the fund is not changed. Appropriations within a department, other than salaries, may be transferred by the department head to make equalizations when necessary.

SECTION 5: That there is hereby levied a tax at the rate of fifty-two cents ($0.52) per one hundred dollars ($100.00) valuation of property. This rate is based on an estimated total valuation of property for the purpose of taxation of $3,377,651,661 and estimated collection rate of 98.00%.

SECTION 6: That there is hereby levied a tax at the rate of twenty-one cents ($0.21) per one hundred dollars ($100.00) valuation of property, for the Main Street Municipal Service District formed upon a petition of some of the property owners, established for the purpose of infrastructure improvements and special events in the district. This rate is based on an estimated total valuation of property for the purpose of taxation of $152,785,704 and an estimated collection rate of 98.00%.

SECTION 7: That there is hereby levied a tax at the rate of twenty-one cents ($0.21) per one hundred dollars ($100.00) valuation of property, for the Seventh Avenue Municipal Service District formed upon a petition of some of the property owners, established for the purpose of infrastructure improvements and special events in the district. The rate is based on an estimated total valuation of property for the purpose of taxation of $26,319,766 and an estimated collection rate of 98.00%.

SECTION 8: That there is hereby adopted an official Fee Schedule listing specific fees, licenses, and utility rates charged by the City of Hendersonville for the use of City facilities and equipment for the purposes of making them available to public, specific utility rates the proceeds of which are for the maintenance and expansion of its utility systems, the reproduction of public records and other miscellaneous services to cover the actual cost of producing these documents and information under the provision of NCGS §132-6.2, and other various fees associated with enhanced direct services provided by the City. The *Fee Schedule* is incorporated herein by reference and shall be placed on file in the office of the City Clerk.

SECTION 9: That the City's Position Allocation to Salary Range which provides all jobs and associated pay bands be adopted as the official Pay and Classification Schedule of the City of Hendersonville. The *Pay and Classification Schedule* is incorporated by reference and shall be placed on file in the office of the City Clerk.

SECTION 10: This ordinance shall become effective on and after July 1, 2025.

SECTION 11: That all ordinances and parts of ordinances in conflict herewith be and the same hereby repealed.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 5th day of June 2025.

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

_____
City Clerk

Approved as to form:

_____
City Attorney

Ordinance #_____

WATER & SEWER CAPITAL RESERVE FUND ORDINANCE

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a water & sewer capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

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

SECTION 1 BUDGET: That the following Water & Sewer Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in the amount of $100,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville CRF will be to (1) raise funds for water and sewer system rehabilitation and expansion projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City's Budget Ordinance to provide for water and sewer system capital rehabilitation and expansion. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Water & Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY26), the City will transfer $100,000.00 from the Water and Sewer Fund (060) to the Capital Reserve Fund (459). The Water & Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2025 of $300,000. The City will save $500,000 of revenue in the CRF for future system expansion projects. The City anticipates spending $500,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer $100,000 from the Water and Sewer Fund to the CRF until $500,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 5th day of June 2025.

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

_____
City Clerk

Approved as to form:

_____
City Attorney

Ordinance #_____

STORMWATER CAPITAL RESERVE FUND ORDINANCE

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a stormwater capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

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

SECTION 1 BUDGET: That the following Stormwater Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in the amount of $150,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville CRF will be to (1) raise funds for stormwater system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City's Budget Ordinance to provide for stormwater system capital rehabilitation and installation projects. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Stormwater Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY26), the City will transfer $150,000.00 from the Stormwater Fund (067) to the Stormwater Capital Reserve Fund (457). The Stormwater Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2025 of $0. The City will save $750,000 of revenue in the CRF for future system expansion projects. The City anticipates spending $750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Stormwater Fund. Each year delineated, the City will transfer $150,000 from the Stormwater Fund to the CRF until $750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 5th day of June 2025.

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

_____
City Clerk

Approved as to form:

_____
City Attorney

Resolution #_____

RESOLUTION OF INTENT

A RESOLUTION TO CONSIDER AND ADOPT THE RECOMMENDED CAPITAL IMPROVEMENT PLAN (CIP) AND FOLLOW THE SCHEDULE OF RATES AND FEES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR 2025 – 2026 (FY26) THROUGH THE FISCAL YEAR 2035 -2036 (FY36)

WHEREAS, the City of Hendersonville recognizes that a Capital Improvement Plan (CIP) enables staff and the Board to plan for a vibrant community; and,

WHEREAS, the CIP is a 10-year planning tool designed to help the City plan for the repair, replacement, and acquisition of capital items; to assist in financial planning; to ensure better coordination and evaluation of projects; to provide necessary lead time for project planning, and to maintain or improve the City's credit rating and fiscal health; and,

WHEREAS, the recommended FY26 through FY36 CIP updates preceding budgets and CIPs of prior fiscal years; and,

WHEREAS, this plan is updated annually for Board review; and,

WHEREAS, this flexibility in the planning and implementation of capital needs makes the City's CIP responsive to the changing needs of its community; and,

WHEREAS, the City intends to reimburse itself for funds expended with debt proceeds for any projects identified as such in the CIP table; and,

WHEREAS, the Board intends to follow the recommendations of the water and sewer rate recommendations as to provide adequate funding for the projects identified in the CIP while maintaining a strong financially sustainable fiscal position; and,

WHEREAS, the Board intends to equalize inside and outside city water rates by FY30, providing a 5.00% decrease from 125.00% in FY25 to 120.00% in FY26; and,

WHEREAS, the Board intends to follow the proposed stormwater rate schedule with a maximum monthly charge of $400.00 for FY26 to fund stormwater projects; and,

WHEREAS, this CIP will provide a vibrant future for our community and is intended to further the vision and mission of the City.

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

That the City of Hendersonville City Council has received and adopts the recommended Capital Improvement Plan (CIP) in conjunction with the annual City Budget for Fiscal Year 2025-2026 (FY26).

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 5th day of June 2025.

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

_____
City Clerk

Approved as to form:

_____
City Attorney

Resolution #_____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING INCREASE IN MICRO-PURCHASE THRESHOLD

WHEREAS, from time to time, the City of Hendersonville purchases goods and services using federal funding subject to the procurement standards in 2 C.F.R. Part 200, Subpart D; and,

WHEREAS, the City of Hendersonville's procurement of such goods and services is subject to the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy; and,

WHEREAS, the City of Hendersonville is a non-Federal entity under the definition set forth in 2 C.F.R. § 200.1; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(ii), a non-Federal entity may award micro-purchases without soliciting competitive price or rate quotations if the non-Federal entity considers the price to be reasonable based on research, experience, purchase history or other information and documents that the non-Federal entity files, accordingly; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iii), a non-Federal entity is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), a non-Federal entity may self-certify on an annual basis a micro-purchase threshold not to exceed $50,000 and maintain documentation to be made available to a Federal awarding agency and auditors in accordance with 2 C.F.R. § 200.334; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), such self-certification must include (1) a justification for the threshold, (2) a clear identification of the threshold, and (3) supporting documentation, which, for public institutions, may be a "higher threshold consistent with State law"; and,

WHEREAS, G.S. 143-129(a) and G.S. 143-131(a) require the City of Hendersonville to conduct a competitive bidding process for the purchase of (1) "apparatus, supplies, materials, or equipment" where the cost of such purchase is equal to or greater than $30,000, and (2) "construction or repair work" where the cost of such purchase is greater than or equal to $30,000; and,

WHEREAS, North Carolina law does not require a unit of local government to competitively bid for purchase of services other than services subject to the qualifications-based selection process set forth in Article 3D of Chapter 143 of the North Carolina General Statutes (the "Mini-Brooks Act"); and,

WHEREAS, G.S. 143-64.32 permits units of local government to exercise, in writing, an exemption to the qualifications-based selection process for services subject to the Mini-Brooks Act for particular projects where the aggregate cost of such services do not exceed $50,000; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), the City Council for the City of Hendersonville now desires to adopt higher micro-purchase thresholds than those identified in 48 C.F.R. § 2.101 to take advantage of increased efficiencies and cost savings that are available under an increased micro-purchase threshold exemption.

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

SECTION 1: That in accordance with 2 C.F.R. § 200.320(a)(1)(iv) and the applicable provisions of North Carolina law, the City of Hendersonville hereby self-certifies the following micro-purchase thresholds, each of which is a "higher threshold consistent with State law" under 2 C.F.R. § 200.320(a)(1)(iv)(C) for the reasons set forth in the recitals to this resolution:

A. $30,000, for the purchase of "apparatus, supplies, materials, or equipment"; and,

B. $30,000, for the purchase of "construction or repair work"; and,

C. $50,000, for the purchase of services not subject to competitive bidding under North Carolina law; and,

D. $50,000, for the purchase of services subject to the qualifications-based selection process in the Mini-Brooks Act; provided that such threshold shall apply to a contract only if the City has exercised an exemption to the Mini-Brooks Act, in writing, for a particular project pursuant to G.S. 143-64.32. If the exemption is not authorized, the micro-purchase threshold shall be $10,000; and,

E. $50,000 for any contract, other than those described in A-D above, that is exempt from competitive procurement requirements under North Carolina State Law.

SECTION 2: The self-certification made herein shall be effective as of the date hereof and shall be applicable until the end of the current fiscal year of the City of Hendersonville but shall not be applicable to Federal financial assistance awards issued prior to November 12, 2020, including financial assistance awards issued prior to that date under the Coronavirus Aid, Relief, and Economic Support (CARES) Act of 2020 (Pub. L. 116-136).

SECTION 3: In the event that the City of Hendersonville receives funding from a federal grantor agency that adopts a threshold more restrictive than those contained herein, the City shall comply with the more restrictive threshold when expending such funds.

SECTION 4: The City of Hendersonville shall maintain documentation to be made available to a Federal awarding agency, any pass-through entity, and auditors in accordance with 2 C.F.R. § 200.334.

SECTION 5: The City Manager, Assistant City Manager, Finance Director, and Budget & Evaluation Director of the City of Hendersonville are hereby authorized, individually and collectively, to revise the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy, to reflect the increased micro-purchase thresholds specified herein, and to take all such actions, individually and collectively, to carry into effect the purpose and intent of the foregoing resolution.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 5th day of June 2025.

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

_____
City Clerk

Approved as to form:

_____
City Attorney

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
ADMINISTRATION	
General	
Clerk's Certification of Public Records	$3.00 per page (after first page)
Application for Certificate of Public Convenience & Necessity (taxicab)	$60.00
Horse-Drawn Carriage Permit	$60.00
Flash Drives:	
0-8 GB	$5.00 each
16-128 GB	$7.00 each
>/= 128 GB	$20.00 each
Copy Charges (per page)	
Black	$0.15
Color	$0.25
City Council Agenda Subscription	
Meeting Subscription & Printing	$16.00 per agenda packet
Annual Subscription & Printing	$180.00 per fiscal year
Special Event Fees	
Event Application Fee	$25.00 per application
Class A Special Event Closure (High-Impact full Main Street MSD Closure)	$700.00 per day
Class B Special event closure (moderate impact, full Main Street MSD Closure)	$450.00 per day
Class C Special Event Closure (Full Main Street with Avenues	$300.00 per day
Class D Special Event Closure (Closure of 2 blocks or less)	$75.00 per block, per day
Class E - Special Event Closure (Closure of parking spaces at Courthouse Plaza)	$50.00 per day
Multi-Day Food Vendors	$55.00 per day
COMMUNITY DEVELOPMENT	
FEES	
General- Zoning Compliance	
Zoning Verification Letter	$50.00
Non-Conforming Use Alteration Request (BOA Review)	$100.00
Variance Request (BOA Review)	$75.00
Certificate of Appropriateness (Major work)	$75.00
Certificate of Appropriateness (Minor work)	$50.00
Telecommunications Towers, Antennas and Equipment	
Small Wireless Facilities (first 5 facilities)	$100.00 each
Additional small wireless facilities on the same application	$50.00 each
Administrative Review	No Charge
General -Copy & Scan Charges Per Page	
Black	$0.15
Color	$0.25
Conditional Use	$200.00
Copy Charges (per page)	
Black	$0.15
Color	$0.25
General - Copy & Scan Charges Per Page	
Large Format Copy	$10.00
Large Format Scan	$5.00
Zoning Map	$5.00
Future Land Use Map Copy	$5.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
COMMUNITY DEVELOPMENT	
General - Code Enforcement	
Nuisance Fee (Admin. Cost Doubles for each Offense within a Year)	Cost + $100.00 Admin. Cost
Encroachment Permit	
Outdoor Dining Fee (Annual)	$0.50 per Sq. Ft.
Demolition Admin Fee	$100.00
Payments in Lieu	
In Lieu - Sidewalks	$130.00 per Linear Ft.
In Lieu - Trees	$1.53 per Sq. Ft.
Rezoning Requests	
Zoning Ordinance Map Amendment (Standard Rezoning)	
Commercial or Industrial	$275.00
Residential < 3 acres	$175.00
Residential > 3 acres	$225.00
Zoning Map Amendment (Conditional Rezoning)	
Conditional Rezoning - Legislative Process	$100 per acre, $500 minimum
Final DRC Review	$500.00
Zoning Ordinance Text Amendments	$175.00
Site Plan Reviews & Amendments	
Commercial, Industrial or Institutional	
5,000 - 19,999 square feet in floor area	$300.00
20,000 - 50,000 square feet in floor area	$450.00
Residential Developments	
3 - 10 dwellings	$300.00
11 - 50 dwellings	$450.00
Traffic Impact Analysis Study (Administrative Review)	$1,000.00
Plat Review	
Subdivision Plats	$20.00 per lot
Street Closing Petition ($1,000 deposit)	$1,000.00
Annexation Petition & Plat Review	
Contiguous	$300.00
Satellite	$450.00
PERMITS	
General- Zoning Compliance	
Zoning Compliance Permit	$50.00
Temporary Use Permit	$60.00
Floodplain Development Permit	$300.00
Telecommunications Towers, Antennas and Equipment	
Basic Permit (C-3, I-1)	$450.00
Special Use Permit1	$2,500.00
Sign Permits	
Sign Compliance Permit	$75.00
Special Use Permit	$200.00
Note 1: Applicable only to applications required to meet the additional standards contained in Section 16-4-23.4.	
Note 2: Fees for towers proposed for siting in PCD or PID district are included in the fee for conditional use review.	

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
FIRE DEPARTMENT	
General	
FEES	
Construction Plans Review	
Commercial hood suppression systems	$100.00
Explosives and fireworks	$100.00
Petroleum tanks and appurtenances	$100.00
Sprinkler systems, fire alarm systems and Emergency Responder Radio Coverage Systems	
Minimum up to 1,000 square feet	$50.00
1,001 - 5,000 square feet	$100.00
5,001 - 10,000 square feet	$150.00
10,001 - 25,000 square feet	$200.00
25,001 - 50,000 square feet	$250.00
50,001 - 100,000 square feet	$300.00
100,001 - 200,000 square feet	$350.00
Over 200,000 square feet	$400.00
Work without a permit	$250.00
Fire Inspection Fees	
Minimum up to 1,000 square feet	$50.00
1,001 - 5,000 square feet	$100.00
5,001 - 10,000 square feet	$150.00
10,001 - 25,000 square feet	$200.00
25,001 - 50,000 square feet	$250.00
50,001 - 100,000 square feet	$300.00
100,001 - 200,000 square feet	$350.00
Over 200,000 square feet	$400.00
Mobile Food Preparatoin Vehicle Inspection	$50.00
R-2 & S Occupancies (Apartment Complexes, Storage Units, etc.)	
1-20 Units	$50.00
21-50 Units	$100.00
51-100 Units	$150.00
101-150 Units	$200.00
151-200 Units	$250.00
201-250 Units	$300.00
251-300 Units	$350.00
Over 300 Units	$400.00
PENALTIES	
Re-inspection Fee (Follow-up) per re-inspection	$100.00
Annual Non-Compliant Inspection Fee	$250.00
Hazardous Material Response Fees	
Chief Officer - per officer (per hr.)	$75.00
Engine Company Response - per engine (per hr.)	$150.00
Fire Marshal/Deputy Fire Marshal - per person (per hr.)	$50.00
Ladder/Truck Response - per ladder/truck (per hr.)	$220.00
Materials/Supplies Used	Actual replacement cost
Off Duty/Call Back Personnel	Average hourly rate x 1.5
Site Assessment Fee	$50.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
FIRE DEPARTMENT	
PERMITS	
Operational Permits	
ABC License Fee	$50.00
Amusement Buildings	$50.00
Carnival and Fairs	$50.00
Combustible dust-producing operations	$100.00
Covered and Open Mall Buildings	$50.00
Exhibits and trade shows (per event)	$50.00
Explosives	$100.00
Flammable and Combustible Liquids	$100.00
Fumigation and thermal insecticide fogging	$100.00
Liquid or gas-fueled vehicles or equipment in assembly buil	$100.00
Private Hydrants	$50.00
Pyrotechnic special effects material	$100.00
Spraying and Dipping	$100.00
Temporary membrane structures, tents, and canopies (excludes special events)	$50.00
Construction Permits	
Automatic fire extinguishing systems	$100.00
Battery systems	$100.00
Compressed gas	$100.00
Cryogenic fluids	$100.00
Emergency responder radio coverage system	$100.00
Fire alarm and detection systems and related equipment	$100.00
Fire pumps and related equipment	$100.00
Flammable and Combustible liquids	$100.00
Gates and barricades across fire apparatus access roads	$100.00
Hazardous Materials	$100.00
Industrial Ovens	$100.00
LP Gas	$100.00
Private fire hydrant	$100.00
Smoke control or smoke exhaust systems	$100.00
Solar photovoltaic power systems	$100.00
Spraying and Dipping	$100.00
Standpipe systems	$100.00
Temporary membrane structures, tents, canopies (per site, excludes special events)	$50.00
PENALTIES	
Illegal Burn Fee	$100.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
FINANCE	
General	
Beer License - On Premises	$15.00
Beer License - Off Premises	$5.00
Carnival Permit	$100/week + $5 per device
Delinquent Account Fee	$40.00
Returned item fee	$25.00
Itinerant Merchant/Peddlers Permit	$100.00
Utility Application Fee	$10.00
Motor Vehicle Tag Fee	$30.00
Wholesale Dealers License - Beer Only	$37.50
Wholesale Dealers License - Wine Only	$37.50
Wholesale Dealers License - Beer & Wine	$62.50
Wine License - On Premises	$15.00
Wine License - Off Premises	$10.00
Note: In accordance with G.S. 105-113.77 and G.S. 105-113.79 If a business has multiple locations in one county or city, that business will need to obtain separate ABC licenses for each location. City beer and wine taxes must increase by 10% for each additional license of the same type issued to the same taxpayer for use at a separate location. Furthermore, G.S. 105-236 applies penalties for failure to pay for and obtain local beer and wine license taxes. Operating a business without the required privilege license triggers a monthly penalty of 5 % of the applicable privilege license tax, up to a total of 25 %. Failure to pay the required tax triggers a separate 10% penalty. These violations are also Class 1 misdemeanors.	
POLICE	
FEES	
Fingerprinting	$10.00
Precious Metals Dealer Background Check	$75.00
PENALTIES	
Precious Metals Dealer Permit	$180.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
PARKING	
FEES	
Lost Ticket Fee (Parking Deck)	$20.00
Lost/Replacement/2nd Parking Deck Puck	$25.00
Monthly Parking Space - Deck Permit	$80.00
Monthly Parking Space - Exterior Lot Permit	$25.00
Monthly Parking Space - Interior Lot Permit	$60.00
Special Event Rate	$10.00 per session
Parking Meter - Main St. and Avenues	$0.50 per 15-minutes (5-hour max.)
Parking Meter - Surface Lots and Decks	$0.75 per 30-minutes ($10 max. per session)
PENALTIES	
Illicit Crosswalk Parking	$25.00
Illicit Fire Hydrant Parking	$100.00
Illicit Fire Lane Parking	$100.00
Habitual Parking Offender (3 Tickets or more in 30 days)	$100.00
Illicit Handicapped Parking	$250.00
Illicit Loading Zone Parking	$25.00
Overtime/Expired Meter Parking	$25.00
Penalty after 30 days additional	$50.00
Penalty after 60 days additional	$100.00
Construction parking permit (per day)	$15.00
All Other Parking Violations Chapter 50	$25.00

PUBLIC WORKS	
FEES	
Boyd Park Mini-Golf Admission	
Adults	$3.00
Children	$2.00
Course Rental (half day - with concessions) *At the discretion of the City	$300.00
Course Rental (half day - without concessions) *At the discretion of the City	$200.00
General	
Backhoe (per hour)	$125.00
Building Maintenance Fees (per hour)	$75.00
Bush Hogs/Tractor Mowing (per hour)	$80.00
Electrical Usage - 20 Amps or Less (at parks)	$25.00 per day
Electrical Usage-- 21 Amps - 50 Amps (at parks)	$50.00 per day
Electrical Usage - over 50 Amps (at parks)	$100.00 per day
Fleet Maintenance Fees (per hour)	$100.00
Sidearm Mower Rental (per hour)	$125.00
Water/Flusher Truck (per load)	$100.00
Weed Eater/Hedge Trimmer (per hour)	$40.00
Asphalt Curb Installation - per linear foot	$15.00
Oakdale Cemetery	
City Resident (per grave space)	$1,000.00
Out of City Resident (per grave space)	$2,000.00
Mausoleum Space	$5,000.00
Temporary Grave Marker Not Installed - Fine[1]	$100.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
PUBLIC WORKS	
Operation Center Room Rental Rates	
Large Assembly Room (5 p.m. - 10 p.m.)	$100.00
Railroad Depot Room Rental Rate	
Meeting Room (8 a.m. - 5 p.m.)	$100.00
Meeting Room (5 p.m. - 10 p.m.)	$50.00
Park Usage	
Patton Park - Small Pavilion	$25.00 per half day
Patton Park - Large Pavilion (May through September)	$50.00 per half day
Patton Pool	
Daily Admittance Fee (adults)	$5.00
Daily Admittance Fee (children) (3yrs or younger will be free with adult)	$4.00
Lap Swim	$4.00
Paving Cut Repairs	
Mobilization/Base Fee (cuts less than or equal to 25square feet)	$600.00
Repair fee per square foot, greater than 25 square feet	$12.00/sqft
Concrete & Sidewalk Mobilization/Base Fee (cuts less than or equal to 25square feet)	$600.00
Concrete Curb and Sidewalk Replacement (W&S Cut Repairs per Sq ft over 25)	$25.00 / sqft
PERMITS	
Encroachment Permit Fee (asphalt & concrete cuts)	$100.00
Encroachment Permit Fee (temporary sidewalk and road closure	$50.00
Encroachment Permit Violations	$50.00
Note: The City requires the installation of a temporary grave marker within 24 hours of a burial. Failure to install a temporary marker identifying the occupant of a grave site results in a $100.00 fine.	
Note: Encroachment Permit Violations are levied per day for unrepaired encroachments over 10 days and for safety violations.	

ENVIRONMENTAL SERVICES	
FEES	
General	
Sanitation Service Deposit	$60.00
Small Special Load (collected with pickup truck and city staf	$50.00
Medium Special Load (more than one pickup truck load and tipping fees added to special fee)	$100.00
Large Special Loads (tipping fee added to special fee)	$150.00
Cart Switch Out Fee (large cart to small cart and small cart to large cart)	$30.00
Televisions/computer monitors - per item	$30.00
White Goods (washers, dryers, refrigerators, hot water heater	$25.00
Special Event - Cart Delivery, Pickup, and Material Disposal - per cart fee	$20.00
Commercial Waste and Recycling	
Commercial Recycling (up to four 65gal. bins, collected once/week)	$20.00 per bin
Commercial Recycling (up to four 65gal. bins, collected twice/week)	$40.00 per bin
Commercial Waste (per 96gal. bin)	$40.00 per bin
Commercial Waste and Recycling (96gal. bin)	$40.00 per set of bins
Commercial Extra Fees (per load)	$65.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
ENVIRONMENTAL SERVICES	
FEES	
General	
Sanitation Service Deposit	$60.00
Small Special Load (collected with pickup truck and city staf	$50.00
Medium Special Load (more than one pickup truck load and tipping fees added to special fee)	$100.00
Large Special Loads (tipping fee added to special fee)	$150.00
Cart Switch Out Fee (large cart to small cart and small cart to large cart)	$30.00
Televisions/computer monitors - per item	$30.00
White Goods (washers, dryers, refrigerators, hot water heater	$25.00
Special Event - Cart Delivery, Pickup, and Material Disposal - per cart fee	$20.00
Commercial Waste and Recycling	
Commercial Recycling (up to four 65gal. bins, collected once/week)	$20.00 per bin
Commercial Recycling (up to four 65gal. bins, collected twice/week)	$40.00 per bin
Commercial Waste (per 96gal. bin)	$40.00 per bin
Commercial Waste and Recycling (96gal. bin)	$40.00 per set of bins
Commercial Extra Fees (per load)	$65.00
Residential Waste and Recycling	
Residential Waste - 32gal.	$30.00 per bin
Residential Waste, Assisted - 32gal.	$30.00 per bin
Residential Waste and Recycling - 32gal.	$30.00 per set of bins
Residential Waste and Recycling, Assisted - 32gal.	$30.00 per set of bins
Residential Waste - 96gal.	$32.00 per bin
Residential Waste, Assisted - 96gal.	$32.00 per bin
Residential Waste and Recycling - 96gal.	$32.00 per set of bins
Residential Waste and Recycling, Assisted - 96gal.	$32.00 per set of bins
PENALTIES	
Utility Bill Late Fee	$10.00 or 5% of past due balance, whichever is greater
Stolen/Damaged Cart Replacement Fee	$100.00
Illegal Dumping Fee - Offense 1	Warning
Illegal Dumping Fee - Offense 2	$50.00
Illegal Dumping Fee - Offense 3	$100.00
Illegal Dumping Fee - Offense 4 (+)	$150.00
Note: 1 set of bins includes 1 waste and 1 recycling container.	

STORMWATER	
FEES	
Single-Family Residential Stormwater Fee	$8.00 per month
Multi-Unit Residential Stormwater Fee	$8.00 per unit, per month
Non-Residential Property Stormwater Fee, per ERU[1]	$8.00 per month
Non-Residential Property Stormwater Fee Cap[2]	$400.00 per month
OR	
Non-Residential Property Stormwater 50% Credit (if < $350.00)[2]	50% Credit
Stormwater Service Charge Credit Application Fee	$50.00
Post-Construction Stormwater Management Review Fee	$500.00
Note 1: 1 Equivalent Residential Unit (ERU) = 3,000sqft.	
Note 2: Non-Residential properties are eligible for either a cap or a credit, not both.	

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
WATER	
FEES	
Inside City Limits	
Base Charge by Meter Size	
3/4"	$11.62
1"	$14.13
1.5"	$20.42
2"	$27.96
3"	$51.84
4"	$83.25
6"	$177.51
8"	$208.93
Volumetric Charges	
Residential	
0 to 3,000 gallons	$4.38 per 1000 gallons
3,000 to 6,000 gallons	$5.84 per 1000 gallons
6,000 to 14,000 gallons	$7.31 per 1000 gallons
14,000 gallons and greater	$8.77 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	$5.84 per 1000 gallons
40,000 to 200,000 gallons	$5.84 per 1000 gallons
200,000 gallons and greater	$5.84 per 1000 gallons
Irrigation	
0 to 40,000 gallons	$11.69 per 1000 gallons
40,000 gallons and greater	$12.27 per 1000 gallons
Outside City Limits	
Base Charge by Meter Size	
3/4"	$13.94
1"	$16.96
1.5"	$24.50
2"	$33.55
3"	$62.20
4"	$99.91
6"	$213.01
8"	$250.71
Volumetric Charges	
Residential	
0 to 3,000 gallons	$5.26 per 1000 gallons
3,000 to 6,000 gallons	$7.01 per 1000 gallons
6,000 to 14,000 gallons	$8.77 per 1000 gallons
14,000 gallons and greater	$10.52 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	$7.01 per 1000 gallons
40,000 to 200,000 gallons	$7.01 per 1000 gallons
200,000 gallons and greater	$7.01 per 1000 gallons

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
WATER	
Irrigation	
0 to 40,000 gallons	$14.03 per 1000 gallons
40,000 gallons and greater	$14.73 per 1000 gallons
Wholesale	
Base Charge by Meter Size	
3/4"	$13.94
1"	$16.96
1.5"	$24.50
2"	$33.55
3"	$62.20
4"	$99.91
6"	$213.01
8"	$250.71
Volumetric Charges	
Wholesale	
All Usage	$5.84 per 1000 gallons
Bulk Water	
All Usage	$10.52 per 1000 gallons
Public Schools	
Base Charge per Account	$11.62
All Usage	$5.84 per 1000 gallons
Water System Development Fees	
Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)	
<1000 sq ft	$624.00
1,000 - 1,500 sq ft	$666.00
1,501 - 2,000 sq ft	$680.00
2,001 - 2,500 sq ft	$722.00
2,501 - 3,000 sq ft	$750.00
3,001 - 3,500 sq ft	$806.00
3,501 - 4,000 sq ft	$862.00
4,000+ sq ft	$996.00
Multi-Family Master Meter (per unit)	$448.00
Mobile Home Park (per unit)	$700.00
Non-Residential	
3/4” meter	$1,248.00
1" meter	$2,078.00
1.5” meter	$4,156.00
2" meter	$6,650.00
3" meter	$14,546.00
4” meter	$26,184.00
6" meter	$54,032.00
8” meter	$116,374.00
10” meter	$174,562.00

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
WATER	
Taps & Connections	
Water Main Tap and Service, 3/4" Meter	$1,625.00
Water Main Tap and Service, 1" Meter	$1,700.00
Water Main Tap and Service, 1.5" and 2" Meter	Cost
Water Service - Stub Out, 3/4" (install meter box and meter)	$975.00
Water Service - Stub Out, 1" (install meter box and meter)	$1,050.00
Water Service - Drop Meter, 3/4" (install meter only)	$350.00
Water Service - Drop Meter, 1" (install meter only)	$425.00
Water Service - Drop Meter, >1" (install meter and MXU only)	
1.5" Meter and Set-up	$2,045.00
2" Meter and Set-up	$2,300.00
3" Meter and Set-up	$2,775.00
4" Meter and Set-up	$4,474.00
6" Meter and Set-up	$7,500.00
8" Meter and Set-up	$11,620.00
Irrigation Tee, 3/4" (install meter box and meter)	$975.00
Irrigation Tee, 1" (install meter box and meter)	$1,050.00
Residential Water Service and Meter Relocation/Reconnection Charge	Cost, Not to Exceed New Tap Fee
Meters	
Turn On/Off/Set Meter During Business Hours	$47.00
Turn On/Off/Set Meter After Business Hours	$117.50
Test Meter, at customer's request (<1-in.); if meter faulty - No Charge	$45.00
Test Meter, at customer's request (>1-in.); if meter faulty - No Charge	Cost
Miscellaneous Water Fees	
Hydrant Flow/Pressure Test	$175.00
Chemical Analysis of Water	Cost
Drill Water Main for Tap	$650.00
Water System Shutdown for Connection	$600.00
Fire Hydrant Installation	Cost
Small Meter Box Access Training Permit Fee (per Company)	$75.00 per training
Small Meter Box Access Key, each	$20.00
Premise Visit	$40.00
Water Conservation Incentives Program Rebates	
Customer-Side Shut-Off Valve - Limit one per account	up to $300.00
Weather-Based Irrigation System Controller	50% of purchase price or $200, whichever is less
Residential High Efficiency Toilet - Limit 2 per account	$50 per toilet
Commercial High Efficiency Toilet- Limit 4 per account	$50 per toilet
EnergyStar High Efficiency Dishwasher - Limit one per account	$75.00
EnergyStar High Efficiency Washing Machine - Limit one per account	$100.00
*Note: Limited number of rebates offered annually *Toilets must be 1.1 gpf or less*	
Note: Weather-Based Irrigation System Controller - Limit one per account	

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
SEWER	
FEE	
Inside City Limits	
Base Charge by Meter Size	
3/4"	$13.26
1"	$16.08
1.5"	$23.13
2"	$31.59
3"	$58.38
4"	$93.63
6"	$199.39
8"	$234.65
Volumetric Charges	
All Usage	$8.17 per 1000 gallons
Sewer Only-Flat Rate	$44.32 per month
Outside City Limits	
Base Charge by Meter Size	
3/4"	$19.89
1"	$24.12
1.5"	$34.69
2"	$47.38
3"	$87.57
4"	$140.45
6"	$299.09
8"	$351.97
Volumetric Charges	
All Usage	$12.26 per 1000 gallons
Sewer Only-Flat Rate	$66.48 per month
Wholesale	
Base Charge by Meter Size	
3/4"	$19.89
1"	$24.12
1.5"	$34.69
2"	$47.38
3"	$87.57
4"	$140.45
6"	$299.09
8"	$351.97
Volumetric Charges	
All Usage	$12.26 per 1000 gallons
Public Schools	
Base Charge per Account	$13.26
All Usage	$8.17 per 1000 gallons
MSD Sewer	
Base Charge per Account	See Wholesale Charges
All Usage	$12.26 per 1000 gallons

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
SEWER	
Sewer System Development Fees	
Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)	
<1000 sq ft	$1,024.00
1,000 - 1,500 sq ft	$1,094.00
1,501 - 2,000 sq ft	$1,116.00
2,001 - 2,500 sq ft	$1,186.00
2,501 - 3,000 sq ft	$1,232.00
3,001 - 3,500 sq ft	$1,326.00
3,501 - 4,000 sq ft	$1,416.00
4,000+ sq ft	$1,636.00
Multi-Family Master Meter (per unit)	$734.00
Mobile Home Park (per unit)	$1,150.00
Non-Residential	
3/4” meter	$2,048.00
1" meter	$3,414.00
1.5” meter	$6,828.00
2" meter	$10,926.00
3" meter	$23,900.00
4” meter	$43,018.00
6" meter	$88,768.00
8” meter	$191,192.00
10” meter	$286,788.00
Taps and Connections	
4" Gravity Sewer Service Installation	$1,600.00
6" Gravity Sewer Service Installation	$2,000.00
8" Gravity Sewer Service Installation	$2,400.00
Surcharges	
Biochemical Oxygen Demand (BOD), per lb. in excess of 250	$0.31
Total Suspended Solids (TSS), per lb. in excess of 250-mg/l	$0.19
Ammonia Nitrogen, per lb. in excess of 30-mg/l	$1.85
Miscellaneous Fees	
Food Services Sewer Connection Application Fee	$75.00
Septic Tank Waste Disposal, per 1000-gallons	$60.00
Industrial Pretreatment Program	Cost

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
GENERAL / OTHER	
Residential Water & Sewer Deposit	
Tier 1 - Based on Credit Risk	$0.00
Tier 2 - Based on Credit Risk	$80.00
Tier 3 - Based on Credit Risk	$120.00
Customer unable to perform utility credit check - Residential	$240.00
Residential - Rental Water & Sewer Deposit	
Tier 1 - Based on Credit Risk	$60.00
Tier 2 - Based on Credit Risk	$80.00
Tier 3 - Based on Credit Risk	$120.00
Customer unable to perform utility credit check - Residential Rental	$240.00
Non-Residential Water & Sewer Deposit	
Tier 1 - Based on Credit Risk	$125.00
Tier 2 - Based on Credit Risk	$175.00
Tier 3 - Based on Credit Risk	$250.00
Customer unable to perform utility credit check - Non-Residential	$500.00
Engineering Review Fees	
Availability Approval Fee	$100.00
Extension Project Review Fee (water or sewer)	$400.00
Extension Project Re-submittal fee (second re-submittal)	$200.00
Extension Project Re-submittal fee (fourth re-submittal)	$200.00
Extension Project Re-submittal fee (sixth re-submittal)	$200.00
Water Line Inspections ($100 min)	$3.00 per linear foot
Sewer Line Inspections ($100 min)	$6.00 per linear foot
Sewer Line CCTV Re-inspection	$3.00 per linear foot (per re-inspection)
Recording Fees for First UEA, Deed of Dedication, or Easement:	
Up to 15 pages	$30 per instrument
Each additional page	$4.10
Subsequent recording fees for UEA, Deed of Dedication, or Easement	$60 per instrument
Nonstandard document fee	$26 per nonstandard instrument
Equipment Usage (hourly rates)	
Rubber-Tired Backhoe, Small	$49.41
Rubber-Tired Backhoe, Large	$58.73
Excavator, 8,000-lb, <40hp	$48.97
Excavator, 12,000-lb, 40-89hp	$96.16
Excavator, 30,000-lb, 90-143hp	$100.52
Vac Truck	$95.06
Dump Truck (single-axle), Small	$55.98
Dump Truck (single-axle), Large	$74.83
Dump Truck (dual axle)	$94.94
Dump Truck (triaxle)	$96.03
Pick-Up Truck	$16.68
Sewer Jetter/Harben	$32.81
Camera Truck	$104.82
Air Compressor	$20.32
Air Hammer/Pusher	$1.40
Soil Tamp	$43.36

CITY OF HENDERSONVILLE FEE SCHEDULE

ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 (FY26)

Public Hearing required for items denoted with asterisk

DEPARTMENT / DESCRIPTION	COST / CHARGE / FEE
WATER & SEWER	
GENERAL / OTHER	
PERMITS	
Non-Discharge Permit Fee	$300.00
Septic Tank Waste Disposal Permit	$75.00
PENALTIES	
Utility Bill Late Fee	$10.00 or 5% of past due balance, whichever is greater
Failure to Install Backflow Assembly, 1st Notice	$400.00
Failure to Install Backflow Assembly, 2nd Notice	$500.00
Failure to Test Backflow Assembly Annually	$100.00
Failure to Replace/Repair Backflow Assembly	$500.00
Falsifying Records Regarding the Testing of Backflow Assemblies	$500.00
Illegal Use of Fire Hydrant	$500.00 + Damages
**schedule of costs and rates maintained on file with the Utilities Department*	

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10-Year Water Rate History and Forecast

Rate Equalization (%):

	150%	145%	140%	135%	130%	125%	120%	115%	110%	105%	100%
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast	Forecast
Inside City											
Base Charges											
3/4"	$ 6.00	$ 6.52	$ 7.43	$ 8.32	$ 9.96	$ 10.76	$ 11.62	$ 12.55	$ 13.55	$ 14.64	$ 15.81
1"	7.11	7.61	8.67	9.71	12.12	13.09	14.13	15.26	16.49	17.80	19.23
1.5"	9.87	10.51	11.74	13.15	17.50	18.91	20.42	22.05	23.81	25.72	27.78
2"	13.17	14.04	15.67	17.56	23.97	25.89	27.96	30.19	32.61	35.22	38.04
3"	20.92	22.29	24.89	27.87	44.44	48.00	51.84	55.98	60.46	65.30	70.52
4"	31.96	34.06	38.04	42.60	71.38	77.09	83.25	89.91	97.11	104.88	113.27
6"	59.58	63.48	70.89	79.40	152.19	164.36	177.51	191.71	207.05	223.61	241.50
8"	92.71	98.79	110.32	123.56	179.12	193.45	208.93	225.64	243.69	263.19	284.24
Vol. Charges - Residential											
0 - 3 kgal	$ 2.85	$ 3.17	$ 4.00	$ 4.48	$ 3.76	$ 4.06	$ 4.38	$ 4.73	$ 5.11	$ 5.52	$ 5.96
3 - 6 kgal	2.85	3.17	4.00	4.48	5.01	5.41	5.84	6.31	6.82	7.36	7.95
6 - 14 kgal	3.14	3.49	4.40	4.93	6.26	6.76	7.31	7.89	8.52	9.20	9.94
> 14 kgal	3.56	3.97	5.00	5.60	7.52	8.12	8.77	9.47	10.23	11.04	11.93
Vol. Charges - Commercial/Industrial											
0 - 40 kgal	$ 2.85	$ 3.17	$ 4.00	$ 4.48	$ 5.01	$ 5.41	$ 5.84	$ 6.31	$ 6.82	$ 7.36	$ 7.95
40 - 200 kgal	2.35	2.75	3.65	4.28	5.01	5.41	5.84	6.31	6.82	7.36	7.95
> 200 kgal	2.22	2.53	3.28	3.80	5.01	5.41	5.84	6.31	6.82	7.36	7.95
Vol. Charges - Irrigation											
0 - 40 kgal	$ 3.56	$ 3.97	$ 5.00	$ 5.60	$ 10.02	$ 10.82	$ 11.69	$ 12.62	$ 13.63	$ 14.73	$ 15.90
> 40 kgal	4.06	4.47	5.50	6.10	10.52	11.36	12.27	13.26	14.32	15.46	16.70

10-Year Water Rate History and Forecast

Outside City

Rate Equalization (%):	150%	145%	140%	135%	130%	125%	120%	115%	110%	105%	100%
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast	Forecast
Base Charges											
3/4"	$ 9.00	$ 9.45	$ 10.40	$ 11.23	$ 12.95	$ 13.45	$ 13.94	$ 14.43	$ 14.91	$ 15.37	$ 15.81
1"	10.66	11.03	12.14	13.11	15.75	16.36	16.96	17.55	18.13	18.69	19.23
1.5"	14.80	15.24	16.44	17.75	22.76	23.63	24.50	25.36	26.20	27.01	27.78
2"	19.76	20.35	21.94	23.70	31.16	32.36	33.55	34.72	35.87	36.98	38.04
3"	31.37	32.32	34.84	37.63	57.77	60.00	62.20	64.38	66.51	68.56	70.52
4"	47.95	49.39	53.25	57.51	92.79	96.36	99.91	103.40	106.82	110.12	113.27
6"	89.37	92.05	99.25	107.19	197.84	205.45	213.01	220.47	227.75	234.79	241.50
8"	139.07	143.25	154.45	166.81	232.86	241.82	250.71	259.49	268.06	276.35	284.24
Vol. Charges - Residential											
0 - 3 kgal	$ 4.28	$ 4.60	$ 5.60	$ 6.05	$ 4.89	$ 5.07	$ 5.26	$ 5.44	$ 5.62	$ 5.80	$ 5.96
3 - 6 kgal	4.28	4.60	5.60	6.05	6.51	6.76	7.01	7.26	7.50	7.73	7.95
6 - 14 kgal	4.70	5.06	6.16	6.65	8.14	8.46	8.77	9.07	9.37	9.66	9.94
> 14 kgal	5.34	5.75	7.00	7.56	9.77	10.15	10.52	10.89	11.25	11.60	11.93
Vol. Charges - Commercial/Industrial											
0 - 40 kgal	$ 4.28	$ 4.60	$ 5.60	$ 6.05	$ 6.51	$ 6.76	$ 7.01	$ 7.26	$ 7.50	$ 7.73	$ 7.95
40 - 200 kgal	3.52	3.99	5.11	5.78	6.51	6.76	7.01	7.26	7.50	7.73	7.95
> 200 kgal	3.33	3.67	4.60	5.13	6.51	6.76	7.01	7.26	7.50	7.73	7.95
Vol. Charges - Irrigation											
0 - 40 kgal	$ 5.34	$ 5.75	$ 7.00	$ 7.56	$ 13.03	$ 13.53	$ 14.03	$ 14.52	$ 15.00	$ 15.46	$ 15.90
> 40 kgal	5.84	6.25	7.50	8.06	13.68	14.21	14.73	15.24	15.75	16.23	16.70

10-Year Water Rate History and Forecast

Rate Equalization (%):	150%	145%	140%	135%	130%	125%	120%	115%	110%	105%	100%
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast	Forecast
Wholesale & Other											
Base Charges											
3/4"	$ 9.00	$ 9.45	$ 10.40	$ 11.23	$ 12.95	$ 13.45	$ 13.94	$ 14.43	$ 14.91	$ 15.37	$ 15.81
1"	10.66	11.03	12.14	13.11	15.75	16.36	16.96	17.55	18.13	18.69	19.23
1.5"	14.80	15.24	16.44	17.75	22.76	23.63	24.50	25.36	26.20	27.01	27.78
2"	19.76	20.35	21.94	23.70	31.16	32.36	33.55	34.72	35.87	36.98	38.04
3"	31.37	32.32	34.84	37.63	57.77	60.00	62.20	64.38	66.51	68.56	70.52
4"	47.95	49.39	53.25	57.51	92.79	96.36	99.91	103.40	106.82	110.12	113.27
6"	89.37	92.05	99.25	107.19	197.84	205.45	213.01	220.47	227.75	234.79	241.50
8"	139.07	143.25	154.45	166.81	232.86	241.82	250.71	259.49	268.06	276.35	284.24
Vol. Charges - Municipal / Whole Sale											
All Usage, Per 1kgal	$ 2.85	$ 3.17	$ 4.00	$ 4.48	$ 5.01	$ 5.41	$ 5.84	$ 6.31	$ 6.82	$ 7.36	$ 7.95
Vol. Charges - Bulk Water											
All Usage, Per 1kgal	$ 5.34	$ 5.75	$ 7.00	$ 7.56	$ 9.77	$ 8.46	$ 8.77	$ 9.07	$ 9.37	$ 9.66	$ 9.94
Base Charges - Public Schools											
	$ 6.00	$ 6.52	$ 7.43	$ 8.32	$ 9.96	$ 10.76	$ 11.62	$ 12.55	$ 13.55	$ 14.64	$ 15.81
Vol. Charges - Public Schools											
All Usage, Per 1kgal	$ 2.85	$ 3.17	$ 4.00	$ 4.48	$ 5.01	$ 5.41	$ 5.84	$ 6.31	$ 6.82	$ 7.36	$ 7.95

10-Year Wastewater Rate History and Forecast

Rate Equalization (%):	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
	FY20	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast	Forecast
Inside City											
Base Charges											
3/4"	$ 7.21	$ 7.27	$ 8.00	$ 8.92	$ 11.16	$ 12.16	$ 13.26	$ 14.45	$ 15.75	$ 17.17	$ 18.71
1"	9.07	9.14	10.09	11.25	13.53	14.75	16.08	17.53	19.10	20.82	22.70
1.5"	13.66	13.77	15.29	17.04	19.47	21.22	23.13	25.21	27.48	29.95	32.65
2"	19.20	19.35	21.55	24.03	26.59	28.98	31.59	34.43	37.53	40.91	44.59
3"	32.14	32.39	36.27	40.44	49.14	53.56	58.38	63.64	69.36	75.61	82.41
4"	50.62	51.02	57.30	63.89	78.81	85.90	93.63	102.06	111.25	121.26	132.17
6"	96.77	97.53	109.82	122.45	167.83	182.93	199.39	217.34	236.90	258.22	281.46
8"	152.17	153.37	172.87	192.74	197.50	215.27	234.65	255.76	278.78	303.87	331.22
Vol. Charges - Inside City											
All Usage, Per 1kgal	$ 5.05	$ 5.07	$ 5.68	$ 6.33	$6.88	$ 7.50	$ 8.17	$ 8.91	$ 9.71	$ 10.59	$ 11.54
Sewer Only Flat Rate	$ -	$ -	$ -	$32.98	$37.31	$ 40.66	$ 44.32	$ 48.31	$ 52.66	$ 57.40	$ 62.57

10-Year Wastewater Rate History and Forecast

Outside City

Rate Equalization (%):	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast	Forecast
Base Charges											
3/4"	$ 10.82	$ 10.90	$ 12.00	$ 13.38	$ 16.74	$ 18.24	$ 19.89	$ 21.68	$ 23.63	$ 25.75	$ 28.07
1"	13.60	13.70	15.14	16.88	20.30	22.13	24.12	26.29	28.65	31.23	34.04
1.5"	20.49	20.60	22.93	25.57	29.20	31.83	34.69	37.82	41.22	44.93	48.97
2"	28.81	29.03	32.32	36.04	39.88	43.47	47.38	51.65	56.30	61.36	66.89
3"	48.21	48.59	54.41	60.66	73.71	80.34	87.57	95.45	104.04	113.41	123.62
4"	75.93	76.52	85.94	95.83	118.22	128.85	140.45	153.09	166.87	181.89	198.26
6"	145.16	146.30	164.73	183.67	251.74	274.39	299.09	326.01	355.35	387.33	422.19
8"	228.26	230.06	259.30	289.12	296.25	322.91	351.97	383.65	418.17	455.81	496.83
Vol. Charges - Outside City											
All Usage, Per 1kgal	$ 7.58	$ 7.60	$ 8.52	$ 9.50	$ 10.32	$ 11.25	$ 12.26	$ 13.37	$ 14.57	$ 15.88	$ 17.31
Sewer Only Flat Rate	$ -	$ -	$ -	$ 49.47	$ 55.96	$ 60.99	$ 66.48	$ 72.47	$ 78.99	$ 86.10	$ 93.85

10-Year Wastewater Rate History and Forecast

Rate Equalization (%):	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
	FY20	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast	Forecast
Wholesale & Other											
Base Charges											
3/4"	$ 10.82	$ 10.90	$ 12.00	$ 13.38	$ 16.74	$ 18.24	$ 19.89	$ 21.68	$ 23.63	$ 25.75	$ 28.07
1"	13.60	13.70	15.14	16.88	20.30	22.13	24.12	26.29	28.65	31.23	34.04
1.5"	20.49	20.60	22.93	25.57	29.20	31.83	34.69	37.82	41.22	44.93	48.97
2"	28.81	29.03	32.32	36.04	39.88	43.47	47.38	51.65	56.30	61.36	66.89
3"	48.21	48.59	54.41	60.66	73.71	80.34	87.57	95.45	104.04	113.41	123.62
4"	75.93	76.52	85.94	95.83	118.22	128.85	140.45	153.09	166.87	181.89	198.26
6"	145.16	146.30	164.73	183.67	251.74	274.39	299.09	326.01	355.35	387.33	422.19
8"	228.26	230.06	259.30	289.12	296.25	322.91	351.97	383.65	418.17	455.81	496.83
Vol. Charges - Wholesale, Internal, Henderson County											
All Usage, Per 1kgal	$ 7.58	$ 7.60	$ 8.52	$ 9.50	$ 10.32	$ 11.25	$ 12.26	$ 13.37	$ 14.57	$ 15.88	$ 17.31
Base Charges - Public Schools, Municipal											
All Usage, Per 1kgal	$ 7.21	$ 7.27	$ 8.00	$ 8.92	$ 11.16	$ 12.16	$ 13.26	$ 14.45	$ 15.75	$ 17.17	$ 18.71
Vol. Charges - Public Schools, Municipal											
All Usage, Per 1kgal	$ 5.05	$ 5.07	$ 5.68	$ 6.33	$ 6.88	$ 7.50	$ 8.17	$ 8.91	$ 9.71	$ 10.59	$ 11.54

The City of Hendersonville maintains a Capital Improvement Plan (CIP) to track and plan for future-year projects. The CIP is amended and adopted on an annual basis, with each fiscal year's budget process. The adopted CIP spans 10(+) years from date of adoption.

The City's CIP utilizes a two-dimension rating system where two types of priorities are established, the categories for each are ranked and assigned a numeric score, and the scores for the categories from one dimension are multiplied by the scores for the categories from the other dimension to produce a matrix of ratings. The two dimensions used in the City's matrix are (1) the degree of urgency and (2) the priority of the function, each with subsets ranked from high to low. A low rating on this matrix would equate to a high priority project for the City, and a high rating would equate to a low priority project. The image below is an excerpt from the City's CIP illustrating the City's rating system. As priorities change over time, the corresponding priority ranking for respective projects are re-evaluated each fiscal year.

City of Hendersonville Two-Dimension Rating Matrix								
		Priority of Function						
		1 Protection	2 Environmental Health	3 General Government	4 Maintenance	5 Community Development	6 Recreation	7 History / Culture
Degree of Urgency	1 Legislation	1	2	3	4	5	6	7
	2 Hazard	2	4	6	8	10	12	14
	3 Efficiency	3	6	9	12	15	18	21
	4 Economic Advantage	4	8	12	16	20	24	28
	5 Expand Service	5	10	15	20	25	30	35
	6 New Program / Convenience	6	12	18	24	30	36	42

The ratings for each category are detailed in the CIP as follows:

Degrees of Urgency:

1. Legislation: Required by legislation or regulation of federal or state government.
2. Hazard: Removes an obvious or potential hazard to public health or safety.
3. Efficiency: Replaces equipment or a facility that is obsolete, or would be too costly to repair, or maintains and better utilizes existing equipment and facilities.
4. Economic Advantage: Directly benefits the City's economic base by increasing property values or other revenue potential.
5. Expand Service: Expands or increases a service or improves a standard of service.
6. New Program or Convenience: Makes possible a new service or increase convenience or comfort.

Priority of Function:

1. Protection of persons and property: police, fire, rescue, inspections, etc.
2. Environmental Health: water, sewer, sanitation, public health, etc.
3. General Government: office facilities, central services, etc.
4. Maintenance: general maintenance of City owned property.
5. Community Development: public housing, rehabilitation, etc.
6. Recreation: Parks, athletic programs, etc.
7. Heritage/Culture: education, libraries, historic districts, etc.

In FY26, the City prioritized all water and wastewater capital projects to be included in the Water and Sewer Capital Project Fund (460). Generally, projects in this fund are multi-year and utilize financing sources other than pay-as-you-go ("pay-go") resources. Typical funding sources include, but are not limited to grants, state revolving fund (SRF) loans, major debt issuances (such as revenue bonds), and reserve funding. In the Water and Sewer Capital Project Fund section of this annual budget, numerical priority levels may be found to the immediate left column of project names, in a yellow-colored column. An example of the prioritization is provided in the table below.

Water & Sewer	**9**	CCTV Truck Replacement, #24004	390,000
Capital Fund	**10**	Howard Gap Rd. Water Extension (ES-2)	9,500,000
	9	Hunters Glen Water Pump Station Replacement	150,000
	4	Lead Service Line Replacement Project, #24005	573,420
	9	Long John Mountain Water Improvements #18014	10,670,000
	12	NCDOT Highland Lake Rd, #17127	575,000
	10	Vactor Truck Storage Building	660,000
	4	WTP 15MGD Expansion, #19207	2,131,500
	4	WTP Sludge Transfer Pumpand Backwash Pump Upgrade	3,200,000
	4	WWTP 6MGD Expansion and Improvements, #24002	34,000,000
	6	WWTP Biosolid Thermal Dryer #16036	17,492,000
	12	WWTP Septage Recieveing Improvements	100,000
	2025 Total		79,441,920

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
City Engineer	Transportation	Sidewalk | EB-5963 Grove Street Sidewalk	947,270	112,270	835,000	-	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/DOT 80%
	Transportation	Striping | Fleming Street	16,717	16,717	-	-	-	-	-	-	-	-	-	-	010	1014	550103	GF Cash
	2026 Total		963,987	128,987	835,000	-	-	-	-	-	-	-	-	-				
	Vehicle	#VE027 | Vehicle Replacement	200,000	-	50,000	-	50,000	-	50,000	-	50,000	-	-	-	410	1014	550103	Loan
	Transportation	Greenway | Above the Mud Greenway & Streetscape	19,147,701	-	1,947,731	668,721	16,531,248	-	-	-	-	-	-	-	410	1014	550103	G.O. Bond
	Facilities	Parking | Maple St Parking Lot	273,182	-	273,182	-	-	-	-	-	-	-	-	-	464	7455	550103	PRK Cash
	Facilities	Parking | Operations Center Parking Lot Replacement	601,000	-	601,000	-	-	-	-	-	-	-	-	-	464	7455	550103	PRK Cash
	Transportation	Sidewalk | Various Sidewalk Connection to Ecusta Trail	657,822	-	657,822	-	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Sidewalks | Greenville Highway (NC 225) Sidewalks	200,000	-	200,000	-	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Traffic Calming | 4th Avenue Bicycle Boulevard	62,724	-	62,724	-	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Traffic Calming | Traffic Calming Improvements	490,000	-	40,000	40,000	45,000	45,000	50,000	50,000	55,000	55,000	55,000	55,000	010	1014	550103	GF Cash
	2027 Total		21,632,427	-	3,832,458	708,721	16,626,248	45,000	100,000	50,000	105,000	55,000	55,000	55,000				
	Transportation	Sidewalk | King Street Improvements	2,041,673	-	-	2,041,673	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Street | S. Main St. Streetscape (Allen to S. King)	6,956,444	-	-	826,574	283,790	5,846,080	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2028 Total		8,998,117	-	-	2,868,247	283,790	5,846,080	-	-	-	-	-	-				
	Transportation	Sidewalk | Church Street Improvements	3,303,931	-	-	-	3,303,931	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Street | 5th Avenue Streetscape (Church to Maple)	8,429,573	-	-	-	1,001,613	343,887	7,084,073	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Striping | Locust/Maple Bike Lanes	373,165	-	-	-	373,165	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2029 Total		12,106,670	-	-	-	4,678,709	343,887	7,084,073	-	-	-	-	-				
	Parks	Grounds | Clear Creek Greenway Restroom	298,513	-	-	-	-	298,513	-	-	-	-	-	-	410	1014	550103	GF Cash
	Parks	Grounds | Clear Creek Trail Loop and Bike Track	1,194,052	-	-	-	-	1,194,052	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Parks	Parking | Clear Creek Rd Trailhead Parking Lot	358,216	-	-	-	-	358,216	-	-	-	-	-	-	410	1014	550103	GF Cash
	Transportation	Street | 3rd Avenue Streetscape (Church to King)	3,907,107	-	-	-	-	464,248	159,392	3,283,468	-	-	-	-	410	1014	550103	GF Cash
	Transportation	Striping | Ashe Street	279,535	-	-	-	-	279,535	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Striping | Washington Street	182,773	-	-	-	-	182,773	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Striping | Whitted Street	194,868	-	-	-	-	194,868	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2030 Total		6,415,063	-	-	-	-	2,972,204	159,392	3,283,468	-	-	-	-				
	Transportation	Street | 2nd Avenue Streetscape (Church to King)	4,024,320	-	-	-	-	-	478,175	164,173	3,381,972	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Striping | 5th Avenue Bike Lanes	318,374	-	-	-	-	-	318,374	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Striping | 7th Avenue Bike Lanes	318,374	-	-	-	-	-	318,374	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2031 Total		4,661,068	-	-	-	-	-	1,114,923	164,173	3,381,972	-	-	-				
	Transportation	Street | 1st Avenue Streetscape (Church to King)	4,145,050	-	-	-	-	-	-	-	492,520	169,099	3,483,431	-	410	1014	550103	GF Cash/Powell Bill
	2033 Total		4,145,050	-	-	-	-	-	-	-	492,520	169,099	3,483,431	-				
	Transportation	Greenway | Allen Branch Greenway	8,371,846	-	-	-	-	-	-	-	-	-	8,371,846	-	410	1014	550103	G.O. Bond
	Transportation	Greenway | Britton Creek Greenway	1,121,229	-	-	-	-	-	-	-	-	-	1,121,229	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Greenway | Cherry Branch Greenway	4,709,164	-	-	-	-	-	-	-	-	-	4,709,164	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalk | Asheville Highway Pedestrian Improvements	3,500,000	-	-	-	-	-	-	-	-	-	3,500,000	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalk | Clear Creek Road Sidewalk Extension	2,877,822	-	-	-	-	-	-	-	-	-	2,877,822	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalk | Maple Street Sidewalk Improvements	1,431,298	-	-	-	-	-	-	-	-	-	1,431,298	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Sidewalk | Spartanburg Highway Pedestrian Improvements	5,000,000	-	-	-	-	-	-	-	-	-	5,000,000	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalk | Upward Road Sidewalk Improvements Project	9,120,717	-	-	-	-	-	-	-	-	-	9,120,717	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalk | US 64 Pedestrian Improvements	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalks | Duncan Hill Road (SR 1525) Sidewalks	1,885,327	-	-	-	-	-	-	-	-	-	1,885,327	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Sidewalks | Highland Square Drive Sidewalks	4,698,090	-	-	-	-	-	-	-	-	-	4,698,090	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalks | Kanuga Road Sidewalks	1,241,658	-	-	-	-	-	-	-	-	-	1,241,658	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Sidewalks | Orleans Avenue Sidewalks	4,638,568	-	-	-	-	-	-	-	-	-	4,638,568	-	410	1014	550103	G.O. Bond
	Transportation	Sidewalks | Washington Street Sidewalks	495,556	-	-	-	-	-	-	-	-	-	495,556	-	410	1014	550103	GF Cash/Powell Bill
	Transportation	Street | Grove Street Bike Lanes	5,322,017	-	-	-	-	-	-	-	-	-	5,322,017	-	410	1014	550103	G.O. Bond
	2035 Total		58,413,291	-	-	-	-	-	-	-	-	-	58,413,291	-				
City Engineer Total			**117,335,673**	**128,987**	**4,667,458**	**3,576,968**	**21,588,748**	**9,207,171**	**8,458,388**	**3,497,641**	**3,979,492**	**224,099**	**61,951,722**	**55,000**				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Comm Dev.		Festival Panels for Downtown	100,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	020	1525	554001	DT Cash
	2026 Total		100,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-				
		#VE027 | Com.Dev. Van Replacement	40,000	-	40,000	-	-	-	-	-	-	-	-	-	410	2102	554002	Loan
		#VE027 | DT Crew Cart/UTV	40,000	-	40,000	-	-	-	-	-	-	-	-	-	410	2102	554001	Loan
		#VE027 | DT Crew Truck	50,000	-	50,000	-	-	-	-	-	-	-	-	-	410	2102	554002	Loan
		7th Ave Pedestrian Wayfinding	20,000	-	20,000	-	-	-	-	-	-	-	-	-	021	2202	554001	MSD Cash
		7th Ave Streetscape Soft Costs	30,000	-	30,000	-	-	-	-	-	-	-	-	-	410	2202	550103	MSD Cash
		7th Ave trash/recycling cans	2,600	-	2,600	-	-	-	-	-	-	-	-	-	021	2202	534000	MSD Cash
		Bike Racks	3,000	-	3,000	-	-	-	-	-	-	-	-	-	020	2102	534000	MSD Cash
		Brick Crosswalk Replacements	26,500	-	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,000	4,500	020	2102	555001	MSD Cash
		Decorative Lighting on Avenues	250,000	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	020	2102	554001	MSD Cash
		Main Street Table / Chair replacement	3,600	-	3,600	-	-	-	-	-	-	-	-	-	020	2102	534000	MSD Cash
		Pressure Washer for downtown crew	4,500	-	4,500	-	-	-	-	-	-	-	-	-	020	2102	534000	MSD Cash
		Shrub Replacement	18,000	-	5,500	6,000	6,500	-	-	-	-	-	-	-	020	2102	553000	MSD Cash
		Street bench replacement	33,000	-	10,500	11,000	11,500	-	-	-	-	-	-	-	020	2102	534000	MSD Cash
		Trash/Recycling - Main Street MSD	5,200	-	5,200	-	-	-	-	-	-	-	-	-	020	2102	534000	MSD Cash
	2027 Total		526,400	-	240,400	43,000	44,500	27,000	27,500	28,000	28,500	29,000	29,000	29,500				
Comm Dev Total			**626,400**	**20,000**	**260,400**	**63,000**	**64,500**	**47,000**	**27,500**	**28,000**	**28,500**	**29,000**	**29,000**	**29,500**				
IT		Zoom Phones City-Wide	365,000	65,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	010	1010	534000	GF Cash
	2026 Total		365,000	65,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000				
IT Total			**365,000**	**65,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**				
Fire		Chest Compression System - LUCAS	40,000	20,000	-	-	-	-	-	20,000	-	-	-	-	010	1400	554001	GF Cash
		Fire Education House Inflatable	15,000	15,000	-	-	-	-	-	-	-	-	-	-	010	1400	554001	Grant
		Swift-Water Rescue Company	30,000	30,000	-	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
	2026 Total		85,000	65,000	-	-	-	-	-	20,000	-	-	-	-				
		#VE027 | 14-103 | 2019 Ast. Fire Marshall Truck	130,000	-	65,000	-	-	-	65,000	-	-	-	-	-	410	1400	554002	Loan
		#VE027 | 14-105 | 2019 Truck (Station 2)	90,000	-	45,000	-	-	-	45,000	-	-	-	-	-	410	1400	554002	Loan
		#VE027 | 15-29 | 2020 SUV (903)	70,000	-	70,000	-	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		#VE027 | 15-36 | 2020 SUV (902)	140,000	-	70,000	-	-	-	-	70,000	-	-	-	-	410	1400	554002	Loan
		#VE027| 15-32 | 2020 Bat. Chief SUV	140,000	-	70,000	-	-	-	70,000	-	-	-	-	-	410	1400	554001	Loan
		Ballistic Helmets & Vests	55,000	-	55,000	-	-	-	-	-	-	-	-	-	010	1400	521110	GF Cash
		Commission on Fire Accreditation International	16,250	-	6,250	10,000	-	-	-	-	-	-	-	-	010	1400	519200	GF Cash
		Engine 5	900,000	-	900,000	-	-	-	-	-	-	-	-	-	410	1400	550103	Loan
		Extrication Equipment Replacement	35,000	-	35,000	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Fire Station #1 Covered Patio, #19019	125,000	-	125,000	-	-	-	-	-	-	-	-	-	410	1400	550103	GF Cash
		Power Hose Roller	10,000	-	10,000	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Exercise Equipment	45,000	-	45,000	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Extrication Equipment	75,000	-	25,000	25,000	25,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Thermal Imaging Camera Replacement	40,000	-	15,000	15,000	10,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Vehicle Stabilization Struts	50,000	-	25,000	-	-	-	-	25,000	-	-	-	-	010	1400	554001	GF Cash
	2027 Total		1,921,250	-	1,561,250	50,000	35,000	-	180,000	95,000	-	-	-	-				
		#VE028 | Dept. Chief of Admin. Vehicle	65,000	-	-	65,000	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		#VE028 | Fire Marshall Vehicle	65,000	-	-	65,000	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		14-122 | Truck, VE028	50,000	-	-	50,000	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		Fire Station #3, Project #19018	8,500,000	-	-	8,500,000	-	-	-	-	-	-	-	-	410	1400	550103	Grant
		Preemption Devices	200,000	-	-	200,000	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Service/Rescue Company - Station 1	1,000,000	-	-	1,000,000	-	-	-	-	-	-	-	-	410	1400	550103	Loan
		Strategic Plan Update	50,000	-	-	50,000	-	-	-	-	-	-	-	-	010	1400	519200	GF Cash
	2028 Total		9,930,000	-	-	9,930,000	-	-	-	-	-	-	-	-				
		#VE029 | Fire Marshal Vehicle	65,000	-	-	-	65,000	-	-	-	-	-	-	-	410	1400	554002	Loan
		#VE029 | Fire SUV (TAC 9)	65,000	-	-	-	65,000	-	-	-	-	-	-	-	410	1400	554002	Loan
		Engine 30-09 (2013 Pierce)	900,000	-	-	-	900,000	-	-	-	-	-	-	-	410	1400	550103	Loan
		Multi-Gas Monitor Replacement	20,000	-	-	-	20,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
	2029 Total		1,050,000	-	-	-	1,050,000	-	-	-	-	-	-	-				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Fire		AEDs Replacement	100,000	-	-	-	-	100,000	-	-	-	-	-	-	010	1400	554001	GF Cash
		RAD 57 Monitor Replacement	20,000	-	-	-	-	20,000	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Bail Out Kits	20,000	-	-	-	-	20,000	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Rescue Jacks	20,000	-	-	-	-	20,000	-	-	-	-	-	-	010	1400	554001	GF Cash
	2030 Total		160,000	-	-	-	-	160,000	-	-	-	-	-	-				
		#VE031 | SUV Replacement	65,000	-	-	-	-	-	65,000	-	-	-	-	-	410	1400	554002	Loan
		Replace Lion Smart Dummy	15,000	-	-	-	-	-	15,000	-	-	-	-	-	010	1400	554001	GF Cash
	2031 Total		80,000	-	-	-	-	-	80,000	-	-	-	-	-				
		Engine 30-10 (2017 Pierce)	900,000	-	-	-	-	-	-	900,000	-	-	-	-	410	1400	550103	Loan
		Thermal Imaging Camera Replacement	40,000	-	-	-	-	-	-	20,000	20,000	-	-	-	010	1400	554001	GF Cash
	2032 Total		940,000	-	-	-	-	-	-	920,000	20,000	-	-	-				
		Digital Fire Extinguisher Trainer	20,000	-	-	-	-	-	-	-	20,000	-	-	-	010	1400	554001	GF Cash
		Engine 30-11 (2020 Smeal)	900,000	-	-	-	-	-	-	-	900,000	-	-	-	410	1400	550103	Loan
		Fire Station #4 Property Acquisition	1,000,000	-	-	-	-	-	-	-	1,000,000	-	-	-	410	1400	550103	Loan
		Replace RTU w/ Trailer	40,000	-	-	-	-	-	-	-	40,000	-	-	-	010	1400	554001	GF Cash
	2033 Total		1,960,000	-	-	-	-	-	-	-	1,960,000	-	-	-				
Fire Total			**16,126,250**	**65,000**	**1,561,250**	**9,980,000**	**1,085,000**	**160,000**	**260,000**	**1,035,000**	**1,980,000**	**-**	**-**	**-**				
Police		#VE026 14-47 Marked SUV	66,750	66,750	-	-	-	-	-	-	-	-	-	-	010	1300	554002	V&E Loan
		#VE026 14-49 Marked SUV	66,750	66,750	-	-	-	-	-	-	-	-	-	-	010	1300	554002	V&E Loan
		#VE026 14-53 Marked SUV	66,750	66,750	-	-	-	-	-	-	-	-	-	-	010	1300	554002	V&E Loan
		#VE026 14-54 Marked SUV	66,750	66,750	-	-	-	-	-	-	-	-	-	-	010	1300	554002	V&E Loan
		#VE026 14-55 Marked SUV	66,750	66,750	-	-	-	-	-	-	-	-	-	-	010	1300	554002	V&E Loan
		#VE026 14-62 Marked SUV	66,750	66,750	-	-	-	-	-	-	-	-	-	-	010	1300	554002	V&E Loan
		911 Voice Logger	60,000	60,000	-	-	-	-	-	-	-	-	-	-	010	1300	554001	Cash/Grant
	2026 Total		460,500	460,500	-	-	-	-	-	-	-	-	-	-				
		#VE027 | Annual Vehicle Replacement	400,000	-	400,000	-	-	-	-	-	-	-	-	-	410	1300	554002	Loan
		Command Trailer Replacement	250,000	-	250,000	-	-	-	-	-	-	-	-	-	010	1300	554001	Grant
		Drone as First Responder (DFR)	53,500	-	53,500	23,500	23,500	-	-	-	-	-	-	-	010	1300	554001	Grant
		Emergency Use UTV	45,000	-	45,000	-	-	-	-	-	-	-	-	-	010	1300	554001	Grant
		Mobile Deployment Drone	15,000	-	15,000	-	-	-	-	-	-	-	-	-	010	1300	554001	GF Cash
		Mobile Surveillance Trailer	295,000	-	55,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	010	1300	554001	Cash
		Side-Arm Replacements	55,000	-	55,000	-	-	-	-	-	-	-	-	-	010	1300	534000	GF Cash
		Speed Trailer/ Message Board	21,457	-	21,457	-	-	-	-	-	-	-	-	-	010	1300	554001	Cash
		Taser Replacement	150,000	-	150,000	-	-	-	-	-	-	-	-	-	010	1300	554001	GF Cash
	2027 Total		1,361,957	-	1,044,957	53,500	53,500	30,000	30,000	30,000	30,000	30,000	30,000	30,000				
		#VE028 | Annual Vehicle Replacement	405,000	-	-	405,000	-	-	-	-	-	-	-	-	410	1300	554002	Loan
	2028 Total		405,000	-	-	405,000	-	-	-	-	-	-	-	-				
		#VE029 | Annual Vehicle Replacement	410,000	-	-	-	410,000	-	-	-	-	-	-	-	410	1300	554002	Loan
		Rifle and Accessory Replacements	16,500	-	-	-	16,500	-	-	-	-	-	-	-	010	1300	534000	GF Cash
	2029 Total		426,500	-	-	-	426,500	-	-	-	-	-	-	-				
		#VE030 | Annual Vehicle Replacement	415,000	-	-	-	-	415,000	-	-	-	-	-	-	410	1300	554002	Loan
		Virtra Upgrade	76,000	-	-	-	-	38,000	38,000	-	-	-	-	-	010	1300	554001	GF Cash/Grant
	2030 Total		491,000	-	-	-	-	453,000	38,000	-	-	-	-	-				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Public Works	Admin	#VE026 | 14-78 PW Director Vehicle	50,000	50,000	-	-	-	-	-	-	-	-	-	-	410	1502	554002	Loan
	Fleet	#VE026 | 14-14 | 2500 Series Truck	55,000	55,000	-	-	-	-	-	-	-	-	-	-	410	1521	554002	Loan
	Fleet	Fabrication Building	25,000	25,000	-	-	-	-	-	-	-	-	-	-	010	1521	552001	GF Cash
	Fleet	Paint booth	35,000	35,000	-	-	-	-	-	-	-	-	-	-	010	1521	552001	GF Cash
	Buildings	City Hall Exterior Phase II, #23022	1,032,500	1,032,500	-	-	-	-	-	-	-	-	-	-	410	1523	550103	Loan
	Buildings	Garage Door Replacements	50,000	10,000	10,000	10,000	10,000	10,000	-	-	-	-	-	-	010	1523	552001	GF Cash
	Grounds	#VE026 | 42-04 | Tractor	39,500	39,500	-	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE026 | 14-58 Ford quad cab P/U	55,000	55,000	-	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	60-Month Lease : Mowers, UTV, and Spreader	72,722	17,342	17,342	17,342	17,342	17,342	-	-	-	-	-	-	010	1525	557001	GF Cash
	Grounds	Oakdale Improvements	40,000	40,000	40,000	40,000	-	-	-	-	-	-	-	-	410	1525	552001	GF Cash
	Streets	#VE026 | 22-18 | Dump Truck	150,000	150,000	-	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Streets	Equipment Trailer	15,000	15,000	-	-	-	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Streets	Equipment Trailer for Concrete Crew 304	20,000	20,000	-	-	-	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Streets	Mini Excavator for Concrete Crew Caterpillar 304	100,000	100,000	-	-	-	-	-	-	-	-	-	-	410	1555	554001	Loan
	Streets	Roadway Weather Stations	24,000	8,000	8,000	8,000	-	-	-	-	-	-	-	-	010	1555	519200	GF Cash
	Traffic	Traffic Signal Engineered Plans (23 Intersections)	50,000	10,000	-	10,000	10,000	10,000	10,000	-	-	-	-	-	010	1560	554001	GF Cash
	Traffic	Intersection Pedestrian Improvement Equipment	60,000	20,000	-	-	20,000	-	20,000	-	-	-	-	-	010	1560	554001	GF Cash
	Traffic	Traffic Signal Cabinets and Electronics	90,000	30,000	-	-	30,000	-	30,000	-	-	-	-	-	010	1560	554001	GF Cash
	Sustainability	Dept. of Energy Efficiency and Conservation Block Grant Program	128,929	128,929	-	-	-	-	-	-	-	-	-	-	301	1565	519200	Grant
	Sustainability	NCDEQ Zero-Emission Vehicle Infrastructure Grant Program	268,384	268,384	-	-	-	-	-	-	-	-	-	-	301	1565	519200	Grant
	Sustainability	P.D. energy efficiency upgrades	69,400	69,400	-	-	-	-	-	-	-	-	-	-	301	1565	519200	Grant
	2026 Total		2,524,423	2,179,055	75,342	85,342	87,342	37,342	60,000	-	-	-	-	-				
	Administration	#VE027 | 14-64 Superintendent Truck	50,000	-	50,000	-	-	-	-	-	-	-	-	-	410	1502	554002	Loan
	Streets	#VE026 | 18-02 Truck 5500 Series	90,000	-	90,000	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Streets	#VE026 | 58-02 Streets Curb Machine Replacement	15,000	-	15,000	-	-	-	-	-	-	-	-	-	410	1555	554001	Loan
	Streets	#VE027 | 2500 Series w/ Snow Plow	72,000	-	72,000	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Grounds	#VE027 | 14-30 Ford Ranger	35,000	-	35,000	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE027 | 42-01 Tractor	60,500	-	60,500	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE027 | 42-11 Tractor	125,000	-	125,000	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE027 | 43-18 with Ventrac	85,000	-	85,000	-	-	-	-	-	-	-	-	-	410	1525	554002	Loan
	Streets	#VE027 | Dump Truck 5500 (New)	100,000	-	100,000	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Grounds	#VE027 | EV Utility Golfcart	24,000	-	24,000	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE027 | Greenways RTV	30,000	-	30,000	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Streets	#VE027 | Pickup (New)	50,000	-	50,000	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Grounds	#VE027 | Replace Tractor 42-10	60,500	-	60,500	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Traffic	#VE027 | Side X Side	20,000	-	20,000	-	-	-	-	-	-	-	-	-	410	1560	554001	Loan
	Streets	#VE027 | Skid Steer 289D	90,000	-	90,000	-	-	-	-	-	-	-	-	-	410	1555	554001	Loan
	Buildings	City Hall Parking Lot and Sidewalk	120,000	-	120,000	-	-	-	-	-	-	-	-	-	410	1502	555001	Loan
	Administration	Event command operation center trailer PW	30,000	-	30,000	-	-	-	-	-	-	-	-	-	010	1502	554001	GF Cash
	Traffic	Event Detour Trailer W/ Signs, Stands, Cones, Etc.	30,000	-	30,000	-	-	-	-	-	-	-	-	-	010	1560	554001	GF Cash
	Grounds	Expand Greenway Parking	25,000	-	25,000	-	-	-	-	-	-	-	-	-	010	1525	553000	GF Cash
	Buildings	Garage Door Replacement	50,000	-	10,000	10,000	10,000	10,000	10,000	-	-	-	-	-	010	1555	550103	GF Cash
	Grounds	Invasive Species Removal	120,000	-	20,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	010	1525	519200	GF Cash
	Buildings	Large Fans at Building and Grounds	5,000	-	5,000	-	-	-	-	-	-	-	-	-	010	1523	554001	GF Cash
	Grounds	Lenox Park Improvements	20,000	-	20,000	-	-	-	-	-	-	-	-	-	010	1525	553000	GF Cash
	Traffic	Line Striping Machine	15,000	-	15,000	-	-	-	-	-	-	-	-	-	010	1560	554001	GF Cash
	Traffic	Message Board Sign Trailers (2)	30,000	-	15,000	-	-	-	-	-	-	-	-	-	010	1560	554001	GF Cash
	Buildings	New transfer switch for a generator for Prop/Building Maint.	30,000	-	30,000	-	-	-	-	-	-	-	-	-	010	1523	554001	GF Cash
	Streets	Pavement Crack Sealing Trailer	90,000	-	90,000	-	-	-	-	-	-	-	-	-	010	1555	554001	Loan
	Streets	Rebuild crosswalks and add 10 crash bollards	1,750,000	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	-	-	-	010	1555	554001	GF Cash
	Buildings	Re-paint Historic Railroad Depot	25,000	-	25,000	-	-	-	-	-	-	-	-	-	010	1523	519200	GF Cash
	Buildings	Re-Paint Ops Building	20,000	-	20,000	-	-	-	-	-	-	-	-	-	010	1523	519200	GF Cash
	Streets	Replace Orleans Avenue Bridge	403,000	-	3,000	100,000	300,000	-	-	-	-	-	-	-	010	1555	555001	Grant/FEMA
	Streets	Replacement Salt Spreaders	60,000	-	30,000	-	15,000	15,000	-	-	-	-	-	-	010	1555	554001	GF Cash
	Streets	Replacement Snow Plows	48,000	-	24,000	-	12,000	12,000	-	-	-	-	-	-	010	1555	554001	GF Cash
	Buildings	Shed Roof for Building Maintenance Building	18,500	-	18,500	-	-	-	-	-	-	-	-	-	010	1523	552001	GF Cash
	Streets	Sidewalk Shaver Machine	34,000	-	34,000	-	-	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Traffic	Traffic street sign shop computer, plotter, material.	30,000	-	30,000	-	-	-	-	-	-	-	-	-	010	1560	554001	GF Cash
	2027 Total		3,845,500	-	1,751,500	380,000	607,000	307,000	280,000	270,000	250,000	-	-	-				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Public Works	Grounds	#VE028 | Mini Excavator 304	100,000	-	-	100,000	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE029 |Replace Tractor 42-01	48,400	-	-	48,400	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	Clear Creek Park	125,000	-	-	25,000	100,000	-	-	-	-	-	-	-	010	1525	553000	GF Cash
	2028 Total		273,400	-	-	173,400	100,000	-	-	-	-	-	-	-				
	Grounds	#VE029 | 42-11 Tractor 2017	250,000	-	-	-	250,000	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE029 | Replace RTV 2014	30,000	-	-	-	30,000	-	-	-	-	-	-	-	410	1525	554001	Loan
	2029 Total		280,000	-	-	-	280,000	-	-	-	-	-	-	-				
	Grounds	#VE030 | Skid Steer	100,000	-	-	-	-	100,000	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE030 | Tractor 42-26	100,000	-	-	-	-	60,500	-	-	-	-	-	-	410	1525	554001	Loan
	2030 Total		160,500	-	-	-	-	160,500	-	-	-	-	-	-				
	Streets	#VE031 | 16-15 3500 Series	90,000	-	-	-	-	-	90,000	-	-	-	-	-	410	1560	554002	Loan
	2031 Total		90,000	-	-	-	-	-	90,000	-	-	-	-	-				
	Grounds	Purchase Rail Line from WATCO	4,000,000	-	-	-	-	-	-	-	-	-	-	4,000,000	010	1525	551000	GF Cash
	2036+ Total		4,000,000	-	-	-	-	-	-	-	-	-	-	4,000,000				
Public Works Total			**11,173,823**	**2,179,055**	**1,826,842**	**638,742**	**1,074,342**	**504,842**	**430,000**	**270,000**	**250,000**	**-**	**-**	**4,000,000**				
Environmental Services		Annual Brush and Leaf Grinding - ESF	302,000	28,000	28,500	29,000	29,500	30,000	30,500	31,000	31,500	32,000	32,000	-	067/068	7855	519200	ESF Cash
		Tree Removal from City ROW	200,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	-	068	7855	519200	ESF Cash
		RFID System Tags for Garbage Cans	6,000	6,000	-	-	-	-	-	-	-	-	-	-	068	7855	519200	ESF Cash
	2026 Total		508,000	54,000	48,500	49,000	49,500	50,000	50,500	51,000	51,500	52,000	52,000	-				
		#VE026 | Side x Side	20,000	-	20,000	-	-	-	-	-	-	-	-	-	068	7855	554001	Remove
	2027 Total		20,000	-	20,000	-	-	-	-	-	-	-	-	-				
		#VE026 | Recycling Truck Replacement 26-09	250,000	-	-	250,000	-	-	-	-	-	-	-	-	068	7855	554001	Loan
	2028 Total		250,000	-	-	250,000	-	-	-	-	-	-	-	-				
		#VE026 | 61-08 Leaf Machine - Full Vehicle	467,050	-	-	-	467,050	-	-	-	-	-	-	-	067/068	7855	554001	Loan
	2029 Total		467,050	-	-	-	467,050	-	-	-	-	-	-	-				
Environmental Services Total			**1,245,050**	**54,000**	**68,500**	**299,000**	**516,550**	**50,000**	**50,500**	**51,000**	**51,500**	**52,000**	**52,000**	**-**				
Stormwater		Annual Brush and Leaf Grinding - Stormwater	329,000	28,000	28,500	29,000	29,500	30,000	30,500	31,000	31,500	31,500	32,000	-	67/68	7855	519200	STW Cash
		Green Infrastructure in City ROW	1,800,000	-	-	100,000	150,000	150,000	150,000	300,000	300,000	300,000	300,000	-	067	7555	553000	STW Cash
		Stormwater Easement Acquisition	110,000	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-	067	7555	550103	STW Cash
		Streambank Stabilization/Buffer Enhancement	345,000	-	20,000	20,000	20,000	20,000	25,000	50,000	50,000	50,000	50,000	-	067	7555	553000	STW Cash
	2025 Total		2,446,500	28,000	58,500	159,000	209,500	210,000	215,500	391,000	391,500	391,500	392,000	-				
		Master Plan CIP Projects	2,500,000	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	-	067	7555	553000	STW Cash
		Stormwater Infrastructure Improvements	1,200,000	-	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-	067	7555	553000	STW Cash
	2026 Total		3,450,000	-	250,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	-				
		Planned Stormwater Capital Improvements	7,000,000	-	7,000,000	-	-	-	-	-	-	-	-	-	467	7555	550103	Loan
	2027 Total		7,000,000	-	7,000,000	-	-	-	-	-	-	-	-	-				
		1500 Series Truck Replacement	60,000	-	-	-	-	60,000	-	-	-	-	-	-	467	7555	554002	Loan
	2030 Total		60,000	-	-	-	-	60,000	-	-	-	-	-	-				
Stormwater Total			**12,956,500**	**28,000**	**7,308,500**	**559,000**	**609,500**	**670,000**	**615,500**	**791,000**	**791,500**	**791,500**	**792,000**	**-**				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Water & Sewer Operating Fund		#VE026 | Annual Vehicle Replacement	2,351,424	150,000	217,485	224,009	230,729	237,651	244,781	252,124	259,688	267,479	267,479	-	460	7002	554002	WS Cash
		#VE026 | 1997 Dump Truck (22-12)	110,000	110,000	-	-	-	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE026 | 2014 Excavator (44-17)	82,000	82,000	-	-	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		Bulk Water Billing Kiosks	75,000	45,000	30,000	-	-	-	-	-	-	-	-	-	060	7055	554001	WS Cash
		Ewart Reservoir Site and Security Improvements	35,000	35,000	-	-	-	-	-	-	-	-	-	-	060	7035	553000	WS Cash
		Generators/ATS	822,000	75,000	75,000	77,000	79,000	81,000	83,000	85,000	87,000	90,000	90,000	-	460	7032	550103	WS Cash
		New Taps- Sewer	458,555	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191	-	060	7155	554002	OPERATING
		New Taps- Water	3,725,761	325,000	334,750	344,793	355,136	365,790	376,764	388,067	399,709	411,700	424,051	-	060	7055	554002	OPERATING
		Rights-of-Way Clearing (Contracted)	159,000	52,000	53,000	54,000	-	-	-	-	-	-	-	-	060	7055	519200	WS Cash
		SCADA - Sewer Pump Stations	619,049	54,000	55,620	57,289	59,007	60,777	62,601	64,479	66,413	68,406	70,458	-	060	7132	555003	WS Cash
		SCADA - Water Pump Stations	1,238,099	108,000	111,240	114,577	118,015	121,555	125,202	128,958	132,826	136,811	140,916	-	060	7032	555003	WS Cash
		Sewer Main Rehabilitation	2,780,000	200,000	257,000	264,000	271,000	279,000	287,000	295,000	303,000	312,000	312,000	-	060	7155	555002	WS Cash
		Small Diameter Water Main Replacements	1,194,000	106,000	109,000	112,000	115,000	118,000	121,000	124,000	127,000	131,000	131,000	-	060	7055	555002	WS Cash
		Water Pump Station Panel Replacements	85,000	25,000	30,000	30,000	-	-	-	-	-	-	-	-	060	7032	555003	WS Cash
		Water Pump Station VFD Installations	100,000	50,000	50,000	-	-	-	-	-	-	-	-	-	060	7032	555003	WS Cash
		WTP Chlorine Analyzer Replacement	30,000	30,000	-	-	-	-	-	-	-	-	-	-	060	7035	554001	WS Cash
		WTP HVAC Replacement	150,000	70,000	-	80,000	-	-	-	-	-	-	-	-	060	7035	552001	WS Cash
		WWTP Aeration Basin Air Header and Diffuser Membrane Replacement	165,000	90,000	75,000	-	-	-	-	-	-	-	-	-	060	7135	555003	WS Cash
	2026 Total		14,179,888	1,647,000	1,439,295	1,400,103	1,271,596	1,308,794	1,346,718	1,385,390	1,424,831	1,468,066	1,488,094	-				
		#VE027 | 2008 Dump Truck (17-21)	110,000	-	110,000	-	-	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		AMI Base Station Replacement	300,000	-	100,000	100,000	100,000	-	-	-	-	-	-	-	060	7050	554001	WS Cash
		WTP Mills River Intake VFD Replacement	125,000	-	125,000	-	-	-	-	-	-	-	-	-	060	7035	555003	WS Cash
		WWTP Laboratory Autoclave Replacement	25,000	-	25,000	-	-	-	-	-	-	-	-	-	060	7135	554001	WS Cash
		#VE027 | 2014 Skid Steer (50-03)	82,000	-	82,000	-	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		#VE027 | 50-02 Loader	150,000	-	150,000	-	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		Generators and ATS (Wastewater)	747,000	-	75,000	77,000	79,000	81,000	83,000	85,000	87,000	90,000	90,000	-	060	7132	554001	WS Cash
		Heavy Equipment trailer "new"	25,000	-	25,000	-	-	-	-	-	-	-	-	-	060	7002	554001	WS Cash
		WTP Flag pole & New Signage	40,000	-	40,000	-	-	-	-	-	-	-	-	-	060	7035	553000	WS Cash
		WTP Non-potable water metering	50,000	-	50,000	-	-	-	-	-	-	-	-	-	060	7035	554001	WS Cash
		WTP SCADA Server Replacement	85,000	-	40,000	-	-	-	45,000	-	-	-	-	-	060	7135	519200	WS Cash
		WTP Zero turn Mower	20,000	-	20,000	-	-	-	-	-	-	-	-	-	060	7002	554001	WS Cash
		WWTP Lawnmower	23,000	-	23,000	-	-	-	-	-	-	-	-	-	060	7135	554001	WS Cash
		WWTP PLC Upgrade Generator Switchgear	40,000	-	40,000	-	-	-	-	-	-	-	-	-	060	7135	524020	WS Cash
	2027 Total		1,822,000	-	905,000	177,000	179,000	81,000	128,000	85,000	87,000	90,000	90,000	-				
		#VE028 | 14-91	65,000	-	-	65,000	-	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE028 | 2014 Excavator (44-16)	145,000	-	-	145,000	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		#VE028 | 2015 Dump Truck (22-17)	150,000	-	-	250,000	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		200kW Portable Generator Replacement		-	-	150,000	-	-	-	-	-	-	-	-	060	032/713	554001	WS Cash
	2028 Total		610,000	-	-	610,000	-	-	-	-	-	-	-	-				
		#VE029 | 2018 Skid Steer (50-05)	112,000	-	-	-	112,000	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		#VE029 | 2017 ATV (04-07)	18,000	-	-	-	18,000	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		#VE029 | 2017 Dump Truck (22-20)	250,000	-	-	-	250,000	-	-	-	-	-	-	-	460	7002	554002	WS Cash
	2029 Total		380,000	-	-	-	380,000	-	-	-	-	-	-	-				
		#VE030 | 16-20 Dodge Truck	65,000	-	-	-	-	65,000	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE030 | 2011 Dump Truck (22-03)	110,000	-	-	-	-	110,000	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE030 | Slope Mower	112,000	-	-	-	-	112,000	-	-	-	-	-	-	460	7155	554001	WS Cash
		#VE030 | Trailer mounted sewer jetter (29-04)	60,000	-	-	-	-	60,000	-	-	-	-	-	-	460	7002	554001	WS Cash
		Vacuum Excavator	69,000	-	-	-	-	69,000	-	-	-	-	-	-	060	7002	554001	WS Cash
		Utility Locator Equipment	20,000	-	-	-	-	20,000	-	-	-	-	-	-	060	7055	534000	WS Cash
	2030 Total		436,000	-	-	-	-	436,000	-	-	-	-	-	-				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Water & Sewer	**4**	Facilities Maintenance Shop Acquisition Renovation (110 Williams Street)	500,000	500,000	-	-	-	-	-	-	-	-	-	-	460	7002	552001	2025 Rev. Bond
Capital Fund	**9**	Sugarloaf Warehouse Build-out	200,000	200,000	-	-	-	-	-	-	-	-	-	-	460/410	7155	552001	2027 Rev. Bond
	12	Willow Rd:Price Rd & PRV Bypass (CH-1)	500,000	500,000	-	-	-	-	-	-	-	-	-	-	460	7155	550103	2027 Rev. Bond
	4	WTP Mills River Intake Scour System	540,000	540,000	-	-	-	-	-	-	-	-	-	-	460	7035	550103	2025 Rev. Bond
	9	WTP Residuals Storage, #22013	2,342,000	2,342,000	-	-	-	-	-	-	-	-	-	-	460	7035	550103	Grant/2025 Rev. Bond
	9	WWTP Recycle Pumping Station Project	1,100,000	1,100,000	-	-	-	-	-	-	-	-	-	-	460	7135	550103	2027 Rev. Bond
	2026 Total		5,182,000	5,182,000	-	-	-	-	-	-	-	-	-	-				
	10	GE Sewer Pump Station Improvements	450,000	-	450,000	-	-	-	-	-	-	-	-	-	460	7155	550103	2027 Rev. Bond
	10	Howard Gap Rd. Water Extension (ES-2)	9,000,000	-	9,000,000	-	-	-	-	-	-	-	-	-	460	7055	550103	SRF Loan
	10	Kenmure Drive Water Improvements (KG-6)	400,000	-	400,000	-	-	-	-	-	-	-	-	-	460	7055	550103	Reserve
	9	Long John Mountain Water Improvements #18014	9,670,000	-	9,670,000	-	-	-	-	-	-	-	-	-	460	7055	550103	SRF Loan
	5	NCDOT HWY 64 #18140	1,817,000	-	1,817,000	-	-	-	-	-	-	-	-	-	460	7055	550103	2027 Rev. Bond
	4	Sewer Combination Vactor Truck	600,000	-	600,000	-	-	-	-	-	-	-	-	-	460	7155	550103	2027 Rev. Bond
	4	WWTP 6MGD Expansion and Improvements, #24002	31,550,000	-	31,550,000	-	-	-	-	-	-	-	-	-	460	7135	550103	SRF Loan
	4	WWTP Belt Filter Press Rollers and Bearing Replacement	400,000	-	400,000	-	-	-	-	-	-	-	-	-	460	7135	550103	2027 Rev. Bond
	9	WWTP Sludge Thickening Rehabilitation	5,900,000	-	900,000	5,000,000	-	-	-	-	-	-	-	-	460	7135	550103	SRF Loan
	2027 Total		59,787,000	-	54,787,000	5,000,000	-	-	-	-	-	-	-	-				
	5	12" Water Main Replacement under FBR (Etowah)	200,000	-	-	200,000	-	-	-	-	-	-	-	-	460	7055	550103	Reserve
	6	Brookside Camp Road Water Improvements	2,250,000	-	-	225,000	2,025,000	-	-	-	-	-	-	-	460	7055	550103	2029 Rev. Bond
	15	Pace Rd. Water Main Extension and Interconnect	1,710,000	-	-	1,710,000	-	-	-	-	-	-	-	-	460	7055	550103	2029 Rev. Bond
	4	WTP Chemical Facility Improvements	7,750,000	-	-	750,000	7,000,000	-	-	-	-	-	-	-	460	7035	550103	SRF Loan
	2	WTP Finished Water Redundant Line	1,700,000	-	-	1,700,000	-	-	-	-	-	-	-	-	460	7035	550103	2029 Rev. Bond
	6	WWTP Dewatering Facility Lightning Protection	590,000	-	-	590,000	-	-	-	-	-	-	-	-	460	7135	550103	2029 Rev. Bond
	2028 Total		14,200,000	-	-	5,175,000	9,025,000	-	-	-	-	-	-	-				
	10	AMI Metering Infrastructure Replacement #23003	8,666,000	-	-	-	4,269,000	4,397,000	-	-	-	-	-	-	460	7002	550103	2031 Rev. Bond
	10	Argyle Tank Abandonment	400,000	-	-	-	400,000	-	-	-	-	-	-	-	460	7055	550103	Reserve
	5	Heatherwood Neighborhood Water Replacement	1,690,000	-	-	-	1,690,000	-	-	-	-	-	-	-	460	7055	550103	2029 Rev. Bond
	9	North Main Water and Sewer Replacement	1,850,000	-	-	-	1,850,000	-	-	-	-	-	-	-	460	7055	550103	2029 Rev. Bond
	4	WTP Clearwell No. 2	10,750,000	-	-	-	750,000	10,000,000	-	-	-	-	-	-	460	7035	550103	SRF Loan
	9	WWTP Aeration Basin Modification	2,125,000	-	-	-	325,000	1,800,000	-	-	-	-	-	-	460	7135	550103	2031 Rev. Bond
	2029 Total		25,481,000	-	-	-	9,284,000	16,197,000	-	-	-	-	-	-				
	10	Finley Cove Apple Zone Interconnect (LP-2)	650,000	-	-	-	-	650,000	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	4	NCDOT 191 #16126- Push back to FY30	15,000,000	-	-	-	-	15,000,000	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	10	NCDOT White St/ South Main #17126	3,750,000	-	-	-	-	3,750,000	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	9	Statonwoods Neighborhood Water Replacement	920,000	-	-	-	-	920,000	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	2030 Total		20,320,000	-	-	-	-	20,320,000	-	-	-	-	-	-				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36(+)	Fund	Dept.	Acct.	Funding Source
Water & Sewer	**15**	Baystone Drive Neighborhood Water Replacement	1,220,000	-	-	-	-	-	1,220,000	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
Capital Fund	**10**	Brookwood Sewer Pump Station Replacement	359,000	-	-	-	-	-	359,000	-	-	-	-	-	460	7155	550103	Reserve
	15	Dana Rd. Water Main Extension (ES-3)	8,500,000	-	-	-	-	-	500,000	8,000,000	-	-	-	-	460	7055	550103	2033 Rev. Bond
	8	Raw Water Transmission Main Inspection	1,300,000	-	-	-	-	-	1,300,000	-	-	-	-	-	460	7035	550103	2031 Rev. Bond
	6	Wash Creek Replacement Sewer G08	4,065,000	-	-	-	-	-	4,065,000	-	-	-	-	-	460	7155	550103	2033 Rev. Bond
	4	WTP Expansion to 18.0 MGD	13,500,000	-	-	-	-	-	13,500,000	-	-	-	-	-	460	7035	550103	2033 Rev. Bond
	8	WTP General Concrete Structural Repair and Rehabilitation	1,250,000	-	-	-	-	-	1,250,000	-	-	-	-	-	460	7035	550103	2031 Rev. Bond
	2031 Total		30,194,000	-	-	-	-	-	22,194,000	8,000,000	-	-	-	-				
	9	East Blue Ridge Road Water Improvements (M2-29)	1,600,000	-	-	-	-	-	-	1,600,000	-	-	-	-	460	7055	550103	2033 Rev. Bond
	10	WTP 400 kW Generator Replacement - Mills River	350,000	-	-	-	-	-	-	350,000	-	-	-	-	460	7035	550103	Reserve
	4	WTP Thickener Improvements	750,000	-	-	-	-	-	-	750,000	-	-	-	-	460	7035	550103	2033 Rev. Bond
	9	WWTP Secondary Clarifier Rehabilitation	2,830,000	-	-	-	-	-	-	2,830,000	-	-	-	-	460	7135	550103	2033 Rev. Bond
	2032 Total		5,530,000	-	-	-	-	-	-	5,530,000	-	-	-	-				
	6	Brittain Creek Sewer Replacement G-03	3,080,000	-	-	-	-	-	-	-	3,080,000	-	-	-	460	7155	550103	2033 Rev. Bond
	12	Carriage Park Sewer Pump Station Abandonments	2,500,000	-	-	-	-	-	-	-	2,500,000	-	-	-	460	7155	550103	2033 Rev. Bond
	10	Southside Water System Improvements	4,090,000	-	-	-	-	-	-	-	4,090,000	-	-	-	460	7055	550103	2033 Rev. Bond
	10	WTP 2MW Generator Replacement	1,500,000	-	-	-	-	-	-	-	1,500,000	-	-	-	460	7035	550103	2033 Rev. Bond
	2033 Total		11,170,000	-	-	-	-	-	-	-	11,170,000	-	-	-				
	8	Balfour Road Water Improvements (M2-42)	1,450,000	-	-	-	-	-	-	-	-	1,450,000	-	-	460	7055	550103	2035 Rev. Bond
	15	Devils Fork Sewer Replacement G05	3,240,000	-	-	-	-	-	-	-	-	3,240,000	-	-	460	7155	550103	2035 Rev. Bond
	8	Ladson Road Water Improvements (MTM-5)	3,500,000	-	-	-	-	-	-	-	-	3,500,000	-	-	460	7055	550103	2035 Rev. Bond
	5	NCDOT US64 I26 Interchange Improvements	500,000	-	-	-	-	-	-	-	-	500,000	-	-	460	7055	550103	2035 Rev. Bond
	15	S. Mills Gap Rd. Water Main Extension	1,860,000	-	-	-	-	-	-	-	-	1,860,000	-	-	460	7055	550103	2035 Rev. Bond
	2034 Total		10,550,000	-	-	-	-	-	-	-	-	10,550,000	-	-				
	4	Barker Heights Sewer Improvements	17,605,200	-	-	-	-	-	-	-	-	-	-	17,605,200	460	7155	550103	2037+ Rev. Bond
	15	Eastside Transmission Main, Phase 2 and 3	10,000,000	-	-	-	-	-	-	-	-	-	10,000,000	-	460	7055	550103	2037+ Rev. Bond
	8	Fruitland Rd. Water Main Extension	2,650,000	-	-	-	-	-	-	-	-	-	2,650,000	-	460	7055	550103	2037+ Rev. Bond
	4	WTP Expansion to 25.0 MGD	19,500,000	-	-	-	-	-	-	-	-	-	-	19,500,000	460	7035	550103	2037+ Rev. Bond
	4	WWTP 7.8 MGD Facility Expansion	44,000,000	-	-	-	-	-	-	-	-	-	-	44,000,000	460	7135	550103	2037+ Rev. Bond
	2036+ Total		93,755,200	-	-	-	-	-	-	-	-	-	12,650,000	81,105,200				
Water & Sewer Capital Fund Total			**276,169,200**	**5,182,000**	**54,787,000**	**10,175,000**	**18,309,000**	**36,517,000**	**22,194,000**	**13,530,000**	**11,170,000**	**10,550,000**	**12,650,000**	**81,105,200**				
TOTAL			**456,570,741**	**9,829,542**	**73,899,202**	**27,967,313**	**45,588,236**	**49,494,807**	**33,608,606**	**20,733,031**	**19,822,824**	**13,264,665**	**77,112,816**	**85,249,700**				

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
1	Not Assigned	26,193.71	33,029.77	39,860.03
2	Not Assigned	27,503.40	34,681.26	41,853.01
3	Not Assigned	28,878.57	36,415.32	43,945.67
4	Not Assigned	30,322.50	38,236.08	46,142.96
5	Not Assigned	31,838.63	40,147.89	48,450.09
6	Not Assigned	33,430.56	42,155.29	50,872.60
7	Not Assigned	35,102.08	44,263.03	53,416.22
8	Not Assigned	36,857.18	46,476.19	56,087.04
9	Administrative Assistant I	38,700.05	48,800.01	58,891.39
9	Customer Service Representative I	38,700.05	48,800.01	58,891.39
9	Police Support Specialist I	38,700.05	48,800.01	58,891.39
10	Building Maintenance Apprentice	40,635.04	51,240.01	61,835.97
10	Customer Service Representative II	40,635.04	51,240.01	61,835.97
10	Downtown Services Worker I	40,635.04	51,240.01	61,835.97
10	Environmental Services Worker I	40,635.04	51,240.01	61,835.97
10	Facilities Maintenance Apprentice	40,635.04	51,240.01	61,835.97
10	Fleet Maintenance Technician	40,635.04	51,240.01	61,835.97
10	Line Maintenance Mechanic I	40,635.04	51,240.01	61,835.97
10	Meter Maintenance Technician I	40,635.04	51,240.01	61,835.97
10	Parking Services Ambassador	40,635.04	51,240.01	61,835.97
10	Police Support Specialist II	40,635.04	51,240.01	61,835.97
10	Property Maintenance Worker I	40,635.04	51,240.01	61,835.97
10	Street Maintenance Worker I	40,635.04	51,240.01	61,835.97
10	Traffic Engineering Apprentice	40,635.04	51,240.01	61,835.97
10	WTP Operator I	40,635.04	51,240.01	61,835.97
10	WWTP Operator I	40,635.04	51,240.01	61,835.97
11	Customer Service Representative III	42,666.79	53,802.00	64,927.76
11	Equipment Operator I - CCTV	42,666.79	53,802.00	64,927.76
11	Equipment Operator I - Sewer Cleaning	42,666.79	53,802.00	64,927.76
11	Operations Support Specialist I	42,666.79	53,802.00	64,927.76
11	Police Operations Specialist	42,666.79	53,802.00	64,927.76
11	Utility Billing Specialist I	42,666.79	53,802.00	64,927.76

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
12	Administrative Assistant II	44,800.13	56,492.10	68,174.14
12	Building Maintenance Technician I	44,800.13	56,492.10	68,174.14
12	Civilian Animal Control Officer	44,800.13	56,492.10	68,174.14
12	Downtown Services Worker II	44,800.13	56,492.10	68,174.14
12	Environmental Services Worker II	44,800.13	56,492.10	68,174.14
12	Equipment Operator II - CCTV	44,800.13	56,492.10	68,174.14
12	Equipment Operator II - Sewer Cleaning	44,800.13	56,492.10	68,174.14
12	Evidence Technician	44,800.13	56,492.10	68,174.14
12	Facilities Maintenance Mechanic I	44,800.13	56,492.10	68,174.14
12	Firefighter in Training	44,800.13	56,492.10	68,174.14
12	Fleet Technician I	44,800.13	56,492.10	68,174.14
12	Inflow and Infiltration Technician I	44,800.13	56,492.10	68,174.14
12	Leak Detection Technician I	44,800.13	56,492.10	68,174.14
12	Line Maintenance Mechanic II	44,800.13	56,492.10	68,174.14
12	Meter Maintenance Technician II	44,800.13	56,492.10	68,174.14
12	Operations Support Specialist II	44,800.13	56,492.10	68,174.14
12	Payment Posting Specialist	44,800.13	56,492.10	68,174.14
12	Police Telecommunicator I	44,800.13	56,492.10	68,174.14
12	Property Maintenance Worker II	44,800.13	56,492.10	68,174.14
12	Street Maintenance Worker II	44,800.13	56,492.10	68,174.14
12	Traffic Engineering Technician I	44,800.13	56,492.10	68,174.14
12	Utilities Compliance Technician I	44,800.13	56,492.10	68,174.14
12	Utility Billing Specialist II	44,800.13	56,492.10	68,174.14
12	Utility Location Specialist I	44,800.13	56,492.10	68,174.14
12	Utility Production Specialist	44,800.13	56,492.10	68,174.14
12	Warehouse Specialist	44,800.13	56,492.10	68,174.14
12	WTP Laboratory Technician I	44,800.13	56,492.10	68,174.14
12	WTP Operator II	44,800.13	56,492.10	68,174.14
12	WWTP Laboratory Technician I	44,800.13	56,492.10	68,174.14
12	WWTP Operator II	44,800.13	56,492.10	68,174.14

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
13	Building Maintenance Technician II	47,040.14	59,316.70	71,582.85
13	Code Enforcement Officer I	47,040.14	59,316.70	71,582.85
13	Downtown Services Worker III	47,040.14	59,316.70	71,582.85
13	Environmental Services Worker III	47,040.14	59,316.70	71,582.85
13	Equipment Operator III - CCTV	47,040.14	59,316.70	71,582.85
13	Equipment Operator III - Sewer Cleaning	47,040.14	59,316.70	71,582.85
13	Event Coordinator I	47,040.14	59,316.70	71,582.85
13	Facilities Maintenance Mechanic II	47,040.14	59,316.70	71,582.85
13	Firefighter/EMT In Training	47,040.14	59,316.70	71,582.85
13	Fleet Technician II	47,040.14	59,316.70	71,582.85
13	Generator Maintenance Technician I	47,040.14	59,316.70	71,582.85
13	Inflow and Infiltration Technician II	47,040.14	59,316.70	71,582.85
13	Leak Detection Technician II	47,040.14	59,316.70	71,582.85
13	Line Maintenance Mechanic III	47,040.14	59,316.70	71,582.85
13	Meter Maintenance Technician III	47,040.14	59,316.70	71,582.85
13	Operations Support Specialist III	47,040.14	59,316.70	71,582.85
13	Police Officer In Training	47,040.14	59,316.70	71,582.85
13	Police Telecommunicator II	47,040.14	59,316.70	71,582.85
13	Property Maintenance Worker III	47,040.14	59,316.70	71,582.85
13	Senior Utility Production Specialist	47,040.14	59,316.70	71,582.85
13	Senior Warehouse Specialist	47,040.14	59,316.70	71,582.85
13	Street Maintenance Worker III	47,040.14	59,316.70	71,582.85
13	Traffic Engineering Technician II	47,040.14	59,316.70	71,582.85
13	Utilities Compliance Technician II	47,040.14	59,316.70	71,582.85
13	Utility Billing Analyst	47,040.14	59,316.70	71,582.85
13	Utility Location Specialist II	47,040.14	59,316.70	71,582.85
13	WTP Laboratory Technician II	47,040.14	59,316.70	71,582.85
13	WWTP Laboratory Technician II	47,040.14	59,316.70	71,582.85

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
14	Accounting Coordinator I	49,392.15	62,282.54	75,161.99
14	Administrative Assistant III	49,392.15	62,282.54	75,161.99
14	Building Maintenance Technician III	49,392.15	62,282.54	75,161.99
14	Event Coordinator II	49,392.15	62,282.54	75,161.99
14	Facilities Maintenance Mechanic III	49,392.15	62,282.54	75,161.99
14	Fire and Life Safety Educator	49,392.15	62,282.54	75,161.99
14	Fire Inspector I	49,392.15	62,282.54	75,161.99
14	Firefighter/EMT I	49,392.15	62,282.54	75,161.99
14	Fleet Technician III	49,392.15	62,282.54	75,161.99
14	Generator Maintenance Technician II	49,392.15	62,282.54	75,161.99
14	Inflow and Infiltration Technician III	49,392.15	62,282.54	75,161.99
14	Leak Detection Technician III	49,392.15	62,282.54	75,161.99
14	Parking Services Supervisor	49,392.15	62,282.54	75,161.99
14	Police Telecommunicator III	49,392.15	62,282.54	75,161.99
14	Project Coordinator I	49,392.15	62,282.54	75,161.99
14	Utilities Compliance Technician III	49,392.15	62,282.54	75,161.99
14	Utility Location Specialist III	49,392.15	62,282.54	75,161.99
14	WTP Laboratory Technician III	49,392.15	62,282.54	75,161.99
14	WTP Operator III	49,392.15	62,282.54	75,161.99
14	WWTP Laboratory Technician III	49,392.15	62,282.54	75,161.99
14	WWTP Operator III	49,392.15	62,282.54	75,161.99
15	Accounting Coordinator II	51,861.75	65,396.67	78,920.09
15	Asset Management Coordinator I	51,861.75	65,396.67	78,920.09
15	Assistant Fire Marshal	51,861.75	65,396.67	78,920.09
15	Building Maintenance Crew Leader	51,861.75	65,396.67	78,920.09
15	Code Enforcement Officer II	51,861.75	65,396.67	78,920.09
15	Crew Leader CCTV	51,861.75	65,396.67	78,920.09
15	Crew Leader Sewer Cleaning	51,861.75	65,396.67	78,920.09
15	Downtown Services Crew Leader	51,861.75	65,396.67	78,920.09
15	Environmental Services Crew Leader	51,861.75	65,396.67	78,920.09
15	Event Coordinator III	51,861.75	65,396.67	78,920.09
15	Facilities Maintenance Crew Leader	51,861.75	65,396.67	78,920.09
15	GIS Technician I	51,861.75	65,396.67	78,920.09
15	Instrumentation & Electrical Technician I	51,861.75	65,396.67	78,920.09
15	Line Maintenance Crew Leader	51,861.75	65,396.67	78,920.09
15	Police Investigator	51,861.75	65,396.67	78,920.09
15	Police Officer I	51,861.75	65,396.67	78,920.09
15	Police Telecommunications Supervisor	51,861.75	65,396.67	78,920.09
15	Property Maintenance Crew Leader	51,861.75	65,396.67	78,920.09
15	Senior Firefighter	51,861.75	65,396.67	78,920.09
15	Senior Generator Maintenance Technician	51,861.75	65,396.67	78,920.09
15	Street Maintenance Crew Leader	51,861.75	65,396.67	78,920.09

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
16	Accountant I	54,454.83	68,666.50	82,866.10
16	Communications Coordinator I	54,454.83	68,666.50	82,866.10
16	Downtown Coordinator I	54,454.83	68,666.50	82,866.10
16	Engineering Technician I	54,454.83	68,666.50	82,866.10
16	Fire Engineer	54,454.83	68,666.50	82,866.10
16	Fleet Coordinator	54,454.83	68,666.50	82,866.10
16	Human Resources Coordinator I	54,454.83	68,666.50	82,866.10
16	Instrumentation & Electrical Technician II	54,454.83	68,666.50	82,866.10
16	Management Analyst I - Budget	54,454.83	68,666.50	82,866.10
16	Management Analyst I - Strategy & Performance	54,454.83	68,666.50	82,866.10
16	Planner I	54,454.83	68,666.50	82,866.10
16	Police Detective I	54,454.83	68,666.50	82,866.10
16	Police Officer II	54,454.83	68,666.50	82,866.10
16	Project Coordinator II	54,454.83	68,666.50	82,866.10
16	Stormwater Technician I	54,454.83	68,666.50	82,866.10
16	Traffic Signal Bench/Electronics Technician III	54,454.83	68,666.50	82,866.10
17	Accountant II	57,177.58	72,099.83	87,009.40
17	Asset Management Coordinator II	57,177.58	72,099.83	87,009.40
17	Code Enforcement Officer III	57,177.58	72,099.83	87,009.40
17	Construction Inspector I	57,177.58	72,099.83	87,009.40
17	Downtown Coordinator II	57,177.58	72,099.83	87,009.40
17	Engineering Technician II	57,177.58	72,099.83	87,009.40
17	GIS Technician II	57,177.58	72,099.83	87,009.40
17	Police Detective II	57,177.58	72,099.83	87,009.40
17	Police Officer III	57,177.58	72,099.83	87,009.40
17	Senior Instrumentation & Electrical Technician	57,177.58	72,099.83	87,009.40
17	Utilities Compliance Coordinator	57,177.58	72,099.83	87,009.40
17	Utilities Inventory & Purchasing Coordinator	57,177.58	72,099.83	87,009.40

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
18	Building Maintenance Supervisor	60,036.46	75,704.82	91,359.87
18	Communications Coordinator II	60,036.46	75,704.82	91,359.87
18	Construction Inspector II	60,036.46	75,704.82	91,359.87
18	Downtown Coordinator III	60,036.46	75,704.82	91,359.87
18	Engineering Technician III	60,036.46	75,704.82	91,359.87
18	Environmental Services Supervisor	60,036.46	75,704.82	91,359.87
18	Facilities Maintenance Supervisor	60,036.46	75,704.82	91,359.87
18	Fire Lieutenant	60,036.46	75,704.82	91,359.87
18	Fleet Shop Foreman	60,036.46	75,704.82	91,359.87
18	Human Resources Coordinator II	60,036.46	75,704.82	91,359.87
18	Management Analyst II - Budget	60,036.46	75,704.82	91,359.87
18	Management Analyst II - Strategy & Performance	60,036.46	75,704.82	91,359.87
18	Meter Services Supervisor	60,036.46	75,704.82	91,359.87
18	Planner II	60,036.46	75,704.82	91,359.87
18	Police Detective III	60,036.46	75,704.82	91,359.87
18	Police Officer IV	60,036.46	75,704.82	91,359.87
18	Property Maintenance Supervisor	60,036.46	75,704.82	91,359.87
18	Stormwater Technician II	60,036.46	75,704.82	91,359.87
18	Street Maintenance Supervisor	60,036.46	75,704.82	91,359.87
18	Traffic Engineering Supervisor	60,036.46	75,704.82	91,359.87
18	Utility Systems Supervisor	60,036.46	75,704.82	91,359.87
18	WTP Chief Operator	60,036.46	75,704.82	91,359.87
18	WTP Laboratory Supervisor	60,036.46	75,704.82	91,359.87
18	WWTP Chief Operator	60,036.46	75,704.82	91,359.87
18	WWTP Laboratory Supervisor	60,036.46	75,704.82	91,359.87
19	Asset Management Coordinator III	63,038.27	79,490.06	95,927.87
19	Billing Supervisor	63,038.27	79,490.06	95,927.87
19	Construction Inspector III	63,038.27	79,490.06	95,927.87
19	Customer Service Supervisor	63,038.27	79,490.06	95,927.87
19	ERP Business Analyst	63,038.27	79,490.06	95,927.87
19	GIS Specialist I	63,038.27	79,490.06	95,927.87
19	IT System Administrator	63,038.27	79,490.06	95,927.87
19	Police Sergeant	63,038.27	79,490.06	95,927.87
19	Purchasing Administrator	63,038.27	79,490.06	95,927.87

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
20	Civil/Utilities Engineer I	66,190.19	83,464.56	100,724.26
20	Communications Coordinator III	66,190.19	83,464.56	100,724.26
20	Deputy Fire Marshal	66,190.19	83,464.56	100,724.26
20	GIS Specialist II	66,190.19	83,464.56	100,724.26
20	Human Resources Coordinator III	66,190.19	83,464.56	100,724.26
20	Management Analyst III - Budget	66,190.19	83,464.56	100,724.26
20	Management Analyst III - Strategy & Performance	66,190.19	83,464.56	100,724.26
20	Planner III	66,190.19	83,464.56	100,724.26
20	Stormwater Technician III	66,190.19	83,464.56	100,724.26
21	Fire Captain	69,499.71	87,637.79	105,760.48
21	Fire Training Officer	69,499.71	87,637.79	105,760.48
21	Fleet Manager	69,499.71	87,637.79	105,760.48
21	Wastewater Treatment Manager	69,499.71	87,637.79	105,760.48
21	Water Treatment Manager	69,499.71	87,637.79	105,760.48
22	Civil/Utilities Engineer II	72,974.68	92,019.68	111,048.49
22	Police Lieutenant	72,974.68	92,019.68	111,048.49
22	Senior Accountant	72,974.68	92,019.68	111,048.49
22	Utilities Technology Manager	72,974.68	92,019.68	111,048.49
23	Fire Battalion Chief	76,623.42	96,620.67	116,600.91
23	Fire Marshal	76,623.42	96,620.67	116,600.91
23	Public Works Superintendent	76,623.42	96,620.67	116,600.91
24	Assistant Finance Director	80,454.59	101,451.70	122,430.96
24	Assistant Human Resources Director	80,454.59	101,451.70	122,430.96
24	City Clerk	80,454.59	101,451.70	122,430.96
24	Civil/Utilities Engineer III	80,454.59	101,451.70	122,430.96
24	Construction Division Manager	80,454.59	101,451.70	122,430.96
24	Downtown Division Manager	80,454.59	101,451.70	122,430.96
24	GIS Division Manager	80,454.59	101,451.70	122,430.96
24	Information Technology (IT) Manager	80,454.59	101,451.70	122,430.96
24	Planning Division Manager	80,454.59	101,451.70	122,430.96
24	Police Captain	80,454.59	101,451.70	122,430.96
25	Assistant Police Chief	84,477.32	106,524.28	128,552.51
25	Assistant Utilities Director	84,477.32	106,524.28	128,552.51
25	Deputy Fire Chief	84,477.32	106,524.28	128,552.51
26	Staff Attorney	88,701.19	111,850.50	134,980.14

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Position Title	Minimum	Midpoint	Maximum
27	Assistant City Attorney	93,136.25	117,443.02	141,729.13
28	Budget & Evaluation Director	97,793.06	123,315.16	148,815.60
28	City Engineer	97,793.06	123,315.16	148,815.60
28	Communications Director	97,793.06	123,315.16	148,815.60
28	Community Development Director	97,793.06	123,315.16	148,815.60
28	Finance Director	97,793.06	123,315.16	148,815.60
28	Fire Chief	97,793.06	123,315.16	148,815.60
28	Human Resources Director	97,793.06	123,315.16	148,815.60
28	Police Chief	97,793.06	123,315.16	148,815.60
28	Public Works Director	97,793.06	123,315.16	148,815.60
28	Stormwater Director	97,793.06	123,315.16	148,815.60
28	Utilities Director	97,793.06	123,315.16	148,815.60
29	Not Assigned	102,682.71	129,480.92	156,256.37
30	Not Assigned	107,816.85	135,954.97	164,069.19
31	Not Assigned	113,207.69	142,752.72	172,272.65
32	Assistant City Manager	118,868.07	149,890.35	180,886.29
33	Deputy City Manager	124,811.47	157,384.87	189,930.59
34	Not Assigned	131,052.04	165,254.11	199,427.13
35	Not Assigned	137,604.64	173,516.82	209,398.49
36	Not Assigned	144,484.88	182,192.66	219,868.41

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2025 to June 30, 2026 (FY26)

Grade	Minimum	Probation Completion (Minimum + 5.0%)	Midpoint	Maximum
1	26,193.71	27,503.40	33,029.77	39,860.03
2	27,503.40	28,878.57	34,681.26	41,853.01
3	28,878.57	30,322.50	36,415.32	43,945.67
4	30,322.50	31,838.62	38,236.08	46,142.96
5	31,838.63	33,430.56	40,147.89	48,450.09
6	33,430.56	35,102.08	42,155.29	50,872.60
7	35,102.08	36,857.19	44,263.03	53,416.22
8	36,857.18	38,700.04	46,476.19	56,087.04
9	38,700.05	40,635.05	48,800.01	58,891.39
10	40,635.04	42,666.78	51,240.01	61,835.97
11	42,666.79	44,800.13	53,802.00	64,927.76
12	44,800.13	47,040.14	56,492.10	68,174.14
13	47,040.14	49,392.15	59,316.70	71,582.85
14	49,392.15	51,861.75	62,282.54	75,161.99
15	51,861.75	54,454.83	65,396.67	78,920.09
16	54,454.83	57,177.58	68,666.50	82,866.10
17	57,177.58	60,036.46	72,099.83	87,009.40
18	60,036.46	63,038.28	75,704.82	91,359.87
19	63,038.27	66,190.19	79,490.06	95,927.87
20	66,190.19	69,499.70	83,464.56	100,724.26
21	69,499.71	72,974.70	87,637.79	105,760.48
22	72,974.68	76,623.42	92,019.68	111,048.49
23	76,623.42	80,454.59	96,620.67	116,600.91
24	80,454.59	84,477.32	101,451.70	122,430.96
25	84,477.32	88,701.19	106,524.28	128,552.51
26	88,701.19	93,136.25	111,850.50	134,980.14
27	93,136.25	97,793.06	117,443.02	141,729.13
28	97,793.06	102,682.71	123,315.16	148,815.60
29	102,682.71	107,816.85	129,480.92	156,256.37
30	107,816.85	113,207.69	135,954.97	164,069.19
31	113,207.69	118,868.07	142,752.72	172,272.65
32	118,868.07	124,811.47	149,890.35	180,886.29
33	124,811.47	131,052.04	157,384.87	189,930.59
34	131,052.04	137,604.64	165,254.11	199,427.13
35	137,604.64	144,484.87	173,516.82	209,398.49
36	144,484.88	151,709.12	182,192.66	219,868.41

Office of Management & Budget
City Hall, Second Floor
160 Sixth Ave. E.
Hendersonville, NC 28792



828-697-3000
hendersonvillenc.gov/budget

NOTICE

City of Hendersonville 160 Sixth Avenue East Hendersonville, NC 28792

CITY COUNCIL
CITY OF HENDERSONVILLE, NC

FISCAL YEAR 2025-2026 BUDGET PUBLIC HEARING
Thursday, June 05, 2025, at 5:45 p.m.

The City of Hendersonville City Council will hold the **Fiscal Year 2025-2026 (FY26) Budget Public Hearing** during their regularly scheduled meeting on **Thursday, June 5, 2025, at 5:45 p.m**. in the **2nd Floor Meeting Room of City Hall located at 160 6th Avenue East Hendersonville, NC**.

On May 20, 2025, the proposed annual operating and capital budget for Fiscal Year 2025-2026 (FY26) was submitted to the City Council of the City of Hendersonville. The proposed budget has been filed with, and is available for public inspection in the office of the City Clerk, City Hall, 160 Sixth Ave. E., Hendersonville, NC, and on the City's website: **www.hvlnc.gov**. In accordance with NCGS § 159-12, a public hearing on the FY26 Budget will be held during their regularly scheduled meeting on June 05, 2025 at 5:45 p.m., or as soon thereafter as it may be heard. Please note that this public hearing will also include (a) the City's fee schedules for Fiscal Year 2025-2026, including but not limited to land development fees and the revised stormwater utility fees; and (b) proposed expenditures for economic development pursuant to N.C.G.S. § 158-7.1.

The public may also view, listen, and verbally comment on public hearings or give general comment live via ZOOM. For security reasons screen sharing will not be allowed. The meeting instructions to join by Zoom will be available on the City's website by visiting **www.hendersonvillenc.gov/events-calendar**. Comment period instructions will also be displayed at the appropriate times during the meeting.

ZOOM: **zoom.us/join** **OR** **Dial-in by phone:** (646) 558-8656
Meeting ID: 822 0104 2528
Passcode: 1847

In accordance with NC GS 166A-19.24(e), written/digital public hearing comments must be received by **noon on June 4, 2025**, to be considered by the City Council. Please visit **www.hendersonvillenc.gov/comment** to submit comments or contact the City Clerk's office.

Comments must comply with the City's policy.

Jilly Murray, City Clerk

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Posted 05/20/2025

Advertised in Times-News on 05/25/2025 & 06/01/2025

www.hendersonvillenc.gov

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Long-Range Planning Manager

MEETING DATE: June 5, 2025

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

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 (PINs: 9579-56-1085) from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) 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 [dated April 29, 2025] and presented at this meeting and subject to the following:

1. **The development shall be consistent with the following permitted uses:**
    a. Residential Dwellings, Multi-Family
        i. 120 Units
2. **The development shall be consistent with the site plan, including the list of applicable conditions contained therein.**

[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.]

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

Proposed City-Initiated Conditions:
1) TIA to be deferred until after the rezoning but before the final site plan approval.

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 (PINs: 9579-56-1085) from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) 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 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:

The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use Employment'.

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 redevelopment is would have a negative impact on the transportation network
2. The proposed development is incompatible with the surrounding land uses

[DISCUSS & VOTE]

4. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because: The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use Employment'. **5. 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 proposed redevelopment would reuse and restore an underutilized property located in close proximity to a major commercial corridor. **2.** The proposed conversion of the subject property would provide needed housing units **3.** The proposed renovation of the subject property would result in improved landscaping **[DISCUSS & VOTE]**	

SUMMARY: *The City of Hendersonville is in receipt of a Conditional Zoning District application from Jacob Glover of Pace Living, LLC for 201 Sugarloaf Rd (PIN 9579-56-1085) totaling 6.72 Acres located along an access road (SR 1734) at the bend in Sugarloaf Rd. The site also borders Interstate 26. The property is currently split zoned with C-3, Highway Business, and CHMU, Commercial Highway Mixed Use. The subject property is the current site of The Cascades (hotel). The petitioner is requesting that the parcel be rezoned to Urban Residential CZD and the use converted to allow for 120 apartment units. 'Residential, Multi-family' is not a permitted use in the C-3 zoning district. While it is permitted under CHMU, that zoning district has a maximum density of 12 units / acre. The proposed 120 units would result in a density of 18 units per acre and Urban Residential Conditional Zoning District has no density cap.*

The development proposes to convert the two existing buildings on the site to 100 Studio units, 10 one-bedroom units, and 10 two-bedroom units. The existing parking on the site is also proposed to be maintained for the new use. Due to the site having existing buildings and parking lots, the developer is proposing a number of conditions granting relief from the design standards found in the Urban Residential Zoning District.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

The Planning Board voted unanimously to recommend approval of the Conditional Zoning at their meeting on May 8, 2025.

PROJECT/PETITIONER NUMBER:	25-11-CZD
PETITIONER NAME:	• Jacob Glover, Pace Living, LLC. (Applicant) • Hendersonville Hospitality, LLC. (Owner)
ATTACHMENTS:	1. Staff Report 2. Planning Board Summary 3. Gen H Consistency & Evaluation Worksheets 4. Proposed Site Plan & Building Elevations 5. Neighborhood Compatibility Summary 6. Application 7. Owner Signoff Letter 8. Owner Sec of State LLC Record 9. Application Addendum 10. Developer Exhibit 11. Draft Ordinance 12. Proposed Zoning Map

STANDARD REZONING: PACE HENDERSONVILLE (25-11-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Number:
  - Pace Hendersonville
  - 25-11-CZD
- Applicant & Property Owner:
  - Pace Living, LLC | Jacob Glover (Applicant)
  - Hendersonville Hospitality, LLC (Owner)
- Property Address:
  - 201 Sugarloaf Rd
- Parcel Identification (PINS):
  - 9579-56-1085
- Project Acreage:
  - 6.72 Acres
- Current Parcel Zoning:
  - C-3 Highway Business /
  - CHMU Commercial Highway Mixed Use
- Current Land Use:
  - Lodging (Closed)
- Proposed Zoning:
  - Urban Residential CZD
- Proposed Land Use:
  - 120 Multi-Family Residential Units
- Future Land Use Designation:
  - Mixed Use Employment



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Conditional Zoning District application from Jacob Glover of Pace Living, LLC for 201 Sugarloaf Rd (PIN 9579-56-1085) totaling 6.72 Acres located along the access road at the bend in Sugarloaf Rd and also fronting Interstate 26. The property is currently split zoned with C-3, Highway Business, and CHMU, Commercial Highway Mixed Use. The subject property is the current site of The Cascades (hotel). The petitioner is requesting that the parcel be rezoned to Urban Residential CZD and the use converted to allow for 120 apartment units. 'Residential, Multi-family' is not a permitted use in the C-3 zoning district. While it is a permitted use under CHMU, that zoning district has a maximum density of 12 units / acre. The proposed 120 units would result in a density of 18 units per acre and Urban Residential Conditional Zoning District has no density cap.

The development proposes to convert the two existing buildings on the site to 100 Studio units, 10 one-bedroom units, and 10 two-bedroom units. The existing parking on the site is also proposed to be maintained for the new use. Due to the site having existing buildings and parking lots, the developer is proposing a number of conditions granting relief from the design standards found in the Urban Residential Zoning District.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

SITE IMAGES



View of corner of the site from Sugarloaf Rd



View of frontage of east parking lot and east face of main building and the north face of the annex building

SITE IMAGES



View of neighboring properties to the east from subject property



View of open space and existing vegetation at the rear of the subject property

SITE IMAGES

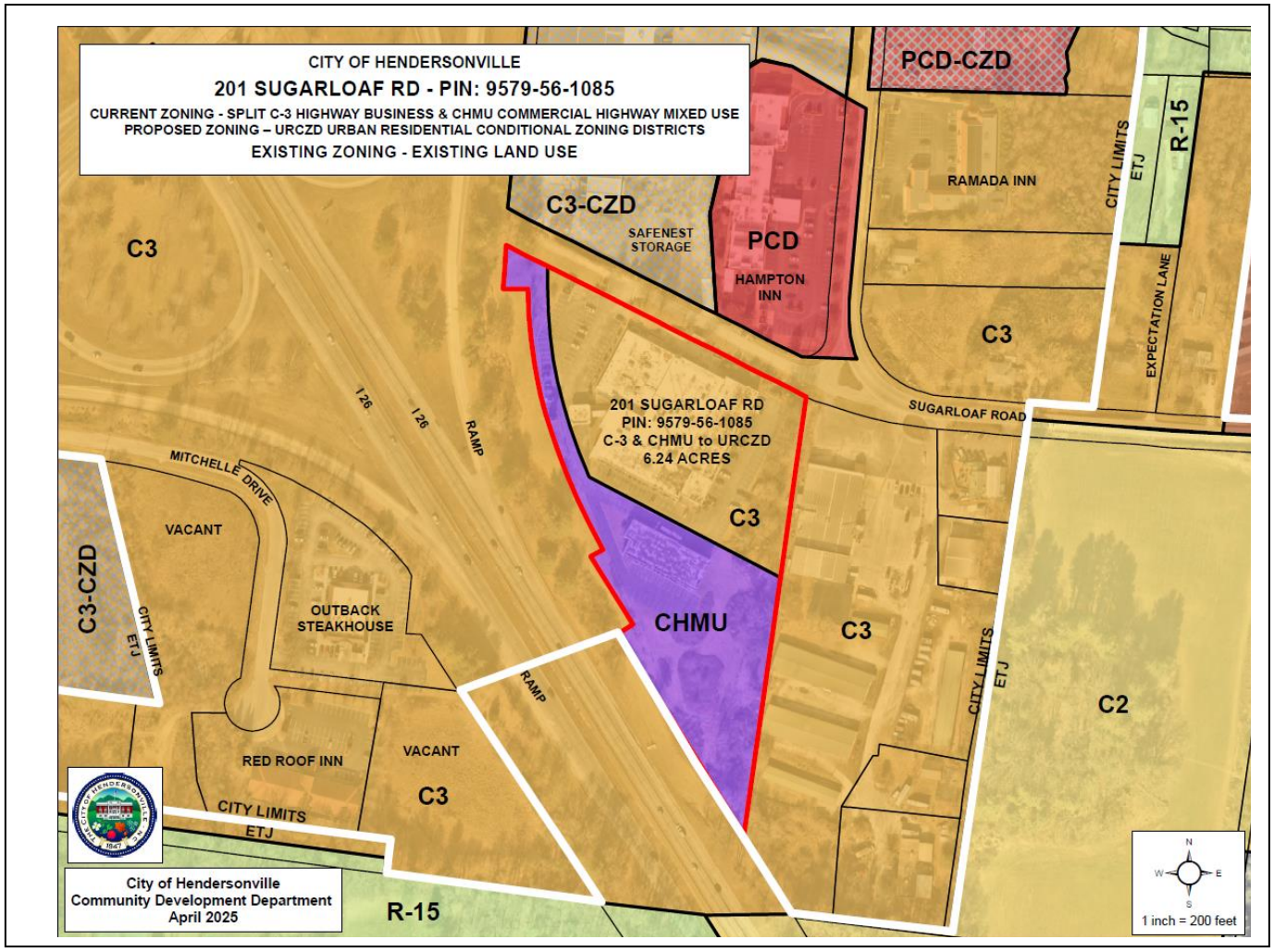


View of rear parking and rear of main building (right) and north face of annex building (left)



View of access to rear of annex building. I-26 in background.

EXISTING ZONING & LAND USE



Existing Land Use & Current Zoning Map

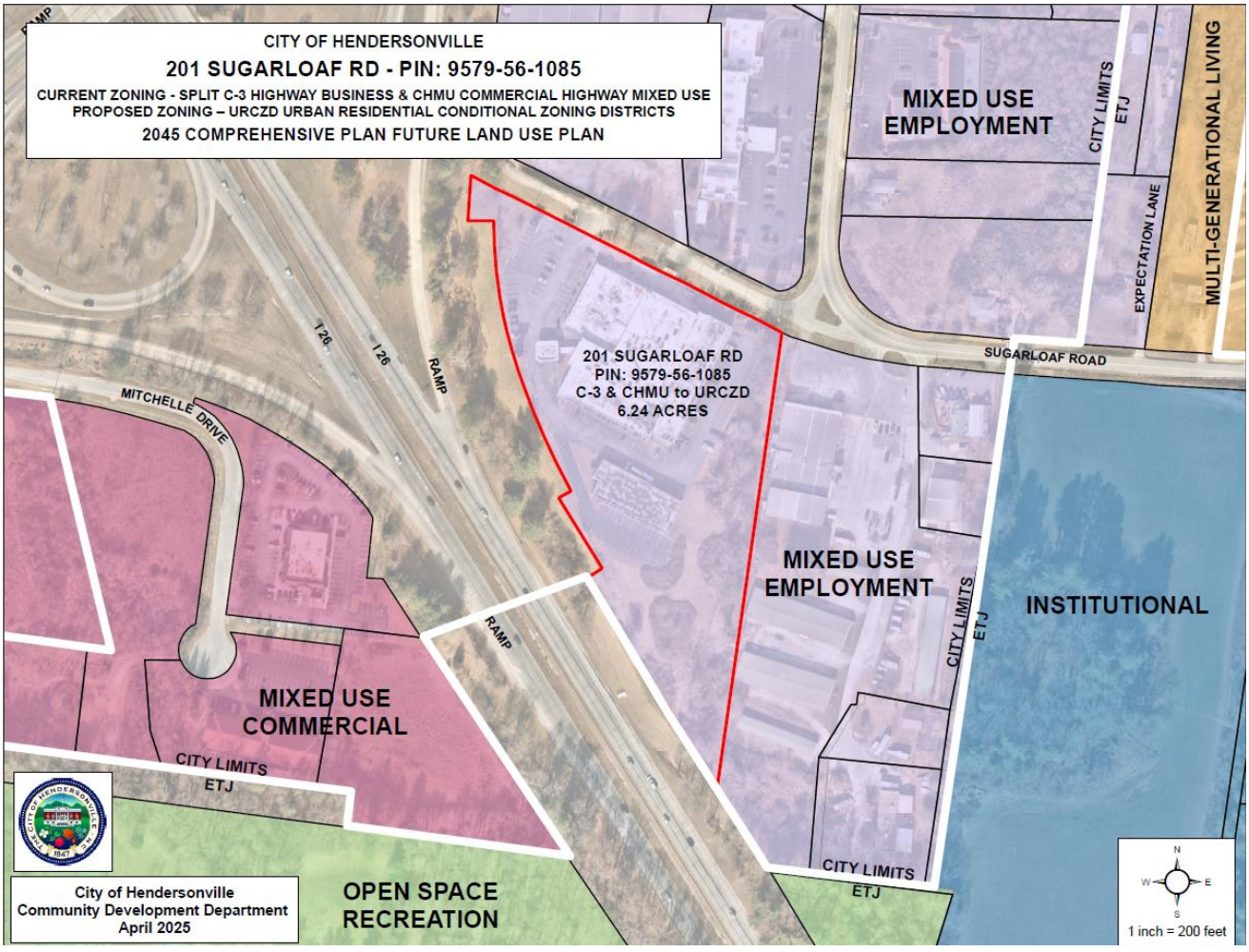
The subject property is located within the corporate limits of the city. The parcel is zoned C-3 and CHMU. The CHMU Zoning was put in place in 2021 to accommodate a planned conversion of the rear "annex" building to multi-family (multi-family is not permitted under C-3 zoning. The conversion to apartments did not occur, and the two separate parcels were later recombined into one parcel resulting in a split zoning.

This subject property has been the site of The Cascades Mountain Resort – though the business has recently faced numerous fire and building maintenance code violations. The subject property is just over 6.5 acres in size and contains two 2-story principal buildings and associated parking areas. A two acre portion of the site, to the east and south, is undeveloped open space.

The dominate zoning in the area is C-3 Highway Business. The other zoning district in the area is Planned Commercial Development (PCD-CZD). This zoning district is located on parcels to the north of the subject property.

The land uses in this area are typical for interstate-oriented commercial uses with hotel/motels being the most prominent use. Other commercial uses include restaurants, gas stations, and self-storage facilities.

FUTURE LAND USE



Future Land Use & Conservation Map

The City's Gen H 2045 Comprehensive Plan designates the subject property as "Mixed Use Employment" in the Future Land Use & Conservation Map. The adjacent properties flanking in all directions are also designated Mixed Use - Employment. The Character Area description for MU-E is as follows:

> *Employment centers contain a mix of uses including office, light industrial, and institutional in buildings with multiple stories. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Highly walkable areas with clustered parking and minimized vehicular circulation, incorporation of some retail, recreational, and residential uses to create a live, work, and play environment is supported. Flexible open space is in the form of formal and informal parks and green spaces connected by trails and can be programmed for gatherings of various sizes and purposes are also integrated.*

STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Residential, multi-family
- Total Dwelling Units: 120
- Site: 6.72 Acres
- Density: 17.8 Units / Acre
- Buildings:
  - Total Footprint – 64,713 Sq Ft
  - Height - 25'
- Open Space: 116,838 Sq Ft or 40%
  - Common Open Space: 30,000 Sq Ft or 10.3%
  - Common Space: 3,831 Sq Ft or 1.3% - See comments below
- Transportation:
  - Access from S.R. 1734 at bend in Sugarloaf Rd.1/4 mile from intersection with US64
  - The projected Average AM Peak Trips = 61 (Threshold for TIA = 100)
  - The projected Average PM Peak Trips = 48 (Threshold for TIA = 100)
  - The projected Daily Trips = 809 (Threshold for TIA = 1,000)
- Sidewalks:
  - 5' internal sidewalks & crosswalks are proposed
  - No external sidewalks – Fee-in-Lieu proposed
- 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:
  - Off-Street Parking
    - Required: 120 spaces (1 per unit for 1&2-bedroom units)
    - Provided: 181 spaces
  - On-Street Parking
    - Required but not provided
- Landscaping:
  - This development will be required to plant:
    - Street Trees (Sec. 5-25)
    - Common Space Plantings (5-25)
    - Vehicular Use Plantings (15-9)
    - Open Space Plantings (15-14)
  - A detailed Landscaping Plan will be provided at final site plan
- Building Design:
  - Two Existing Buildings constructed in 1966
  - Buildings were motels that were later enclosed with glass to create interior hallways.
  - Main Building – 2-Story 25'
  - Annex Building – 2.5-Story – 20'

- 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- with the following exceptions:
  - These outstanding items shall need to be resolved as part of the CZD process
    - See Developer Proposed Conditions
  - These outstanding items shall be resolved at the time of Final Site Plan and/or Preliminary Plat.
    - Detailed Landscaping Plan – The existing landscaping on the site is non-conforming, as it predates the City's current landscaping standards set forth in Article 15 and in Urban Residential Zoning District. A non-conforming site must come into compliance with landscaping standards in a few different circumstances. The most relevant for this project would be for "renovations with a total cost exceeding 50% of the assessed value of the building according to Henderson County tax records or an appraisal by a state licensed appraiser". We can assume this project, as proposed, would exceed this threshold. However, given that we do not yet have confirmation of this type of information, the applicant has only provided basic information about the existing landscaping on the site, which is proposed to be preserved. A detailed Landscaping Plan will be required as part of the Final Site Plan submittal.

Proposed City-Initiated Conditions:

1. None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consist 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:

1. None

DEVELOPER-PROPOSED CONDITIONS:

1) 5-25-5.8 Architectural Details - The developer requests a waiver for this section concerning architectural Details and the 35% reflectivity value requirement on the exterior walls for The following building elevations.

   Building #1, main building

   - east elevation
   - south elevation

   Building #2, rear residential only building (annex)

   - north elevation
   - south elevation
   - east elevation
   - west elevation

2) 5-25-5.9 Building Walls - The developer requests a waiver for this section concerning 'Long, Monotonous, uninterrupted walls' for the following building elevations.

   - Building #1, main building
     - east elevation
     - south elevation
   - Building #2, rear residential only building (annex)
     - north elevation
     - south elevation
     - east elevation
     - west elevation

3) 5-25-5.10 Building Entrances - The developer requests a waiver for this section concerning building Entrances for the following building:

   - Building #2, rear residential only building

4) 5-25-5.12b Building Scale - The developer requests a waiver for this section concerning building scale for the following building elevations:

   - Building #1, main building
     - east elevation
     - south elevation
     - west elevation
   - Building #2, rear residential only building (annex)
     - north elevation
     - south elevation
     - east elevation
     - west elevation

5) 5-25-5.13 Internal Access and Connectivity - The developer requests a waiver for

this section. Current existing layout of the site does not comply.

6) 5-25-5.15 Pedestrian Zone and Sidewalks - The developer agrees to pay fee in lieu of the required 7'-0" sidewalk in accordance with section 6-12-3 and section 5-25-5.15 of the zoning code.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	**LAND SUPPLY, SUITABILITY & INTENSITY** **Land Supply Map** - The subject property is not located on the Land Supply Map. **Land Suitability** – The subject property was not evaluated in the Suitability Assessment. **Development Intensity** - The subject property is located in an area designated as "Moderate" for Development Intensity. **Focused Intensity Nodes** - The subject property is located between two Focused Intensity Nodes. **Focus Area** - The subject property is not located in or near one of the 5 Focus Areas.
	FUTURE LAND USE & CONSERVATION MAP **Character Area Designation:** Mixed Use Employment **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***
	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 zoned C-3 and CHMU. The site features two existing buildings that have been The Cascades Mountain Resort. They are proposed to be reused. Adjacent land uses to the north include lodging and self-storage. To the east, land uses include whole, storage and restaurant. The proposed multi-family use is compatible with the surrounding land uses.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: Consistent **Abundant Housing Choices**: Consistent **Healthy and Accessible Natural Environment**: Consistent **Authentic Community Character**: Consistent **Safe Streets and Trails**: Inconsistent **Reliable & Accessible Utility Services**: Consistent **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**: Consistent **Compact Development**: Consistent **Sense of Place**: Inconsistent

	Conserved & Integrated Open Spaces: Consistent **Desirable & Affordable Housing**: Consistent **Connectivity**: Inconsistent **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 area continues to face a housing shortage. The City's recent Housing Needs Assessment found that 10,000 dwelling units are needed in Henderson County over the next 5 years and that new construction is not keeping pace with household growth (p.20-21). Additionally, there have been a number of recent code violations at 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 proposed redevelopment would reimagine and reuse an underutilized property. Conversion of this property would provide needed housing and address ongoing code violations.
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 continue to be served by City of Hendersonville services. Sugarloaf Rd is NCDOT-maintained and designated as a Minor Thoroughfare "Needing Improvement". The site is just over ¼ mile (5-6 minute walk) from the intersection of Chimney Rock Rd (US64).
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 -**
	No impact on existing vegetation or pervious surfaces is proposed. The renovation of the existing building will trigger compliance with current landscaping standards.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

1) Comprehensive Plan Consistency - Staff finds the petition to be consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description.
2) Compatibility - Staff finds that the proposed use is compatible with the surrounding land uses and consistent with the Goals & Guiding Principles of the Comprehensive Plan.
3) Changed Conditions - Staff finds that the changed conditions relate to the documented need for additional housing units and recent issues related to code violations at the subject property.
4) Public Interest - Staff finds that it is in the public interest to provide additional housing units and for the property to be redeveloped.
5) Public Facilities - Staff finds that the proposed development would efficiently utilize existing services and infrastructure.
6) Effect on Natural Environment – Despite having a lack of landscaping details at this time, staff finds that there will ultimately be a net increase in vegetation under the proposed plan.

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 requested rezoning to Urban Residential Conditional Zoning District and the associated proposed redevelopment align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use Employment'.

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 redevelopment would reuse and restore an underutilized property located in close proximity to a major commercial corridor.*
- *The proposed conversion of the subject property would provide needed housing units*
- *The proposed renovation of the subject property would result in improved landscaping*

DRAFT [Rational for Denial]

- *The proposed redevelopment is would have a negative impact on the transportation network*
- *The proposed development is incompatible with the surrounding land uses*

PLANNING BOARD RECOMMENDATION
PROJECT#: 25-11-CZD
MEETING DATE: May 8, 2025

PETITION REQUEST: Pace Hendersonville (C-3/CHMU to Urban Residential)

APPLICANT/PETITIONER: Jacob Glover, Pace Living, LLC / Hendersonville Hospitality, LLC (applicant / owners)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 21-minute presentation on the requested development - reviewing guidance from the Gen H Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining to walkability/pedestrian connections, permitted uses in CHMU vs UR and the targeted population for the units.

In total Planning Board considered this item for 55 minutes.

APPLICANT PRESENTATION:

The applicant gave a 9-minute presentation giving an overview of the product that they are proposing.

PUBLIC COMMENT:

Limited to 3 minutes per person.

- Ken Fitch, 1046 Patton St – asked questions regarding what the units would look like and if there would be occupancy limits.
- Mr. Patel, 150 Sugarloaf Rd – asked how you ensure that the development does not become government subsidized low-income housing.

DELIBERATION:

The Planning Board deliberated very little. They agreed to waive the TIA until after the rezoning and added the possible utilization of CHMU as an alternative to Urban Residential zoning.

MOTION:

Kyle Gilgis moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of Urban Residential Conditional Zoning Districts aligns with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed Use - Employment'.

REASONABLENESS STATEMENT:
[Rationale for Approval]

1) The proposed redevelopment would reuse and restore an underutilized property located in close proximity to a major commercial corridor.

2) The proposed conversion of the subject property would provide needed housing units

3) The proposed renovation of the subject property would result in improved landscaping

BOARD ACTION

- **Motion/Second**: Gilgis / McKinley
- **Yeas**: Johnson, Flores, Peacock (chair), Waters, Gilgis, McKinley, Rippy
- **Nays**:
- **Absent**: Hanley, J. Robertson
- **Recused**: Russell

Pace Living (25-11-CZD)		
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)	**Mixed Use - Employment**	
Character Area Description (Pg. 122-131)	Somewhat Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focused Intensity Node (Pg. 119)	Somewhat Consistent	
Focus Area Map (Pg. 134-159)	N/A	

Pace Living (25-11-CZD)		
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.	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.		Inconsistent
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.	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	N/A	
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.		Inconsistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.		Inconsistent
Design embraces the principles of walkable development.		Inconsistent
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.	N/A	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	N/A	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	N/A	
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.	N/A	
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	Consistent	
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]		Inconsistent
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.		Inconsistent
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A001	COVER SHEET	2	4/29/2025
A002	OVERALL SITE PLAN, MAPS, SCHEDULES	2	4/29/2025
A003	SITE - EXISTING LANDSCAPE LAYOUT	2	4/29/2025
A201	BUILDING #1 - EXTERIOR ELEVATIONS	1	4/18/2025
A202	BUILDING #2 - EXTERIOR ELEVATIONS	1	4/18/2025
A301	MAIN BUILDING PICTURE ELEVATIONS	1	4/18/2025
A302	REAR BUILDING PICTURE ELEVATIONS AND AERIAL VIEWS	1	4/18/2025
A303	AERIAL VIEWS	1	4/18/2025

PROJECT REVISION SCHEDULE

REVISION NUMBER	DATE	REVISION DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS
2	4/29/2025	RESPONSE TO CITY COMMENTS 2ND ROUND

CONDITIONS (DEVELOPER)

5-25-5.8 ARCHITECTURAL DETAILS

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING ARCHITECTURAL DETAILS AND THE 35% REFECTIVITY VALUE REQUIREMENT ON THE EXTERIOR WALLS FOR THE FOLLOWING BUILDING ELEVATIONS.

BUILDING #1, MAIN BUILDING
- EAST ELEVATION
- SOUTH ELEVATION

BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
- SOUTH ELEVATION
- EAST ELEVATION
- WEST ELEVATION
-

5-25-5.9 BUILDING WALLS

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING 'LONG, MONOTONOUS, UNINTERRUPTED WALLS FOR THE FOLLOWING BUILDING ELEVATIONS.

BUILDING #1, MAIN BUILDING
- EAST ELEVATION
- SOUTH ELEVATION

BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
- SOUTH ELEVATION
- EAST ELEVATION
- WEST ELEVATION
-

5-25-5.10 BUILDING ENTRANCES

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING BUILDING ENTRANCES FOR THE FOLLOWING BUILDING.

BUILDING #2, REAR RESIDENTIAL ONLY BUILDING

5-25-5.12b BUILDING SCALE

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION CONCERNING BUILDING SCALE FOR THE FOLLOWING BUILDING ELEVATIONS.

BUILDING #1, MAIN BUILDING
- EAST ELEVATION
- SOUTH ELEVATION
- WEST ELEVATION

BUILDING #2, REAR RESIDENTIAL ONLY BUILDING
- NORTH ELEVATION
- SOUTH ELEVATION
- EAST ELEVATION
- WEST ELEVATION
-

5-25-5.13 INTERNAL ACCESS AND CONNECTIVITY

THE DEVELOPER REQUESTS A WAIVER FOR THIS SECTION. CURRENT EXISTING LAYOUT OF THE SITE DOES NOT COMPLY.

5-25-5.15 PEDESTRIAN ZONE AND SIDEWALKS

THE DEVELOPER AGREES TO PAY FEE IN LIEU OF THE REQUIRED 7'-0" SIDEWALK IN ACCORDANCE WITH SECTION 6-12-3 AND SECTION 5-25-5.15 OF THE ZONING CODE.

GENERAL DEVELOPMENT NOTES

UTILITIES

THE DEVELOPMENT WILL USE EXISTING UTILIES CONNECTED TO THE TWO BUILDINGS.

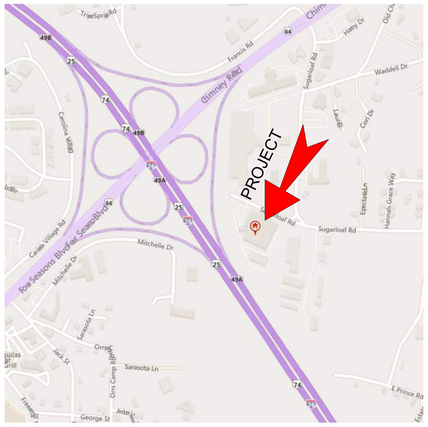
FIRE SAFETY

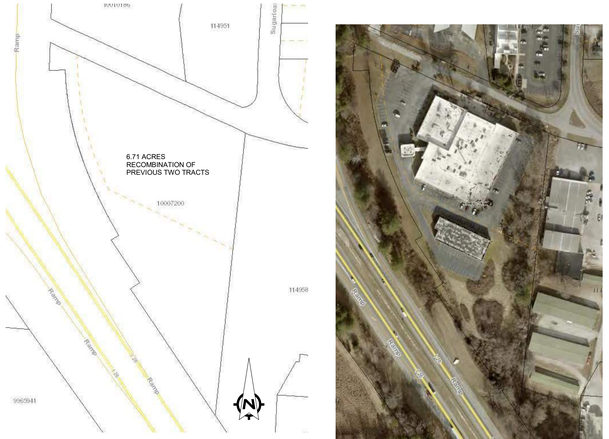
THE CURRENT MAIN BUILDING IS EQUIPMENT WITH A FIRE SPRINKLER SYSTEM. BUILDING # 2, LOCATED AT THE REAR OF THE PROPERTY WILL BE EQUIPED WITH A NEW FIRE SPRINKLER AND FIRE ALARM SYSTEM.

IT IS THE INTENTION OF THE DEVELOPER TO ADDRESS THE CONCERNS PREVIOUSLY RAISIED AND BRING THE PROJECT INTO FULL COMPLAINCE WITH THE CURRENTLY ADOPTED FIRE CODES.

LANDSCAPE REQUIREMENTS

FOR THIS EXISTING PROJECT, IT IS THE INTENTION OF THE DEVELOPER TO COMPLY, WHERE POSSIBLE, WITH THE LATEST LANDSCAPE ORDINANCE SET BY THE CITY OF HENDERSONVILLE, NORTH CAROLINA.


PROJECT
Gimmey Ridge
Francis Rd
Sugarloaf Rd
Waddell Dr
Cody Dr
Harrah Grace Way
Four Seasons Blvd
Mitchelle Dr
Sarasota Ln
Jack St
Orrs Camp Rd
George St
E Prince Rd
Caviness Rd
Cavata Village Rd
Trace Spring Rd
Haley Dr
Old Ch
Chimn
Lauren Ln
Jamaica Ln
Mitchelle Dr
Sugarloaf Rd
Sugarloaf Rd
Ellen Ln
Lilac Trail
Jack St
Orrs Camp Rd
Sarasota Ln
Jamaica Ln
George St
E Prince Rd
Four Seasons Blvd
Cavata Village Rd
Caviness Rd
Trace Spring Rd
Francis Rd
Gimmey Ridge
Haley Dr
Waddell Dr
Cody Dr
Harrah Grace Way
Sugarloaf Rd
Mitchelle Dr
Sarasota Ln
Jack St
Orrs Camp Rd

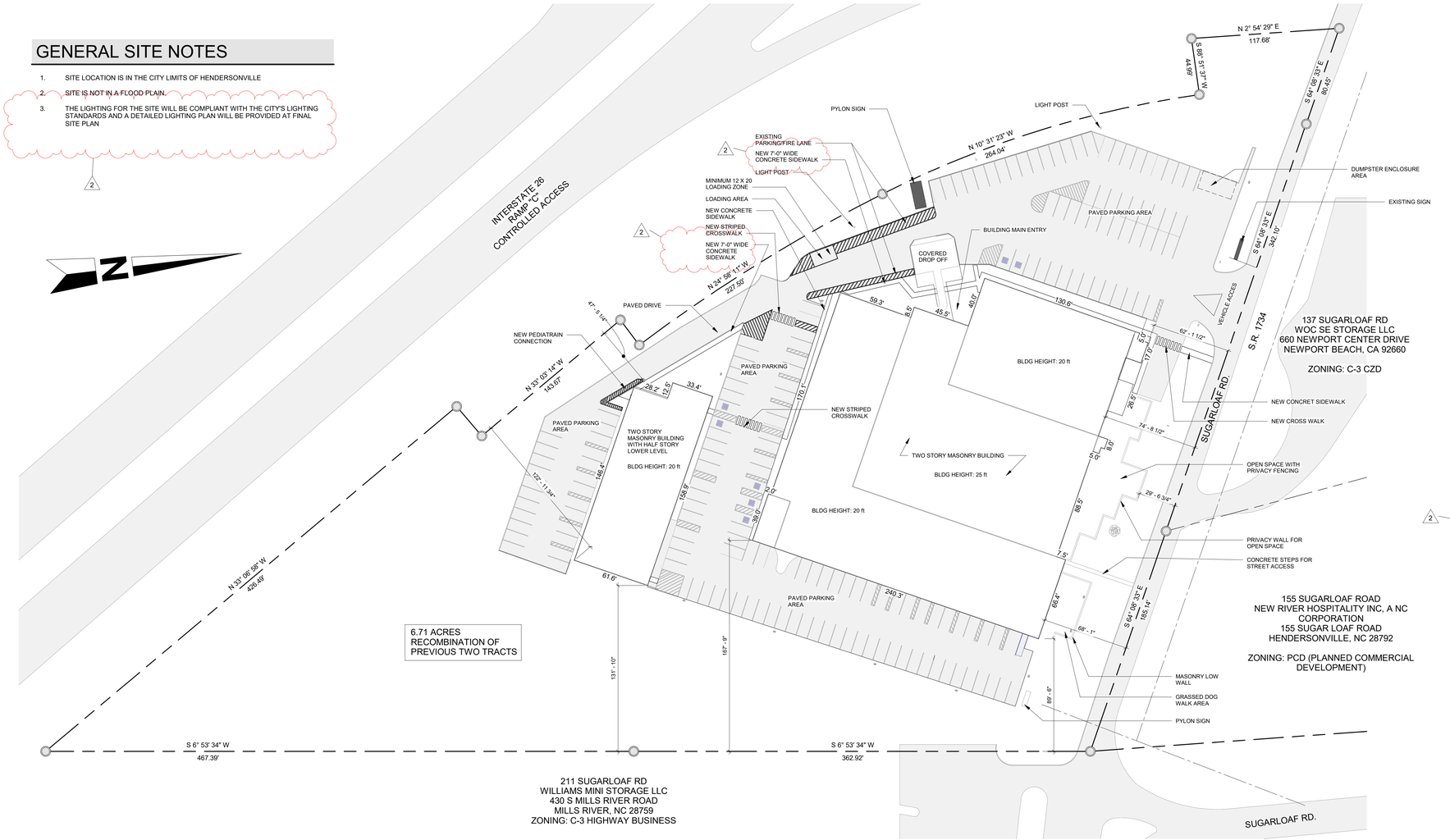


2 GIS MAP OUTLINE AND AERIAL VIEW
SCALE 1" = 60'-0"

GENERAL SITE NOTES

1. SITE LOCATION IS IN THE CITY LIMITS OF HENDERSONVILLE
2. SITE IS NOT IN A FLOOD PLAIN.
3. THE LIGHTING FOR THE SITE WILL BE COMPLIANT WITH THE CITY'S LIGHTING STANDARDS AND A DETAILED LIGHTING PLAN WILL BE PROVIDED AT FINAL SITE PLAN

2



1 RENOVATED SITE PLAN
SCALE 1" = 40'-0"

0' 20'-0" 40'-0" 80'-0"
1" = 40'-0"

I. DATE

APRIL 4TH, 2025

II. TITLE OF PROJECT

PACE HENDERSONVILLE

III. PROJECT DESIGNER AND PROPERTY OWNER

CLIENT INFORMATION

PACE LIVING
237 SOUTH DIXIE HWY, MIAMI, FL, 33133
CONTACT: ROY ASSAF
(646) 287-4403
roy@nhdcapital.com

PROJECT DESIGNER

ARCHIE BOLDEN
949 W MARIETTA ST NW, ATLANTA GA, 30318
+1 (404) 769-6828
design@archiebolden.com

IV. PROJECT AND ZONING INFORMATION

REID: 10007200
PIN: 9579561085
RECOMBINATION: 6.71 ACRES

ZONING: C-3 HIGHWAY BUSINESS & CHMU (COMMERCIAL HIGHWAY MIXED USE)

PROPOSED ZONING: UR URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

V. PARKING REQUIREMENTS:

TOTAL EXISTING PARKING SPACES = 181

PER THE ZONING ORDINANCE FOR RESIDENTIAL, 1 PER EA. DWELLING = 120

TOTAL REQUIRED PARKING = 166

*THE EXISTING RESTAURANT SPACE WILL BE REMOVED AND REPLACED WITH A SHARED AMENITY SPACE, TYPE OF SPACE TO BE DETERMINED AT A LATER DATE.

TOTAL NUMBER OF APARTMENT UNITS = 120.
1 SPACE PER UNIT = 120 REQUIRED PARKING SPACES.
TOTAL AREA OF FUTURE AMENITY AND MEETING SPACE = 9,500 SQ. FT. 9500 / 600 = 16 PARKING SPACES.
TOTAL REQUIRED = 136

VI. PROJECT SQUARED FOOTAGE / ACREAGE & PERCETAGE OF TOTAL SITE

LOT AREA

LOT DESCRIPTION	AREA	
	ACRES	SQUARE FEET
TRACT 1	3.74	162,938.52
TRACT 2	2.98	129,810.58
TOTAL AREA:	6.72	292,749.10

SITE COVERAGE

AREA DESCRIPTION	AREA	REQ'D %	PROVIDED %
BUILDING FOOTPRINTS	64,713 ft²	-	22.1%
COMMON SPACE	30,000 ft²	10.0%	10.3% MIN.
OPEN SPACE	116,838 ft²	30.0%	39.9%
STREETS & PARKING	77,321 ft²	-	26.4%
TOTAL PROJECT AREA	292, 703 ft²	-	100%

AB
Archīe Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME: PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS
2	4/29/2025	RESPONSE TO CITY COMMENTS 2ND ROUND

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OVERALL SITE PLAN, MAPS, SCHEDULES

ISSUE DATE:
4/4/2025

A002

LANDSCAPE NOTES

5-25-5.17 STREET TREES

THE DEVELOPER WILL SEEK 'ALTERNATIVE COMPLIANCE' FOR THIS STREET TREE REQUIREMENT.

EXISTING TREES, PLANTS, SHRUBS, & HEDGES ARE EXISTING ON THE ACCESS ROAD. THE DEVELOPER PROPOSES ADDING ADDITIONAL LARGE MATURING TREES TO THE NORTH SIDE OF THE PROPERTY. DUE TO THE AMOUNT OF EXISTING LANDSCAPING, DRIVES, AND ROCK FORMATIONS, THE DEVELOPER IS NOT ABLE TO ACHIEVE 1 CANOPY TREE PER EVERY 40'-0".

5-25-5.18 LANDSCAPE/BUFFERING STANDARDS

THE CURRENT DEVELOPMENT IS NOT IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION OF THE ZONING ORDINANCE, PARTICULARLY WITH RESPECT TO THE REQUIRED TREE PLANTINGS IN PARKING LOT AREAS.

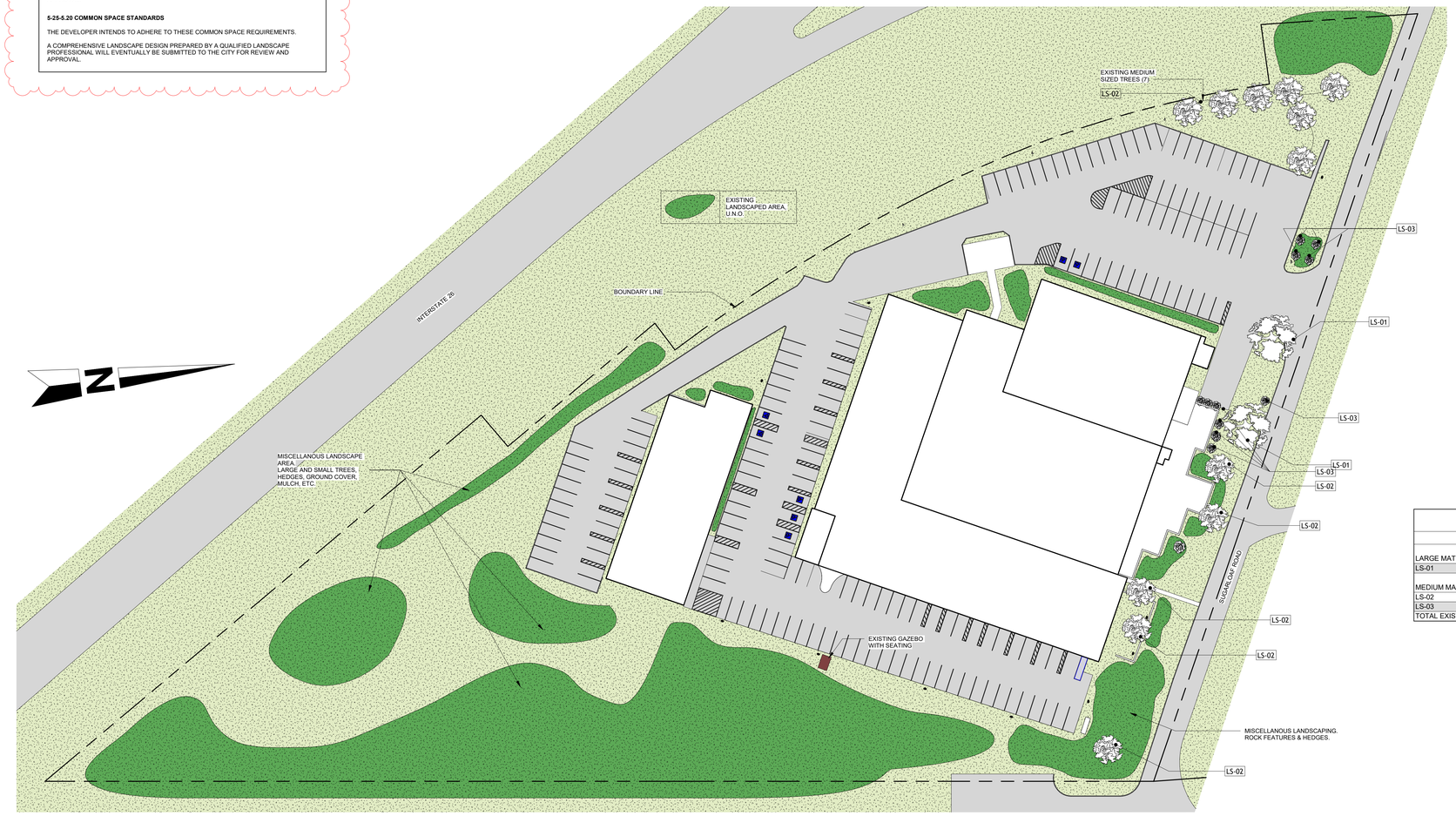
HOWEVER, THE DEVELOPER INTENDS TO ADHERE TO THESE LANDSCAPING AND BUFFERING STANDARDS TO THE FULLEST EXTENT POSSIBLE. TO THAT END, A COMPREHENSIVE LANDSCAPE DESIGN PREPARED BY A QUALIFIED LANDSCAPE PROFESSIONAL WILL EVENTUALLY BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

5-25-5.20 COMMON SPACE STANDARDS

THE DEVELOPER INTENDS TO ADHERE TO THESE COMMON SPACE REQUIREMENTS.

A COMPREHENSIVE LANDSCAPE DESIGN PREPARED BY A QUALIFIED LANDSCAPE PROFESSIONAL WILL EVENTUALLY BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

2



1 EXISTING DIAGRAMMATIC LANDSCAPE LAYOUT
SCALE 1" = 40'-0"

EXISTING TREE LEGEND

	Description	Count
LARGE MATURING TREE		
LS-01	LARGE MATURING TREE	2
MEDIUM MATURING TREE		
LS-02	MEDIUM MATURING TREE	12
LS-03	MEDIUM MATURING TREE	12
TOTAL EXISTING STREET TREES		26

AB
Archie Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS
2	4/29/2025	RESPONSE TO CITY COMMENTS 2ND ROUND

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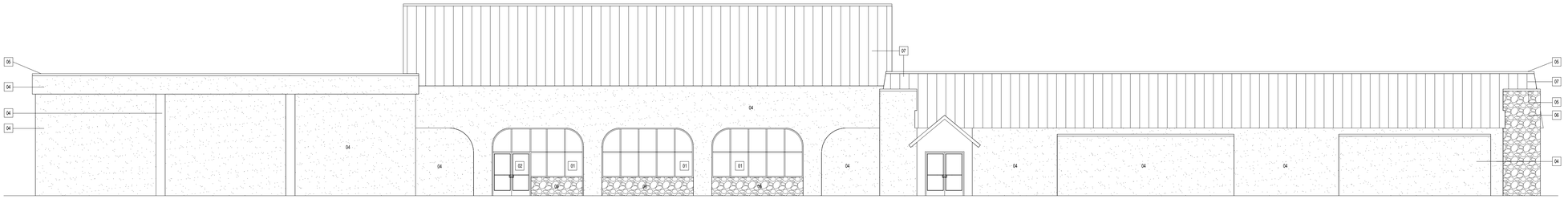
SITE - EXISTING LANDSCAPE LAYOUT

ISSUE DATE:
4/4/2025

A003



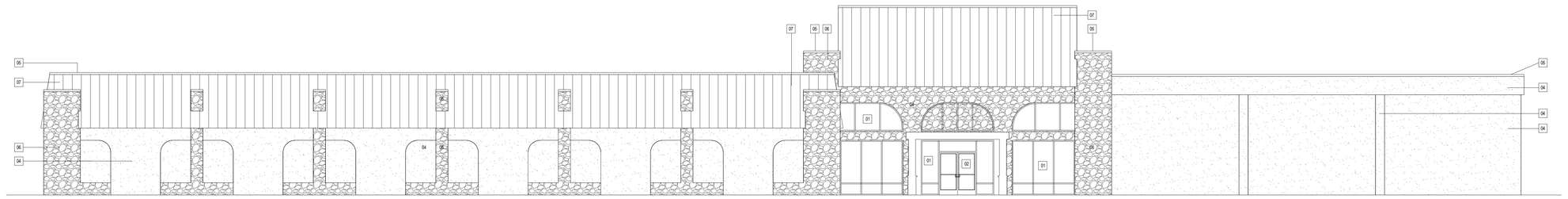
1 BLDG 1 - EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.9 BUILDING WALLS

5-25-5.12b BUILDING SCALE



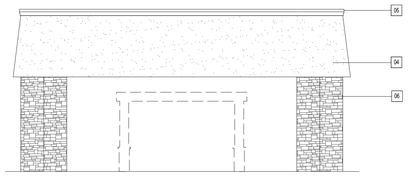
2 BLDG 1 - EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.9 BUILDING WALLS

5-25-5.12b BUILDING SCALE

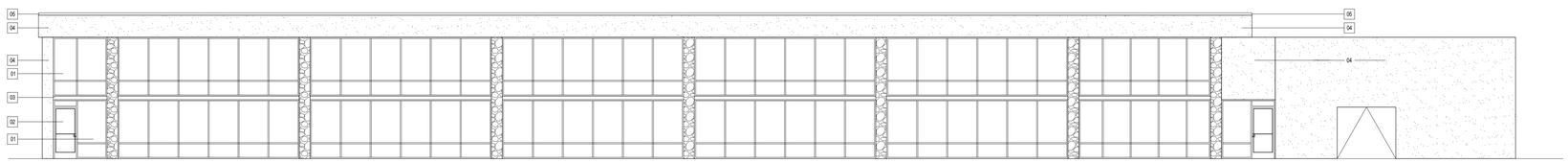


5 COVERED ENTRY

SCALE 1/8" = 1'-0"

EXISTING EXTERIOR FINISHES

KEY	DESCRIPTION	COLOR
01	ALUMINUM STOREFRONT WINDOW SYSTEM.	BRONZE
02	ALUMINUM STOREFRONT ENTRY DOOR.	BRONZE
03	PAINTED CONCRETE SLAB EDGE.	WHITE
04	STUCCO FINISH.	TAN
05	PARAPET COPING.	TAN
06	STONE VENEER	WHITE
07	STANDING SEAM METAL ROOFING	BRONZE



3 BLDG 1 - EXTERIOR ELEVATION - SOUTH

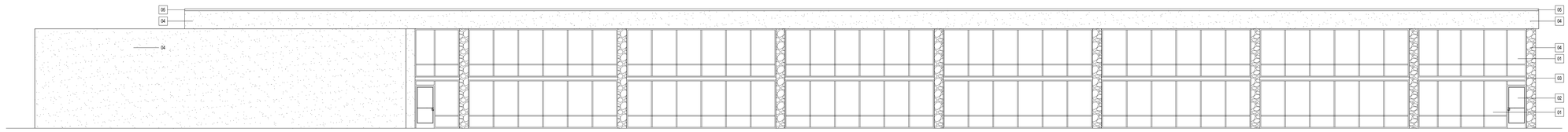
1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS

5-25-5.9 BUILDING WALLS

5-25-5.12b BUILDING SCALE



4 BLDG 1 - EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS

5-25-5.9 BUILDING WALLS

5-25-5.12b BUILDING SCALE

Archie Bolden

www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

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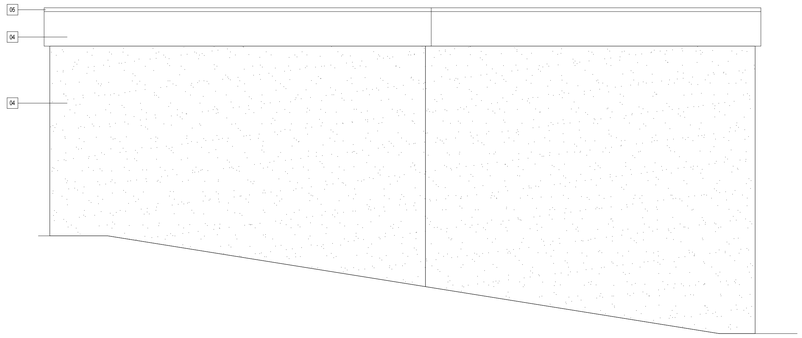
BUILDING #1 - EXTERIOR ELEVATIONS

ISSUE DATE:

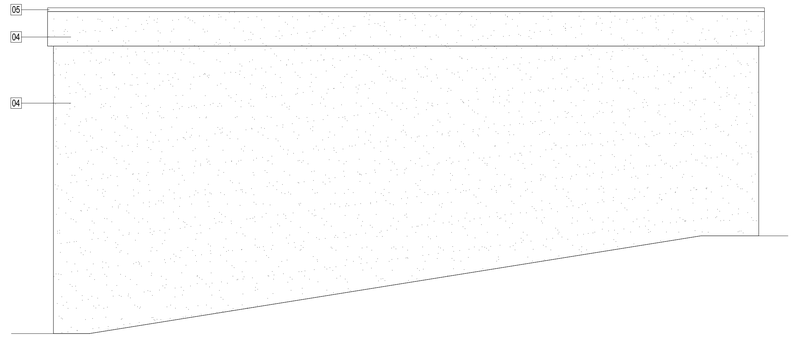
4/4/2025

A201



EXISTING EXTERIOR FINISHES

KEY	DESCRIPTION	COLOR
01	ALUMINUM STOREFRONT WINDOW SYSTEM.	BRONZE
02	ALUMINUM STOREFRONT ENTRY DOOR.	BRONZE
03	PAINTED CONCRETE SLAB EDGE.	WHITE
04	STUCCO FINISH.	TAN
05	PARAPET COPING.	TAN
06	STONE VENEER	WHITE
07	STANDING SEAM METAL ROOFING.	BRONZE



1 BLDG 2 - EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS

5-25-5.9 BUILDING WALLS

5-25-5.12b BUILDING SCALE

2 BLDG 2 - EXTERIOR ELEVATION - EAST

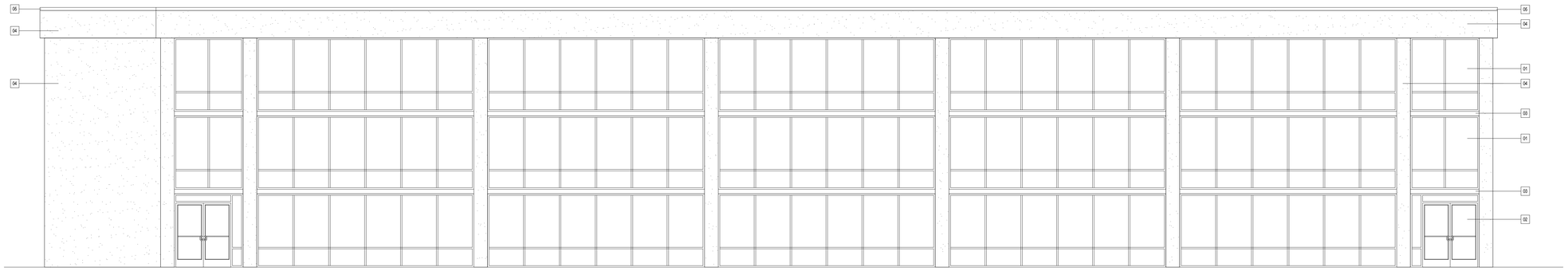
3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS

5-25-5.9 BUILDING WALLS

5-25-5.12b BUILDING SCALE



3 BLDG 2 - EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

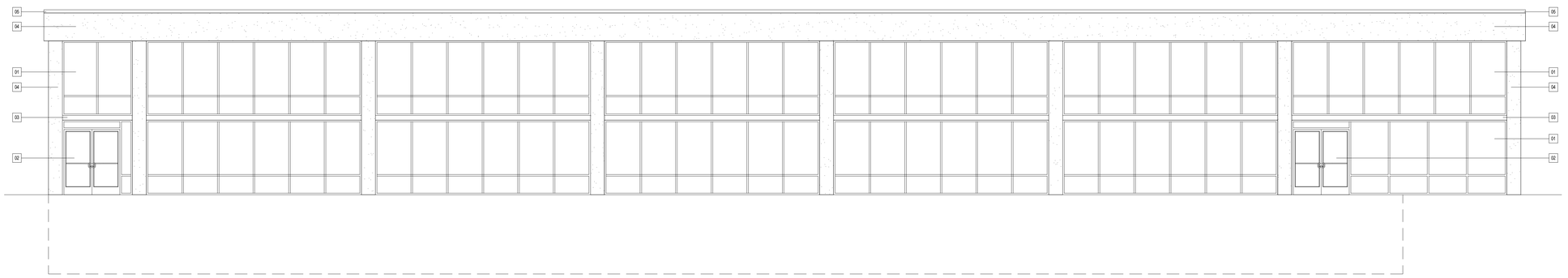
CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS

5-25-5.9 BUILDING WALLS

5-25-5.10 BUILDING ENTRANCES

5-25-5.12b BUILDING SCALE



4 BLDG 2 - EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"

CONDITIONAL USE ELEVATION REQUESTS

5-25-5.8 ARCHITECTURAL DETAILS

5-25-5.9 BUILDING WALLS

5-25-5.10 BUILDING ENTRANCES

5-25-5.12b BUILDING SCALE

AB
Archie Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME: PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE PROPERTY OF ARCHIE BOLDEN AND MAY NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT OF ARCHIE BOLDEN.

BUILDING #2 - EXTERIOR ELEVATIONS

ISSUE DATE:

4/4/2025

A202



1 MAIN BUILDING_WEST ELEVATION
SCALE N.T.S.



2 MAIN BUILDING_WEST COVERED ENTRY
SCALE N.T.S.



3 MAIN BUILDING_WEST COVERED WALK
SCALE N.T.S.



4 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



5 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



6 MAIN BUILDING_SOUTH VIEW
SCALE N.T.S.



7 MAIN BUILDING_EAST VIEW
SCALE N.T.S.



8 MAIN BUILDING_NORTH VIEW
SCALE N.T.S.

AB
Archie Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

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MAIN BUILDING PICTURE ELEVATIONS

ISSUE DATE:
4/4/2025

A301



1 REAR BUILDING_NORTH VIEW
SCALE N.T.S.



3 REAR BUILDING_NORTH VIEW
SCALE N.T.S.



5 REAR BUILDING_SOUTH VIEW
SCALE N.T.S.

AB
Archie Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

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REAR BUILDING PICTURE ELEVATIONS AND AERIAL VIEWS

ISSUE DATE:
4/4/2025

A302



2 AERIAL VIEW_NORTH SIDE
SCALE N.T.S.



6 AERIAL VIEW_EAST SIDE
SCALE N.T.S.



3 AERIAL VIEW_SOUTH SIDE
SCALE N.T.S.



1 AERIAL VIEW_OVERALL
SCALE N.T.S.

AB
Archie Bolden
www.archiebolden.com

PACE HENDERSONVILLE

PROJECT NUMBER: 0143

201 SUGARLOAF RD, HENDERSONVILLE, NC 28792, USA

CLIENT NAME:
PACE LIVING

SEAL AND SIGNATURE

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/18/2025	RESPONSE TO CITY COMMENTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE PROPERTY OF ARCHIE BOLDEN AND MAY NOT BE DUPLICATED, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT OF ARCHIE BOLDEN.

AERIAL VIEWS

ISSUE DATE:
4/4/2025

A303

NEIGHBORHOOD COMPATIBILITY MEETING REPORT
PACE HENDESONVILLE (25-11-CZD)
NCM MEETING DATE: March 7, 2025

PETITION REQUEST: Rezoning: Pace Hendersonville (UR-CZD)

APPLICANT/PETITIONER: Pace Living, LLC (Jacob Glover)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on March 7th, 2025, at 2pm in the Meeting Room of City Hall at 160 6th Ave E and via Zoom. The meeting lasted approximately 50 minutes.

There were 2 members of the general public in attendance in-person and 2 attended virtually. The City was represented with 2 members of Planning staff. The applicant was present and gave some opening explanations of the project following staff's formal introduction and brief overview of the request.

There were no pre-submitted comments. Those attendance brought up a range of opinions and views. Some comments reflected a positive take on the impact of the development.

Other Questions and Concerns from the public related to:

Questions:

- Safety & Security Measures
- Improvement to transportation infrastructure / access
- Sustainable building practices
- Site drainage
- Preservation of existing vegetation
- Provision of a community garden
- Affordable housing
- Safe pedestrian access
- Amenities, public vs private
- Provision of a TIA
- Property Management

Full minutes from the Neighborhood Compatibility Meeting are available for review by request.

For use by Principal Authority
Cloudpermit application number US-NC30720-P-2025-20
PIN 9579561085
Application submitted to Hendersonville, NC, North Carolina

Description of Subject Property
Address 201 SUGARLOAF RD
Municipality Hendersonville, NC, North Carolina
PIN 9579561085

Purpose of Application
Application type Conditional Rezoning

Applicant		
Last name Glover	First name Jacob	Corporation or partnership Pace Living LLC
Street address 425 Fury's Ferry Road	Unit number	Lot / Con.
Municipality Augusta	State Georgia	ZIP code 30907
Other phone	Mobile phone +1 7623333096	
Fax	Email eastcoastconsulting@eastcoastconsults.com	

Property owner		
Last name HENDERSONVILLE HOSPITALITY LLC	First name	Corporation or partners
Street address 201 SUGARLOAF RD HENDERSONVILLE NC 28792	Unit number	Lot / Con.
Municipality	State	ZIP code

Other phone	Mobile phone
Fax	Email

Declaration and Signatures

Applicant

I, Jacob Glover (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Digitally signed on 02/21/2025, 12:22:48 PM EST by Jacob Glover.

Property owner

I, HENDERSONVILLE HOSPITALITY LLC (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Digitally signed on 02/21/2025, 12:36:42 PM EST by Jacob Glover with an authorization letter from HENDERSONVILLE HOSPITALITY LLC.

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 03/07/2025	NCM Time 2:00 PM
Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting	

Information				
Type of Development: Commercial	Current Zoning CHMU & C3	Total Acerage 6	Proposed Zoning: Urban Residential	Proposed Building Square Footage: 62977.0 sq.ft.
Number of Dwelling Units: 120				List of Requested Uses: Multi-Family

dotloop signature verification: dtlp.us/yveN-iwIZ-MmVY

Rezoning Application Signoff Letter
201 Sugarloaf Road Hendersonville North Carolina

Hendersonville Hospitality LLC
02/21/2025

To Whom It May Concern,

We, Hendersonville Hospitality LLC, hereby authorize Pace Living LLC, East Coast Consulting Services LLC, and Jacob Glover to submit a rezoning request for the property located at: 201 Sugarloaf Road, Hendersonville, North Carolina 28792
PIN: 9579561085

All aforementioned parties have our full approval to pursue the rezoning of this property in accordance with applicable regulations and procedures.

Sincerely,
Jasmine Budhwani
Owner
Hendersonville Hospitality LLC

Jasmine Budhwani
dotloop verified
02/21/25 12:35 PM EST
IBPA-WVP1-SXHU-6EUN

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Hendersonville Hospitality LLC

SECRETARY OF STATE ID NUMBER: 2139380 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2139380
CA202507608841
3/18/2025 12:02

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Jasmine Budhwani

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

201 Sugarloaf Road
Hendersonville, NC 28792 Henderson County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

201 Sugarloaf Road
Hendersonville, NC 28792

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Hospitality

2. PRINCIPAL OFFICE PHONE NUMBER: (404) 786-0191

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

201 Sugarloaf Road
Hendersonville, NC 28792

5. PRINCIPAL OFFICE MAILING ADDRESS

201 Sugarloaf Road
Hendersonville, NC 28792

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Jasmine Budhwani	NAME:	NAME:
TITLE: Member	TITLE:	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
4133 Admiral Way		
Atlanta, GA 30341		

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Jasmine Budhwani — SIGNATURE

3/18/2025 — DATE

Form must be signed by a Company Official listed under Section C of This form.

Jasmine Budhwani — Print or Type Name of Company Official

Member — Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

Rezoning Application Information

201 Sugarloaf Road Hendersonville North Carolina

We are proposing the rezoning of the existing hotel, currently designated as **CHMU and C-3**, to **Urban Residential** to accommodate a **multifamily redevelopment project**. The current **150-unit hotel** will be **converted into 120 multifamily residential units**, offering a modern and sustainable housing solution.

This redevelopment will feature a variety of **amenity spaces designed to enhance residents' quality of life**, including but not limited to:

- **Pool & Jacuzzi**
- **Fitness Center**
- **Business Center**
- **Theatre**
- **Fire Pit Areas**
- **Dog Park**
- **Game Room**
- **Zen Room**
- **Reading & Lounge Area**

This project aligns with the city's vision for sustainable growth and improved housing options while integrating seamlessly into the surrounding community.

The property is situated in a **commercial area with a mix of residential uses**, making the proposed **multifamily redevelopment highly compatible with the existing land use patterns**. The transition from a **150-unit hotel to 120 multifamily units** aligns with the area's character, maintaining a balance between residential and commercial activities.

Additionally, the redevelopment is **not expected to trigger a traffic impact analysis**, indicating that it will not significantly alter traffic patterns or place undue strain on existing infrastructure. This suggests that the project will integrate seamlessly into the neighborhood without negatively affecting surrounding properties or daily traffic flow.

By repurposing an existing structure rather than introducing new large-scale development, the project **minimizes disruption while enhancing housing availability**, supporting both the **economic vitality and residential needs** of the community.

This **redevelopment project will not require any amendments to the existing zoning map or boundary lines**. The proposed rezoning to **Urban Residential** is consistent with the current land use framework and does not necessitate any modifications to the city's zoning map. The property boundaries will remain unchanged, ensuring a seamless transition within the existing planning and development structure.

The **rezoning petition is in the public interest** as it directly addresses critical community needs while aligning with Hendersonville's long-term planning goals. Key benefits include:

- **Increased Housing Availability**: With Hendersonville experiencing **unprecedented growth** and housing supply constraints, this project will help meet the demand for **affordable and high-quality residential units**.
- **Efficient Land Use**: The redevelopment **repurposes an existing structure**, minimizing environmental impact and avoiding unnecessary land disturbance or tree removal.
- **Sustainability & Smart Growth**: By utilizing existing infrastructure (electrical, sewer, and water systems), the project **reduces the strain on city resources** while promoting sustainable development practices.
- **Community Enhancement**: The inclusion of **amenity spaces** such as a pool, fitness center, business center, theatre, and green spaces fosters a **high quality of life** for residents and enhances the overall community appeal.
- **Traffic & Infrastructure Compatibility**: Since the project is not expected to trigger a traffic impact analysis, it will **integrate smoothly into the surrounding area** without negatively affecting transportation networks.

Overall, this redevelopment provides a **modern, sustainable, and community-focused solution** that supports **economic growth, housing accessibility, and neighborhood stability**, making it a valuable investment in Hendersonville's future.

The proposed redevelopment will utilize the **existing public infrastructure**, ensuring that **adequate public facilities** are available to support the project without placing additional strain on city resources. Key considerations include:

- **Water & Sewer Capacity**: The existing hotel is already connected to **proper water and sewer lines**, which will continue to serve the new residential units without requiring major upgrades or extensions.
- **Electric & Utility Services**: The site has established **electrical infrastructure**, ensuring seamless service for the proposed 120 multifamily units.
- **Traffic & Transportation**: Since the redevelopment does not trigger a **Traffic Impact Analysis (TIA)**, the project is not expected to **negatively impact roadways or transportation networks**.
- **Emergency Services & Public Safety**: The site remains within the service area of **police, fire, and emergency response teams**, ensuring that public safety standards are maintained.

Given that **no major infrastructure modifications are needed**, this project is well-supported by existing public facilities, allowing for a **smooth transition from hotel use to residential living without burdening municipal resources**.

The **rezoning petition will have minimal impact on the natural environment**, as the project **repurposes an existing structure** rather than introducing new large-scale development. Key environmental considerations include:

- **No Tree Removal or Land Disturbance**: Unlike new construction projects, this redevelopment **does not require land clearing, grading, or tree removal**, preserving the **existing natural landscape and tree canopy**.
- **Sustainable Land Use**: By **utilizing existing infrastructure**, the project minimizes environmental disruption and **reduces the demand for new resource-intensive construction**.

- **Stormwater & Drainage Management**: Since the footprint of the existing structure remains unchanged, **stormwater runoff patterns will not be significantly altered**, preventing negative effects on nearby water systems.

- **Energy Efficiency & Resource Conservation**: Repurposing an existing building is a **sustainable development practice**, as it reduces **construction waste, energy consumption, and material use** compared to demolishing and rebuilding.

- **Landscape Enhancements**: The project includes **landscape upgrades and modifications**, incorporating **native vegetation** and green spaces that contribute to **biodiversity, air quality, and urban cooling**.

Overall, the redevelopment **supports environmental sustainability** by **minimizing ecological disruption, preserving natural resources, and integrating green enhancements**, making it a responsible and environmentally conscious housing solution.

Here are some additional points that may strengthen the petition and provide a more comprehensive overview of the project's benefits:

1. Alignment with Hendersonville's Comprehensive Plan

- The redevelopment aligns with the city's goals for **sustainable growth, affordable housing, and mixed-use development**.

- Supports the initiative of creating a **walkable, connected, and vibrant community** with diverse housing options.

2. Economic & Community Benefits

- **Boosts local economy** by attracting new residents who will contribute to **local businesses, restaurants, and services**.

- **Encourages workforce retention** by providing **affordable and accessible housing** for professionals, families, and essential workers.

- **Enhances property values** in the surrounding area by transforming an aging hotel into **a modern, high-quality residential community**.

3. Compatibility with Surrounding Development

- The property is located in a **commercially zoned area with existing residential uses**, ensuring **seamless integration into the neighborhood**.

- The **proximity to nearby homes (1,000 feet in each direction)** further supports the transition to multifamily residential use.

4. Transportation & Accessibility

- The project is in **close proximity to major roadways**, providing **convenient access for residents** without causing congestion.

- **Existing parking infrastructure** supports the development, ensuring adequate space for residents and visitors.

- **Pedestrian and bicycle-friendly features** (such as walkways and bike racks) will encourage alternative modes of transportation.

5. Sustainability & Environmental Responsibility

- **Adaptive reuse** of the existing structure reduces construction waste and **minimizes carbon footprint**.
- The **landscape enhancement plan** will include **native vegetation and green spaces** to promote urban sustainability.
- **Energy-efficient upgrades** (such as LED lighting, water-saving fixtures, and improved insulation) may be incorporated to **reduce resource consumption**.

6. Minimal Impact on Public Services & Infrastructure

- **Existing utility connections (water, sewer, electricity)** will be utilized, preventing excessive demand on municipal services.
- No significant increase in **traffic, emergency response needs, or public safety concerns** is anticipated.
- **Stormwater management remains unchanged**, ensuring compliance with environmental regulations.

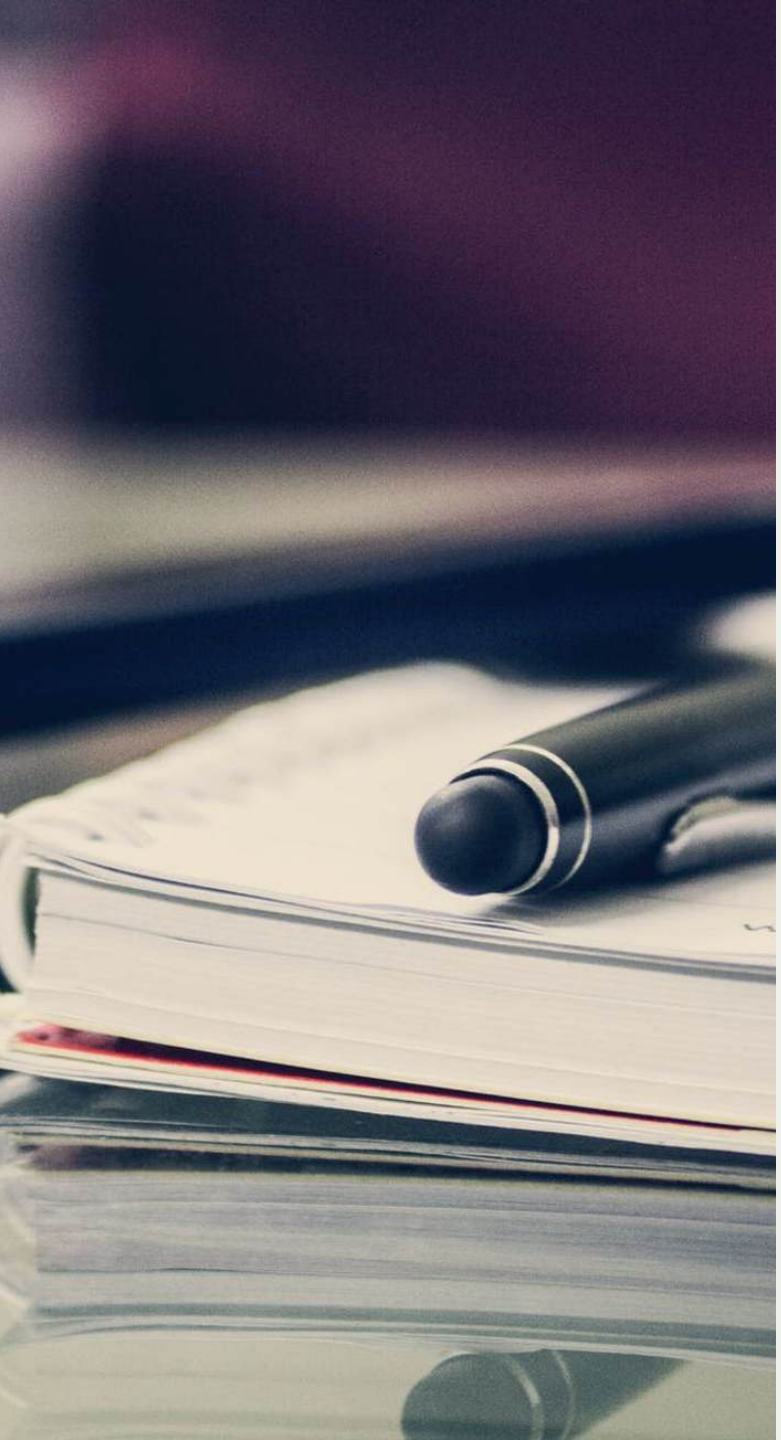
Thanks,

Pace Living LLC



Transforming Cascade Resort Into A Vibrant Residential Hub

Contemporary Living Solutions



Property Summary

UNITS

120

PROPOSED UNIT MIX

100 Studios
10 One bedrooms
10 Two Bedrooms

BUILDINGS

2

ADDRESS

201 Sugarloaf Rd, Hendersonville, NC 28792

VINTAGE

1967

LOT SIZE

6.24 Acres

Affordable & Attractive Living Spaces

CONTEMPORARY LIVING

We are revitalizing the vintage Cascade hotel rooms and transforming them into vibrant, contemporary studio apartments with kitchenette, designed to provide tenants with a comfortable, modern living experience that feels like home.

AFFORDABLE LIVING, UNCOMPROMISED COMFORT

Our goal is to maintain housing costs at no more than 30% of a household's income, ensuring our living spaces remain affordable and accessible to a diverse community, without placing a financial strain on residents.

SHOW UP - START LIVING

We take pride in offering communities where tenants enjoy the convenience of a single bill—just their rent. All utilities, including internet, are managed by us, simplifying their lives by eliminating the hassle of multiple bills and paperwork.

AT PACE LIVING, WE'RE PASSIONATE ABOUT BREATHING NEW LIFE INTO CITY SPACES—TRANSFORMING AGING HOTELS INTO VIBRANT, THRIVING APARTMENT COMMUNITIES.

Amenities that Inspire



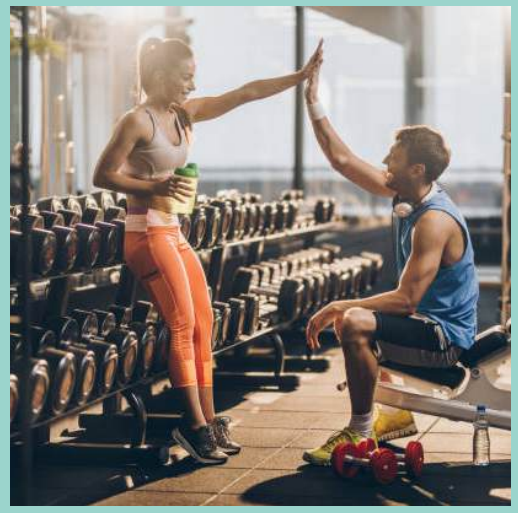
CLUBHOUSE

We will transform the hotel lobby into a modern, stylish clubhouse, offering residents a sophisticated and inviting space to socialize, host events, or unwind in comfort.



INDOOR POOL

An indoor pool is a rare and exceptional amenity in apartment living. We will modernize the space with stylish lounge seating and a curated culinary gathering area, creating a unique and inviting experience for residents.



FITNESS CENTER

We will transform the meeting room to a state-of-the-art fitness center is equipped with the latest exercise equipment, allowing our tenants to maintain a healthy lifestyle.

Amenities that Inspire



GAME ROOM

We will transform the restaurant space into a vibrant and engaging game room, serving as an entertainment hub with pool tables, video games, and a variety of activities designed for residents of all ages.



HOT TUB

This property provides a genuine resort-like experience, featuring a soothing hot tub that offers a serene retreat for relaxation and rejuvenation after a long day, making it the perfect setting for long-term living.



COWORKING SPACE

We will convert the first banquet space into a state-of-the-art co-working area, designed to provide a focused and productive environment for residents working from home or studying, seamlessly blending comfort and efficiency.

Amenities that Inspire



OUTDOOR FIRE PIT

We will revitalize the existing outdoor fire pit area, creating a cozy and inviting space where residents can gather, roast marshmallows, and unwind in a relaxing evening ambiance.



MOVIE THEATER

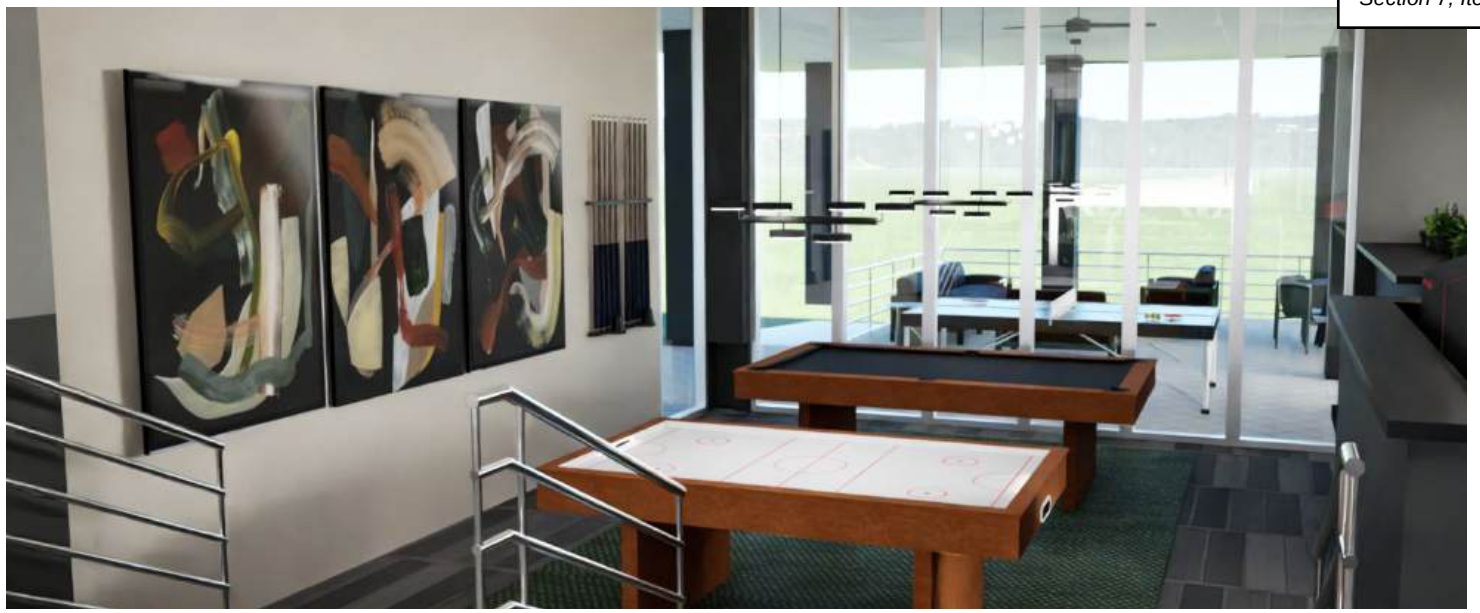
We will transform the second banquet space into an exclusive private movie theater for residents, offering a diverse selection of on-demand films. This unique amenity will enhance the community experience, providing an exceptional entertainment space that residents will truly enjoy.



DOG PARK

We will create an on-site dog park that offers a dedicated space for our four-legged residents to play and socialize, while providing pet owners with the opportunity to connect and build community.

Architectural Vision











Demand Drivers

BLUE RIDGE MALL
+/- 1.4 mi

BURNTSHIRT VINEYARDS
+/- 2/4 mi

ST PAUL'S VINEYARDS
+/- 2/5 mi

PARDEE HOSPITAL
+/- 3/4 mi

HENDERSON COUNTY PARK RECREATION
+/- 3/7 mi

KYOCERA INTERNATIONAL
+/- 5.2 mi

ADVENHEALTH HENDERSONVILLE
+/- 5.9

ASHEVILLE AIRPORT
+/- 9.9 mi

LEADERSHIP



JACOB GLOVER

Pace Living



ROY ASSAF

Pace Living



SHAI SCHLUSSELBERG

Pace Living



Dream Team in Action

LEAD ARCHITECT

With 40 years of expertise and 30+ successful hotel conversions, Gene Goldstein of Bramic Design Group is redefining transformation.

GENERAL CONTRACTOR

For two decades, Chris Rhom of Rhom Paint and Construction has led a full-service construction company known for transforming multifamily properties with unwavering quality, trust, and integrity.

PROPERTY MANAGEMENT

Over its 50+ years of professional property management experience, NHE has a proven track record of marketing and leasing multi-family developments with past achievements including 90% occupancy rates within the first 90 days of lease-up.

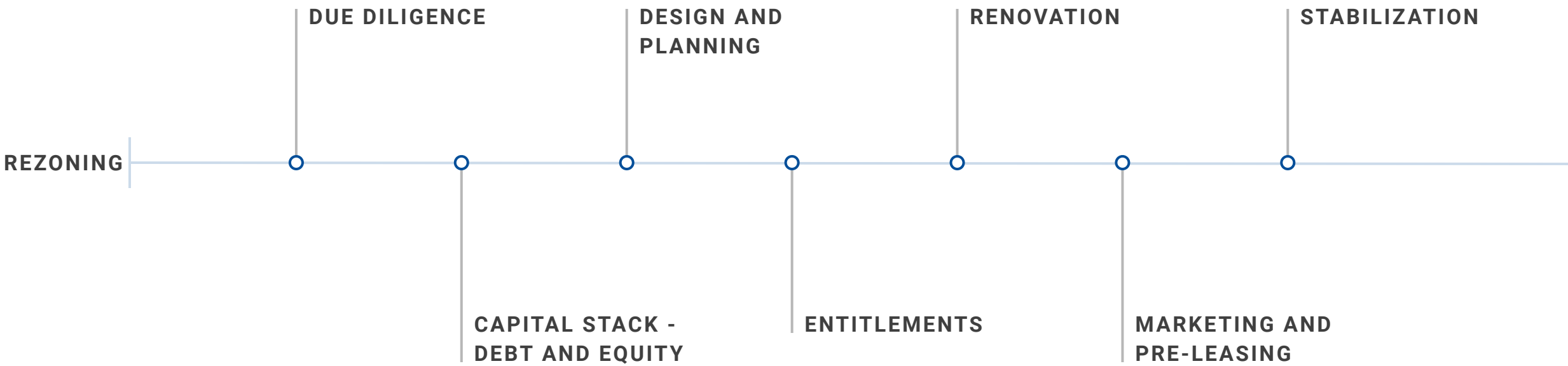
DESIGN STUDIO

Archie Bolden, a globally renowned design firm from Australia, specializes in crafting modern atmospheres that elevate every space. Serving elite clients from Manhattan to the Hamptons and Miami, they are now proud members of the Pace Living community

Pace Living HTA Portfolio

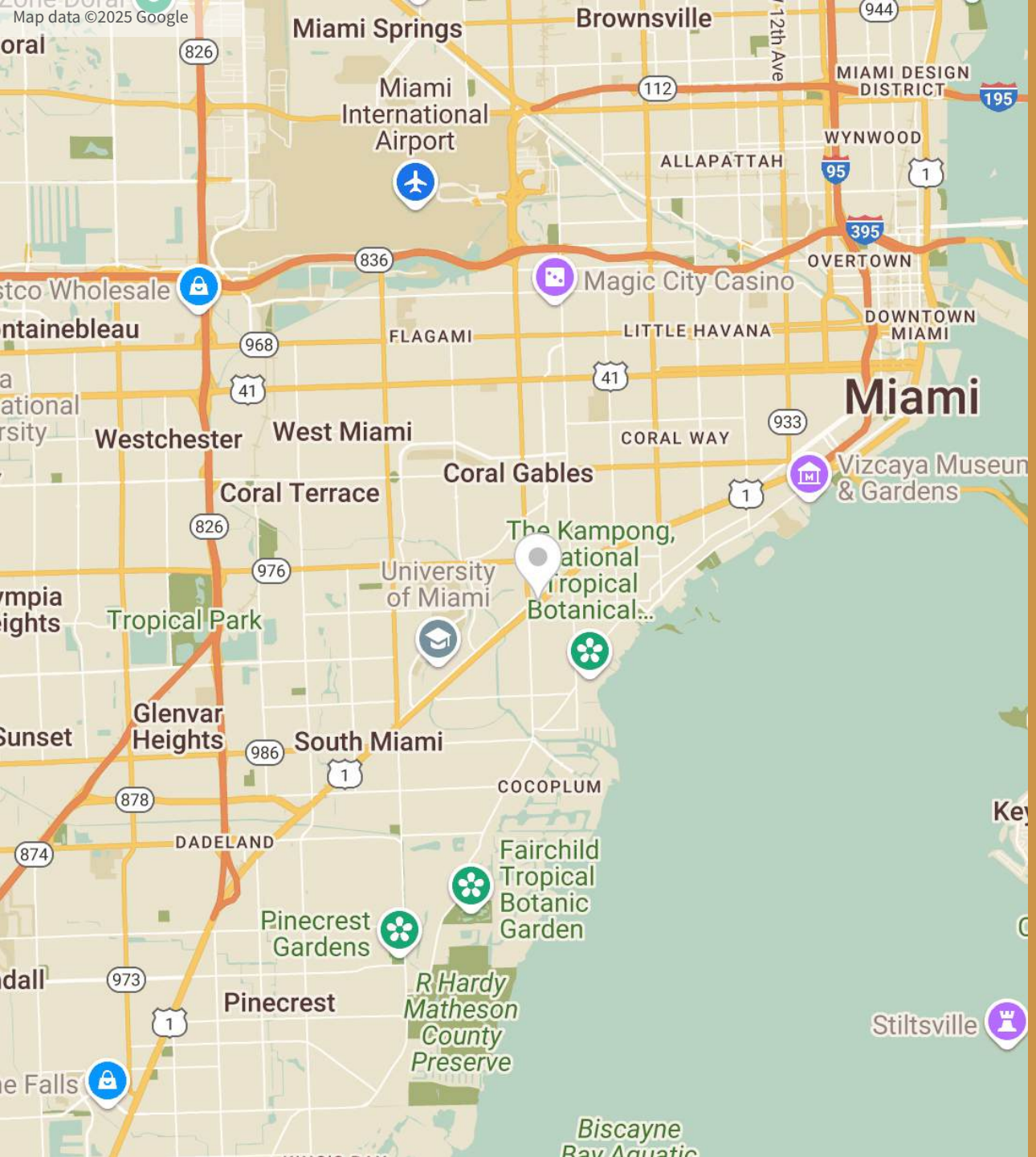
Pace 210	150 Units	Augusta, GA
Pace Village	119 Units	Myrtle Beach, SC
Pace Commons	108 Units	Opelika, AL
Pace Cove	110 Units	Florence, SC
The Forest by Pace	150 Units	Aiken, SC
Pace Corners	75 Units	Augusta, GA
Pace Florence	92 Units	Florence SC
Pace Landing	130 Units	Charleston, SC

Conversion Timeline



Disclaimer

This presentation is for informational purposes only, is subject to change, does not constitute investment advice or a recommendation, is not an advertisement, and is not intended for public use or distribution. This presentation does not constitute an offer to sell nor the solicitation of an offer to buy interests in Pace Living, LLC or any of its subsidiaries or affiliate companies. Such an offer or solicitation may only be made by means of a delivery of a confidential subscription agreement, operating agreement, or other appropriate disclosure which contains descriptions of the material terms relating to such investment and only in those jurisdictions where permitted by applicable law.An investment in Pace Living, LLC is speculative and involves a high degree or risk. An investment in Pace Living, LLC should be considered only by persons who can afford to sustain a loss of their entire investment or to hold their interests indefinitely without the possibility of resale. There is no secondary market for the interests and non should be relied upon to develop. The fees and expenses charged in connection with this investment may be higher than the fees and expenses of other investment alternatives and may reduce profits, if any.Performance levels may be reduced by management fees and/or carried interest. Past performance of Pace Living, LLC or any of its managers, employees, or affiliates is not indicative of future returns. Neither Pace Living, LLC nor its managers, employees, or affiliates warrant the accuracy, adequacy, or completeness of the information herein and expressly disclaims liability of liability for any loss or damage rising out of the use or misuse or reliance on the information provided herein, including without limitation any loss of profit or any other damage direct or consequential.This presentation contains certain summary projected financial information relating to real estate investment opportunities. The information is based on a variety of estimates and assumptions, which, though considered reasonable by Pace Living, LLC are inherently subject to significant business, economic, regulatory and competitive uncertainties and contingencies, many of which are beyond the control of Pace Living, LLC and subject to change. Under no circumstances should such information be constructed as a representation or prediction that the real estate or any investment therein will achieve or is likely to achieve any particular results.



Contact Us

237 South Dixie Hwy, Miami, FL 33133

762.333.3096

jacob@pace-living.com

www.pace-living.com

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR 201 SUGARLOAF RD (PARCEL POSSESSING PIN NUMBER: 9579-56-1085) BY CHANGING THE ZONING DESIGNATION FROM C-3 (HIGHWAY BUSINESS ZONING DISTRICT) & CHMU (COMMERCIAL HIGHWAY MIXED USE) TO UR (URBAN RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9579-56-1085
Address: 201 Sugarloaf Rd
Brooklyn Townhomes: (File # 25-11-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant Jacob Glover of Pace Living, LLC and Hendersonville Hospitality, LLC., for the conversion of a hotel to 120 multi-family apartment units; and

WHEREAS, the Planning Board took up this application at its regular meeting on May 8, 2025; voting 0-0 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 June 5, 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: 9579-56-1085, changing the zoning designation from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) To UR (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 April 29, 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
      ii. Accessory Uses & Amenities

   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 5th day of June 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: 9579-56-1085
Address: 201 Sugarloaf Rd
Brooklyn Townhomes: (File # 25-11-CZD)

Property Owner: Jasmine Budhwani

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Applicant/Developer: Jacob Glover

Signature:_____

Printed Name:_____

Title: _____

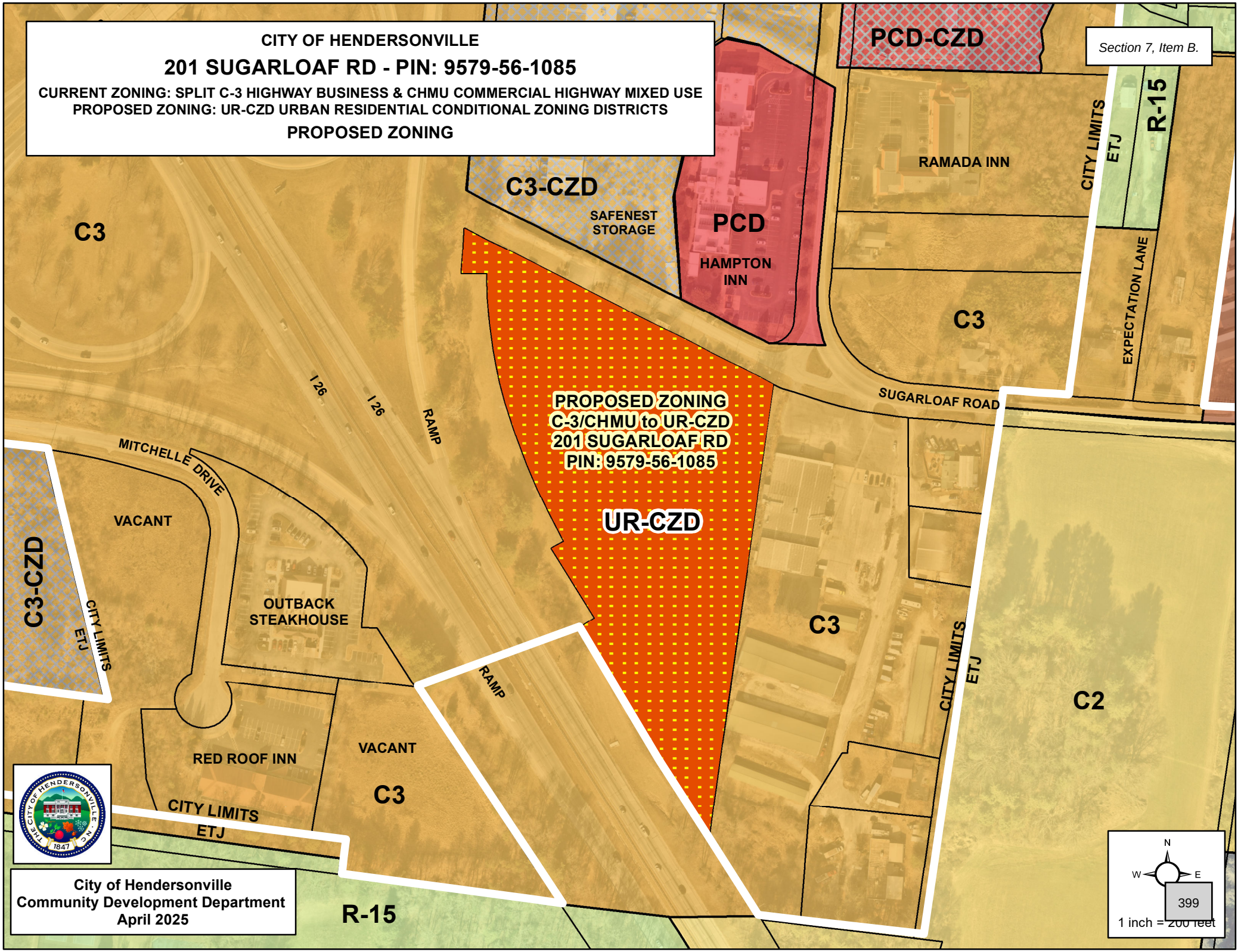
Date:_____

CITY OF HENDERSONVILLE

201 SUGARLOAF RD - PIN: 9579-56-1085

CURRENT ZONING: SPLIT C-3 HIGHWAY BUSINESS & CHMU COMMERCIAL HIGHWAY MIXED USE
PROPOSED ZONING: UR-CZD URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICTS

PROPOSED ZONING



City of Hendersonville
Community Development Department
April 2025

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER:	Matthew Manley	**MEETING DATE:**	June 5, 2025
AGENDA SECTION:	Public Hearing	**DEPARTMENT:**	Community Development

TITLE OF ITEM: Zoning Text Amendment: Reforms for Missing Middle Housing – PRD (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications and to mend the City of Hendersonville Subdivision Ordinance, Section 4.03. Streets, as presented by staff, 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 gentle density missing middle housing.
2. The proposed amendment establishes standards to encourage walkable neighborhoods.
3. The proposed amendment compliments existing provisions to incentive the construction of smaller, more affordable dwellings ("starter homes").

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications and to amend the City of Hendersonville Subdivision Ordinance, Section 4.03. Streets, as presented by staff, 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 initiated an amendment to the City's Zoning Ordinance to make changes that would allow for the greater utilization of land for missing middle housing and walkable, interconnected neighborhoods.*

These proposed changes are part of a series of zoning reforms that aim to address a range of issues that will relax density/dimensional standards to increase housing while increasing site design and transportation standards in order to ensure quality outcomes. These proposed changes include: reductions in dimensional standards, improving clarity with new and revised definitions, and incorporation of new permitted uses.

Revisions specifically overhauling the Planned Residential Development Conditional Zoning District (PRD) and Minor PRD are designed to tailor the district to new mixed housing type neighborhoods and infill development, allowing duplexes, triplexes and quadplexes in addition to single-family detached homes and townhomes. This type of development is in contrast to large apartment developments that have previously utilized PRD. These changes also translate to greater flexibility for minor PRDs. The use of Minor PRD for infill in existing neighborhoods will be complimented by the recently adopted provision to allow units that are under 1,200 Sq FT to count as .5 units in density calculations - creating naturally-affordable housing options by removing disincentivizes that restrict the construction of smaller sized units.

The proposed text amendment was unanimously recommended for approval by the Planning Board at their May 8, 2025 meeting.

PROJECT/PETITIONER NUMBER:	25-01-ZTA – Reforms for Missing Middle Housing - PRD
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Staff Report 2. Planning Board Summary 3. Comprehensive Plan Consistency & Criteria Evaluation 4. Draft Ordinance

ZONING TEXT AMENDMENT: ZONING REFORMS FOR MISSING MIDDLE HOUSING – PRD (25-01-ZTA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
  - Zoning Reforms for Missing Middle Housing - PRD
  - 25-01-ZTA
- Applicant:
  - City of Hendersonville
- Articles Amended:
  - Zoning Ordinance
    - Article IV
    - Article V
  - Subdivision Ordinance
    - Sec. 403 Streets
- Zoning Districts Impacted:
  - C-4
  - PRD
  - PID
  - PCD
- Future Land Use Designations:
  - Rural Residential
  - Family Neighborhood Living
  - Multi-Generational Living

Summary

The City of Hendersonville has initiated an amendment to the City's Zoning Ordinance to make changes that would allow for the greater utilization of land for missing middle housing and walkable, interconnected neighborhoods.

These proposed changes are part of a series of zoning reforms that aim to address a range of issues that will relax density/dimensional standards to increase housing while increasing site design and transportation standards in order to ensure quality outcomes. These proposed changes include: reductions in dimensional standards, improving clarity with new and revised definitions, and incorporation of new permitted uses.

Revisions specifically overhauling the Planned Residential Development Conditional Zoning District (PRD) and Minor PRD are designed to tailor the district to new mixed housing type neighborhoods and infill development, allowing duplexes, triplexes and quadplexes in addition to single-family detached homes and townhomes. This type of development is in contrast to large apartment developments that have previously utilized PRD. These changes also translate to greater flexibility for minor PRDs. The use of Minor PRD for infill in existing neighborhoods will be complimented by the recently adopted provision to allow units that are under 1,200 Sq FT to count as .5 units in density calculations - creating naturally-affordable housing options by removing disincentivizes that restrict the construction of smaller sized units.

Introduction - 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 at a cost totaling 30% of a Household Income or less and specifically for 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 that may be made available to those that do not income qualify for subsidized housing but are still in need of housing at lower price points than the median home price in the area.

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 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 staff are intended to do just that and specifically create opportunities for "naturally-occurring affordable housing".

The following sections of the amendment are broken into components so that simpler changes can be on a different track than more complex changes should there be a need to spend more time refining the complex proposals.

Category 1 - Complete

Dimensional Standards

Corner Lots

Definitions

Permitted Uses

Increased ADU Size

½ Density for Smaller Units

Category 2

Planned Residential Development Standards – The intent of these changes is to introduce 'gentle density' in existing residential areas and newly developed residential areas by implementing new standards that support "Missing Middle Housing". PRD is proposed to be modified with a series of simplifications and adjustments that would allow for greater flexibility while being coupled with recently adopted incentivizes for smaller, attainable units. The first change is the removal of Multi-Family Residential from the Planned Residential Development (PRD) – despite how it may appear, this change is not to target a reduction in density in PRD but rather to streamline the options available for different types of residential developments in the City. With this change, PRD would become a tool for single-family and small-scale multi-family development (missing middle housing) while CHMU and Urban Residential would become the City's primary large-scale multi-family (garden style apartments) residential zoning districts.

Other changes to PRD uses include the addition of Accessory Dwelling Units (ADUs), Tri-plexes, Quad-plexes and some neighborhood-scale commercial uses. These additions are intended to allow PRD to reflect Missing Middle Housing types and correspond with the Multi-Generational Living character area description from the Gen H Comprehensive Plan.

With these proposed changes in place, the "Density Bonus" section is proposed to be removed as well. This leaves the base density at 10 units/acre and does not allow a bonus up to 18 units/acre. Keep in mind that units 1,200 Sq Ft or less are proposed to be counted as ½ unit.

PRD revisions also include adjusting the requirements for Max. Footprint and Open Space. With a shift away from multi-family and the elimination of the density bonus, the 60% Open Space requirement was set to become the principal regulation dictating land use within a PRD development.

Staff is suggesting a more balanced approach which would increase the footprint allowance and reduce the open space allowance while reserving the additional space for vehicular uses areas. This allows the permitted uses (1-4 family units max), the density allotment (10 u/a max) and incentives for units with smaller footprints (>1200 SF = .5 unit) to be coupled with other standards, such as Tree Canopy preservation and Open Space/Common Space plantings, to drive the distribution of land use within a development. If the standard were to stay at 60% Open Space, then staff believes the proposed density would need to be increased.

To further simplify the PRD section, the setback standards were converted to a table form. The most significant change to setbacks was to eliminate the 30' setback from all perimeter property lines. This allows for greater flexibility – especially when used in conjunction with the Minor Planned Residential Development.

The other significant changes to PRD include:

1) Providing reference to the Gen H Future Land Use Character Areas to guide density.
2) Ensuring that the language around vehicular circulation aligns with the standards in other portions of the zoning code and with the Gen H Comprehensive Plan – reflecting goals related to walkability, bikeability and interconnectivity.
3) Eliminating the Building Height Bonus since multi-family uses were removed,
4) Removing sections with duplicative standards for parking and buffer requirements since these standards are found in Chapters 6 and 15 respectively,
5) Adjusting the density standards for Minor PRDs. These adjustments were based on taking the minimum lot size for each zoning district (square feet) and converting it to a units/acre (ex. R-40 | 40,000 Sq Ft per unit = 1 unit/acre) and then add 1 to come up with the standard for each district (ex. R-40 | 1 unit/acre + 1 = 2 units/acre Minor PRD Density). Furthermore, the density allotment would be doubled for units that are 1,200 Sq Ft or less.

LEGISLATIVE COMMITTEE + PLANNING BOARD RECOMMENDATION

The proposed amendment was reviewed by the Legislative Committee at their meeting on January 21st. 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 Planning Board unanimously voted to recommend approval of these Text Amendments at the May 8th meeting.

PROPOSED TEXT REVISIONS

The following revisions to the zoning code are presented for your consideration.

ZONING ORDINANCE

Sec. 5-9. - C-4 Neighborhood Commercial Zoning District Classification

5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

***

Planned residential developments (minor), subject to the requirements of article VII, below

***

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

This zoning district classification is designed to accommodate planned residential developments with a rezoning to a Planned Residential Development Conditional Zoning District in accordance with article VII herein. Such rezoning to a Planned Residential Conditional Zoning District is required as a prerequisite to any use or development in the PRD Zoning District Classification, and no use shall be permitted except pursuant to such permit. The rezoning shall insure that the proposed use or development is consistent with the requirements of this section and may further specify the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request. In granting the rezoning for a planned residential district, city council may impose such additional reasonable and appropriate safeguards upon such approval as it may deem necessary in order that the purpose and intent of this chapter are served, public welfare secured and substantial justice done.

5-14-1. Application.

The reclassification of property to PRD Planned Residential Development Conditional Zoning District shall constitute an amendment of the official zoning map which may be initiated only by all of the owner(s) of a legal interest in the affected property. Such amendment shall be initiated by means of an application for rezoning to a PRD Planned Residential Development Conditional Zoning District. No permit shall be issued for any development within a PRD Planned Residential Development Conditional Zoning District except in accordance with an approved rezoning.

5-14-2. Permissible uses subject to rezoning to a Planned Residential Development Conditional Zoning District.

A building or land shall be used only for those purposes specified in the rezoning for the project which may include one or more of the following:

Accessory structures

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Adult care centers registered with the NC Department of Health and Human Services (DHSS)

Adult care homes

Camps

Child care centers subject to supplementary standards contained in section 16-4, below

Child care homes

Congregate care facilities, subject to supplementary standards contained in section 16-4, below

Customary accessory uses

~~Golf courses~~

~~Golf driving ranges and par three golf courses~~

Home occupations

Neighborhood-oriented Personal services consistent with the purposes of this classification, such as barber and beauty shops, medical and dental labs and clinics, opticians and optical services and prosthetics & orthopedics where the gross floor area of any individual unit does not exceed 2,000 square feet. In combination, neighborhood-oriented nonresidential uses may not exceed a footprint of 8,000 square feet per building.

Neighborhood-oriented Retail stores consistent with the purposes of this classification, such as gift shops, florist shops and pharmacies where the gross floor area of any individual unit does not exceed 2,000 square feet. In combination, neighborhood-oriented nonresidential uses may not exceed a footprint of 8,000 square feet per building.

Nursing homes, subject to supplementary standards contained in section 16-4, below

Neighborhood-oriented Offices located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which they are to be located

Parks

~~Planned residential developments (major)~~

Progressive care facilities, subject to supplementary standards contained in section 16-4, below

Public utility facilities, subject to supplementary standards contained in section 16-4, below

Religious institutions

~~Residential dwellings, multi-family~~

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Neighborhood-oriented Restaurants, consistent with the purposes of this classification (no drive-thrus) where the gross floor area of any individual unit does not exceed 2,000 square feet. In combination, neighborhood-oriented nonresidential uses may not exceed a footprint of 8,000 square feet per building.

Rest homes, subject to supplementary standards contained in section 16-4, below

Schools, primary, elementary and secondary

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Telecommunications towers, subject to supplementary standards contained in section 16-4, below

5-14-3. Site requirements.

Planned residential development conditional zoning districts shall have the following site and density requirements:

a) ~~The total land area of the district shall be at least three acres; and~~ Sites should be located in one of the following Future Land Use designations as illustrated in the City's most recently adopted Comprehensive Plan: Rural Residential, Family Neighborhood Living, Multi-Generational Living.

b) ~~Access to the planned residential development shall be by means of a boulevard or thoroughfare (major or minor) designated as such in the comprehensive transportation plan. Alternatively, access may be provided by means of streets other than major or minor thoroughfares when it is clearly demonstrated that the planned residential development will not result in a significant increase in traffic on any such street.~~ Density authorized for a Planned residential development conditional zoning district shall not exceed 10 units per acre. The following recommended maximum densities are based on the Future Land Use designation of the site:

i. Rural Residential = 2 units per acre

ii. Family Neighborhood Living = 6 units per acre

iii. Multi-Generational Living = 10 units per acre

~~5-14-4. Density.~~

~~The density for a planned residential development shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including without limitation, water, wastewater, solid waste, stormwater, roads and parks to serve the development. Unless a planned residential development qualifies for a density bonus as provided in subsection 5-14-6, below, the density authorized for the district shall not exceed ten units per acre~~.

~~5-14-5. Density bonus.~~

~~A density bonus over and above the maximum density specified in subsection 5-14-4, above, may be approved by city council only upon determining that the proposed planned residential development complies with the general considerations listed in subsection 5-14-5 provisions and standards of this Article as well as the following additional considerations:~~

~~a) The property on which the development is proposed to be situated shall be located in close proximity to within 350 feet of a boulevard or thoroughfare designated as such in the comprehensive transportation plan;~~

~~b) Vehicular access for such development shall be limited to one or more boulevards or thoroughfares designated as such in the comprehensive transportation plan;~~

~~c) The carrying capacity of the roadway shall be adequate to handle increased traffic associated with the development without reducing the level of service grade of such roadway;~~

~~d) The development is proposed to be located within reasonable walking distance of places of employment and/or shopping facilities and shall provide pedestrian amenities in order to foster pedestrian access to such facilities;~~

~~e) The development shall provide common open space sufficient for the needs of its residents, which shall not be less than the greater of the common open space required by subsection 6-16-2, below, or one percent of the land area of the development for each dwelling unit per acre proposed.~~

~~Any density authorized by city council pursuant to this section shall not exceed 18 dwelling units per acre~~.

5-14-~~6~~4. Development standards.

Unless noted otherwise, the following development standards shall apply to all planned residential developments, whether major or minor. In addition, planned residential developments shall meet all applicable standards contained in article VI, below

5-14-~~6~~4.1. Open space and footprint requirements. Planned residential developments shall have a maximum footprint of ~~20~~ 40 percent of the site and shall have, as a minimum, ~~60~~ 40 percent of the site as open space. In addition, planned residential developments shall meet the common open space requirements of section 6-16.

5-14-~~6~~4.2. Dimensional Standards ~~Setbacks~~. ~~All dwellings and their accessory structures shall be set back not less than 40 feet from the nearest right-of-way line for any street or railroad adjoining the site; provided, however, such setback may be reduced to ten feet when parking is situated to the side or rear of the lot and screened from view from public rights-of-way. Furthermore, such buildings and structures shall be set back not less than 30 feet from any exterior property line which is not a right-of-way.~~

~~The planning board or c~~ City council~~, as the case may be,~~ shall require reservations of rights-of-way, as well as increased setbacks, for roads identified in the comprehensive transportation plan, including existing roads to be widened as well as corridors of new roads.

~~All dwellings and their accessory structures shall be located at least ten feet from the edge of the paving for any street or drive and at least five feet from the edge of the paving for any area devoted principally to parking. Carports shall be situated at least ten feet from the edge of the paving for any street or drive and may be physically connected to the principal structure which they serve. In addition, dwellings and accessory structures abutting a street intended to serve more than 32 dwelling units or intended to be dedicated as a public street must be set back a minimum of 35 feet from the center line of such street. The approved setback lines shall be shown on the plan of development and on any recorded subdivision plat.~~

~~In addition to the foregoing setback requirements, minimum spacing between buildings shall be provided as per the NC State Building Code Volume V Fire Prevention.~~

Minimum lot area in square feet:	0
Minimum lot width at building line in feet:	None
Minimum yard requirements for Principal Structures in feet:	Front: 40, reduced to 0 when parking is situated to the ~~side or~~ rear of the lot and screened from view from public right of way, provided, however, that front-facing garages shall be setback a minimum of 45 feet.
	Side: 0. If provided, setbacks shall be a minimum of 5 with exception of corner lots where setback shall be 7.5 from side street right-of-way
	Rear: 20
Maximum height in feet:	35
Minimum yard requirements for Accessory Structure in feet:	Front: Located to side or rear of principal structure
	Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way
	Rear: 0

5-14-~~6~~4.3 Subdivision of planned residential developments. Planned residential development projects may be subdivided provided that arrangements for such subdivision are made at the time of the planned residential development application.

~~Zero lot lines may be permitted on one or more lot lines of each lot in accordance with these standards:~~

~~a) Any wall constructed on the lot line shall be a solid, windowless wall. If there is an offset of the wall from the lot line, the offset must be at least six feet.~~

~~b) A five foot maintenance easement and a maximum eave encroachment of 32 inches within the maintenance easement shall be established in the deed restrictions and covenants of the adjoining lot. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.~~

5-14-~~6~~4.4. Circulation and access. Internal streets, drives and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Connectivity is a goal of the internal street system and external connections to areas outside and adjacent to the Planned Residential Development Conditional Zoning development shall be constructed.

i. The site shall be traversed by a network of internal streets built according to city standards. Internal streets should seek to avoid cul-de-sacs and dead-end roads and other features that hamper connectivity. However, roads may terminate at a monumental structure or green space. In such cases a sidewalk or other connection shall be provided to ensure the goals of connectivity.

ii. Internal streets shall have sidewalks and street trees.

iii. If a bus line serves, or is expected to serve, the district, a bus shelter is required. Larger projects may require more shelters as determined by a traffic impact analysis.

iv. Alleys providing access to the rear of lots are encouraged. Public alleys shall meet the specifications of relevant City standards. Where individual lots have frontage on another city street, private drives may be used as alleys, in which case they may be constructed within common space at the rear of lots or, in conjunction with the use of cross-access easements, they may be constructed within a series of rear setbacks. One-way alleys shall be a minimum of 8' wide. Two-directional alleys shall be a minimum of 16' wide.

v. All new development with fewer than 10 dwelling units are required to provide stub-outs to adjacent property to extend and connect streets and drives with future streets and drives where feasible and practical.

vi. All new development with more than 10, but fewer than 100 dwelling units, are required to provide at least one stub-out to extend and connect streets and drives with future streets and drives on adjacent property. In the event that adjacent land is already developed with stub-outs present, the developer shall connect to the existing

stub-out(s). In the event that the proposed development is able to provide three or more points of access to the existing street network, this provision may be waived.

vii. Residential developments containing 100 or more dwelling units shall provide required street connections and stub-outs at a ratio of one stub-out per 100 dwelling units to extend and connect streets and drives with future streets and drives on adjacent property. In the event adjacent land is already developed with stub-outs present, the developer shall connect to the existing stub-out(s).

~~Streets shall not be designed to encourage outside traffic to traverse the planned residential development on local streets.~~

~~Sidewalks shall be required along streets adjacent to the planned residential development. Sidewalks shall form a logical, safe, and convenient system for pedestrian access to all dwelling units and appropriate project facilities and shall be required along such streets, drives and parking areas within the planned residential development as is necessary to accomplish this. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.~~

~~Streets intended to serve more than 32 dwelling units as well as those intended to be dedicated as public streets shall meet the design and construction standards of the NCDOT. All other streets and drives need not comply with NCDOT's pavement width and road right-of-way standards, but they shall comply with its pavement structure requirements. All dead-end streets and drives shall terminate in a cul-de-sac or other adequate means of reversing vehicular direction. It shall be the responsibility of the developer to submit to the director of public works core samples taken by a licensed testing firm demonstrating that completed streets or drives meet such pavement structure requirements.~~

~~Internal streets with minimum setbacks measuring less than 35 feet from center line shall be private streets and are not acceptable for dedication to, or maintenance by, the city. Developments containing such private internal streets with setbacks measuring less than 35 feet from center line shall have the following disclaimer in large type placed in a prominent position on the following applicable documents for the development including the site plan, the plat, the restrictive covenants, the condominium documents, and any contracts used in the sale of properties.~~

~~"Some or all of the streets and/or drives in this development do not meet minimum right-of-way requirements for the City of Hendersonville. You are notified that these are proposed as private streets and that the City of Hendersonville will not accept them for maintenance."~~

~~**5-14-6.5 Building height.** A building may exceed 35 feet in height only upon the granting of a height limitation exemption by the city council. Upon application, the council may grant a height limitation exemption upon finding that:~~

~~a) Such building will not block sunlight from adjacent property between the hours of 10:00 a.m. and 2:00 p.m. from the months of October 1st to May 1st.~~

~~b) Such building is adequately designed and served from the standpoint of safety, and the city fire chief certifies that the fire safety equipment to be installed is adequately designed and that the building is reasonably well located in relation to the fire stations and equipment so as to offer adequate protection to life and property. In no case shall the building exceed 50 feet in height.~~

~~c) The side and rear yards for any structure in excess of 35 feet in height shall be increased by one foot for each one foot in height in excess of 35 feet.~~

~~**5-14-6.6 Buffering, screening and landscaping.** The applicant shall propose and plant, construct and make satisfactory arrangements for the preservation of a buffer and/or setbacks adequate to protect adjoining properties from the impacts of the proposed development. Parking and service areas and dumpsters shall be screened from view by adjacent single-family residences. Existing vegetation shall be preserved whenever possible. In addition, the developer shall provide an appropriate landscaping plan within the project.~~

~~**5-14-6.7 Off-street parking.** Off-street parking requirements for planned residential developments shall be as follows:~~

~~A minimum of one space per residential unit containing one or two bedrooms. A minimum of one and one half spaces per residential unit containing three or more bedrooms. Enclosed garages and carports count towards meeting the parking requirement. All parking spaces shall be located within 75 feet of the residential unit they serve.~~

5-14-~~6~~4.~~8~~5. Maintenance of common facilities. The developer, project owner, or a properly established homeowners association shall provide for the continuing maintenance of common open space, recreational facilities, sidewalks, parking, private streets and other privately owned but common facilities serving the project.

5-14-4.6. Site Design.

i. It is preferred that primary façades face the adjacent street or common space. A main entrance shall face a connecting walkway with a direct, safe, pedestrian connection to the street. Where the main entrance does not face the adjacent street, buildings should nonetheless be designed to provide an attractive streetside façade.

ii. Buildings shall be situated with regard to pedestrian and vehicular connectivity. It is preferred that they be located close to the pedestrian street with off-street parking behind and/or beside the building. Important mountain vistas and/or views of significant historic sites shall be protected and accentuated to the extent practicable.

iii. Front-facing garages should be recessed from the front façade of the house and visually designed to form a secondary building volume. Developers are encouraged to turn garages and carports so the openings or doors are not visible from the street.

5-14-~~7~~5. Minor planned residential developments.

An applicant may elect to have a development processed as a minor planned residential development so long as the proposed development, including all phases, is greater than 2 dwelling units but does not exceed 50 dwelling units. Minor planned residential developments may consist of any residential uses permitted under Sec. 5-14-2, regardless of the underlying zoning district. ~~and so long as no accessory~~ No commercial development may be part of a minor planned residential development. ~~is requested for the project.~~ A minor planned residential development may be located in one or more of the following zoning district classifications: R-40, R-20, R-15, R-10, R-6, MIC, RCT, C-2, C-3, C-4 ~~I-1.~~

5-14-~~7~~5.1 Density.

The maximum number of dwelling units which may be constructed in a minor planned residential development shall be 50 or a number computed on the basis of the following table, whichever is less.

Use District	Dwelling Units Per Acre
R-40	~~1.0~~ 2.0
R-20	~~2.5~~ 3.0
R-15	~~3.75~~ 4.0
R-10	5.5
R-6	8.5
MIC	~~5.5~~ 8.5
RCT	~~5.5~~ 8.5
C-4	8.5
C-2	~~8.5~~ 10.0
C-3	~~8.5~~ 10.0
~~I-1~~	~~8.5~~

5-14-~~7~~5.2 Development standards for minor planned residential developments. Except as otherwise noted herein, minor planned residential developments shall be governed by the development standards for planned residential developments contained in subsection 5-14-~~6~~4, above.

5-14-~~7~~5.3 Procedures for reviewing. Unlike other planned developments which undergo rezoning to a conditional zoning district, minor planned residential developments undergo site plan review pursuant to section 7-3.

Section 5-15 Planned Commercial Development Conditional Zoning District

5-15-2. - Permissible uses, subject to rezoning to a Planned Commercial Development Conditional Zoning District.

***

~~Residential dwellings, Multi-Family~~

***

5-15-4. - Development standards

***

~~**5-15-4.6. Density.** The density for a residential development planned as part of a PCD Planned Commercial Development Conditional Zoning district shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including, without limitation, water, wastewater, solid waste, stormwater, roads and parks, to serve the development. A planned commercial development may qualify for a density bonus in the manner specified in subsection 5-14-5, above. Otherwise, the density authorized for the district shall not exceed ten units per acre.~~

***

Section 5-21. - PID Planned Institutional Development Conditional Zoning District Classification

5-21-2 - Permissible uses.

***

~~Residential dwellings, multi-family~~

***

Sec. 4-5. Classification of uses.

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	MIC	C-4	PCDCZD	I-1	PIDCZD	URCZD
Accessory dwelling units	SS	SS	SS	SS	SS	SS	SS	SS	-	SS	-	-
Adaptive reuse	-	-	-	-	-	-	-	-	-	P	-	-
Golf courses	-	-	-	-	-	~~P~~	-	-	P	P	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	~~P~~	-	-	P	P	-	-
Planned residential development (minor)	SS	SS	SS	SS	SS	-	SS	P	-	~~SS~~	-	-
~~Planned residential development (major)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	-	~~-~~	~~-~~	~~-~~	~~-~~
Residential dwellings, single-family	P	P	P	P	P	P	P	P	P	~~P~~	P	L
Residential dwellings, multi-family	-	-	-	-	-	~~P~~	-	~~P~~	~~P~~	-	~~P~~	P
Residential dwellings, two-family	-	P	P	P	P	P	P	P	P	-	P	-
Residential dwellings, three-family	-	-	-	-	-	P	-	P	-	-	-	-
Residential dwellings, four-family	-	-	-	-	-	P	-	P	-	-	-	-
Residential dwellings, small-scale multi-family	-	-	-	-	-	-	P	P	-	-	-	-
Personal services	-	-	-	-	-	L	SS	P	P	P	-	L
Retail stores	-	-	-	-	-	L	SS	SS	P	P	-	L
Restaurants	-	-	-	-	-	L	SU	SU	P	P	-	L

SUBDIVISION ORDINANCE

Section 4.03. B. 2. a. ii. ii. Private streets shall not be constructed as part of development within the city's corporate limits with the exception of private alleys. Private alleys shall be considered drives and not subject to public street standards.

EXAMPLES OF MISSING MIDDLE HOUSING DEVELOPMENT





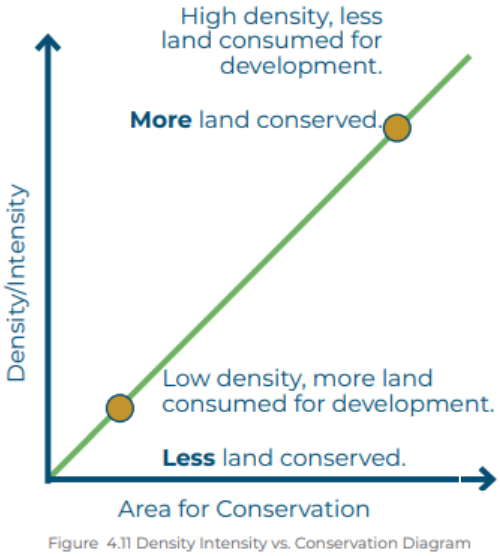

Figure 4.11 Density Intensity vs. Conservation Diagram

GEN H FIGURE 4.11 – DENSITY INTENSITY VS CONSERVATION

GEN H COMPREHENSIVE PLAN -DESIREABLE & AFFORDABLE HOUSING (p.110-111)

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.



Townhome examples with varying architecture styles | AARP



Kirkland Danielson Grove cottage court | Cottage Company and Missing Middle Housing



Live/work units | Missing Middle Housing

GEN H COMPREHENSIVE PLAN -CHARACTER AREA PERCENTAGES

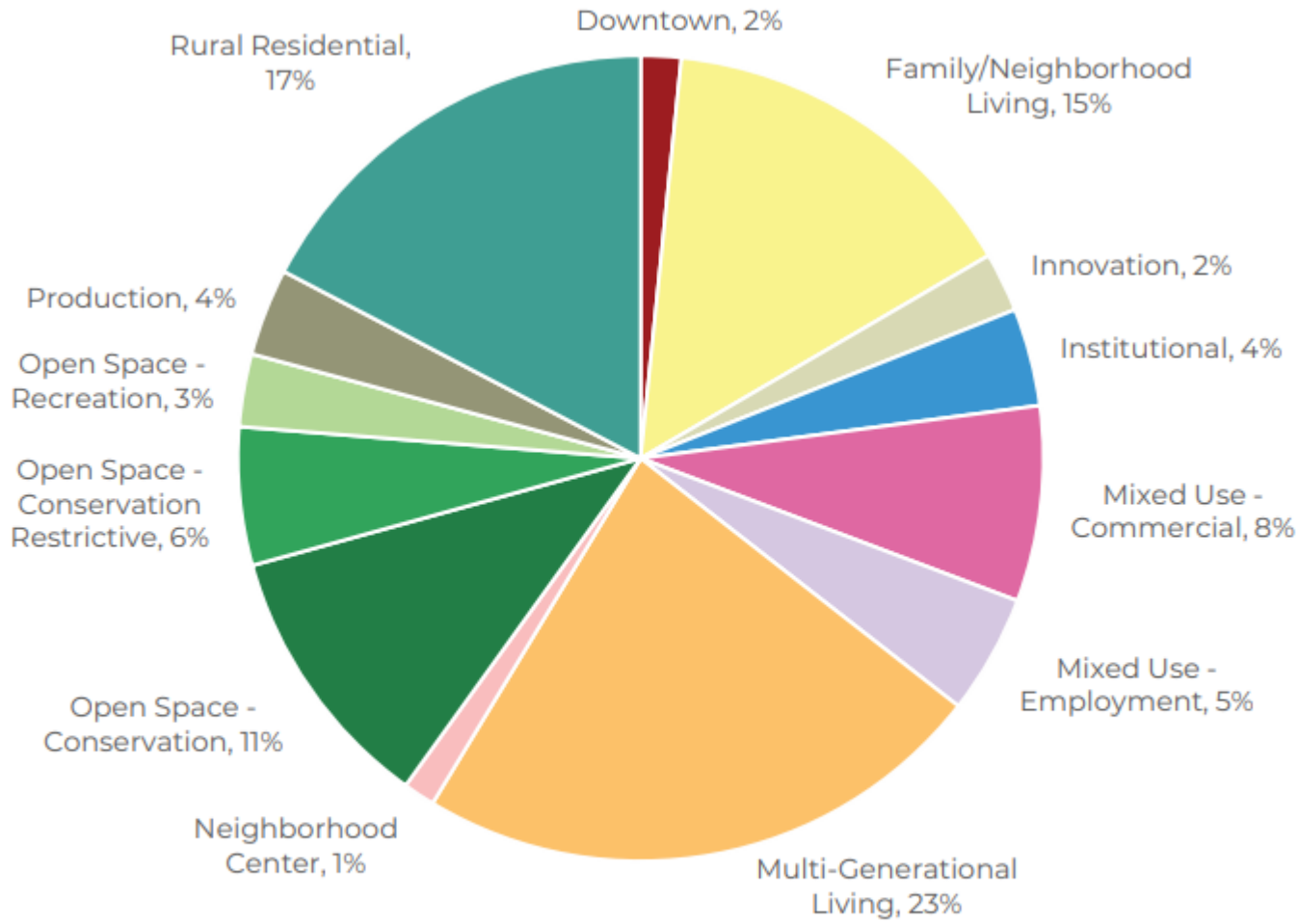

Figure 4.13.1 - Character Area percentages (rounded to whole percent) for study area. ROW is not included acreage percentages.

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:** N/A **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, 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. Those items that are directly addressed have been starred.*
	EXISTING CONDITIONS According to the UNC School of Government Development Finance Initiative study performed for the City of Hendersonville Strategic Housing Committee, they found that "to meet current and future housing demand, Henderson County needs an estimated 10,000 new housing units within the next five years. At least 2,000 of these units are needed in Hendersonville for low-to-moderate income households." In addition to the efforts of the Strategic Housing Committee, better utilization of land has been an ongoing goal for the City according to its last two Comprehensive Plans. The objective behind this effort is to reduce growth pressures from development sprawling into forest and farmland and to create more walkable/bikeable compact connected communities which reduce automobile traffic and improve quality of life. However, efforts to support infill development have been limited by existing zoning district standards. The City's recent efforts to reform the zoning ordinance, including this proposal, will create new opportunities for "gentle density" housing.
	GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) **Vibrant Neighborhoods**: Consistent* **Abundant Housing Choices**: Consistent* **Healthy and Accessible Natural Environment**: Consistent* **Authentic Community Character**: Consistent

	Safe Streets and Trails: Consistent* **Reliable & Accessible Utility Services**: Consistent **Satisfying Work Opportunities**: Consistent **Welcoming & Inclusive Community**: Consistent **Accessible & Available Community Uses and Services**: N/A **Resilient Community**: Consistent
	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
3) **Changed Conditions**	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**
	The primary changed condition relates to the persistent lack of housing availability in Hendersonville and throughout the region. In particular, starter homes / "attainable housing" / naturally-occurring affordable housing supply are lacking and needed to accommodate the city's workforce and next generation of city residents.
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 "gentle density" of market-rate naturally-occurring affordable housing. Some provisions for interconnectivity and parking placed to the rear encourages a development patterns that 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.
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 reduced setbacks, there will be flexibility in where structures are located – lending itself to more options in placement to avoid mature canopy trees.

Staff Analysis

1. Comprehensive Plan Consistency - Staff finds the proposed text amendment to be consistent with the Gen H Comprehensive Plan Character Area Descriptions – in particular the Multi-Generational Living 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 proposal allows for "gentle density" and the integration of small-scale multi-family housing alongside traditional single-family homes.
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.
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 Open Space is required.

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 gentle density missing middle housing.*
- *The proposed amendment establishes standards to encourage walkable neighborhoods.*
- *The proposed amendment compliments existing provisions to incentive the construction of smaller, more affordable dwellings ("starter homes").*

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*

PLANNING BOARD RECOMMENDATION
PROJECT#: 25-01-ZTA
MEETING DATE: May 8, 2025

PETITION REQUEST: Zoning Reforms for Missing Middle Housing (PRD)

APPLICANT/PETITIONER: City of Hendersonville

PLANNING BOARD ACTION SUMMARY:

Staff gave a 15-minute presentation on the requested development – reviewing the details of the proposed revisions, tying the proposals to the Gen H Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining to walkability/pedestrian connections, permitted uses in CHMU vs UR and the targeted population for the units.

In total Planning Board considered this item for 24 minutes.

PUBLIC COMMENT:

Limited to 3 minutes per person.

- Ken Fitch, 1046 Patton St – stated that we may create more units but also create more incompatibility and that developers may not follow what they have proposed.

DELIBERATION:

- The Planning Board voiced strong support for the staff proposals.

MOTION:

- B. Johnson moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed text amendment aligns with the Gen H Comprehensive Plan Future Land Use Map and the Character Area Descriptions

REASONABLENESS STATEMENT **[Rationale for Approval]**:

1. The proposed amendment creates an opportunity to address the need for additional gentle density missing middle housing.
2. The proposed amendment establishes standards to encourage walkable neighborhoods.
3. The proposed amendment compliments existing provisions to incentive the construction of smaller, more affordable dwellings (“starter homes”).

BOARD ACTION

- **Motion/Second**: Johnson / Flores
- **Yeas**: Johnson, Flores, Peacock (chair), Waters, Gilgis, McKinley, Rippy, Russell
- **Nays**: N/A
- **Absent**: Hanley, J. Robertson
- **Recused**: N/A

Zoning Reforms for Missing Middle Housing | 2025-01-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)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	Consistent	

Zoning Reforms for Missing Middle Housing | 2025-01-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.	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.	N/A	
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	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.	Consistent	
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.	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		
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	Consistent	
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].	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.	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	

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE IV. ESTABLISHMENT OF DISTRICTS & ARTICLE V. – ZONING DISTRICT CLASSIFICATIONS AND TO AMEND THE CITY OF HENDERSONVILLE SUBDIVISION ORDINANCE, SECTION 4.03. STREETS

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on May 8, 2025; voting 8-0 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 June 5, 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 and missing middle housing in the City by providing opportunities for a mix of housing types such as duplexes, triplexes and quadplexes as well as single-family homes, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on June 5, 2025,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend the City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications and to amend the City of Hendersonville Subdivision Ordinance, Section 4.03. Streets

ZONING ORDINANCE

Sec. 5-9. - C-4 Neighborhood Commercial Zoning District Classification

5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

***

Planned residential developments (minor), subject to the requirements of article VII, below

***

Sec. 5-14. PRD Planned Residential Development Conditional Zoning District Classification.

This zoning district classification is designed to accommodate planned residential developments with a rezoning to a Planned Residential Development Conditional Zoning District in accordance with article VII herein. Such rezoning to a Planned Residential Conditional Zoning District is required as a prerequisite to any use or development in the PRD Zoning District Classification, and no use shall be permitted except pursuant to such permit. The rezoning shall insure that the proposed use or development is consistent with the requirements of this section and may further specify the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request. In granting the rezoning for a planned residential district, city council may impose such

additional reasonable and appropriate safeguards upon such approval as it may deem necessary in order that the purpose and intent of this chapter are served, public welfare secured and substantial justice done.

5-14-1. Application.

The reclassification of property to PRD Planned Residential Development Conditional Zoning District shall constitute an amendment of the official zoning map which may be initiated only by all of the owner(s) of a legal interest in the affected property. Such amendment shall be initiated by means of an application for rezoning to a PRD Planned Residential Development Conditional Zoning District. No permit shall be issued for any development within a PRD Planned Residential Development Conditional Zoning District except in accordance with an approved rezoning.

5-14-2. Permissible uses subject to rezoning to a Planned Residential Development Conditional Zoning District.

A building or land shall be used only for those purposes specified in the rezoning for the project which may include one or more of the following:

Accessory structures

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Adult care centers registered with the NC Department of Health and Human Services (DHSS)

Adult care homes

Camps

Child care centers subject to supplementary standards contained in section 16-4, below

Child care homes

Congregate care facilities, subject to supplementary standards contained in section 16-4, below

Customary accessory uses

~~Golf courses~~

~~Golf driving ranges and par three golf courses~~

Home occupations

Neighborhood-oriented Personal services consistent with the purposes of this classification, such as barber and beauty shops, medical and dental labs and clinics, opticians and optical services and prosthetics & orthopedics where the gross floor area of any individual unit does not exceed 2,000 square feet. In combination, neighborhood-oriented nonresidential uses may not exceed a footprint of 8,000 square feet per building.

Neighborhood-oriented Retail stores consistent with the purposes of this classification, such as gift shops, florist shops and pharmacies where the gross floor area of any individual unit does not exceed 2,000 square feet. In combination, neighborhood-oriented nonresidential uses may not exceed a footprint of 8,000 square feet per building.

Nursing homes, subject to supplementary standards contained in section 16-4, below

Neighborhood-oriented Offices located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which they are to be located

Parks

~~Planned residential developments (major)~~

Progressive care facilities, subject to supplementary standards contained in section 16-4, below

Public utility facilities, subject to supplementary standards contained in section 16-4, below

Religious institutions

~~Residential dwellings, multi-family~~

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Neighborhood-oriented Restaurants, consistent with the purposes of this classification (no drive-thrus) where the gross floor area of any individual unit does not exceed 2,000 square feet. In combination, neighborhood-oriented nonresidential uses may not exceed a footprint of 8,000 square feet per building.

Rest homes, subject to supplementary standards contained in section 16-4, below

Schools, primary, elementary and secondary

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Telecommunications towers, subject to supplementary standards contained in section 16-4, below

5-14-3. Site requirements.

Planned residential development conditional zoning districts shall have the following site and density requirements:

a) ~~The total land area of the district shall be at least three acres; and~~ Sites should be located in one of the following Future Land Use designations as illustrated in the City's most recently adopted Comprehensive Plan: Rural Residential, Family Neighborhood Living, Multi-Generational Living.

b) ~~Access to the planned residential development shall be by means of a boulevard or thoroughfare (major or minor) designated as such in the comprehensive transportation plan. Alternatively, access may be provided by means of streets other than major or minor thoroughfares when it is clearly demonstrated that the planned residential development will not result in a significant increase in traffic on any such street.~~ Density authorized for a Planned residential development conditional zoning district shall not exceed 10 units per acre. The following recommended maximum densities are based on the Future Land Use designation of the site:

i. Rural Residential = 2 units per acre

ii. Family Neighborhood Living = 6 units per acre

iii. Multi-Generational Living = 10 units per acre

~~5-14-4. Density.~~

~~The density for a planned residential development shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including without limitation, water, wastewater, solid waste, stormwater, roads and parks to serve the development. Unless a planned residential development qualifies for a density bonus as provided in subsection 5-14-6, below, the density authorized for the district shall not exceed ten units per acre~~.

~~5-14-5. Density bonus.~~

~~A density bonus over and above the maximum density specified in subsection 5-14-4, above, may be approved by city council only upon determining that the proposed planned residential development complies with the general considerations listed in subsection 5-14-5 provisions and standards of this Article as well as the following additional considerations:~~

~~a) The property on which the development is proposed to be situated shall be located in close proximity to within 350 feet of a boulevard or thoroughfare designated as such in the comprehensive transportation plan;~~

~~b) Vehicular access for such development shall be limited to one or more boulevards or thoroughfares designated as such in the comprehensive transportation plan;~~

~~c) The carrying capacity of the roadway shall be adequate to handle increased traffic associated with the development without reducing the level of service grade of such roadway;~~

~~d) The development is proposed to be located within reasonable walking distance of places of employment and/or shopping facilities and shall provide pedestrian amenities in order to foster pedestrian access to such facilities;~~

~~e) The development shall provide common open space sufficient for the needs of its residents, which shall not be less than the greater of the common open space required by subsection 6-16-2, below, or one percent of the land area of the development for each dwelling unit per acre proposed.~~

~~Any density authorized by city council pursuant to this section shall not exceed 18 dwelling units per acre~~.

5-14-~~6~~4. Development standards.

Unless noted otherwise, the following development standards shall apply to all planned residential developments, whether major or minor. In addition, planned residential developments shall meet all applicable standards contained in article VI, below

5-14-~~6~~4.1. Open space and footprint requirements. Planned residential developments shall have a maximum footprint of ~~20~~ 40 percent of the site and shall have, as a minimum, ~~60~~ 40 percent of the site as open space. In addition, planned residential developments shall meet the common open space requirements of section 6-16.

5-14-~~6~~4.2. Dimensional Standards ~~Setbacks~~. ~~All dwellings and their accessory structures shall be set back not less than 40 feet from the nearest right-of-way line for any street or railroad adjoining the site; provided, however, such setback may be reduced to ten feet when parking is situated to the side or rear of the lot and screened from view from public rights-of-way. Furthermore, such buildings and structures shall be set back not less than 30 feet from any exterior property line which is not a right-of-way.~~

~~The planning board or c~~ City council~~, as the case may be,~~ shall require reservations of rights-of-way, as well as increased setbacks, for roads identified in the comprehensive transportation plan, including existing roads to be widened as well as corridors of new roads.

~~All dwellings and their accessory structures shall be located at least ten feet from the edge of the paving for any street or drive and at least five feet from the edge of the paving for any area devoted principally to parking. Carports shall be situated at least ten feet from the edge of the paving for any street or drive and may be physically connected to the principal structure which they serve. In addition, dwellings and accessory structures abutting a street intended to serve more than 32 dwelling units or intended to be dedicated as a public street must be set back a minimum of 35 feet from the center line of such street. The approved setback lines shall be shown on the plan of development and on any recorded subdivision plat.~~

~~In addition to the foregoing setback requirements, minimum spacing between buildings shall be provided as per the NC State Building Code Volume V Fire Prevention.~~

Minimum lot area in square feet:	0
Minimum lot width at building line in feet:	None
Minimum yard requirements for Principal Structures in feet:	Front: 40, reduced to 0 when parking is situated to the ~~side or~~ rear of the lot and screened from view from public right of way, provided, however, that front-facing garages shall be setback a minimum of 45 feet.
	Side: 0. If provided, setbacks shall be a minimum of 5 with exception of corner lots where setback shall be 7.5 from side street right-of-way
	Rear: 20
Maximum height in feet:	35
Minimum yard requirements for Accessory Structure in feet:	Front: Located to side or rear of principal structure
	Side: 0 with exception of corner lots where setback shall be 7.5 from side street right-of-way
	Rear: 0

5-14-~~6~~4.3 Subdivision of planned residential developments. Planned residential development projects may be subdivided provided that arrangements for such subdivision are made at the time of the planned residential development application.

~~Zero lot lines may be permitted on one or more lot lines of each lot in accordance with these standards:~~

~~a) Any wall constructed on the lot line shall be a solid, windowless wall. If there is an offset of the wall from the lot line, the offset must be at least six feet.~~

~~b) A five-foot maintenance easement and a maximum eave encroachment of 32 inches within the maintenance easement shall be established in the deed restrictions and covenants of the adjoining lot. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.~~

5-14-~~6~~4.4. Circulation and access. Internal streets, drives and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Connectivity is a goal of the internal street system and external connections to areas outside and adjacent to the Planned Residential Development Conditional Zoning development shall be constructed.

i. The site shall be traversed by a network of internal streets built according to city standards. Internal streets should seek to avoid cul-de-sacs and dead-end roads and other features that hamper connectivity. However, roads may terminate at a monumental structure or green space. In such cases a sidewalk or other connection shall be provided to ensure the goals of connectivity.

ii. Internal streets shall have sidewalks and street trees.

iii. If a bus line serves, or is expected to serve, the district, a bus shelter is required. Larger projects may require more shelters as determined by a traffic impact analysis.

iv. Alleys providing access to the rear of lots are encouraged. Public alleys shall meet the specifications of relevant City standards. Where individual lots have frontage on another city street, private drives may be used as alleys, in which case they may be constructed within common space at the rear of lots or, in conjunction with the use of cross-access easements, they may be constructed within a series of rear setbacks. One-way alleys shall be a minimum of 8' wide. Two-directional alleys shall be a minimum of 16' wide.

v. All new development with fewer than 10 dwelling units are required to provide stub-outs to adjacent property to extend and connect streets and drives with future streets and drives where feasible and practical.

vi. All new development with more than 10 but fewer than 100 dwelling units are required to provide at least one stub-out to extend and connect streets and drives with future streets and drives on adjacent property. In the event that adjacent land is already developed with stub-outs present, the developer shall connect to the existing stub-out(s). In the event that the proposed development is able to provide three or more points of access to the existing street network, this provision may be waived.

vii. Residential developments containing 100 or more dwelling units shall provide required street connections and stub-outs at a ratio of one stub-out per 100 dwelling units to extend and connect streets and drives with future streets and drives on adjacent property. In the event adjacent land is already developed with stub-outs present, the developer shall connect to the existing stub-out(s).

~~Streets shall not be designed to encourage outside traffic to traverse the planned residential development on local streets.~~

~~Sidewalks shall be required along streets adjacent to the planned residential development. Sidewalks shall form a logical, safe, and convenient system for pedestrian access to all dwelling units and appropriate project facilities and shall be required along such streets, drives and parking areas within the planned residential development as is necessary to accomplish this. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.~~

~~Streets intended to serve more than 32 dwelling units as well as those intended to be dedicated as public streets shall meet the design and construction standards of the NCDOT. All other streets and drives need not comply with NCDOT's pavement width and road right-of-way standards, but they shall comply with its pavement structure requirements. All dead-end streets and drives shall terminate in a cul-de-sac or other adequate means of reversing vehicular direction. It shall be the responsibility of the developer to submit to the director of public works core samples taken by a licensed testing firm demonstrating that completed streets or drives meet such pavement structure requirements.~~

~~Internal streets with minimum setbacks measuring less than 35 feet from center line shall be private streets and are not acceptable for dedication to, or maintenance by, the city. Developments containing such private internal streets with setbacks measuring less than 35 feet from center line shall have the following disclaimer in large type placed in a prominent position on the following applicable documents for the development including the site plan, the plat, the restrictive covenants, the condominium documents, and any contracts used in the sale of properties.~~

~~"Some or all of the streets and/or drives in this development do not meet minimum right-of-way requirements for the City of Hendersonville. You are notified that these are proposed as private streets and that the City of Hendersonville will not accept them for maintenance."~~

~~**5-14-6.5 Building height.** A building may exceed 35 feet in height only upon the granting of a height limitation exemption by the city council. Upon application, the council may grant a height limitation exemption upon finding that:~~

~~a) Such building will not block sunlight from adjacent property between the hours of 10:00 a.m. and 2:00 p.m. from the months of October 1st to May 1st.~~

~~b) Such building is adequately designed and served from the standpoint of safety, and the city fire chief certifies that the fire safety equipment to be installed is adequately designed and that the building is reasonably well located in relation to the fire stations and equipment so as to offer adequate protection to life and property. In no case shall the building exceed 50 feet in height.~~

~~c) The side and rear yards for any structure in excess of 35 feet in height shall be increased by one foot for each one foot in height in excess of 35 feet.~~

~~**5-14-6.6 Buffering, screening and landscaping.** The applicant shall propose and plant, construct and make satisfactory arrangements for the preservation of a buffer and/or setbacks adequate to protect adjoining properties from the impacts of the proposed development. Parking and service areas and dumpsters shall be screened from view by adjacent single-family residences. Existing vegetation shall be preserved whenever possible. In addition, the developer shall provide an appropriate landscaping plan within the project.~~

~~**5-14-6.7 Off-street parking.** Off-street parking requirements for planned residential developments shall be as follows:~~

~~A minimum of one space per residential unit containing one or two bedrooms. A minimum of one and one half spaces per residential unit containing three or more bedrooms. Enclosed garages and carports count towards meeting the parking requirement. All parking spaces shall be located within 75 feet of the residential unit they serve.~~

5-14-~~6~~4.~~8~~5. Maintenance of common facilities. The developer, project owner, or a properly established homeowners association shall provide for the continuing maintenance of common open space, recreational facilities, sidewalks, parking, private streets and other privately owned but common facilities serving the project.

5-14-4.6. Site Design.

i. It is preferred that primary façades face the adjacent street or common space. A main entrance shall face a connecting walkway with a direct, safe, pedestrian connection to the street. Where the main entrance does not face the adjacent street, buildings should nonetheless be designed to provide an attractive streetside façade.

ii. Buildings shall be situated with regard to pedestrian and vehicular connectivity. It is preferred that they be located close to the pedestrian street with off-street parking behind and/or beside the building. Important mountain vistas and/or views of significant historic sites shall be protected and accentuated to the extent practicable.

iii. Front-facing garages should be recessed from the front façade of the house and visually designed to form a secondary building volume. Developers are encouraged to turn garages and carports so the openings or doors are not visible from the street.

5-14-~~7~~5. Minor planned residential developments.

An applicant may elect to have a development processed as a minor planned residential development so long as the proposed development, including all phases, is greater than 2 dwelling units but does not exceed 50 dwelling units. Minor planned residential developments may consist of any residential uses permitted under Sec. 5-14-2, regardless of the underlying zoning district. ~~and so long as no accessory~~ No commercial development may be part of a minor planned residential development. ~~is requested for the project.~~ A minor planned residential development may be located in one or more of the following zoning district classifications: R-40, R-20, R-15, R-10, R-6, MIC, RCT, C-2, C-3, C-4 ~~1.~~ 1.

5-14-~~7~~5.1 Density.

The maximum number of dwelling units which may be constructed in a minor planned residential development shall be 50 or a number computed on the basis of the following table, whichever is less.

Use District	Dwelling Units Per Acre
R-40	~~1.0~~ 2.0
R-20	~~2.5~~ 3.0
R-15	~~3.75~~ 4.0
R-10	5.5

R-6	8.5
MIC	~~5.5~~ 8.5
RCT	~~5.5~~ 8.5
C-4	8.5
C-2	~~8.5~~ 10.0
C-3	~~8.5~~ 10.0
~~I-1~~	~~8.5~~

5-14-~~7~~5.2 Development standards for minor planned residential developments. Except as otherwise noted herein, minor planned residential developments shall be governed by the development standards for planned residential developments contained in subsection 5-14-~~6~~4, above.

5-14-~~7~~5.3 Procedures for reviewing. Unlike other planned developments which undergo rezoning to a conditional zoning district, minor planned residential developments undergo site plan review pursuant to section 7-3.

Section 5-15 Planned Commercial Development Conditional Zoning District

5-15-2. - Permissible uses, subject to rezoning to a Planned Commercial Development Conditional Zoning District.

***

~~Residential dwellings, Multi-Family~~

***

5-15-4. - Development standards

***

~~**5-15-4.6. Density.** The density for a residential development planned as part of a PCD Planned Commercial Development Conditional Zoning district shall be established by city council in consideration of the comprehensive plan, surrounding land uses and the existence of adequate private and public facilities, including, without limitation, water, wastewater, solid waste, stormwater, roads and parks, to serve the development. A planned commercial development may qualify for a density bonus in the manner specified in subsection 5-14-5, above. Otherwise, the density authorized for the district shall not exceed ten units per acre.~~

***

Section 5-21. - PID Planned Institutional Development Conditional Zoning District Classification

5-21-2 - Permissible uses.

***

~~Residential dwellings, multi-family~~

***

Sec. 4-5. Classification of uses

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	MIC	C-4	PCDCZD	I-1	PIDCZD	URCZD
Accessory dwelling units	SS	SS	SS	SS	SS	SS	SS	SS	-	SS	-	-
Adaptive reuse	-	-	-	-	-	-	-	-	-	P	-	-
Golf courses	-	-	-	-	-	~~P~~	-	-	P	P	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	~~P~~	-	-	P	P	-	-
Planned residential development (minor)	SS	SS	SS	SS	SS	-	SS	P	-	~~SS~~	-	-
~~Planned residential development (major)~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~-~~	-	~~-~~	~~-~~	~~-~~	~~-~~
Residential dwellings, single-family	P	P	P	P	P	P	P	P	P	~~P~~	P	L
Residential dwellings, multi-family	-	-	-	-	-	~~P~~	-	~~P~~	~~P~~	-	~~P~~	P
Residential dwellings, two-family	-	P	P	P	P	P	P	P	P	-	P	-
Residential dwellings, three-family	-	-	-	-	-	P	-	P	-	-	-	-
Residential dwellings, four-family	-	-	-	-	-	P	-	P	-	-	-	-
Residential dwellings, small-scale multi-family	-	-	-	-	-	-	P	P	-	-	-	-
Personal services	-	-	-	-	-	L	SS	P	P	P	-	L
Retail stores	-	-	-	-	-	L	SS	SS	P	P	-	L
Restaurants	-	-	-	-	-	L	SU	SU	P	P	-	L

SUBDIVISION ORDINANCE

Section 4.03. B. 2. a. ii. ii. Private streets shall not be constructed as part of development within the city's corporate limits with the exception of private alleys. Private alleys shall be considered drives and not subject to public street standards.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June, 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: Tyler Morrow

MEETING DATE: June 5th, 2025

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Annexation: Public Hearing-Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Tyler Morrow, Current Planning Manager*

SUGGESTED MOTION(S):

For Approval:	**For Denial:**
I move City Council adopt an ordinance of the City of Hendersonville to annex noncontiguous property owned by Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC, identified as PIN 9588-40-7325, finding that the standards established by North Carolina General Statute 160A-58.1 have been satisfied and that the annexation is in the best interest of the City.	I move that City Council deny the petition received from Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC, requesting the annexation of that property having PIN 9588-40-7325.

SUMMARY: *File # 25-22-ANX*

The City of Hendersonville has received a petition from Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC for satellite annexation of PIN 9588-40-7325 located on Upward Road that is approximately 2.65 acres. Please refer to the attached maps for additional information.

On May 1st, 2025, City Council accepted the City Clerk's Certificate of Sufficiency for the petition and set June 5th, 2025, as the date for the public hearing.

PROJECT/PETITIONER NUMBER:	• 25-22-ANX
PETITIONER NAME:	• Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC • Wes Hall, Entitlement Manager (Sheetz Inc.)

ATTACHMENTS:	1. Ordinance 2. Signed Certificate of Sufficiency 3. Signed Resolution setting public hearing 4. Annexation Plat 5. Typed legal description 6. GIS map 7. Deed 8. Annexation Application

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO EXTEND THE CORPORATE LIMITS OF THE CITY AS A SATELLITE ANNEXATION

Re: Petition for Satellite Annexation
Petitioners: Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC
File No. 25-22-ANX

WHEREAS, The City of Hendersonville has been petitioned by Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC pursuant to North Carolina General Statutes (NCGS) 160A-58.1, as amended, to annex the area described herein below; and,

WHEREAS, the City Clerk has investigated and certified the sufficiency of said petition; and,

WHEREAS, a public hearing on the question of this annexation was held at City Hall at 160 6th Ave East, Hendersonville, NC at 5:45 pm, on the 5th day of June 2025, after due notice by publication as provided by law on May 18th, 2025; and

WHEREAS, the City Council further finds the areas described therein meets the standards of N.C. G.S. 160A-58.1(b), to wit;

a) The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.
b) The nearest point on the proposed satellite corporate limit is approximately 8,577’ from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
c) The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).

d) No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 8,810').
e) The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
f) The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802.
g) The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
h) The area for annexation meets all other requirements defined in NC 160A-58.54 regarding the character of the area to be annexed.

WHEREAS, the City further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

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

1: By virtue of the authority granted by N.C.G.S. 160A-58.2, as amended, the following described noncontiguous area is hereby annexed and made part of the City of Hendersonville as of the 5th day of June 2025.

Being all of that real property consisting of PIN 9588-40-7325 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-40-7325 being described by metes and bounds as follows:

Being a tract of land containing 2.65 acres, shown in Plat Slide Book 2025, Page 16149, Tax Parcel PIN 9588-40-7325, located on Upward Road, S.R. 1783, in Blue Ridge Township, Henderson County, North Carolina, surveyed by Jason Wall, PLS of Survey Pros PLLC, Project #24-160, January 17, 2025, with bearings relative to NC Grid, NAD 83. A metes and bounds description of the area to be annexed taken from said survey is as follows:

BEGINNING at a 5/8" rebar found in the southern margin of right of way for Upward Road, at the northwestern corner of a 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, having NC Grid coordinates of N: 580,589.02' E: 984,636.22', and said 5/8" rebar being located, South 78°26'59" East, a distance of 257.98 feet from a 5/8" rebar found, the northwestern corner of Deed Book 1178, Page 326; thence from the POINT OF BEGINNING, with the southern margin of right-of-way, and with a new city limits line, the following two courses: (1) South 69°57'19" East, 304.16 feet to a

5/8" iron set; (2) with a curve to the right, a chord bearing and distance of, South 68°12'29" East, 30.20 feet to a 5/8" iron set in the southern margin of right-of-way of Upward Road; thence continuing with a new city limits line, and with the 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, the following 3 courses: (1) South 20°10'26" West, 344.34 feet to a 5/8" iron set; (2) North 69°54'45" West, 333.89 feet to a 5/8" iron set; (3) North 20°05'50" East, 345.01 feet to a 5/8" rebar found, the POINT OF BEGINNING, containing an annexation area of 2.65 acres, more or less.

2: Upon and after the 5th day of June 2025, the above-described territory, and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Hendersonville and shall be entitled to the same privileges and benefits as other parts of the City of Hendersonville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10, as amended.

3. The Mayor of the City of Hendersonville shall cause to be recorded in the office of the Register of Deeds of Henderson County and at the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Henderson County Board of Elections, as required by G. S. 163-288.1.

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

Approved as to form:

_____

Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, _____, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville; Jill Murray, in her capacity of City Clerk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 20_____.

My commission expires:

_____

CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation
Petitioner: Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC
File No. 25-22-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:
I, Jill Murray, City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for satellite annexation of properties consisting of +/- 2.65 acres located on Upward Road in Hendersonville, NC, being tax parcel PIN 9588-40-7325, and being more particularly described on Exhibit A, attached hereto and incorporated by reference, hereinafter "Petition."

2. An investigation has been completed as required by N.C.G.S. § 160A-58.2 of the Petition for compliance with the requirements of N.C.G.S. § 160A-58.1.

Based upon this investigation, I find that

1. The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.
2. The nearest point on the proposed satellite corporate limit is approximately 8,577' from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
3. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).
4. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 8,810').
5. The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802.
7. The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
8. The area for annexation meets all other requirements defined in NC 160A-58.54 regarding the character of the area to be annexed.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness hereof, I have set my hand and the City Seal on this the 1st day of May, 2025.

(City Seal)

Jill Murray, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PIN 9588-40-7325 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-40-7325 being described by metes and bounds as follows:

Being a tract of land containing 2.65 acres, shown in Plat Slide Book 2025, Page 16149, Tax Parcel PIN 9588-40-7325, located on Upward Road, S.R. 1783, in Blue Ridge Township, Henderson County, North Carolina, surveyed by Jason Wall, PLS of Survey Pros PLLC, Project #24-160, January 17, 2025, with bearings relative to NC Grid, NAD 83. A metes and bounds description of the area to be annexed taken from said survey is as follows:

BEGINNING at a 5/8" rebar found in the southern margin of right of way for Upward Road, at the northwestern corner of a 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, having NC Grid coordinates of N: 580,589.02' E: 984,636.22', and said 5/8" rebar being located, South 78°26'59" East, a distance of 257.98 feet from a 5/8" rebar found, the northwestern corner of Deed Book 1178, Page 326; thence from the POINT OF BEGINNING, with the southern margin of right-of-way, and with a new city limits line, the following two courses: (1) South 69°57'19" East, 304.16 feet to a 5/8" iron set; (2) with a curve to the right, a chord bearing and distance of, South 68°12'29" East, 30.20 feet to a 5/8" iron set in the southern margin of right-of-way of Upward Road; thence continuing with a new city limits line, and with the 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, the following 3 courses: (1) South 20°10'26" West, 344.34 feet to a 5/8" iron set; (2) North 69°54'45" West, 333.89 feet to a 5/8" iron set; (3) North 20°05'50" East, 345.01 feet to a 5/8" rebar found, the POINT OF BEGINNING, containing an annexation area of 2.65 acres, more or less.

Resolution #R-25-34

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the satellite area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the satellite area described herein will be held at City Hall located at160 6th Ave E. Hendersonville NC, 28792 at 5:45 p.m. June 5th, 2025, or as soon thereafter as it may be heard.

Section 2. The area proposed for annexation is described as follows:

Being all of that real property consisting of PIN 9588-40-7325 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-40-7325 being described by metes and bounds as follows:

Being a tract of land containing 2.65 acres, shown in Plat Slide Book 2025, Page 16149, Tax Parcel PIN 9588-40-7325, located on Upward Road, S.R. 1783, in Blue Ridge Township, Henderson County, North Carolina, surveyed by Jason Wall, PLS of Survey Pros PLLC, Project #24-160, January 17, 2025, with bearings relative to NC Grid, NAD 83. A metes and bounds description of the area to be annexed taken from said survey is as follows:

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Re: Petition for Satellite Annexation
Petitioner: Robert H. Quattlebaum, manager of Quattlebaum Properties F, LLC
File No. 25-22-ANX

Section 3. Notice of the public hearing shall be published once in The Hendersonville Times-News, a newspaper having general circulation in the City of Hendersonville, at least 10 days prior to the date of the public hearing.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of May, 2025.

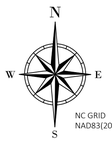
Attest:

Barbara G. Volk, Mayor, City of Hendersonville

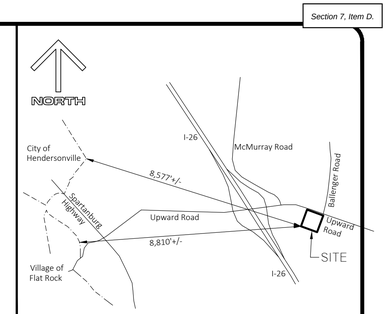
Jill Murray, City Clerk

Approved as to form:

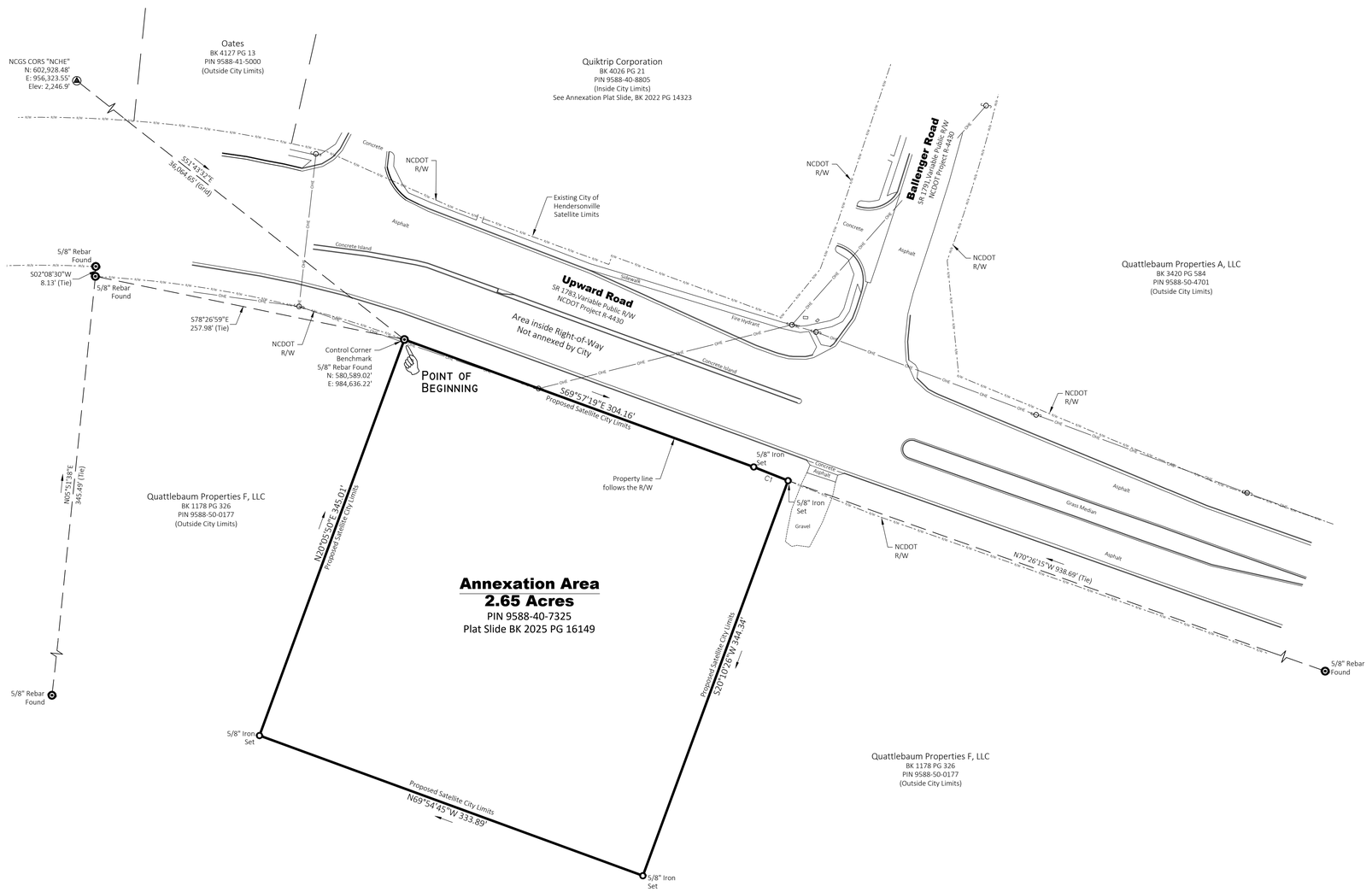
Angela S. Beeker, City Attorney



Curve Data				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	30.20'	9000.00'	S68° 12' 29"E	30.20'



Vicinity Map



LEGEND

- Annexation Boundary
- Tie Line (surveyed)
- Adjoiner Line (not surveyed)
- Easement
- Overhead Electric
- Right-of-Way
- Computed Point
- Utility Pole
- Water Meter

Surveyor's Certification

I certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description and/or deed references below); that the boundaries not surveyed are indicated as drawn from the information noted on this plat of survey; that this survey is classified as an Urban Land Survey (Class A) having a calculated ratio of precision better than 1:10,000 before adjustments, and/or neither axis of the 95 percent confidence level error ellipse for any control point or property corner exceeds 0.10 feet; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1603);

The provisions of G.S. 47-30 do not apply to the boundary plat of areas annexed by municipalities nor to plats of of municipal boundaries, whether or not required by law to be recorded in the State of North Carolina.

Witness my signature, seal and date.

_____

Jason O. Wall, PLS #L-5637

Surveyor's Notes:

1. The purpose of this Plat is to annex parcel PIN # 9588-40-7325 (2.65 acre tract) into the City Limits of Hendersonville as shown hereon.
2. The property which is the subject of this survey is a portion of the land described in Deed Book 1178, Page 326, being shown in Plat Silde Book 2025, Page 16149, Henderson County Registry. The property owner shown in the deed at the time of survey was: Quattlebaum Properties F, LLC.
3. This plat reflects information discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. A complete title abstract was not performed by Survey Pros. Underground utilities may exist which are not shown. This property may be subject to easements and/or rights-of-way of record not shown. Other easements, rights-of-way, building ordinances, zoning, and other legal encumbrances may also exist. Adjoining property owner information was obtained from the local GIS.
4. The GPS portion of this survey meets the classification requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1607) for an Urban Land Survey (Class A) such that neither axis of the 95 percent confidence level error ellipse for the project control point(s) exceeds 0.10 feet. The static GPS survey was performed on October 28, 2024 with Trimble R8s receivers. National Geodetic Survey (NGS) CORS station "NCHE" was used as the fixed control station having published NC Grid coordinates NAD83(2011) and orthometric height (elevation) NAVD 88 as shown hereon. Vectors were adjusted utilizing Trimble Geomatics Office Business Solutions software. The geoid model used was GEOID18. The horizontal positional accuracy relative to the remote control station was 0.07 feet prior to adjustment. The vertical positional accuracy relative to the remote control station was 0.31 feet prior to adjustment. The combined grid factor at the project control point is 0.9997760478. All bearings shown are relative to NC Grid, NAD 83(2011). All elevations shown are relative to NAVD 88. All distances shown are horizontal distances in U.S. Survey Feet unless otherwise noted. All areas shown were computed by coordinate computation.
5. Revised on 3/26/2025; add certification, update notes, update vicinity map, and proposed satellite city limits per City of Hendersonville planner comments.
6. Revised on 4/17/2025 per City of Hendersonville planner comments.

City Clerk Certification

This plat represents the area being annexed to the City of Hendersonville, N.C pursuant to NCGS 160A-31, by ordinance duly adopted (Annexation Ordinance _____).

This the ____ day of _____, 2025.

_____

City Clerk of Hendersonville Date

Annexation Plat

PIN 9588-40-7325

City of Hendersonville

Scale: 1 inch

0 50'

Annexation Plat for:

City of Hendersonville

Property Location:
Upward Road, Flat Rock, NC 28731
Blue Ridge Township, Henderson County, North Carolina

SurveyPros
(336) 667-5533

Survey Pros, PLLC
924 Main Street, Suite 300
North Wilkesboro, NC 28659
www.NCSurveyPros.com

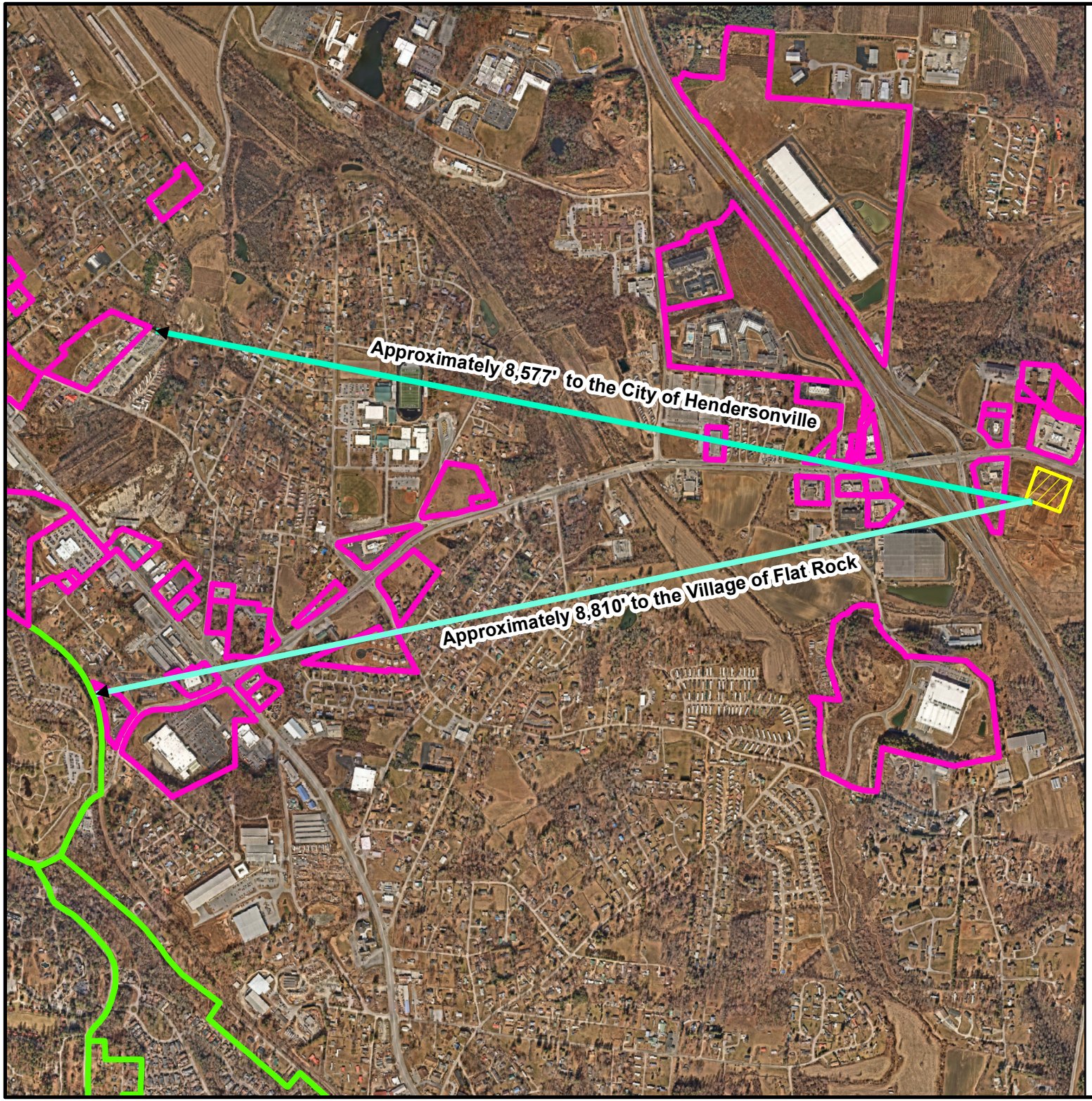
Firm Number: P-2218	
Crew Chief: WW	
File Number: 24-160	
Date: 1-17-2025	

Exhibit “A”
Annexation Area
City of Hendersonville
2.65 Acres

Being a tract of land containing 2.65 acres, shown in Plat Slide Book 2025, Page 16149, Tax Parcel PIN 9588-40-7325, located on Upward Road, S.R. 1783, in Blue Ridge Township, Henderson County, North Carolina, surveyed by Jason Wall, PLS of Survey Pros PLLC, Project #24-160, January 17, 2025, with bearings relative to NC Grid, NAD 83. A metes and bounds description of the area to be annexed taken from said survey is as follows:

BEGINNING at a 5/8" rebar found in the southern margin of right of way for Upward Road, at the northwestern corner of a 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, having NC Grid coordinates of N: 580,589.02' E: 984,636.22', and said 5/8" rebar being located, South 78°26'59" East, a distance of 257.98 feet from a 5/8" rebar found, the northwestern corner of Deed Book 1178, Page 326; thence from the POINT OF BEGINNING, with the southern margin of right-of-way, and with a new city limits line, the following two courses: (1) South 69°57'19" East, 304.16 feet to a 5/8" iron set; (2) with a curve to the right, a chord bearing and distance of, South 68°12'29" East, 30.20 feet to a 5/8" iron set in the southern margin of right-of-way of Upward Road; thence continuing with a new city limits line, and with the 2.65 acre tract shown in Plat Slide Book 2025, Page 16149, the following 3 courses: (1) South 20°10'26" West, 344.34 feet to a 5/8" iron set; (2) North 69°54'45" West, 333.89 feet to a 5/8" iron set; (3) North 20°05'50" East, 345.01 feet to a 5/8" rebar found, the POINT OF BEGINNING, containing an annexation area of 2.65 acres, more or less.





0 500 1,000 2,000
Feet

N
E
S

City of Hendersonville
April 2025

Quattlebaum Properties F LLC

25-22-ANX

PIN: 9588-40-7325

Acreage: 2.65

Satellite Annexation Map

Subject Property

Municipal Borders

Flat Rock

Hendersonville

THE CITY OF HENDERSONVILLE · N C
1847

Community Development Depa

B 1178 P 326

North Carolina, Henderson County The foregoing certificate(s) of Jeffrey B. Camp

Notary Public (~~Notaries Public~~) is/are certified to be correct, this instrument presented for registration and recorded in this office this 14 day of April, 2004 at 9:45A in book 1178 page 326

Debra W. Moles
Register of Deeds

Doris V. Leigh
(~~Assistant~~ Deputy)

NORTH CAROLINA NON- WARRANTY DEED

Excise Tax $0.00	Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2002
by _____

→ Mail after recording to **Adam L. Shealy**, Van Winkle, Buck, Wall, Starnes, Davis, P.A.
422 South Main Street, Hendersonville, NC 28792

This instrument was prepared by Adam L. Shealy, Van Winkle, Buck, Wall, Starnes, Davis, P.A.

Brief description for the Index SR 1722 on Upward Road **(DEED PREPARATION ONLY)**

THIS DEED made this 17th day of FEBRUARY, 2004, by and between

GRANTOR	GRANTEE
QUATTLEBAUM COMPANY, a North Carolina General Partnership (In Dissolution), F/K/A QUATTLEBAUM, BELL & QUATTLEBAUM, a North Carolina General Partnership	**QUATTLEBAUM PROPERTIES F, LLC A North Carolina Limited Liability Company**
	Address: Robert H. Quattlebaum, Manager P.O. Box 5007 Hendersonville, NC 28793

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that

certain lot or parcel of land situated in the City of _____, **Blue Ridge** Township, **Henderson** County, North Carolina and more particularly described as follows:

SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH HEREIN VERBATIM.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 642, Page 655, and Book 646, Page 155, Henderson County Registry.

A map showing the above described property is recorded in Plat Book ____ page ____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE TO THE PROPERTY.

This conveyance is made subject to easements, conveyances, deeds of trust, rights of way, covenants, conditions and restrictions of record and utilities physically located on the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK

_____
(Corporate Name)

By: _____
_____ President

ATTEST:

_____
_____ Secretary (Corporate Seal)

QUATTLEBAUM COMPANY, A North Carolina General Partnership (In Dissolution), F/K/A QUATTLEBAUM, BELL & QUATTLEBAUM A North Carolina General Partnership

_____ (SEAL)
ROBERT H. QUATTLEBAUM, Trustee of The Robert H. Quattlebaum Revocable Trust Dated June 15, 2001, as General Partner

SEAL-STAMP

USE BLACK INK

NORTH CAROLINA, HENDERSON County.

I, a Notary Public of the County and State aforesaid, certify that Robert H. Quattlebaum, as Trustee of the Robert H. Quattlebaum Revocable Trust dated June 15, 2001 General Partner of QUATTLEBAUM COMPANY, F/K/A QUATTLEBAUM, BELL & QUATTLEBAUM, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of FEBRUARY 2004.

My commission expires: 1/19/05 _____ Notary Public
JEFFREY B. CAMP

SEAL-STAMP

USE BLACK INK

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires: _____ _____ Notary Public

The foregoing Certificate(s) of _____

_____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR HENDERSON COUNTY

By _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

DEED FROM QUATTLEBAUM COMPANY, A NORTH CAROLINA GENERAL PARTNERSHIP (IN DISSOLUTION), F/K/A QUATTLEBAUM, BELL & QUATTLEBAUM, A NORTH CAROLINA GENERAL PARTNERSHIP TO QUATTLEBAUM PROPERTIES F, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

PROPERTY DESCRIPTION

BEING all of the following described lots or parcels of land situated in Blue Ridge Township, Henderson County, North Carolina (hereinafter referred to as the Subject Property):

PARCEL ONE: All of that certain property described in Deed dated March 1, 1984, from Clarence W. Smith and wife, Bertha, and Robert H. Williams and wife, Phyllis Williams, to Quattlebaum, Bell & Quattlebaum, a North Carolina Partnership, recorded in Deed Book 638, at Page 295, Henderson County Registry, reference to which is hereby made and incorporated herein. The description contained in said Deed recorded in Deed Book 638, at Page 295, Henderson County Registry, was modified pursuant to a subsequent Deed of Correction dated November 30, 1990, between Danny G. Dowell, Trustee, NCNB National Bank and Quattlebaum, Bell & Quattlebaum, a North Carolina General Partnership, recorded in Book 768, at Page 276, Henderson County Registry, reference to which is hereby made and incorporated herein.

PARTNERSHIP HISTORY AND DISSOLUTION

WHEREAS, on September 28, 1979, ROBERT H. QUATTLEBAUM, JOSEPH O. BELL, III, and CECIL L. QUATTLEBAUM formed a North Carolina General Partnership (the "Partnership") doing business under the name QUATTLEBAUM, BELL & QUATTLEBAUM, as evidenced by an Assumed Name Certificate dated October 9, 1979, recorded in Book 2 at Page 251, Henderson County Registry;

WHEREAS, ROBERT H. QUATTLEBAUM has previously acquired all of the Partnership Interest of JOSEPH O. BELL, III and CECIL L. QUATTLEBAUM, thereby becoming the sole owner of the Partnership and causing the dissolution of the General Partnership pursuant to North Carolina General Statutes §59-61; and

WHEREAS, ROBERT H. QUATTLEBAUM thereafter continued to conduct the Partnership business under the assumed name QUATTLEBAUM, BELL & QUATTLEBAUM during the winding up of the Partnership's business and pending the final termination of the Partnership and the distribution of the assets of the Partnership, as evidenced by an Amended Certificate of Assumed Name dated July 6, 1993, recorded in Book 8, at Page 401, Henderson County Registry; and

WHEREAS, ROBERT H. QUATTLEBAUM, in continuing the winding up of the Partnership business pending termination of the Partnership and distribution of the assets of the Partnership, changed the name under which the Partnership would conduct business to QUATTLEBAUM COMPANY, as evidenced by an Amended Certificate of Assumed Name dated December 10, 1993, recorded in Book 8, at Page 563, Henderson County Registry; and

WHEREAS, ROBERT H. QUATTLEBAUM, as the sole remaining Partner and owner of the entire Partnership Interest, by Assignment of Partnership Interest dated June 25, 2001, assigned all of his right, title and interest in and to the Partnership, including, but not limited to, his right, as the sole remaining Partner and owner of the entire Partnership Interest, to receive distribution of all of the assets held in the name of the Partnership during the winding up of the Partnership business following the dissolution of the Partnership, to THE ROBERT H. QUATTLEBAUM REVOCABLE TRUST dated June 15, 2001, with ROBERT H. QUATTLEBAUM as the current Trustee; and

WHEREAS, the sole remaining Partner, THE ROBERT H. QUATTLEBAUM REVOCABLE TRUST dated June 15, 2001, with ROBERT H. QUATTLEBAUM as the Trustee, has continued to conduct the business of the Partnership during the winding up of the Partnership business pending final termination of the Partnership and distribution of the assets of the Partnership under the name QUATTLEBAUM COMPANY, as evidenced by an Amended Certificate of Assumed Name dated June 25, 2001, recorded in Book 12, at Page 157, Henderson County Registry; and

WHEREAS, ROBERT H. QUATTLEBAUM, as Trustee of the ROBERT H. QUATTLEBAUM REVOCABLE TRUST dated June 15, 2001, and as the sole remaining Partner and owner of the entire Partnership Interest, is entitled to receive distribution of all of the assets of QUATTLEBAUM COMPANY in winding up the business of the Partnership and the Subject Property is an asset of the Partnership; and

WHEREAS, ROBERT H. QUATTLEBAUM, as Trustee of the ROBERT H. QUATTLEBAUM REVOCABLE TRUST dated June 15, 2001, and as the sole remaining Partner and owner of the entire Partnership Interest, in exercise of the right to receive distribution of all of the assets of QUATTLEBAUM COMPANY, desires to have the Subject Property distributed directly to QUATTLEBAUM PROPERTIES F, LLC, a North Carolina Limited Liability Company, in winding up the business of the Partnership; and

WHEREAS, the Partnership has no objection to distributing the Subject Property by conveying all of its interest in the Subject Property directly to QUATTLEBAUM PROPERTIES F, LLC, in accordance with the desire of ROBERT H. QUATTLEBAUM, as Trustee of the ROBERT H. QUATTLEBAUM REVOCABLE TRUST dated June 15, 2001, and as the sole remaining Partner.

NOW THEREFORE, ROBERT H. QUATTLEBAUM, as Trustee of the ROBERT H. QUATTLEBAUM REVOCABLE TRUST dated June 15, 2001, being the sole Partner and owner of the Partnership conducting business as QUATTLEBAUM COMPANY (F/K/A QUATTLEBAUM, BELL & QUATTLEBAUM), does by this Deed grant, bargain, sell and convey unto QUATTLEBAUM PROPERTIES F, LLC, all of the right, title, and interest of QUATTLEBAUM COMPANY, in the Subject Property, as a distribution of assets of the Partnership during the winding up of the Partnership's business following dissolution.

CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
100 N. King Street, Hendersonville, NC 28792
Phone (828) 697-3010|Fax (828) 698-6185
www.hendersonvillenc.gov

Petition Requesting Annexation

The following are the **required** submittals for a complete application for a Voluntary Annexation. 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 Application Form
- ☑ 2. A copy of the deed indicating ownership of the property.
- ☑ 3. An Annexation Survey Plat of the property prepared by a registered surveyor licensed to practice in the state of North Carolina.
- ☑ 4. A typed boundary description of the property.

A. Property Information

PIN(s): 9588407325

Address(es) / Location of Property: TBD Upward Road, Flat Rock, NC 28731

Does this property adjoin the present City Limits? X **Yes** ___ **No**

Is the property within the ETJ? ___ **Yes** X **No**

Reason for Annexation:

To connect to the City's utilities for proposed commercial development.

Office Use:
Date Received: _____ **By:** _____ **Fee Received? Y/N**

B. Property Owner Contact Information

Robert H. Quattlebaum — 3/28/25

* Printed Applicant Name — Date

Quattlebaum Properties F, LLC

Printed Company Name (if applicable)

☐ Corporation ■ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Manager

Property Owner Title (if applicable)

PO Box 5007

Address of Property Owner

Hendersonville, NC 28793

City, State, and Zip Code

(828) 693-6062

Telephone

quattlebaumco@bellsouth.net

Email

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Quattlebaum Properties F, LLC

SECRETARY OF STATE ID NUMBER: 0710307 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2024

Filing Office Use Only
E - Filed Annual Report
0710307
CA202501702755
1/17/2025 03:30
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: QUATTLEBAUM, ROBERT H

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

636 Boxcar Street
Hendersonville, NC 28792-2590 Henderson County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

PO Box 5007
Hendersonville, NC 28793

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Commerical Rental Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 693-6062

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

636 Boxcar St
Hendersonville, NC 28792-2590

5. PRINCIPAL OFFICE MAILING ADDRESS

P.O. Box 5007
Hendersonville, NC 28793-5007

6. Select one of the following if applicable. (Optional see instructions)

☑ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Maxine Y Quattlebaum	NAME: Robert H Quattlebaum	NAME:
TITLE: Manager	TITLE: Manager	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
P O Box 5007	PO Box 5007	
Hendersonville, NC 28793	Hendersonville, NC 28793-5007	

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Maxine Y Quattlebaum
SIGNATURE

1/17/2025
DATE

Form must be signed by a Company Official listed under Section C of This form.

Maxine Y Quattlebaum
Print or Type Name of Company Official

Manager
Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

C. Additional Property Owner Contact Information

Wes Hall — 3/28/25

* Printed Applicant Name — Date

Sheetz, Inc.

Printed Company Name (if applicable)

■ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Entitlement Manager

Property Owner Title (if applicable)

243 Sheetz Way

Address of Property Owner

Claysburg, PA 16625

City, State, and Zip Code

919-896-2019

Telephone

wwhall@sheetz.com

Email

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Tyler Morrow

MEETING DATE: June 5th, 2025

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District –Ronan at Hendersonville (P24-33-CZD) – *Tyler Morrow– Current Planning Manager*

SUGGESTED MOTION(S):

For 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: 9588-22-1126) from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District, for the construction of a 192 unit multi-family development based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 5-16-25] 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. Residential dwellings, multi-family
2. Accessory uses & structures

***[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:

For 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 (PIN: 9588-22-1126) from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use 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 does not align with the interconnectivity guidance outlined in the zoning ordinance and comprehensive plan, as it fails to include stub outs or explore opportunities for better connectivity and traffic dispersion.

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. The proposed development further supports the growth of this area as a multi-family node along the I-26 corridor, placing residents in close proximity to I-26, Blue Ridge Community College, a bank, and other commercial amenities. 2. The proposed development adds needed housing to help address local demand. **[DISCUSS & VOTE]**	**[DISCUSS & VOTE]**

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Paul Aiesi, manager of Graycliff Capital Development, LLC, applicants and Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, property owners. The applicant is requesting to rezone the subject property, PIN 9588-22-1126 and located on S. Allen Road, from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District for the construction of a 192 unit multi-family development and associated accessory structures and amenities.*

The site plan depicts eight multi-family buildings, each comprising 24 units. These buildings are proposed to be three stories tall, slightly exceeding 39 feet. Additionally, the plan includes five garages, a cabana, a clubhouse with a pool, and various amenities such as a fire pit, community garden, dog park, and playground.

PROJECT/PETITIONER NUMBER:	P24-33-CZD
PETITIONER NAME:	• Paul Aiesi, manager of Graycliff Capital Development, LLC, applicant • Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, property owners
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Review 3. Preliminary Site Plan and Rendering Package 4. Neighborhood Compatibility Meeting Summary 5. Planning Board Meeting Summary 6. Proposed Zoning Map 7. Draft Ordinance

	8. Application 9. Deed

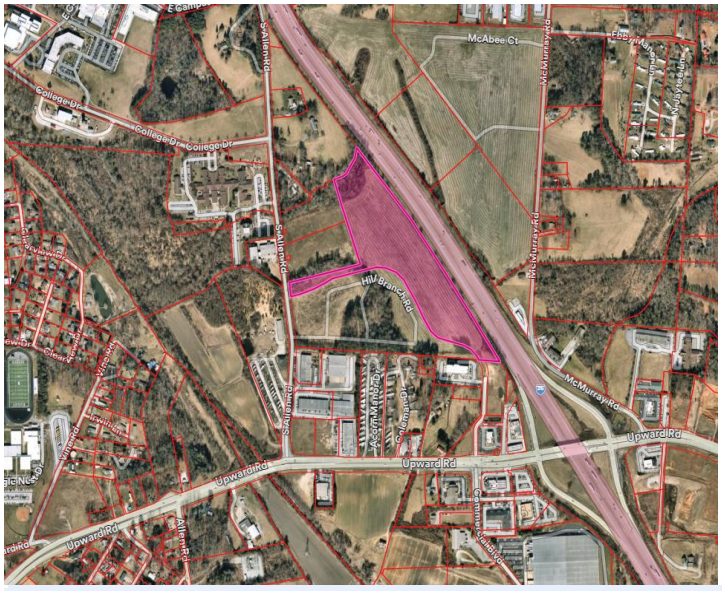
REZONING: CONDITIONAL REZONING –RONAN AT HENDERSONVILLE (P24-33-CZD)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2
EXISTING ZONING & LAND USE 3
SITE IMAGES 4
FUTURE LAND USE 8
REZONING HISTORY 9
STAFF SITE PLAN REVIEW – SUMMARY COMMENTS 10
DEVELOPER-PROPOSED CONDITIONS: 15
OUTSTANDING ISSUES & CITY PROPOSED CONDITIONS: 16
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4) 19
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 20

PROJECT SUMMARY

- Project Name & Case #:
  - Ronan at Hendersonville (Waterleaf Phase II)
  - P24-33-CZD
- Applicant & Property Owner:
  - Paul Aiesi, manager (Graycliff Capital Development, LLC) [Applicant]
  - Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter [Owners]
- Property Address:
  - 0 S. Allen Road
- Project Acreage:
  - 17.13 Acres
- Parcel Identification (PIN):
  - 9588-22-1126
- Current Parcel Zoning:
  - CHMU-Commercial Highway Mixed Use
- Future Land Use Designation:
  - Mixed Use-Commercial
- Requested Zoning:
  - CHMU-CZD, Commercial Highway Mixed Conditional Zoning District.
- Requested Uses:
  - Residential dwellings, multi-family
  - Accessory uses & structures
- Neighborhood Compatibility Meeting:
  - June 19th, 2024

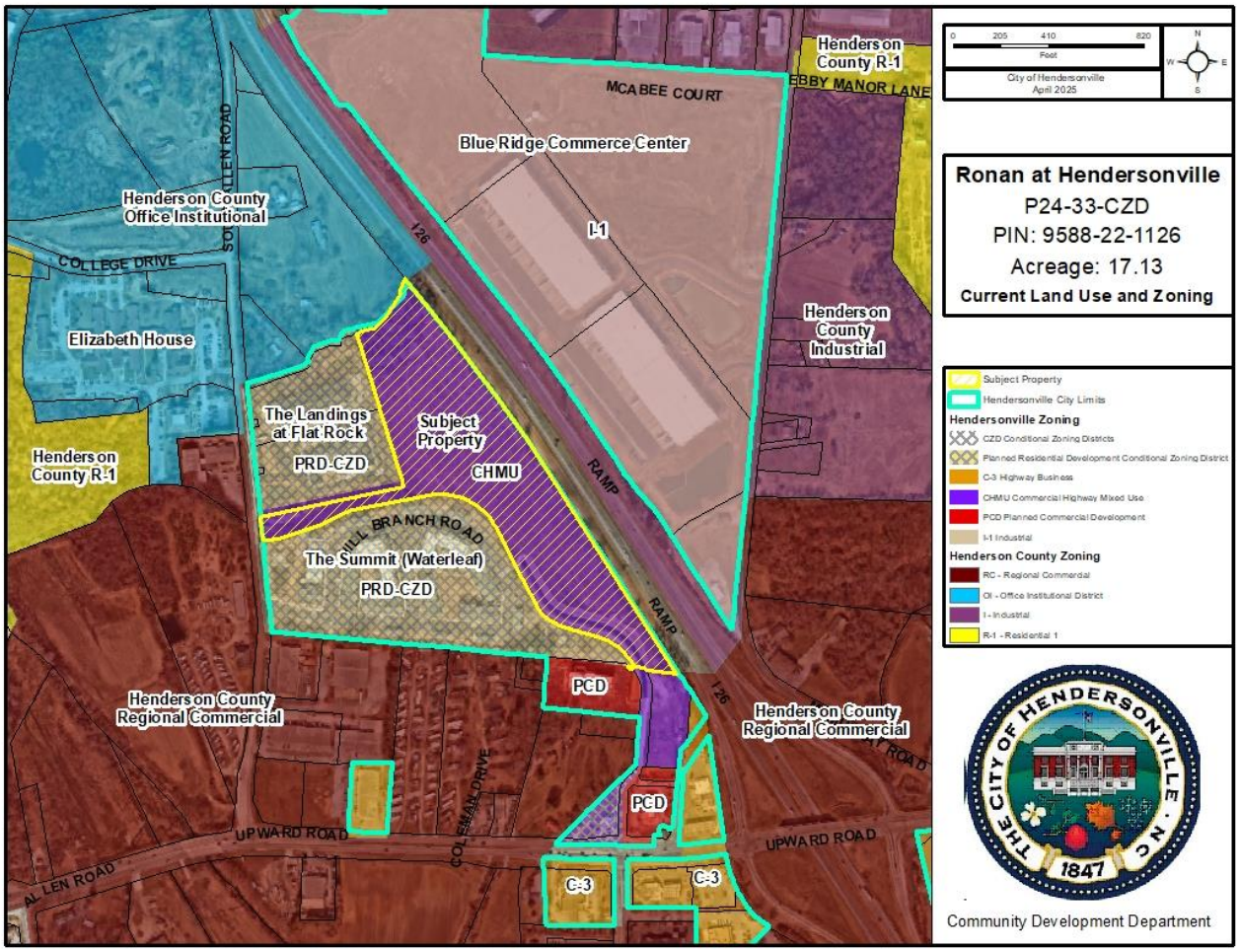


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Paul Aiesi, manager of Graycliff Capital Development, LLC, applicant and Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, property owners. The applicant is requesting to rezone the subject property, PIN 9588-22-1126 and located on S. Allen Road, from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District for the construction of a 192-unit multi-family development and associated accessory structures and amenities.

The site plan depicts eight multi-family buildings, each comprising 24 units. These buildings are proposed to be three stories tall, slightly exceeding 39 feet. Additionally, the plan includes five garages, a cabana, a clubhouse with a pool, and various amenities such as a fire pit, community garden, dog park, and playground.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

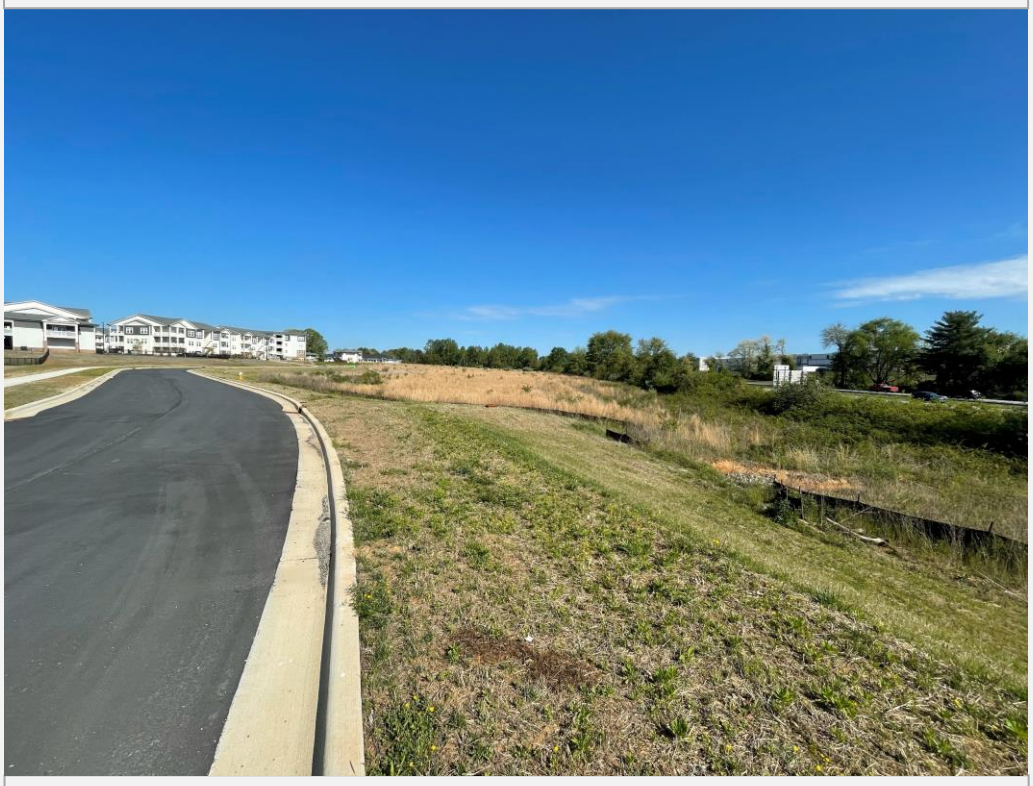
The subject property is a large vacant parcel located along I-26. It is a residual parcel remaining after the Stonecroft (Landings of Flat Rock) Development and the Summit at Hendersonville (Waterleaf Phase I) subdivided and developed the other sections of the parent tract. The property was annexed into the City as a satellite parcel on September 2, 2021, and subsequently rezoned by the City Council to Commercial Highway Mixed Use, a zoning district designated for the Upward Road Corridor.

The surrounding area includes a mix of City of Hendersonville and Henderson County zoning. The City parcels, concentrated near the interstate exit, feature a variety of commercial, residential, and mixed-use zoning designations. The Upward Road Corridor within Henderson County's jurisdiction is zoned Regional Commercial. Blue Ridge Community College, located nearby, is zoned Office and Institutional.

SITE IMAGES



View of the strip of land between Waterleaf Phase I and the Landings of Flat Rock, where a road was previously indicated on earlier site plans.

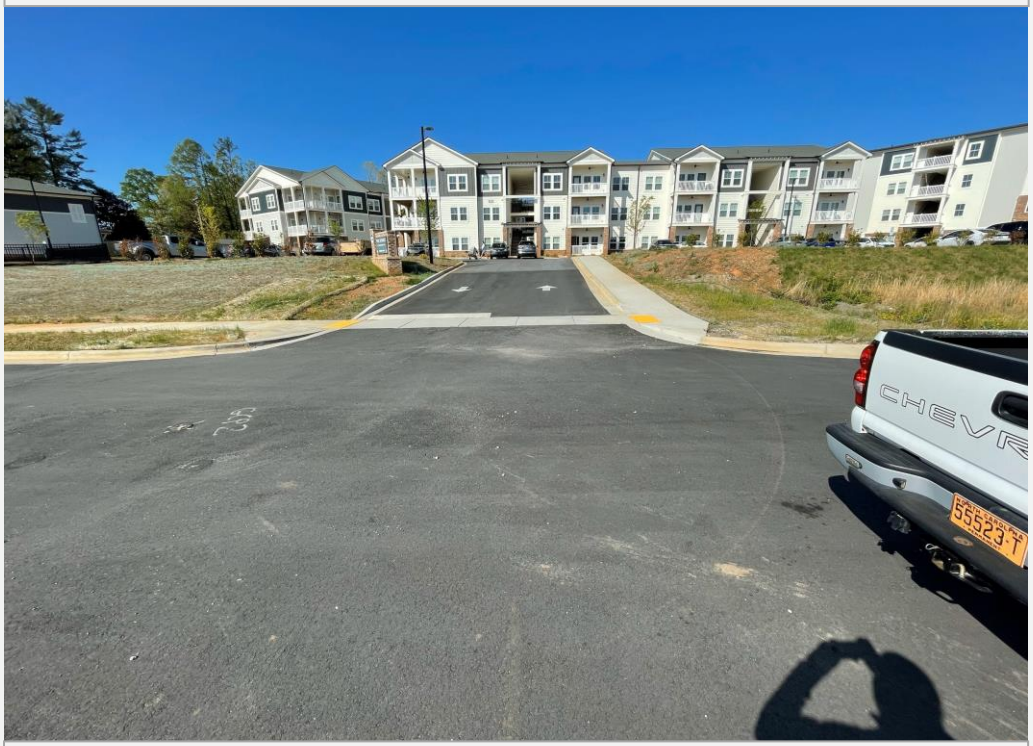


View of the subject property from Upward Crossing Drive.

SITE IMAGES



View of the sidewalks across from the subject property, which were constructed as part of Waterleaf Phase I to qualify for a density bonus.



View of Waterleaf at Flat Rock Phase I from the approximate location of the Ronan at Hendersonville entrance.

SITE IMAGES



Typical view of the subject property.



Mature trees located between the Waterleaf at Flat Rock Phase I property and the Landings at Flat Rock property.

SITE IMAGES

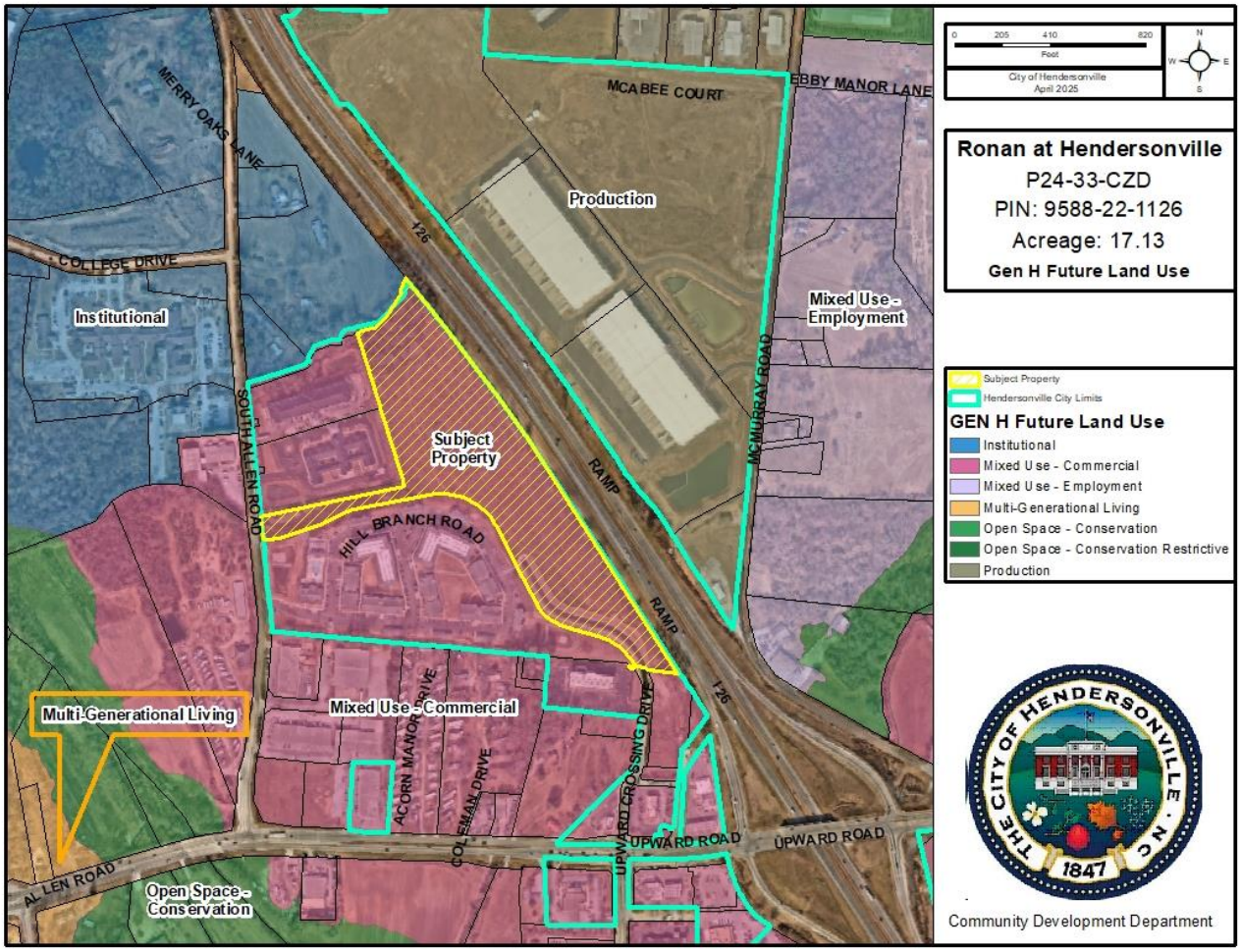


View of the mature grove of trees close to the stream to the northwest.



View of the blueline stream to the northwest.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Mixed-Use Commercial. This designation follows the Upward Road frontage corridor starting at the Upward Road and South Allen Road Intersection and continues east to the edge of the map's boundary. Parcels to the northwest are designated as institutional, a designation associated with the Elizabeth House and Blue Ridge Community College. The parcels directly across I-26 from the subject property are designated as Industrial, a designation associated with the Blue Ridge Commerce Center which is 50% completed. Open Space Conservation is also found near the subject property; this designation follows Bat Fork Creek and its associated floodplain.

REZONING HISTORY

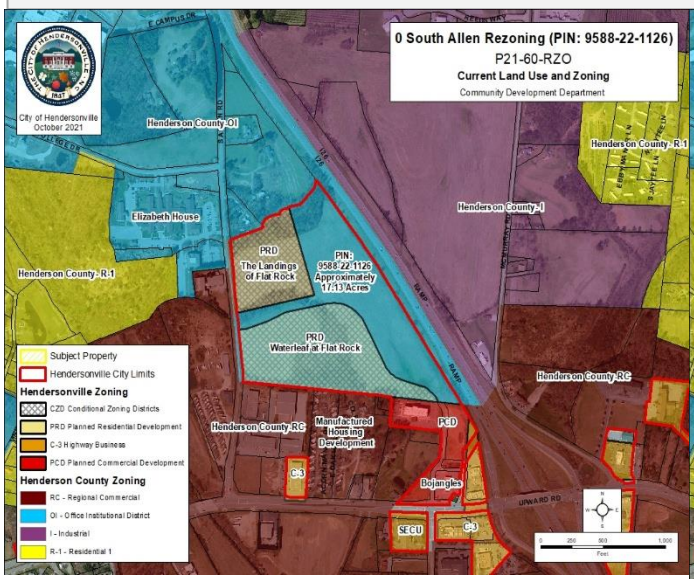
Prior Rezoning (P21-60-RZO)	Summary of Prior Petition	Status
I-6-2022 (County O&I to City CHMU)	17.13-acre tract that was annexed into the City and zoned CHMU as its initial City zoning district.	Active

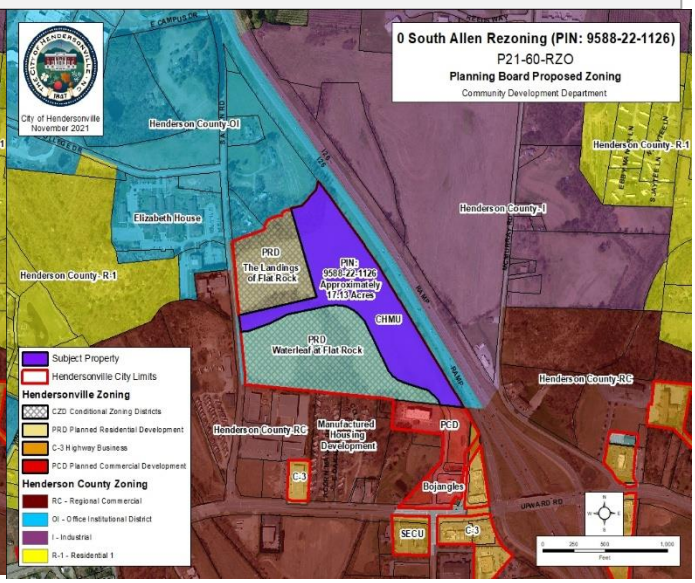
Subject Property History

- **September 2nd, 2021:** City Council annexed this parcel and the Waterleaf at Flat Rock Phase I parcel. At the time of annexation, they were both combined into a 32.66 acre parcel.
  - Meeting Minutes: https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-3cb3462df8a840ff9b290d0d871faa1d.pdf

- **December 2nd, 2021:** The public hearing was opened by City Council and continued to the January 6th, 2022.
  - Meeting Minutes: https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-fd0bde158b6f4b7ea7b0bdf4e3f49cc7.pdf

- **January 6th, 2022:** City Council zoned the subject property CHMU. The applicant/owners of the property originally petition that the parcel be zoned C-3 due to it's I-26 frontage and their desire to have a commercial tenant (commercial uses are also permitted in CHMU), however, they became agreeable to CHMU after Planning Board recommended denial of the C-3 petition and recommend approval of the property being zoned CHMU.
  - Meeting Minutes: https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-7d5c21a0dc6840f0becb52143a824a4d.pdf





STAFF SITE PLAN REVIEW – SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Uses:
  - Residential dwellings, multi-family
  - Accessory uses & structures

- Buildings:
  - 8 apartment buildings 27,340 SF each (218,720 total).
  - Clubhouse 3,500 SF
  - 5 Garages 1,980 SF
  - Cabana 273 SF

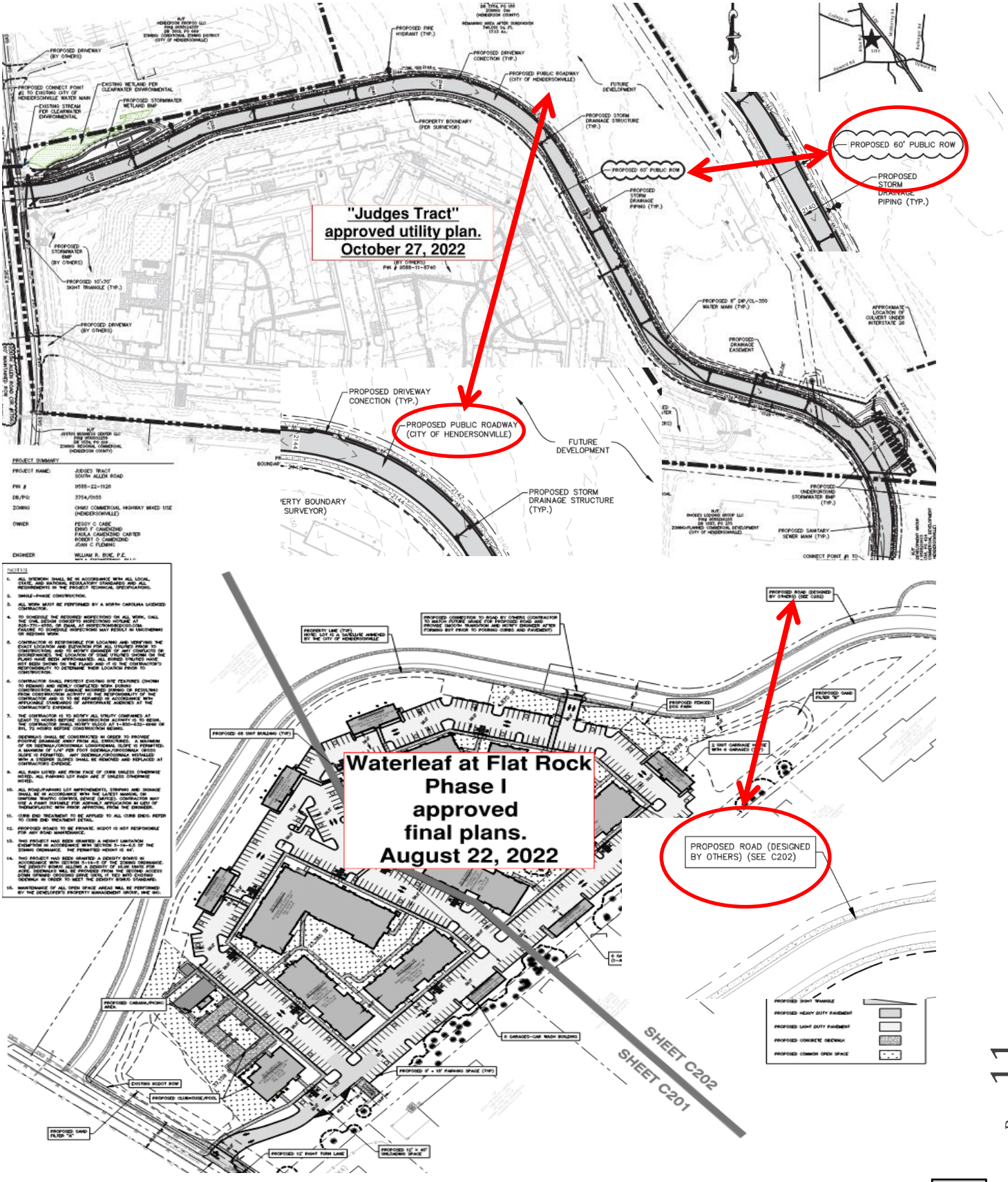
- Building Design
  - The building/site is required to meet all building and design requirements of a Commercial Highway Mixed Use development, and this includes but is not limited to building materials, building offsets, building projections, building orientation, building scale, etc.
  - All buildings on site meet the design requirements for CHMU developments.

- Height
  - CHMU allows 4 stories for multi-family buildings.
  - Proposed-
    - 8 apartment buildings- 39' 2" (3 stories)
    - Clubhouse- 17' 11"
    - 5 Garages- 12' 9"
    - Cabana- 12'

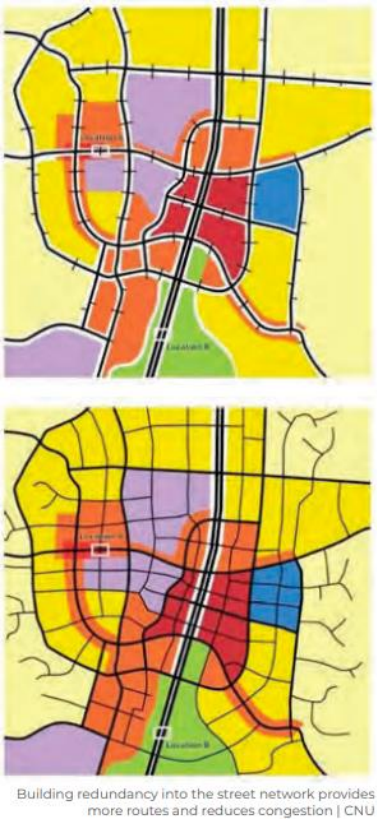
- Transportation
  - The site plan shows two access points onto the site, both of which are coming off of Upward Crossing Drive.
  - The site plan proposes a cross-access easement through the Summit at Hendersonville Development (Waterleaf Phase I). This easement would allow permanent access from the Ronan development to S. Allen Road.

- Public roadway connection to S. Allen Road
  - City staff have asked that the developer provide a roadway connection between the existing Upward Crossing stub-out (which was constructed to public street standards as part of the Waterleaf Phase I project) and S. Allen Road. The design of this roadway connection should follow the public street design established by the Waterleaf Phase I project. The roadway connection has been shown at various stages. The roadway was shown on the Waterleaf Phase I final plans dated August 22, 2022 as a "road by

others". Additionally, the proposed roadway connection is shown in the approved 'Judges Tract' water and sewer extension plan, which was approved by City Engineering on October 27, 2022.



- Given that this roadway connection has been consistently shown in multiple review processes and discussed previously, the City anticipated that this connection would be included in the development of this property. This roadway connection is supported by CHMU standards, specifically section 5-27-5 - Transportation, which states “It is the intent of these regulations to create interconnectivity between development parcels in order to provide alternative transportation routes to existing thoroughfares.", it further states "when development parcels have potential to provide access between major arterial roadways and adjoining parcels, developers are encouraged to utilize public streets, rather than private streets or driveways.". The need for such interconnectivity is also supported by the Gen H Comprehensive Plan (pages 112-113) and Section 18-6-4.6 of the Zoning Ordinance, which emphasizes the importance of interconnected street networks to disperse traffic.



Building redundancy into the street network provides more routes and reduces congestion | CNU

- The City's legal department has reviewed the requirement for this connection as part of the conditional zoning district and has concluded that it would not be legally enforceable for the City to mandate this connection.

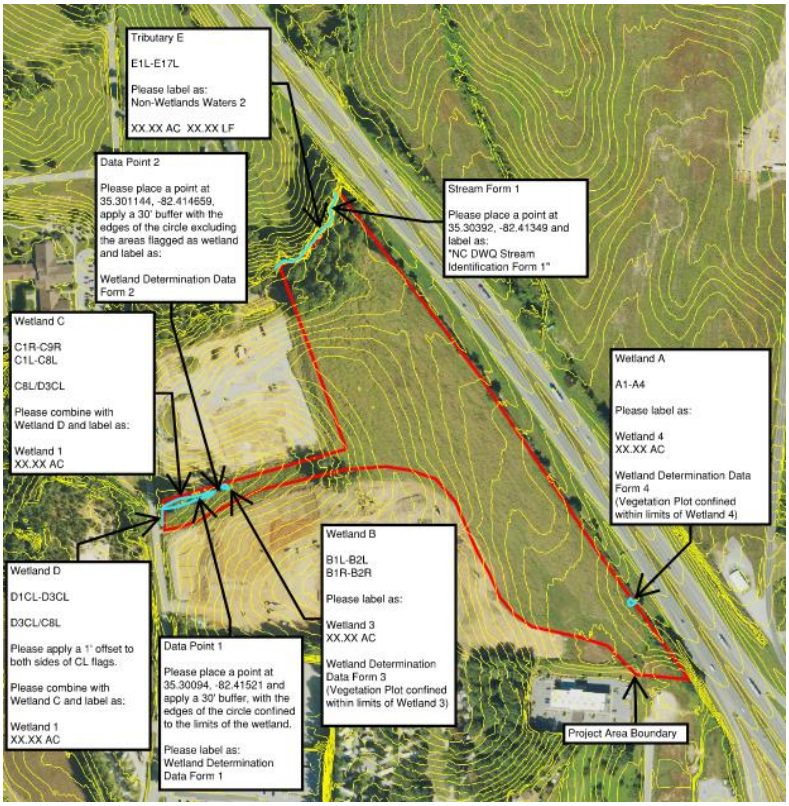
- Sidewalks
  - Sidewalks are provided along the property frontage of Upward Crossing Drive and S. Allen Road.

- Lighting
  - All site lighting will be required to conform to the City’s lighting standards for multi-family developments as well as lighting for areas abutting stream buffers.

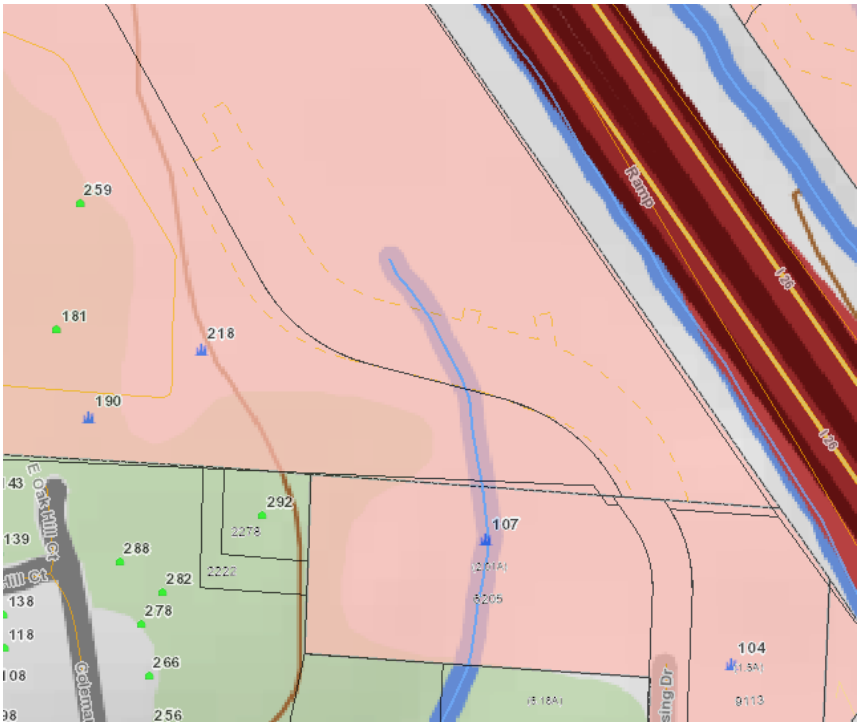
- Parking:
  - Required vs. proposed
    - 1 space for 1- and 2-bedroom units, 1.5 for 3+ bedroom units.
      - 1- or 2-bedroom units-168
      - 3+ bedroom units- 24
        - Total required- 204
        - Total provided- 324

  - CHMU requires “Off-street parking be located in the rear or side yard only and shall be screened from view from public roadways.”. The current design of the parking lots does not meet this requirement and the development is asking for a condition concerning their parking.

- Natural Resources
  - According to the latest USGS topographic maps there is a blueline stream on the northwestern portion of the subject property. This blueline stream will require an undisturbed 30' stream buffer and 20' transitional area with no impervious surfaces.
  - A wetland and stream delineation conducted by Blueline Environmental Consultants LLC shows a small wetland on the eastern portion of the subject property. It also shows wetlands on the eastern "pole" property area.



  - The most recent USGS topographic maps indicate a blueline stream in the southwestern portion of the property. However, this stream was not identified in the stream and wetland delineation report. The US Army Corps have not yet confirmed the findings of Blueline Environmental Consultants LLC. The developer is requesting a condition requiring the Army Corps' confirmation of Blueline Environmental's report as a part of the final site plan approval. Should the Army Corps confirm the stream shown on the USGS maps, a stream buffer and transitional area will be required by ordinance.



- Planting requirements.
  - The site will be required to provide the following landscaping:
    - Vehicular use area plantings
    - Open Space plantings
    - Common Space plantings
    - Street trees

  - The new landscaping requirements are being met through new plantings and the utilization of tree credits for qualifying trees.

- Tree preservation
  - The site currently has 114,631 square feet of existing tree canopy (15.28%) of the site.
  - The development is proposing to retain a minimum of 34,389 square feet or 30%.
  - The applicants are choosing option 1 for tree preservation and will not be required to plant tier 2 plantings.

DEVELOPER-PROPOSED CONDITIONS:

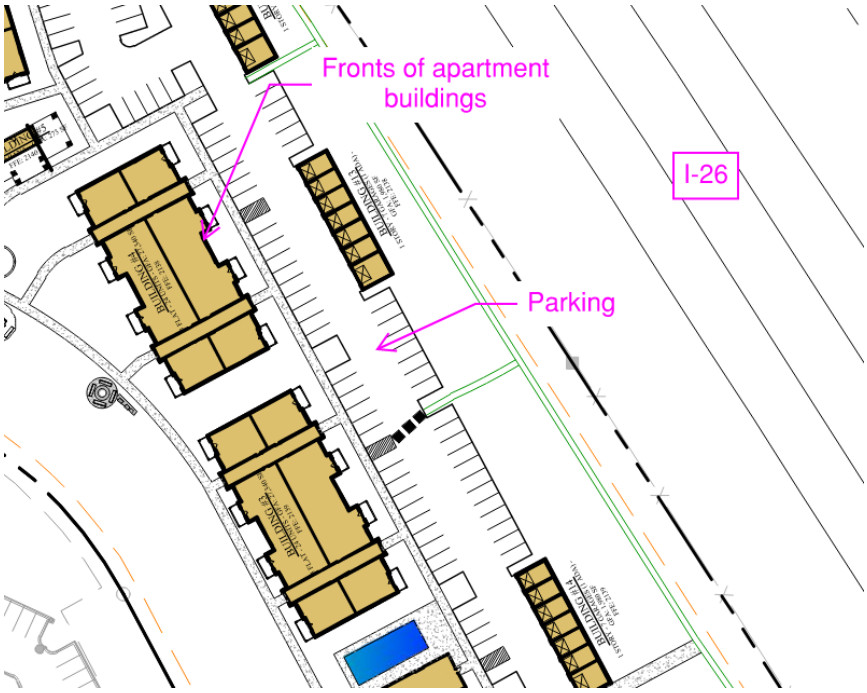
1. Request condition to remove the requirement of street connectivity & stub-outs per section 5-27-5-2-4 as the proposed project area is surrounded by new development that likewise do not have reciprocated stub outs.
2. An updated boundary survey will be provided for final design.
3. Jurisdictional letter confirmed by Army Corps of Engineers will be provided for final design.
    - Staff notes: The developer has hired a consultant to conduct a stream and wetland determination for the subject property. The findings of this delineation have not yet been confirmed by the Army Corps of Engineers. The developer is requesting that this confirmation be made during the final site plan review. The primary point of uncertainty is whether the blueline stream shown in the southwestern portion of the property is, in fact, a stream and subject to stream buffer protections. The currently provided delineation does not classify it as a stream.

~~4. Request to not provide sidewalk along S. Allen Road frontage to prevent wetland impact.~~

- This condition was removed by the developer after they received the Planning Board's recommendation to remove it.



5. Acknowledge that the CHMU requires off street parking to be located to the side or rear, but due to traffic and noise levels associated with the interstate, requiring parking be located adjacent to the interstate as shown in the current design to allow residents to be further from interstate.
    - Staff notes- See clip from site plan below.



~~6. Developer shall install 1.5" minimum caliper trees instead of the 3" to 3.5" caliper trees as required for CHMU common space trees~~

1. This condition was removed by the developer after they received the Planning Board's recommendation to remove it.

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 Commercial Highway Mixed Use Developments (5-27) (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:
            - 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 Staff-Initiated Conditions:

- "The developer shall record a 24' wide cross access easement as shown on sheet C200 between the Ronan at Hendersonville Project (Waterleaf Phase 2) and the Summit at Hendersonville Project (Waterleaf Phase 1). Thus, providing permanent access from the Ronan at Hendersonville Development to S. Allen Road." **This condition was agreed to by the developer.**

- ~~"The development shall provide a roadway connection between the current dead end of Upward Crossing and S. Allen Road. This roadway connection is supported by the zoning ordinance, comprehensive plan, and transportation best practices. The connection shall follow the public roadway design established with the existing Waterleaf Phase I extension."~~
  - This condition was not accepted by the developer and is no longer recommended by City staff. The City's Legal Department has determined that this condition is not legally enforceable for this project.

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 July 29th, 2024, by the developer's traffic consultant DRMP. The City's traffic consultant Kimley Horn provided their review comments on August 5th 2024. Kimley Horn stated that "Based on a technical review of the TIA as submitted, the analysis and recommendations as stated are acceptable and no revisions are required."
- The TIA was based on the premise that access to Upward Road would be provided via a connection to Upward Crossing Drive while connection to South Allen Road is to be provided via connectivity to Phase 1 of the Waterleaf at Flat Rock development.

- The expected **new** trip generation for the proposed development is as follows:

  - 1,306 Daily Trips
  - 82 AM Peak Hour Trips
  - 103 PM Peak Hour Trips

TIA Proposed Mitigation:

- Upward Road and Upward Crossing Drive
  - DRMP's Response: Based on the findings of this study, no specific

geometric or traffic control improvements have been identified.
    - Kimley Horn's Response: This intersection is projected to experience a change in LOS from B to C based on an increase in delay by 1 second in the AM peak hour. Considering the small increase in overall delay and all movements are projected to have no change in LOS, we concur with the recommendation of no mitigation as reported in the TIA.

- Upward Road and I-26 WB Ramps
    - DRMP's Findings: Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
    - Kimley Horn's Response: Concur.

- Upward Road and I-26 EB Ramps
    - DRMP's Findings: Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
    - Kimley Horn's Response: Concur.

- Upward Road and South Allen Road
    - DRMP's Findings: Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
    - Kimley Horn's Response: Concur.

- Hill Branch Road and South Allen Road
    - DRMP's Findings: Based on the findings of this study, no specific geometric or traffic control improvements have been identified.
    - Kimley Horn's Response: Concur.

FIRE DEPARTMENT

- Appendix D of the Fire Code.
    - Per Appendix D, secondary access is required for the development. The second access provided does not meet the requirements for remoteness. Secondary access needs to be further apart **OR** **all** buildings must have a sprinkler system (including the nonresidential buildings).
        - The developer proposes to sprinkle all buildings in order to keep the current access points where they are.

REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS	
1) Comprehensive Plan Consistency	**Land Supply, Suitability & Intensity** The subject property was not listed on the land suitability or supply maps. The subject property is within the focused intensity node of the I-26 Interchange.
	Future Land Use & Conservation Map- See Gen H appendix. **Designation:** Mixed Use Commercial **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 –**
	The proposed development follows a design similar to that of the adjacent developments (Summit at Hendersonville (Waterleaf Phase I) and Stonecroft (Landings at Flat Rock). If approved and constructed, this development would complete the buildout of the overall parent parcel for these three developments. The development places residents within walking distance of dining, retail, and banking amenities.
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 annexed and zoned Commercial Highway Mixed Use. The proposed project aligns with the underlying zoning and design requirements for this district. It is required to be reviewed as a conditional zoning district due to the number of dwelling units proposed.
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 -**
	According to the 2024 Housing Needs Assessment, Henderson County requires an estimated 10,000 new housing units over the next five years. Of these, at least 2,000 units are needed in Hendersonville for low-to-moderate income households. Over the past five years, the City of Hendersonville has approved 1,938 multi-family units. If this project is approved, the total number of recently approved multi-family units in Hendersonville would rise to 2,130. However, of the 1,938 units approved, only 1,825 are currently active. Additionally, only 163 of the approved active units are affordable for citizens earning between 30% and 80% of the Area Median Income (AMI).
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 with City water and sewer. The whole property was annexed as part of the Waterleaf Phase I development.
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. However, the most recent USGS topographic maps, along with a wetland and stream delineation conducted by Blueline Environmental, show a blueline stream along the northwestern property boundary and wetlands along the eastern and western boundaries. The delineation by Blueline Environmental does not identify the blueline stream on the southwestern property boundary, which is depicted on the USGS maps. As indicated in the site plans, the development currently includes 114,631 square feet of tree canopy, covering 15.28% of the site. The proposed development will retain 34,389 square feet, or 30%, 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]

- *The proposed development further supports the growth of this area as a multi-family node along the I-26 corridor, placing residents in close proximity to I-26, Blue Ridge Community College, a bank, and other commercial amenities.*
- *The proposed development adds needed housing to help address local demand.*

DRAFT [Rational for Denial]

- *The proposed development does not align with the interconnectivity guidance outlined in the zoning ordinance and comprehensive plan, as it fails to include stub outs or explore opportunities for better connectivity and traffic dispersion.*

Ronan at Hendersonville (P24-33-CZD)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
SUPPLY, SUITABILITY, & INTENSITY			
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A		The subject property is not listed on the land supply map.
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A		The subject property is not listed on the land suitability map.
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent		The subject property is within the focused intensity node of the I-26 Interchange
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)	Somewhat Consistent		The project does not propose a mix of uses within the development.
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent		

Ronan at Hendersonville (P24-33-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.	Consistent		
The design allows people to connect to nearby destinations, amenities, and services.	Somewhat Consistent		The development will be easily accessed on the Upward Crossing Drive side, but not easily accessible on the South Allen Road side.
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.	Somewhat Consistent		The development does provided market rate housing, however no "affordable" units have been presented.
Housing condition/quality exceeds minimum standards citywide	Consistent		The apartment complex will meet all design requirements of CHMU zoning (minus any conditions).
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		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.	Consistent		The development is saving 30% of the existing tree canopy and providing protections for the stream.
Development is compact (infill/redevelopment) to minimize the ecological footprint.		Inconsistent	The development is occurring on a vacant piece of land that was once used for agriculture.
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Somewhat Consistent		The development is preserving mature trees within the property but the overall site is a once agricultural site.
Authentic Community Character (Pg. 94)			
Downtown remains the heart of the community and the focal point of civic activity	N/A		
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent		The development follows the guidelines of CHMU, the district designed for Upward Road.
Historic preservation is utilized to maintain the city's identity.	N/A		

City Centers and neighborhoods are preserved through quality development.	N/A		
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.		Inconsistent	No street connection between S. Allen Road and Upward Crossing Drive is proposed. This is conflicting from what has been previously shown for this site.
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent		A walking trail is provided on site and the development will extend sidewalks along Upward Crossing Drive.
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.	Somewhat Consistent		The development will utilize utilities provided by Waterleaf Phase I, but this site isn't considered redevelopment.
Satisfying Work Opportunities (pg. 96)			
The development promotes quality job options.	N/A		
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent		The project is located near Blue Ridge Community College.
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.	N/A		
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	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]	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.		Inconsistent	"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 largescale, standalone garden apartment complexes that have been built in Hendersonville over the last decade."
Connectivity (Pg. 112)			
The development encourages multimodal design solutions to enhance mobility.	Somewhat Consistent		The proposed development provides pedestrian amenities through the site and from the site on Upward Crossing Drive. However, pedestrian or vehicular mobility is not provided to S. Allen Road (without using Waterleaf Phase I).
Efficient & Accessible Infrastructure (Pg. 114)			
The development utilizes existing infrastructure	Consistent		

RONAN AT HENDERSONVILLE

HENDERSONVILLE, NORTH CAROLINA

PREPARED FOR:

GRAYCLIFF CAPITAL DEVELOPMENT, LLC
200 EAST BROAD STREET, SUITE 220
GREENVILLE, SC 29601
JAY LEE
(864) 679-4799

DEVELOPER PROPOSED CONDITIONS:

1. REQUEST CONDITION TO REMOVE THE REQUIREMENT OF STREET CONNECTIVITY & STUB-OUTS PER SECTION 5-27-5.2.4 AS THE PROPOSED PROJECT AREA IS SURROUNDED BY NEW DEVELOPMENT THAT LIKEWISE DO NOT HAVE RECIPROCATED STUB OUTS.
2. AN UPDATED BOUNDARY SURVEY WILL BE PROVIDED FOR FINAL DESIGN.
3. JURISDICTIONAL LETTER CONFIRMED BY ARMY CORP OF ENGINEERS WILL BE PROVIDED FOR FINAL DESIGN.
4. ACKNOWLEDGE THAT CHMU REQUIRES OFF STREET PARKING TO BE LOCATED TO THE SIDE OR REAR, BUT DUE TO TRAFFIC AND NOISE LEVELS ASSOCIATED WITH THE INTERSTATE, REQUESTING PARKING BE LOCATED ADJACENT TO THE INTERSTATE AS SHOWN IN CURRENT DESIGN TO ALLOW RESIDENTS TO BE FURTHER FROM INTERSTATE.

CITY PROPOSED CONDITIONS:

1. THE DEVELOPER SHALL RECORD A 24' WIDE CROSS ACCESS EASEMENT AS SHOWN ON SHEET C200 BETWEEN THE RONAN AT HENDERSONVILLE PROJECT (WATERLEAF PHASE 2) AND THE SUMMIT AT HENDERSONVILLE PROJECT (WATERLEAF PHASE 1). THUS PROVIDING PERMANENT ACCESS FROM THE RONAN AT HENDERSONVILLE DEVELOPMENT TO S. ALLEN ROAD.

DEVELOPMENT DATA

OWNER/DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

INDEX OF SHEETS

SHEET NO	TITLE	REV.
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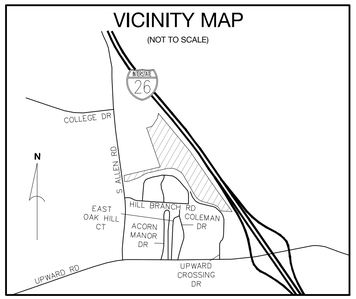
C200	MASTER SITE PLAN	1
C201	SITE PLAN	1
C301	GRADING & STORM DRAINAGE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE LAYOUT	1
L102	TREE CANOPY PRESERVATION PLAN	1

VICINITY MAP
(NOT TO SCALE)



811
Know what's **below.**
Call before you dig.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5365

52 WALNUT STREET - SUITE 1
WAYNESVILLE, NC 28786
PHONE (828) 456-4144
FAX (828) 456-4144

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	MAD
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3	04/25/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
4	04/28/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
5	05/16/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD

FOR REVIEW ONLY

PRELIMINARY PLANS NOT RELEASED FOR CONSTRUCTION
WARREN M. SUGG 032855 REGISTERED PROFESSIONAL ENGINEER

COVER FOR:
RONAN AT HENDERSONVILLE
THE BROADWAY GROUP – CLEVELAND COUNTY, NORTH CAROLINA

DRAWN BY: KWN
CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET
C000

CITY OF HENDERSONVILLE NOTES

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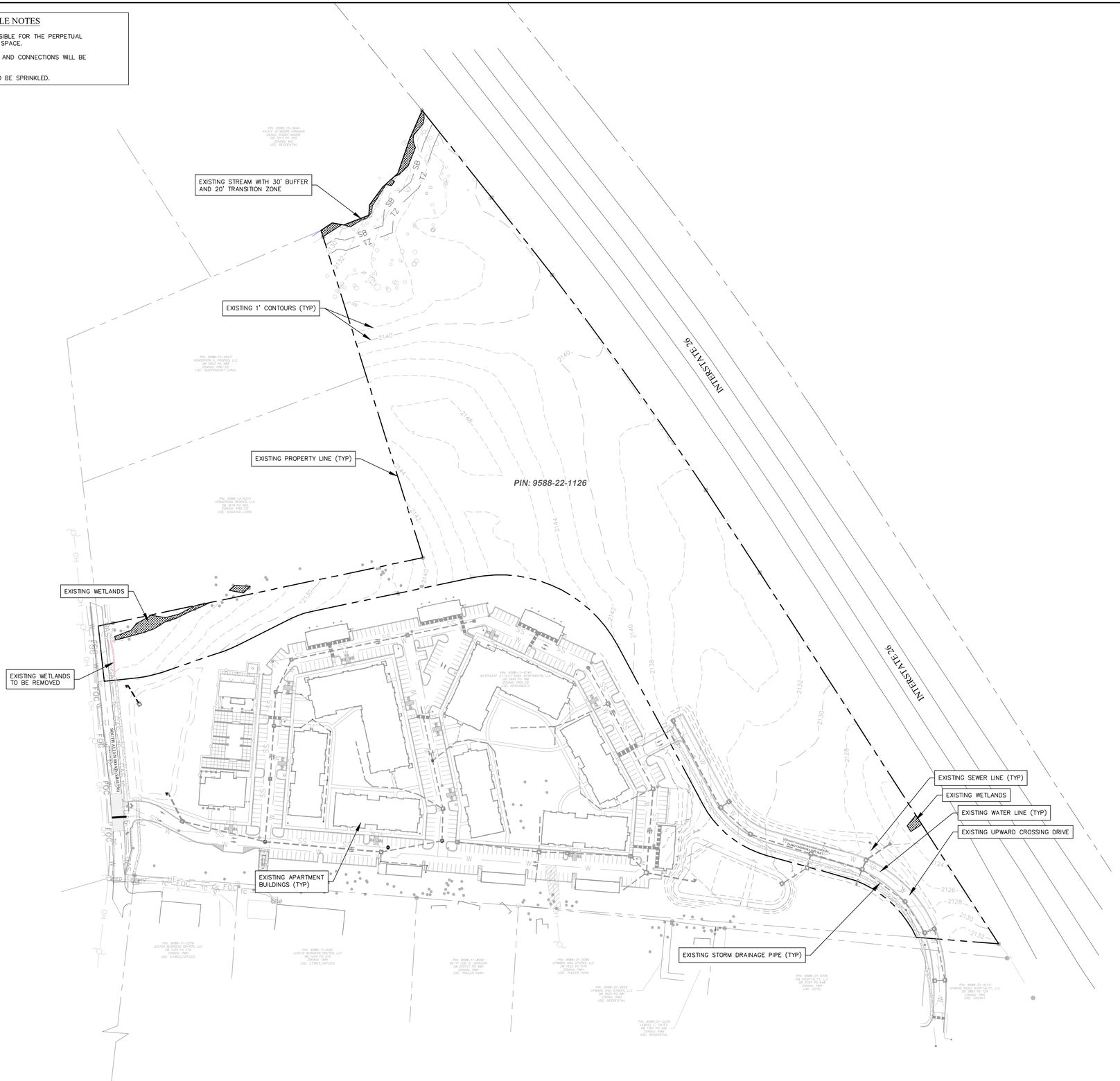

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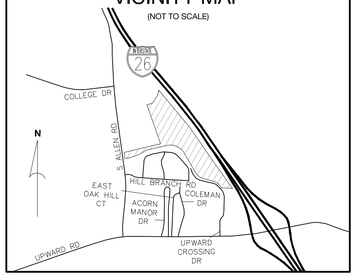

DEVELOPMENT DATA

OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759
CONTACT:	ROBERT CAMENZIND
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
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CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.S. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101
CONTACT:	MIKE OSMAN, A.I.A. (336) 734-2003

PROJECT DATA

PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13± ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-CZD
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
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HANDICAPPED SPACES:
- SPACES REQUIRED: 7 SPACES PROVIDED: 20

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REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)	
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)	
OTHER:	N/A	
LANDSCAPE REQUIREMENTS:	SEE L101 LANDSCAPE & RESOURCE PLAN	

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 1
WAYNESVILLE, NC 28786
PHONE (828) 456-8844
FAX (828) 456-8844

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NCBELS LICENSE #: C-2184

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FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
WARREN M. SUGG 032555 REGISTERED PROFESSIONAL ENGINEER

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 121.35
XXX PERMIT NO. xxx

SHEET

C101

CITY OF HENDERSONVILLE NOTES

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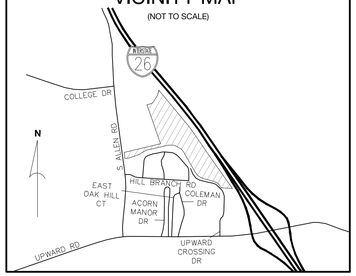
VICINITY MAP

(NOT TO SCALE)



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CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.S. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101
CONTACT:	MIKE OSMAN, A.I.A. (336) 734-2003

PROJECT DATA

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LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

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	IMPERVIOUS	PERVIOUS
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NORTH

MASTER SITE PLAN

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE
WAYNESVILLE, NC 2878
PHONE (828) 456-44
FAX (828) 456-44

Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

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FOR REVIEW ONLY

PRELIMINARY PLANS NOT RELEASED FOR CONSTRUCTION
WARREN M. SUGG 032015 REGISTERED PROFESSIONAL ENGINEER

MASTER SITE PLAN FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 121.35
XXX PERMIT NO. xxx

SHEET
C200

CITY OF HENDERSONVILLE NOTES

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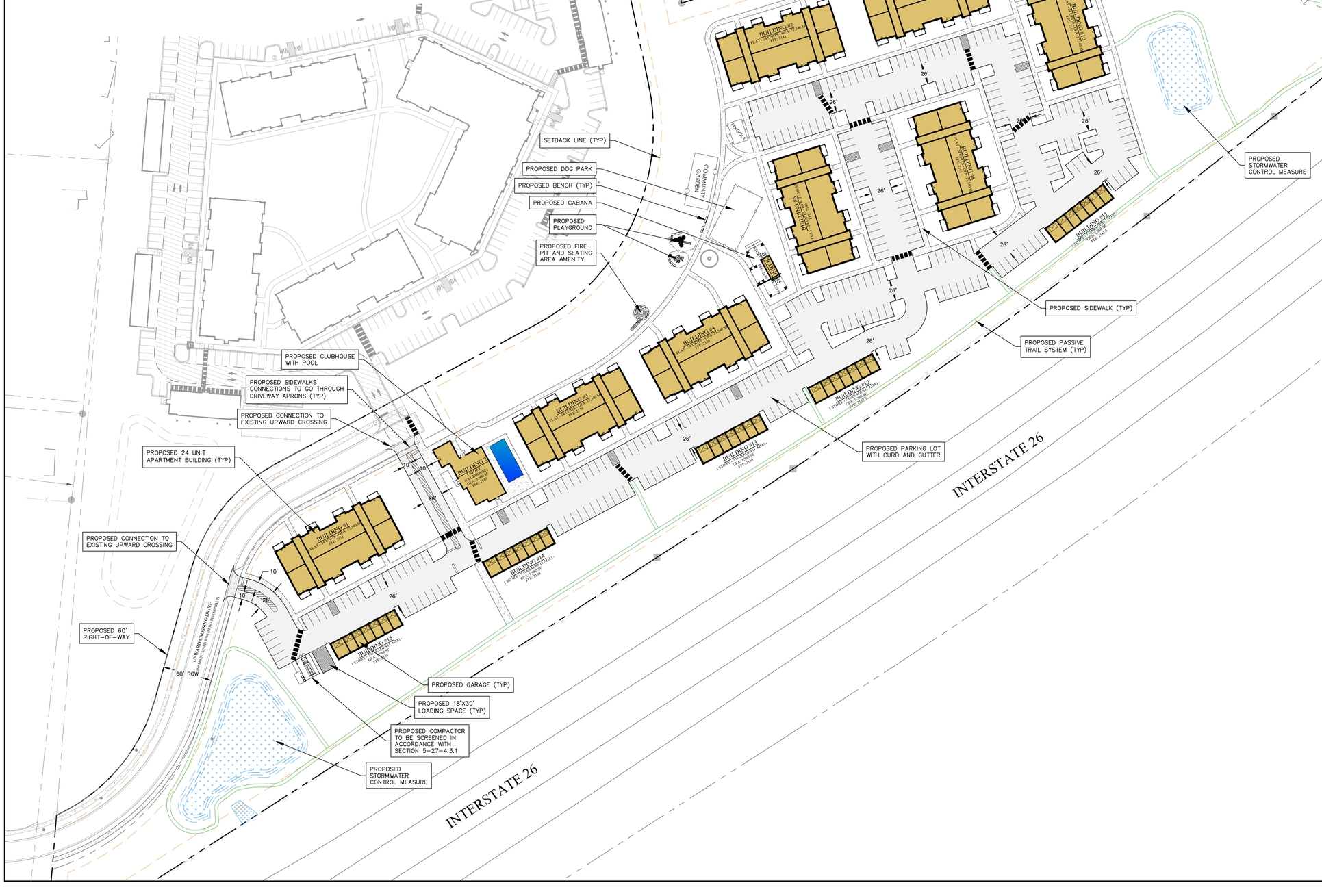
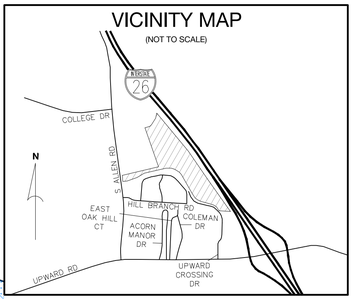


VICINITY MAP

(NOT TO SCALE)



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CONTACT:	
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601 JAY LEE (864) 679-4799
CONTACT:	
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CONTACT:	
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ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101 MIKE OSMAN, A.I.A. (336) 734-2003
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NORTH

SITE PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
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FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION
04/25/2025
WARREN M. SUGG

SITE PLAN FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET
C201

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VICINITY MAP

(NOT TO SCALE)

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GRADING & STORM DRAINAGE PLAN

GRAPHIC SCALE

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FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

WARREN M. SUGG 032805 REGISTERED PROFESSIONAL ENGINEER

GRADING & STORM DRAINAGE PLAN FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC – HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET

C301

CITY OF HENDERSONVILLE NOTES

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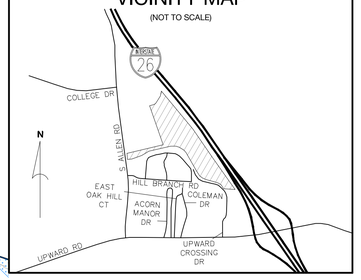
VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

OWNER:	THE CAMENZINDS 5133 BOYLSTON HIGHWAY MILLS RIVER, NC 28759
CONTACT:	ROBERT CAMENZIND
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601
CONTACT:	JAY LEE (864) 679-4799
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273
CONTACT:	KEITH BURNS, P.L.S. (980) 949-8475
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101
CONTACT:	MIKE OSMAN, A.I.A. (336) 734-2003

PROJECT DATA

PIN:	9588-22-1126
ADDRESS:	UPWARD ROAD EXT (S. ALLEN ROAD)
DEED BOOK/PAGE:	4091/552
PROJECT ACREAGE:	17.13± ACRES
CURRENT ZONING:	CHMU (COMMERCIAL HIGHWAY MIXED USE)
PROPOSED ZONING:	CHMU-CZD
DENSITY:	11.21 UNITS/ACRE (192 TOTAL UNITS)
SETBACKS:	
FRONT:	10'
SIDE:	20' (15'+5')
REAR:	20' (15'+5')
DISTURBED AREA:	12.0± AC

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
- REQUIRED SPACES: (1 OR 2 BED UNITS) 1.0 X 168=168; (3+ BED UNITS) 1.5 X 24= 36
- TOTAL SPACES REQUIRED: 204
- SPACES PROVIDED: 324

HANDICAPPED SPACES:
- SPACES REQUIRED: 7 SPACES PROVIDED: 20

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA
1,3-4,6-10	3 STORIES	39'-2 ½"	27,340 SF
2	CLUBHOUSE	18'-9"	3,500 SF
11-15	GARAGES	8'	1,980 SF
5	CABANA	12'	273 SF

OPEN SPACE CALCULATIONS:

OPEN SPACE:		
REQUIRED: 10.27 AC (60%)		PROVIDED: 10.27 AC
COMMON SPACE:		
REQUIRED: 1.71 AC (10%)		PROVIDED: 1.71 AC
BUILDINGS:		
REQUIRED: <3.42 AC		PROVIDED: 2.14 AC (12%)
STREETS/PARKING (VUA):		PROVIDED: 2.61 AC (15%)
OTHER:		N/A

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	17.13 ACRES (100%)
POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

UTILITY PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5365

52 WALNUT STREET - SUITE
WAYNESVILLE, NC 2878
PHONE (828) 454-4
FAX (828) 456-54

Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	MAD
2	04/21/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
3	04/25/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD

FOR REVIEW ONLY

PRELIMINARY PLANS NOT RELEASED FOR CONSTRUCTION
04/25/2025
WARREN M. SUGG

UTILITY PLAN FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC – HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET
C601

PLANTING SUMMARY (COH):

STREET TREES (ST)

REQUIREMENT: 1 LARGE TREE PER 35 LF OF FRONTAGE

UPWARD CROSSING DRIVE FRONTAGE:	742 LF
TREES REQUIRED:	21
TREES PROVIDED:	21
SOUTH ALLEN ROAD FRONTAGE:	112 LF
TREES REQUIRED:	3
TREE CREDITS APPLIED:	1 (1 TREE)
TREES PROVIDED:	2
INTERSTATE 26 FRONTAGE:	2,045 LF
TREES REQUIRED:	58
TREE CREDITS APPLIED:	4 (1 TREE)
TREES PROVIDED:	54

VEHICULAR USAGE LANDSCAPE AREA (VUA)

REQUIREMENTS: (PER 3,000 SF OF VUA)
1 DECIDUOUS TREE AND 2 SHRUBS

TOTAL VUA:	114,258 SF
TREES REQUIRED:	38
TREES PROVIDED:	38
SHRUBS REQUIRED:	76
SHRUBS PROVIDED:	76

STREET BUFFER (SB)

REQUIREMENTS: (FOR VUA AREA WITHIN 50' OF ROW)
1 SHRUB PER 5 LF OF REQUIRED BUFFER

TOTAL SB:	180 LF
SHRUBS REQUIRED:	36
SHRUBS PROVIDED:	36

OPEN SPACE (OS)

REQUIREMENTS: (PER 4,000 SF OF OS)
1 TREE AND 5 SHRUBS

TOTAL OS:	447,710 SF
TREES REQUIRED:	112
TREE CREDITS APPLIED:	108 (42 TREES)
TREES PROVIDED:	4
SHRUBS REQUIRED:	560
SHRUBS PROVIDED:	560

COMMON SPACE (CS)

REQUIREMENTS: (PER 1,000 SF OF CS)
1 TREE AND 5 SHRUBS

TOTAL CS:	74,490 SF
TREES REQUIRED:	75
TREE CREDITS APPLIED:	12 (5 TREES)
TREES PROVIDED:	63
SHRUBS REQUIRED:	375
SHRUBS PROVIDED:	375

NOTE: DETAILED PLANTING PLAN THAT INCLUDES REQUIRED SHRUBS TO BE PROVIDED WITH CONSTRUCTION PERMIT DRAWINGS.



PLANT SCHEDULE

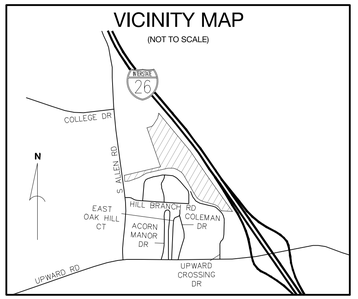
KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE
TREES						
AA	6	AMELANCHIER ARBOREA	SERVICEBERRY	B&B	3" CAL.	
AR	14	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	3" CAL.	
AS	17	ACER SACCHARUM	SUGAR MAPLE	B&B	3" CAL.	
CK	12	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B&B	3" CAL.	
GT	21	GLEDITDIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	B&B	3" CAL.	
LS	27	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	B&B	3" CAL.	
QP	54	QUERCUS PALUSTRIS	PIN OAK	B&B	3" CAL.	
ZS	31	ZELKOVA SERRATA VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	B&B	3" CAL.	
SHRUBS						
PJA	36	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	3 GAL.		

*SUBSTITUTION OF SPECIES MUST BE ON THE CITY OF HENDERSONVILLE RECOMMENDED SPECIES LIST AND APPROVED BY ENGINEER.
*A DIVERSE PLANT LIST IS RECOMMEDED SO THAT NO ONE SPECIES GETS OVER PLANTED.

LEGEND

SPECIES (CREDITS: CATEGORY) — TREE CREDIT TREE

EXISTING SPECIES ABBREVIATIONS	
DWD	DOGWOOD
MPL	MAPLE
OAK	OAK
RO	RED OAK
POP	POPLAR



DEVELOPMENT DATA

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CONTACT:	
DEVELOPER:	GRAYCLIFF CAPITAL DEVELOPMENT, LLC 200 EAST BROAD STREET, SUITE 220 GREENVILLE, SC 29601 JAY LEE (864) 679-4799
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ATLAS SURVEYING, INC. 13331 YORK CENTER DRIVE, SUITE E CHARLOTTE, NC 28273 KEITH BURNS, P.L.S. (980) 949-8475
CONTACT:	
ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101 MIKE OSMAN, A.I.A. (336) 734-2003
CONTACT:	

PROJECT DATA

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REQUIRED: <3.42 AC	PROVIDED: 2.14 AC (12%)	
STREETS/PARKING (VUA):	PROVIDED: 2.61 AC (15%)	
OTHER:	N/A	
LANDSCAPE REQUIREMENTS:	SEE L101 LANDSCAPE & RESOURCE PLAN	

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
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POST-DEVELOPMENT:	5.64 ACRES (33%)	11.49 ACRES (67%)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

LANDSCAPE & RESOURCE LAYOUT

GRAPHIC SCALE

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION
LAUREN M. SUGG 22903 NORTH CAROLINA PROFESSIONAL ENGINEER

LANDSCAPE & RESOURCE LAYOUT FOR:

RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC – HENDERSONVILLE, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	MAD
2	04/21/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
3	04/25/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD
5	05/16/2025	CITY OF HENDERSONVILLE CZ RESUBMITTAL	MAD

DRAWN BY: AMP
CDC PROJECT NO.: 121.35
XXX PERMIT NO. xxx

SHEET
L101

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5365

52 WALNUT STREET - SUITE
WAYNESVILLE, NC 2878
PHONE (828) 456-44
FAX (828) 456-44

Civil Design Concepts, PA
www.civildesignconcepts.com
NCBELS LICENSE #: C-2184

TREE CANOPY COVERAGE DATA				
PARCEL SIZE	750,156 SF / 17.13 AC			
EXISTING CANOPY COVERAGE	114,631 SF (15.28%)			
TREE CANOPY PRESERVATION REQUIREMENT		PRESERVED	PLANTED	TOTAL
	TIER 1	22, 926 SF (20%)	N/A	34,389 SF (30%)
	TIER 2	11,463 SF (10%)	0%	

NOTE:

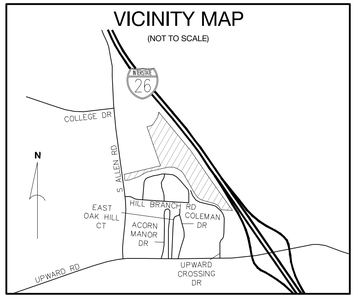
AREA OF EXISTING CANOPY COVERAGE PER CITY OF HENDERSONVILLE TREE COVERAGE MAP.

LEGEND

EXISTING CANOPY COVERAGE

TPF TPF TREE PROTECTION FENCE





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ARCHITECT:	STEELE GROUP ARCHITECTS 217 WEST SIXTH STREET WINSTON SALEM, NC 27101
CONTACT:	MIKE OSMAN, A.I.A. (336) 734-2003

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BUILDINGS:
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STREETS/PARKING (VUA): PROVIDED: 2.61 AC (15%)
OTHER: N/A

LANDSCAPE REQUIREMENTS: SEE L101 LANDSCAPE & RESOURCE PLAN

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
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CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

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

NORTH

TREE CANOPY PRESERVATION PLAN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE
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PHONE (828) 456-44
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NCBELS LICENSE #: C-2184

NO.	DATE	DESCRIPTION	BY
1	04/04/2025	CITY OF HENDERSONVILLE CZ SUBMITTAL	MAD
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TREE CANOPY PRESERVATION PLAN FOR:

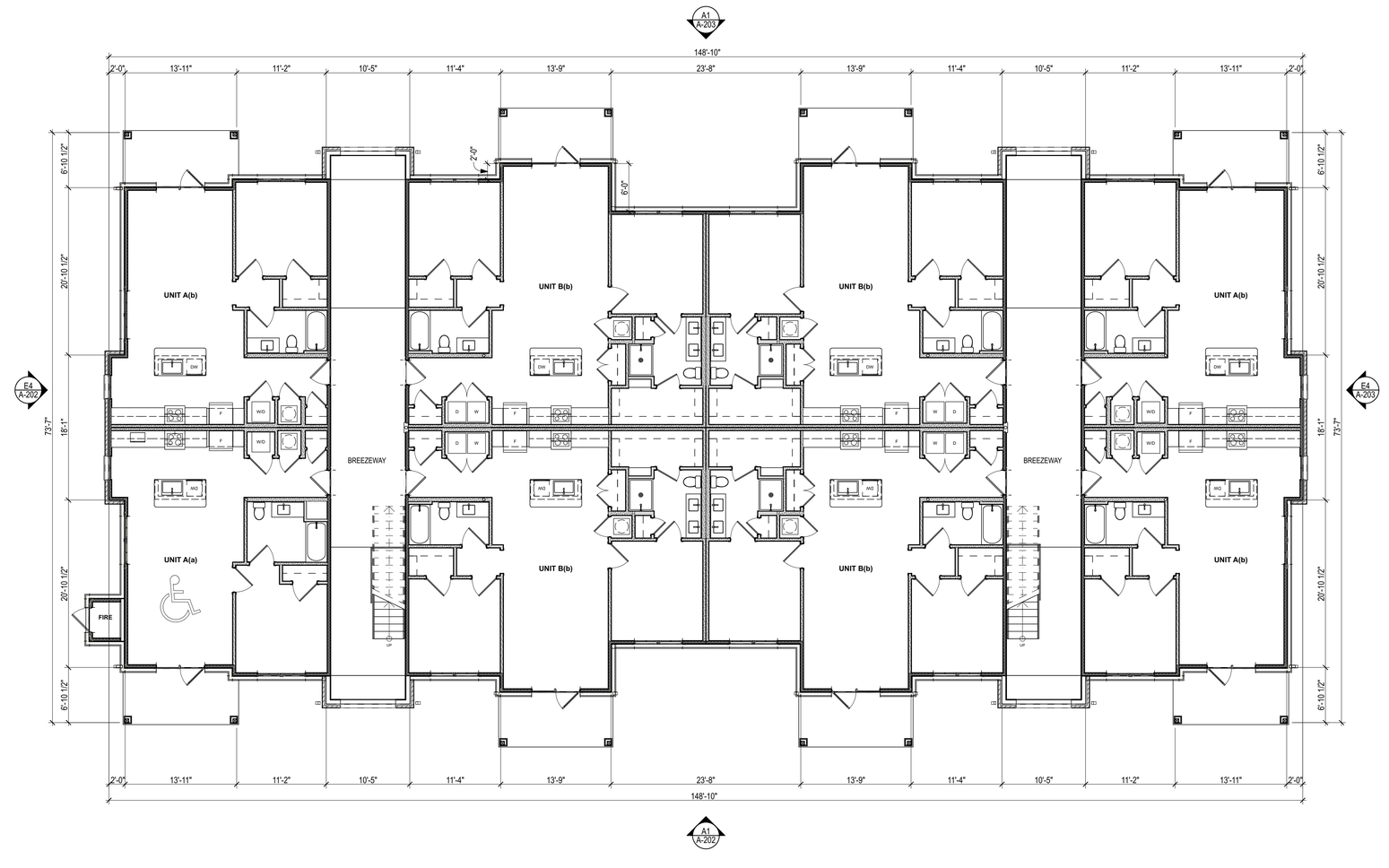
RONAN AT HENDERSONVILLE

GRAYCLIFF CAPITAL DEVELOPMENT, LLC – HENDERSONVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 12135
XXX PERMIT NO. xxx

SHEET

L102



A3 GF Ground Floor - Type A

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE A, GROUND FLOOR

SHEET:
A-101

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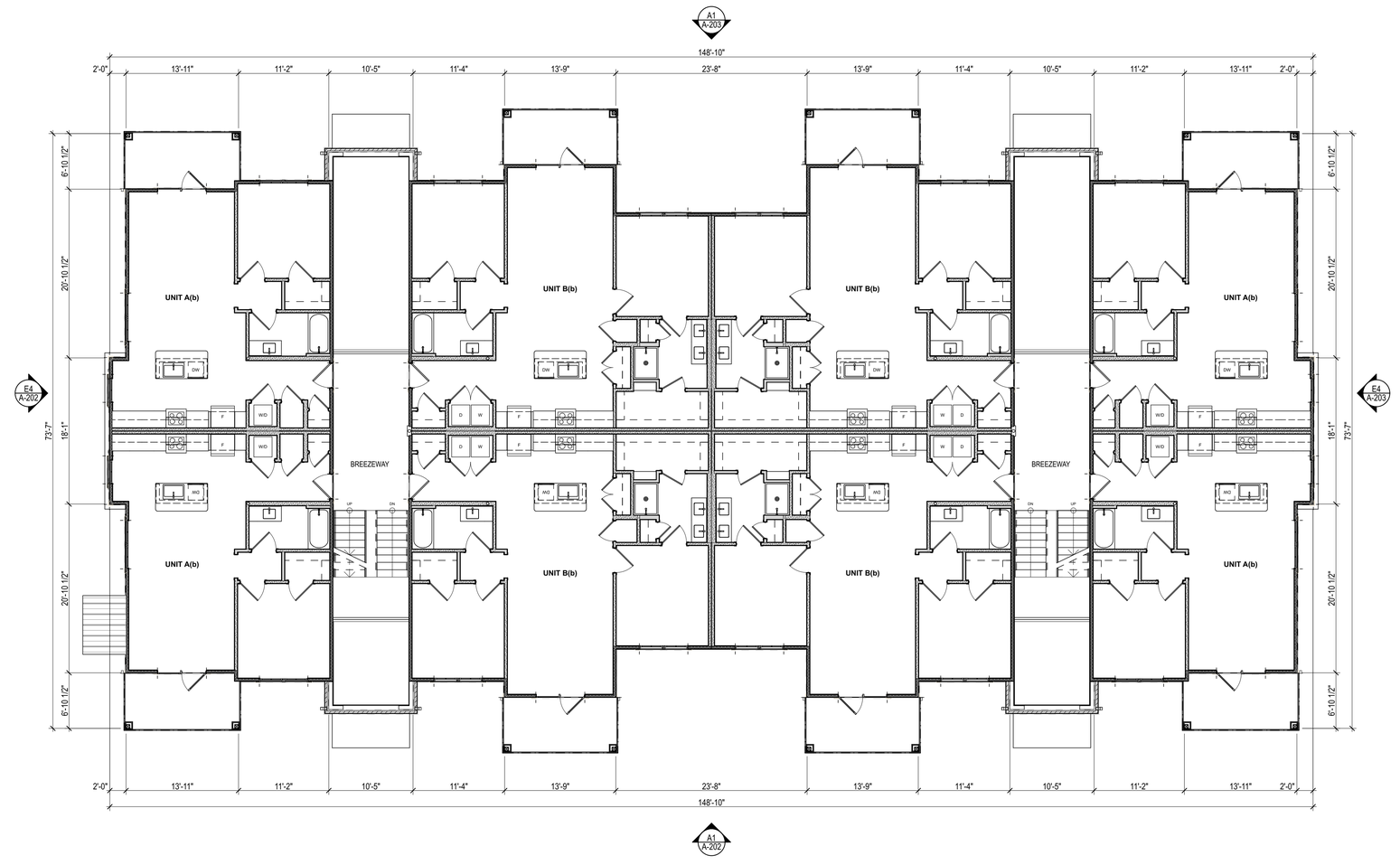

A3 2F Second Floor - Type A

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

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Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE A, SECOND FLOOR

SHEET:
A-102

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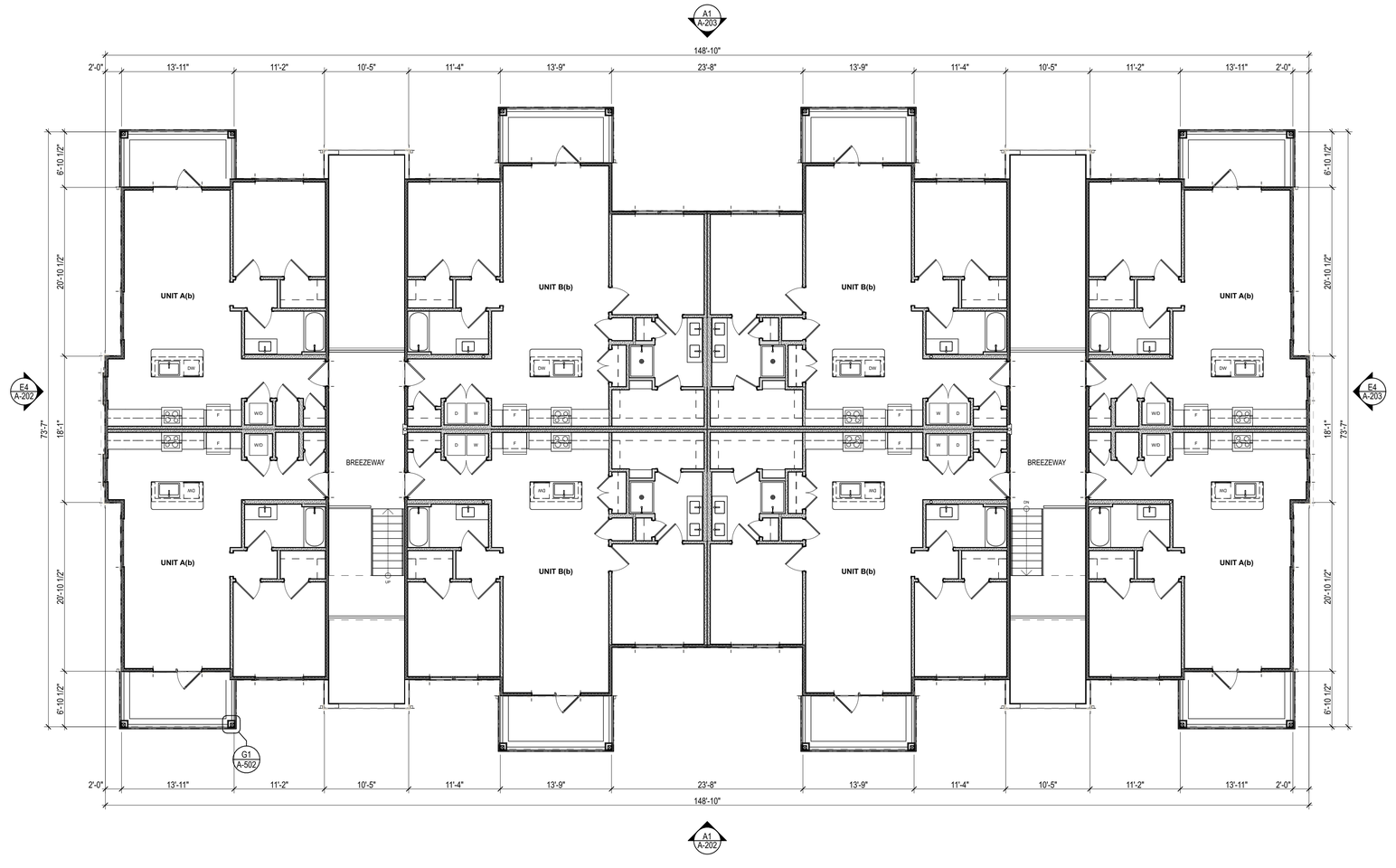

A3 3F Third Floor - Type A

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

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Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE A, THIRD FLOOR

SHEET:
A-103

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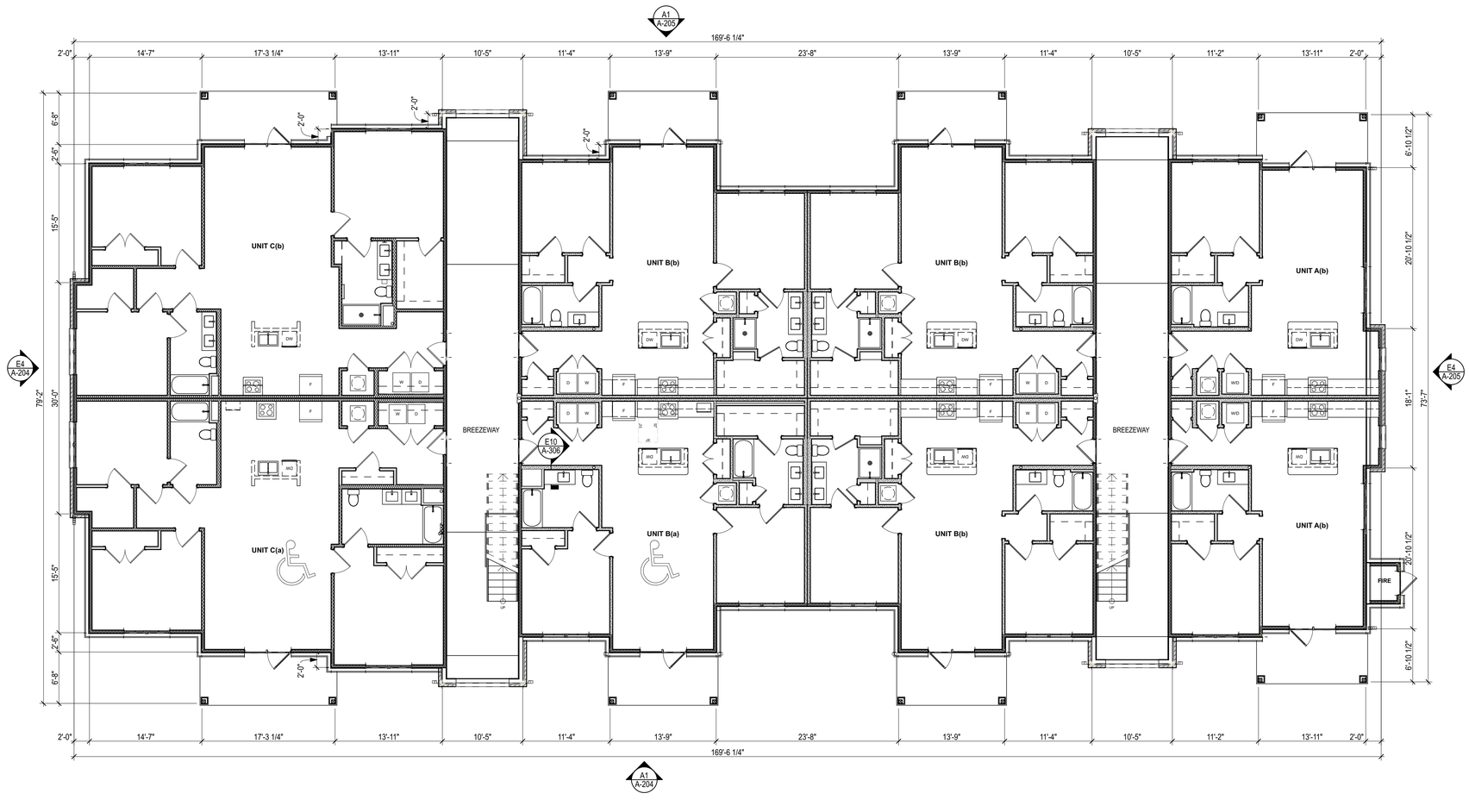

A1 GF Ground Floor - Type B

SCALE: 1/8" = 1'-0"

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B, GROUND FLOOR

SHEET:
A-104

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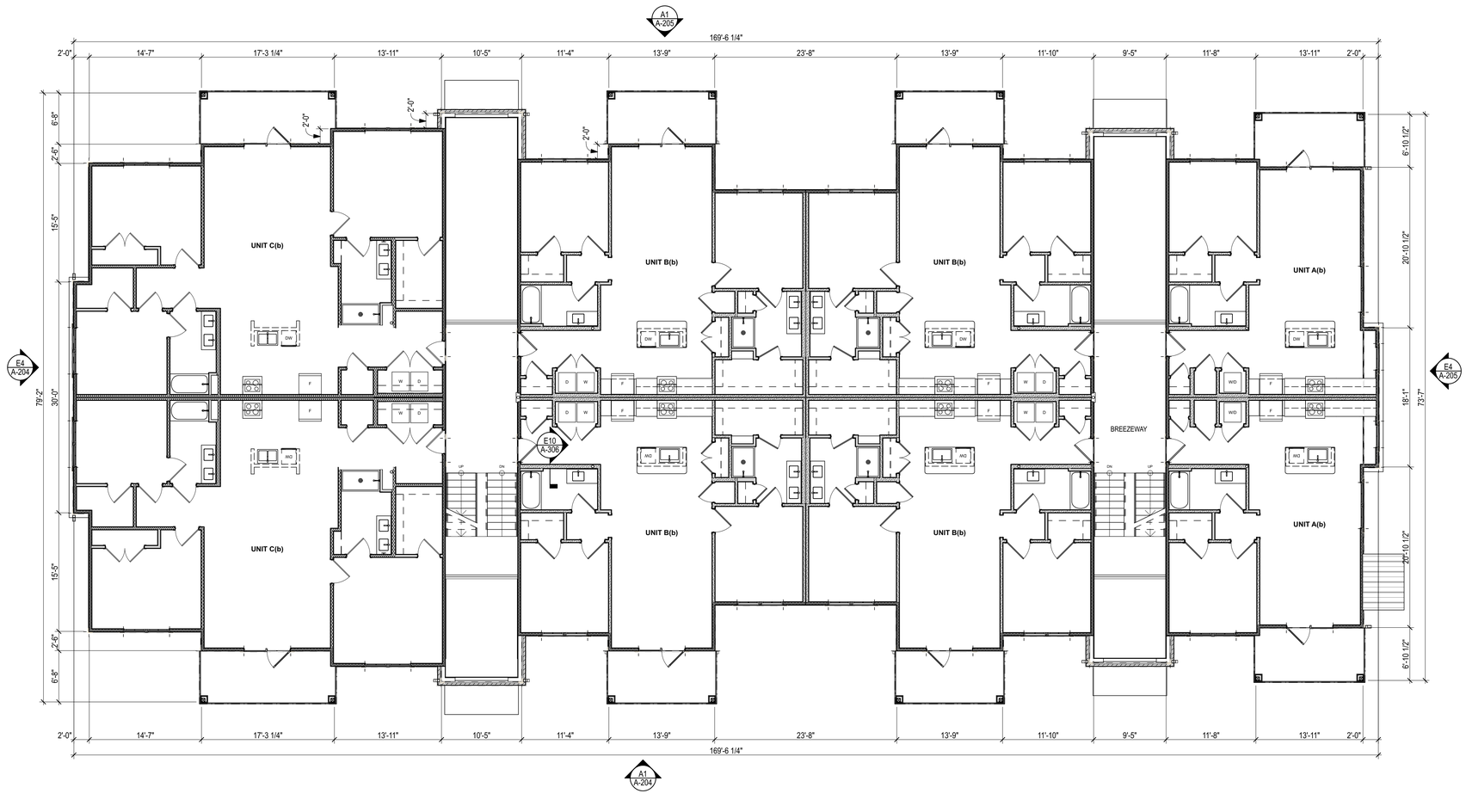

A1 2F Second Floor - Type B

SCALE: 1/8" = 1'-0"

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B, SECOND FLOOR

SHEET:
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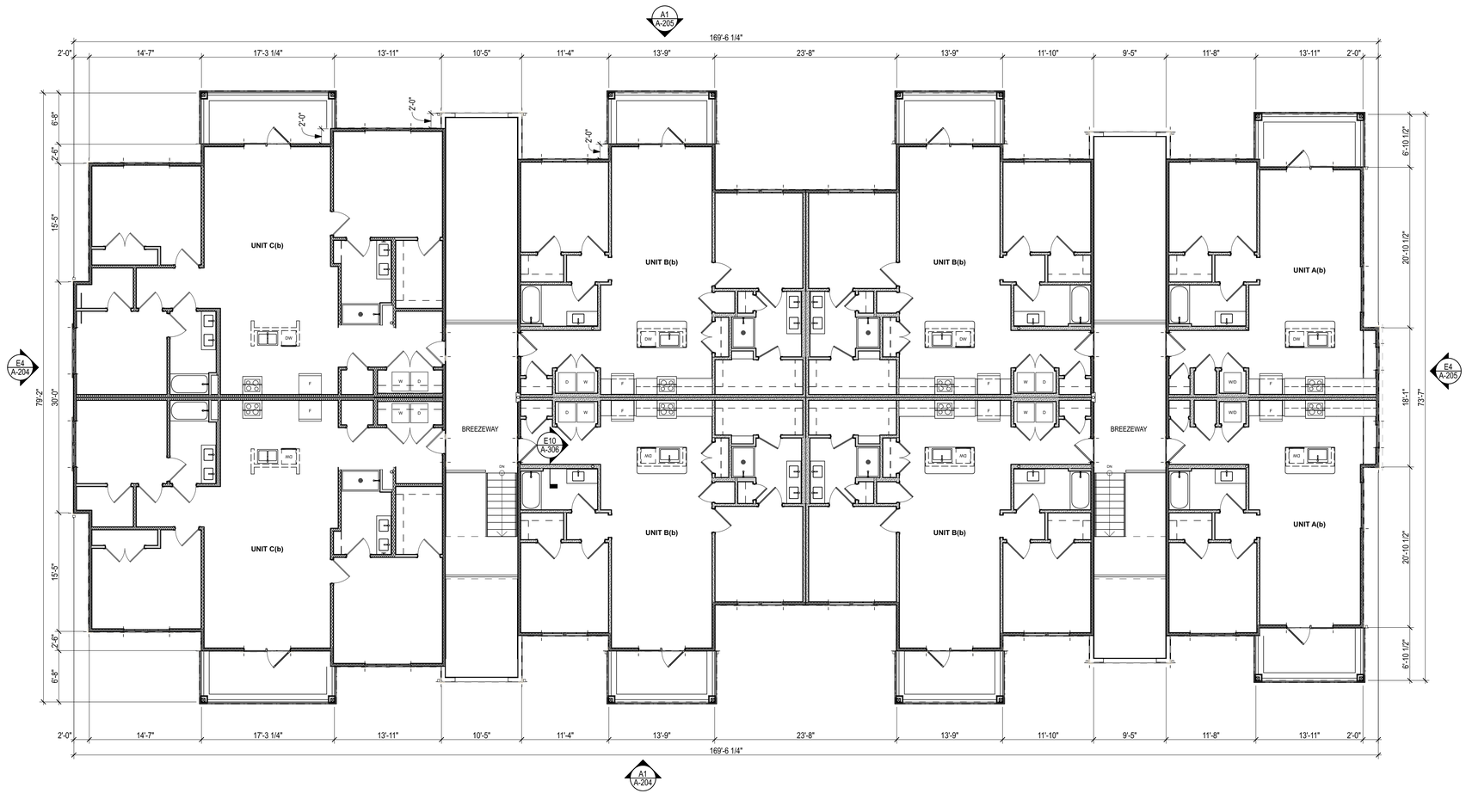

A1 3F Third Floor - Type B

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

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Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLAN - APT. BLDG. TYPE B, THIRD FLOOR

SHEET:
A-106

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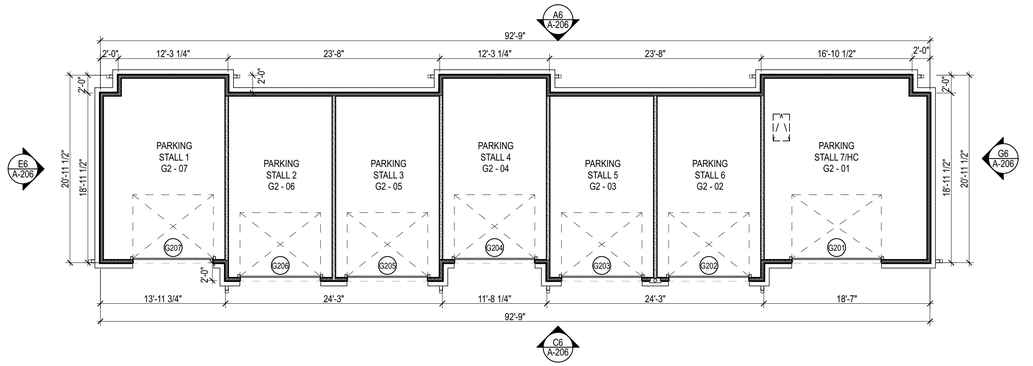
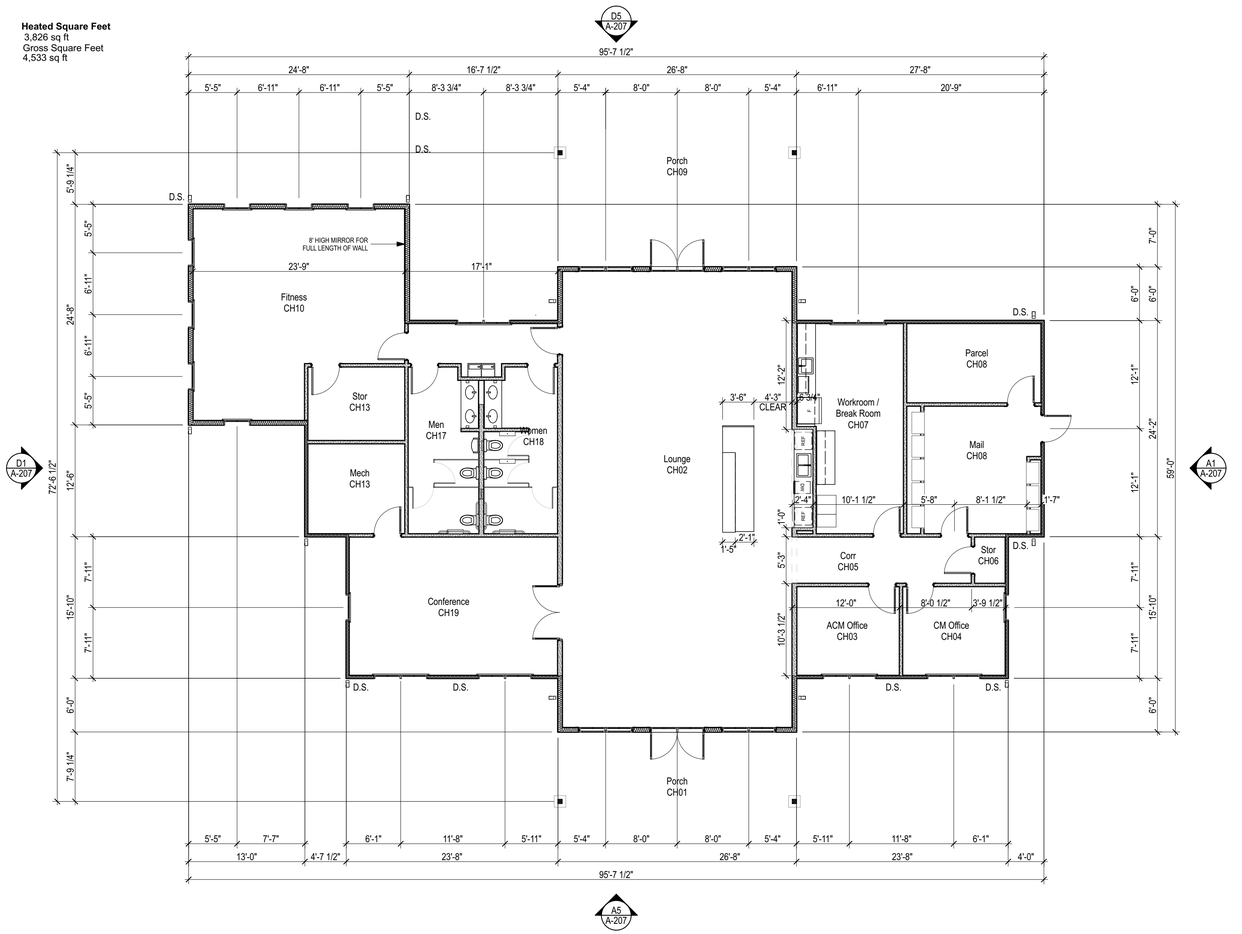


F6 GF Ground Floor - Garages

SCALE: 1/8" = 1'-0"

Heated Square Feet
3,826 sq ft
Gross Square Feet
4,533 sq ft



A5 GF Ground Floor

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
FLOOR PLANS - CLUBHOUSE & GARAGES

SHEET:
A-107

2024-06-26, 1:45 PM BIMWood steelers, BIMWood Software as a Service:24 0130 The Ronan at Hendersonville:24 0130 The Ronan at Hendersonville



A1 CONCEPTUAL RENDERING

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR RENDERING

SHEET:
A-201

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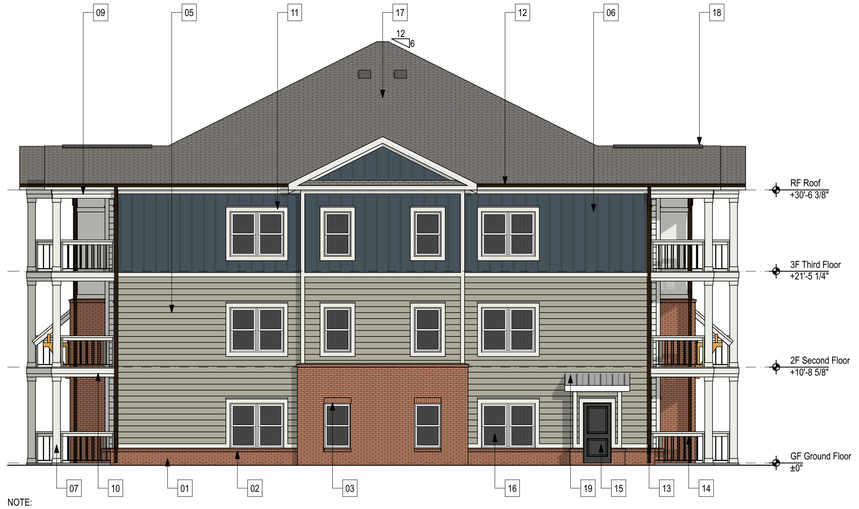
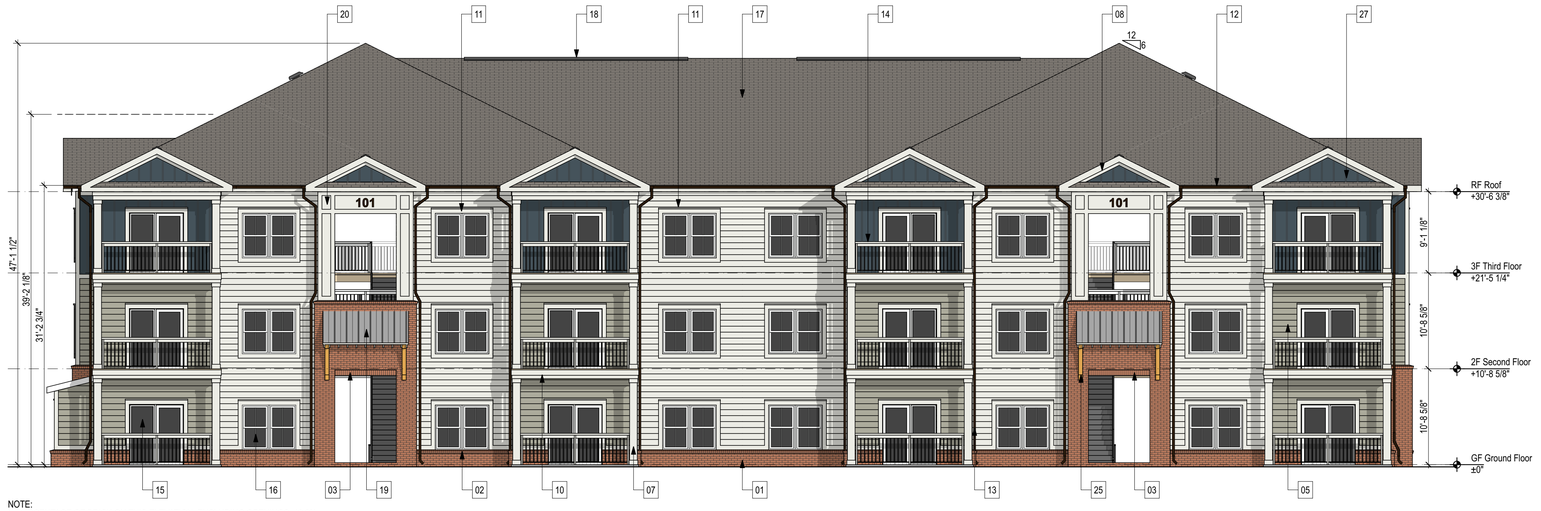


NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 17.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 LEFT ELEVATION - APARTMENT BUILDING, TYPE A

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	**NOTE**
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 FRONT ELEVATION - APARTMENT BUILDING, TYPE A

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - APT. BLDG. TYPE A

SHEET:
A-202

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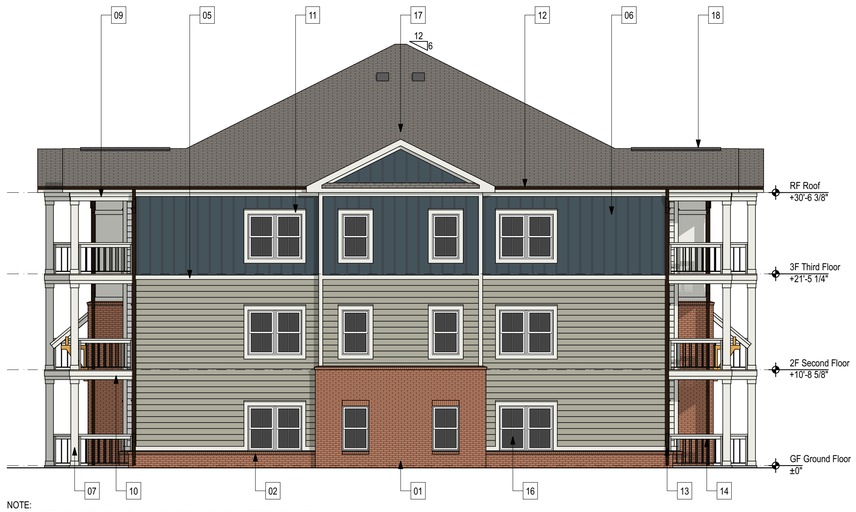
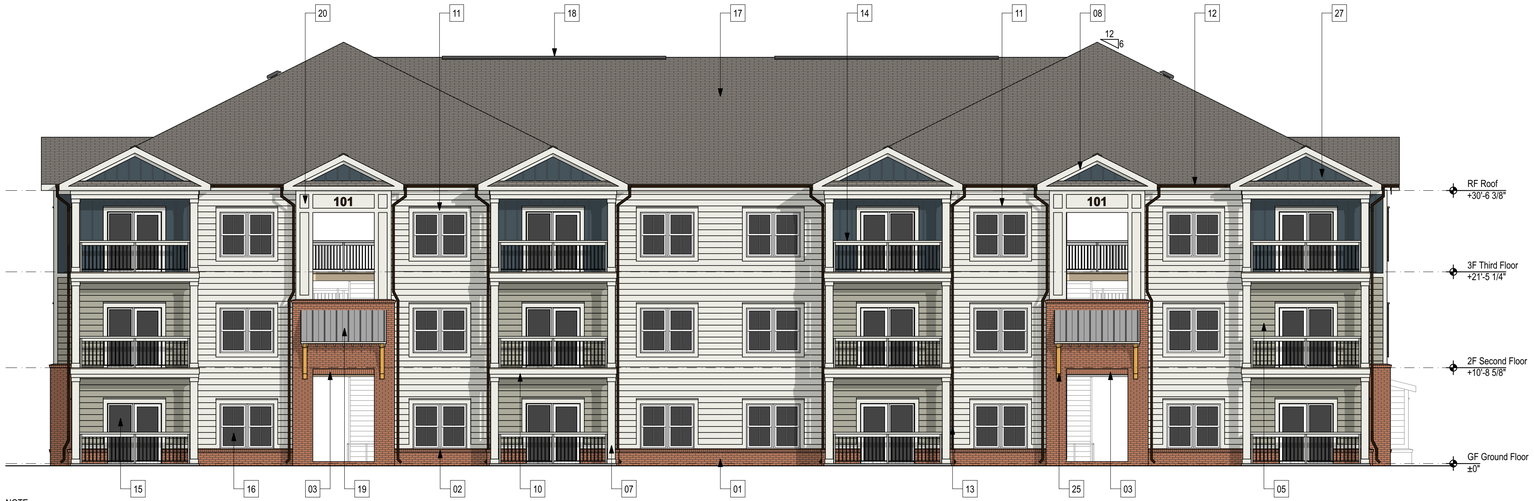


NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.7%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 RIGHT ELEVATION - APARTMENT BUILDING, TYPE A

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	**NOTE**
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.2%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 REAR ELEVATION - APARTMENT BUILDING, TYPE A

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - APT. BLDG. TYPE A

SHEET:
A-203

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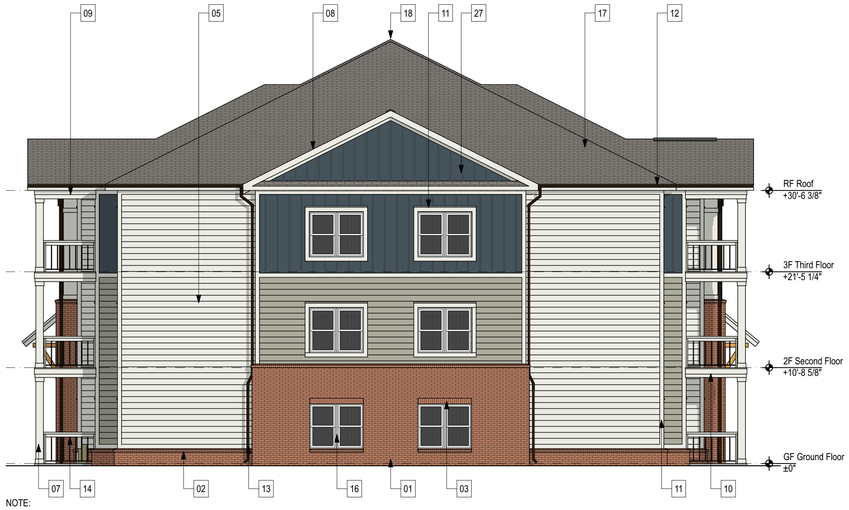
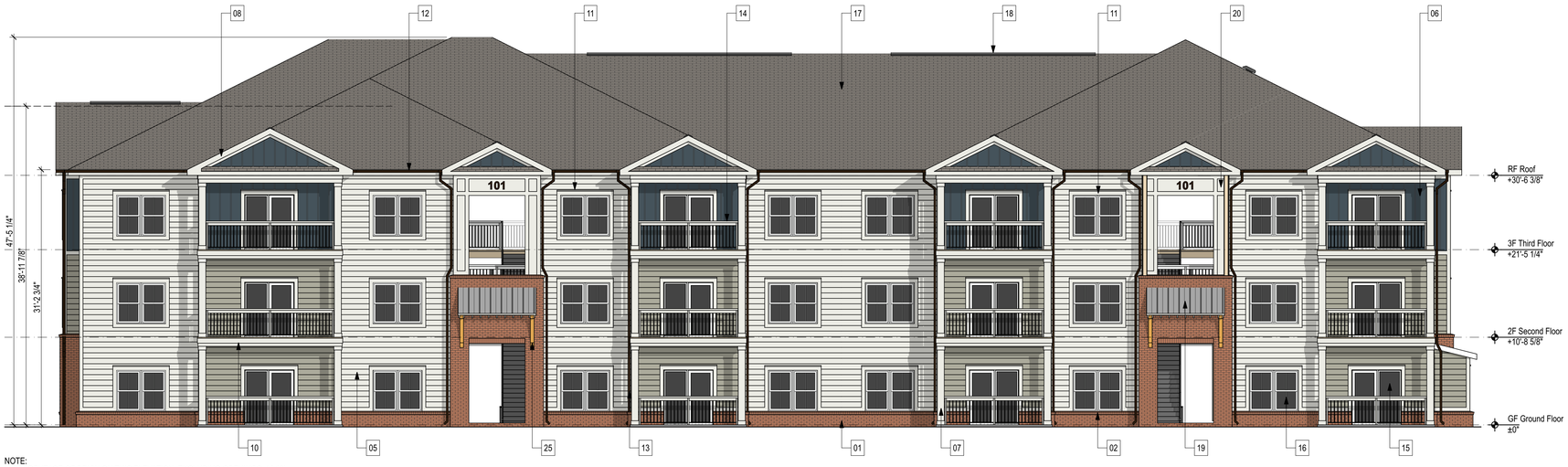


NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 20.6%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 LEFT ELEVATION - APARTMENT BUILDING, TYPE B

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	**NOTE**
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 15.0%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 FRONT ELEVATION - APARTMENT BUILDING, TYPE B

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - APT. BLDG. TYPE B

SHEET:
A-204

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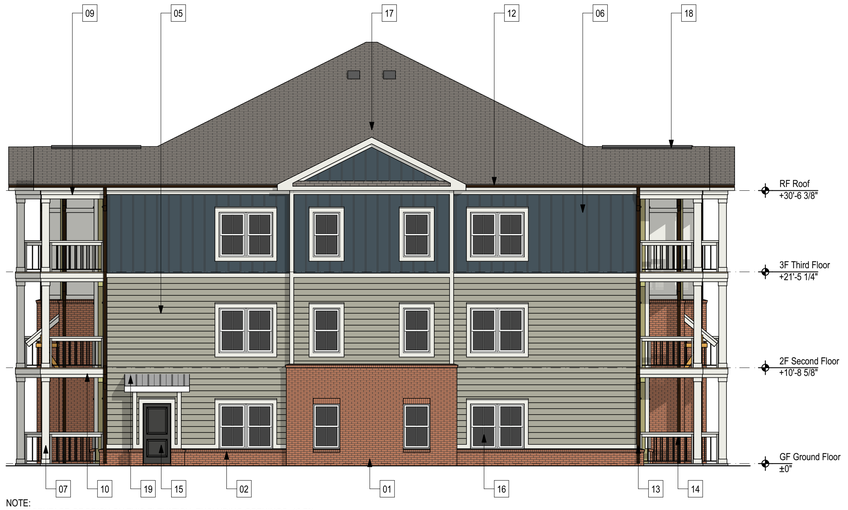

NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 16.7%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

E4 RIGHT ELEVATION - APARTMENT BUILDING, TYPE B

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	**NOTE**
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 15.0%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)
   - RECESSED / COVERED ENTRIES
   - OFF-SETS IN BUILDING FACE OR ROOF
   - PILLARS OR POSTS (PROVIDED ON BALCONIES)
   - BALCONIES
3. BUILDINGS COMPLY WITH OFFSET REQUIREMENTS. SEE FLOOR PLANS FOR DIMENSIONS.

A1 REAR ELEVATION - APARTMENT BUILDING, TYPE B

SCALE: 1/8" = 1'-0"

STEELE GROUP ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

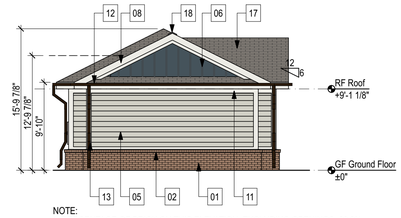
DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - APT. BDLG. TYPE B

SHEET:
A-205

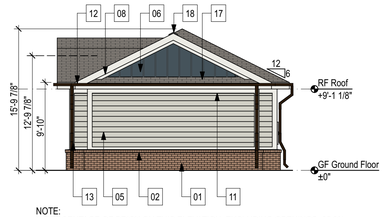
2025-04-28, 1:45 PM B:\Work sharing_RM\Work\Projects a s Service\24 0130 The Ronan at Hendersonville\24 0130 The Ronan at Hendersonville



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 26.3%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - OFFSETS IN BUILDING FACE AND ROOF

G6 RIGHT ELEVATION - GARAGES

SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 25.8%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - OFFSETS IN BUILDING FACE AND ROOF

E6 LEFT ELEVATION - GARAGES

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
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07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
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11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
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17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
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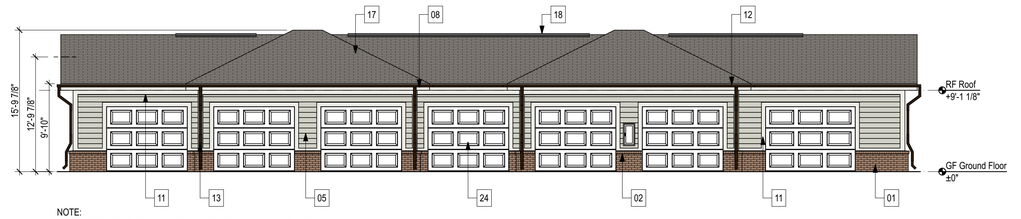
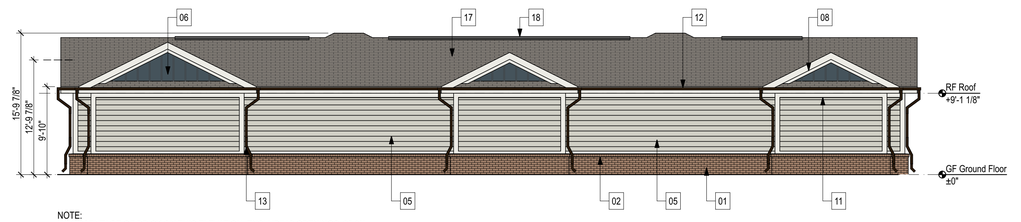
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 18.4%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - EAVES (1'-6" PROJECTION)
   - OFFSETS IN BUILDING FACE AND ROOF
   - WINDOW / DOOR TRIM (NOM. 4" WIDE)

C6 FRONT ELEVATION - GARAGES

SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 25.8%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
   - GABLES
   - EAVES (1'-6" PROJECTION)
   - OFFSETS IN BUILDING FACE AND ROOF

A6 REAR ELEVATION - GARAGES

SCALE: 1/8" = 1'-0"

STEELE GROUP ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville
Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

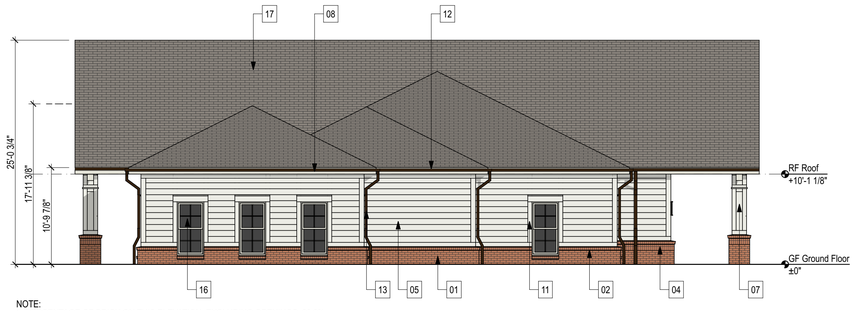
PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - GARAGES

SHEET:
A-206

2024-06-28, 1:45 PM, RBWood, steeleprs, RBWood:S:\Drawing as a Service\24 0130 The Ronan at Hendersonville\24 0130 The Ronan at Hendersonville

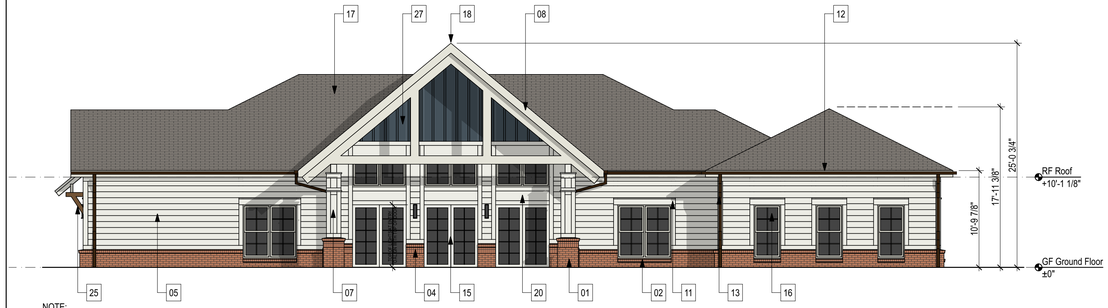
ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
02	BRICK ROWLOCK SILL - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
03	BRICK SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
04	BRICK ROWLOCK & SOLDIER COURSE - US BRICK ALLENDALE, MORTAR ARGOS LITE BUFF
05	FIBER CEMENT SIDING - 8" LAP, COLOR #1: SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
06	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #3 SHERWIN WILLIAMS 6201 THUNDEROUS
07	FIBER CEMENT COLUMN COVER - COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
08	FIBER CEMENT TRIM - ROOF FASCIA, COLOR#1 : SHERWIN WILLIAMS 7005 PURE WHITE
09	FIBER CEMENT TRIM - ROOF BEAM, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
10	FIBER CEMENT TRIM - BALCONY EDGE, COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
11	FIBER CEMENT TRIM - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
12	PRE-FINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE
13	PRE-FINISHED ALUMINUM DOWNSPOUT - COLOR: DARK BRONZE
14	PVC GUARDRAIL - COLOR: WHITE
15	METAL CLAD EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
16	VINYL SINGLE HUNG WINDOW - COLOR: WHITE
17	30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLES
18	CONTINUOUS RIDGE VENT
19	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE
20	FIBER CEMENT PANEL - COLOR #1: SHERWIN WILLIAMS 7005 PURE WHITE
21	FIBERGLASS EXTERIOR DOOR - COLOR #4: SHERWIN WILLIAMS 7069 IRON ORE
22	ALUMINUM STOREFRONT DOOR
23	ALUMINUM STOREFRONT WINDOW
24	OVERHEAD DOOR
25	DOUGLAS FIR WOOD DECORATIVE BRACKET - MINWAX STAIN FALLEN CYPRESS MW425
26	VINYL LOUVER - COLOR: WHITE
27	FIBER CEMENT SIDING - BOARD & BATTEN, COLOR #2 SHERWIN WILLIAMS 6183 CONSERVATIVE GRAY
28	FIBER CEMENT SIDING - 8" LAP, COLOR #3: SHERWIN WILLIAMS 6201 THUNDEROUS
29	FIBER CEMENT SIDING - 8" LAP, COLOR #2: SHERWIN WILLIAMS 7005 PURE WHITE



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 20.3%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (AT ENTRANCE PORCH)

D1 CLUBHOUSE - LEFT ELEVATION

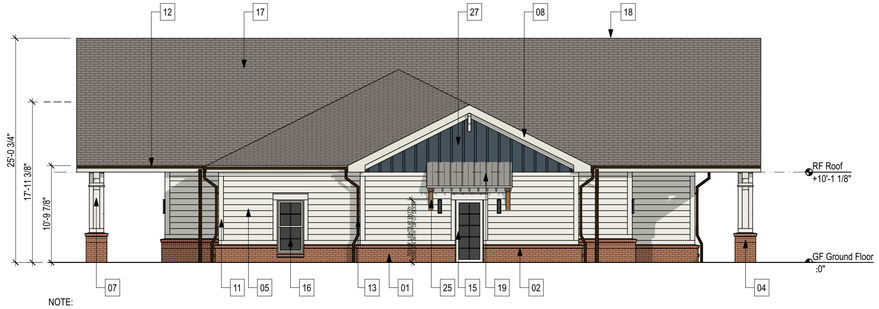
SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 19.9%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (AT ENTRANCE PORCH)

D5 CLUBHOUSE - REAR ELEVATION

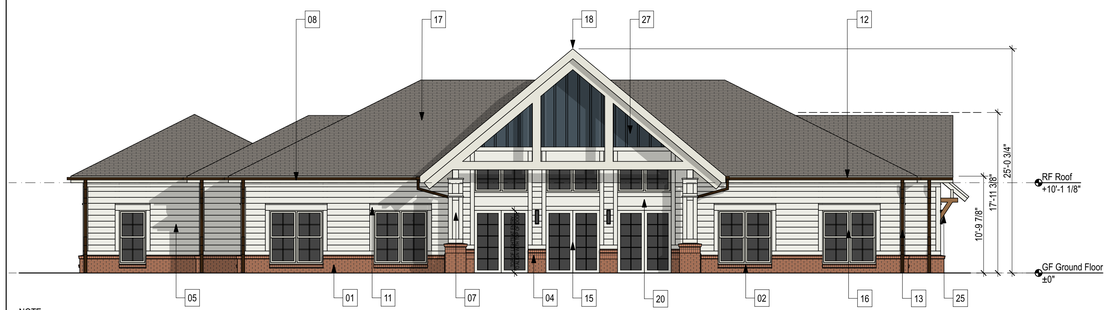
SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 20.9%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (AT ENTRANCE PORCH)

A1 CLUBHOUSE - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:
1. PERCENTAGE OF BRICK ON THIS ELEVATION, EXCLUDING OPENINGS: 19.7%
2. DETAILED DESIGN FEATURES PROVIDED (MIN. OF 3):
- GABLES
- EAVES (1'-6" PROJECTION)
- WINDOW / DOOR TRIM (NOM. 4" WIDE)
- RECESSED / COVERED ENTRIES
- OFF-SETS IN BUILDING FACE OR ROOF
- PILLARS OR POSTS (AT ENTRANCE PORCH)

A5 CLUBHOUSE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

STEELE GROUP
ARCHITECTS

STATUS:
Conceptual
Not for Construction

The Ronan at Hendersonville

Upward Crossing Drive
Flat Rock, NC 28731

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Version	Transmittal Set Name	Date

DATE:
2024-06-20

PROJECT NUMBER:
24 0130

SHEET TITLE:
EXTERIOR ELEVATIONS - CLUBHOUSE

SHEET:
A-207

20240628_14678 Billboard_elevations_Billboard Scheme as a Service (SaaS)\24 0130 The Ronan at Hendersonville 24.0130 The Ronan at Hendersonville.rvt

NEIGHBORHOOD COMPATIBILITY MEETING REPORT
RONAN AT HENDERSONVILLE (P24-33-CZD)
NCM MEETING DATE: JUNE 19TH, 2024

PETITION REQUEST: Rezoning: Commercial Highway Mixed Use-Conditional Zoning District (CHMU-CZD)

APPLICANT/PETITIONER: Paul Aiesi, manager of Graycliff Capital Development, LLC [Applicant] & Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter [Owners]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 19th, 2024 at 2pm in the assembly room of the City Operations Building, 305 Williams Street. and via Zoom. The meeting lasted approximately 35 minutes.

There were 2 members of the public in attendance in-person and 2 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 2 pre-submitted public comments.

The development team presented their project proposal for the 192-unit multi-family development.

Concerns and questions from the public related to:

- The need to conserve as many trees as feasible.
- Whether the stormwater detention location would affect tree preservation.
- The absence of Phase 2 being discussed during the Phase I of the Waterleaf Development review.
- Potential installation of a sound wall by NCDOT or the developer.
- The affordability of the housing units.
- Potential requirement for a Traffic Impact Analysis for the development.
- The recommendation for conducting a wildlife study.
- Concerns regarding the loss of agricultural land.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.

PLANNING BOARD RECOMMENDATION
RONAN AT HENDERSONVILLE (P24-33-CZD)
MEETING DATE: MAY 8TH, 2025

PETITION REQUEST: Rezoning: Commercial Highway Mixed Use-Conditional Zoning District (CHMU-CZD)

APPLICANT/PETITIONER: Paul Aiesi, manager of Graycliff Capital Development, LLC [Applicant] & Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter [Owners]

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 7-1 to recommend **approval** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Mr. Russell 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: 9588-22-1126) from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District, for the construction of a 192 unit multi-family development based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 4-25-25] 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:
    a. Permitted Uses:
        i. Residential dwellings, multi-family.
        ii. Accessory uses & structures.
2. Permitted uses and applicable conditions presented on the site plan shall be amended to remove condition 4 (Removal of S. Allen frontage sidewalk) and condition 6 (Installing 1.5" caliper trees instead of 3" caliper trees for common space).
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 a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.
4. 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:
    a. The proposed development further supports the growth of this area as a multi-family node along the I-26 corridor, placing residents in close proximity to I-26, Blue Ridge Community College, a bank, and other commercial amenities.
    b. The proposed development adds needed housing to help address local demand.

Ms. Waters seconded the motion which passed 7 in favor and 1 opposed (Ms. Gilgis).

OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES:

The Planning Board convened on this project for **I hour and 5 minutes**.

Mr. Johnson asked about buffering from the interstate. Mr. Morrow stated the city does have some buffering requirements for any public roadway. They are providing street trees along I-26 and shrubs in some places. As proposed most of the buffering will be from those street trees and not a sound wall.

Ms. Gilgis asked how soon would it be before the residents requested sound walls. Those trees are not going to provide the kind of buffer that would provide any kind of quality of life. She asked who is responsible for sound walls if the residents want them. Mr. Morrow stated NCDOT is doing some additional upgrades to I-26 and he does not believe sound walls are in that current contract for them to do those so if there were sound walls it would be between the developer and NCDOT to work out. It would not be anything the city would require. She stated the buildings are three stories high, correct? Mr. Morrow stated correct. She stated and the trees are I ½ inch caliper. Mr. Morrow stated yes, usually. Ms. Giligs stated it would take a long time for them to grow and have any kind of a buffer.

Warren Sugg with Civil Design Concepts stated they are a civil engineering group here in Western North Carolina. He stated their main point of connection is off of Upward Crossing. He also explained the site plan and pointed out the clubhouse and the garage units. He also pointed out the amenities. They have a dog park and they also have a playground area, fire pits and a pool. They will connect to city water and sewer. He discussed stormwater and pointed out the drainage areas. They are trying to catch the run-off in several different drainage areas. They go through all the details and design for stormwater control. He pointed out the open space areas where they will be saving some of the trees. There are not a ton of trees there because it is kind of an open field. They are aware that there are some streams and wetlands on site. They are going through a field review which will be sent to the Army Corp of Engineers for their review. They will determine what are streams and wetlands on the site. He discussed the fire access.

Ms. Gilgis stated let's talk about public safety, let's talk about fire trucks, let's talk about ambulances, sprinklers aren't going to do it. She also stated can a fire truck, a ladder truck get in there. Mr. Sugg stated yes. Ms. Giligs stated how? Mr. Sugg stated they are able to drive up Upward Crossing and they are able to turn into the main intersection and they are able to make any kind of connections within. Ms. Gilgis asked him to show her. Mr. Sugg pointed this out on the site plan. Discussion was made on the sprinklers. Ms. Gilgis asked about the rectangular area on the plan. Mr. Sugg stated that is a stormwater pond.

Vice-Chair asked the logic was on the tail piece of property that was supposed to get a roadway on it and you did not agree to that condition. Mr. Sugg stated he thinks that is just residual property from the sale. Vice- Chair stated it is supposed to be a road actually and it shows a lot of exhibits as a road. Mr. Sugg stated they will have some other folks speak to that.

Ms. Waters stated if this is workforce housing it will be the age where a lot of children could be living there. Has he considered the effect on the Henderson County School System and have you thought about an impact study or offered to help the school system? Mr. Lee stated they would be more than willing to help. Having school age children in the development is another reason they have concerns about this road extension.

OVERVIEW OF BOARD DISCUSSION FROM MINUTES:

Jay Lee representing Graycliff Capital and their development team stated Graycliff has been active in the area for about 10 years, having done seven workforce housing developments, He discussed housing in the area and what is needed. When city staff first made it apparent a few months ago that they would be including the road extension from Upward Crossing Drive down to South Allen as a condition of approval for their rezoning, they did have their general contractor price the existing road construction plan that the landowners had drawn years ago. He knows their budget and financial feasibility is not necessarily a concern of the Planning Board but he does think it is a major part of this story especially for a market that according to the study needs 60,000 more units in the next 3 ½ years. Their general contractor came back and determined the road would cost about 2.3 million dollars to extend it from where it currently terminates at the rear entrance to the Summit of Hendersonville and all the way to South Allen. A lot of the cost comes from clearing out the two extensive tree groves on site and filling in paving and the existing wetlands on the property those of which we are proposing to remain undisturbed and as natural amenities for our community. Another thing that was brought up is how the road extension has been shown on past plans and past submissions for the adjacent property. The really important and missing context behind this being shown on their previous site plans is at the time they were entitling the Summit at Hendersonville, the landowners of the Ronan site were pursuing selling this land to a retail developer. He had a site plan that the landowners sent to him years ago while working on the Summit project that shows a retail development going on one portion of this site and the land being subdivided to offer further retail. This site plan was shown to the Board. That is why on their initial submittal for Summit at Hendersonville, the road extension is shown as proposed to be designed and built by others. It was their understanding if retail developers were coming in here and developing store fronts along this road, they would absolutely be extending the road all the way through in order to get more vehicles in front of their stores every day. Now that this has been proposed as an entirely different use, this is a fully residential neighborhood and they have concerns about building a cut through road through the middle of a residential neighborhood. Given how close they are to I-26, they have concerns about truckers and students of the Blue Ridge Community College bypassing the existing infrastructure of Upward Road and South Allen to take their neighborhood as a short cut instead of the existing roadways. He stated the Traffic Impact Analysis which has been finalized and approved by NCDOT and the city, determined that no traffic control improvements have been identified. The city's third party engineering review of their TIA which determined that adding 192 housing units to this area, the expected increase and traffic delays at the intersection of Upward Road and Upward Crossing Drive at peak commute hours in the morning would increase by one second. So they are asked to build a 2.3 million dollar road in order to save commuters one second in the morning. He stated they have several conversations concerning fire and life safety with the city Fire Marshal who has confirmed they will fully comply with the state fire code by having full sprinklers and alarm systems and one entry point where they are located on Upward Crossing Drive. He pointed out the entrance and the connection to the Summit on the site plan and also pointed out the proposed road extension and where it would be.

Vice-Chair asked if they had any issue with staff's alternate request that they have a private easement through the original site. Mr. Lee stated they have no issues there.

OVERVIEW OF BOARD DISCUSSION FROM MINUTES:

Vice-Chair asked the developer to discuss the developer's proposed conditions. Mr. Lee discussed these conditions. Discussion was made on the sidewalk and the impact to the wetlands. As long as there are no serious impact to the wetland they are willing to put the sidewalk in.

Discussion was made on the trees and the highway. Mr. Morrow explained the street tress and pointed out the common open space area. The larger caliper tree is only specifically for CHMU and it is only specifically from the common space tress that are required as part of that area.

It was stated there are 54 street trees provided along the interstate and another 21 along Upward Crossing, there is vehicular use which provides another 38 trees along with 76 shrubs and on the street buffer they have 36 shrubs, open space they have 560 shrubs and they have some tree credits and trees required. They have a credit of 108 so 42 trees, common open space they are 63 trees provided and another 375 shrubs.

Craig Justus, attorney representing the applicant stated the access question that was asked about, just a reminder there is the easement through Summit. There is interconnectivity to those two residential neighborhoods. There is access availability through Summit. In terms of the noise variable, obviously these folks are not going to put in a product where the people will not be excited about living there. As you heard they will be looking further on how to deal with it. There is a lot of housing along I-26. He discussed workforce housing and the cost of living today. He talked about the extension of the roadway not being needed and the cost.

PUBLIC COMMENTS:

Ken Fitch, 1046 Patton Street stated the future use of this parcel was a mystery. He discussed the road extension and the wetland. The sidewalk is an issue. There should be some kind of creative solution on this. He talked about the impact of a road at that location. The talked about having three entrances right together. The caliper issue was also a concern of his.

Glenn Lange, 625 Ferncliff stated he is with the Hendersonville Tree Board and he would be glad to talk with you about the caliper of the trees. He stated the 3 and 3 ½ caliper requirement has been in the zoning ordinance for a while and is not anything new. It is related to the common space. It is there to create quicker tree canopy cover for the enjoyment of the residents. They see no reason that sticking with the code is problematic. They recommend that they stick with the 3 or 3 ½ inch caliper just for the common open space trees. All the other trees they plant can be the smaller ones.

BOARD ACTION:

Motion:

- Mark Russell

Second:

- Donna Waters

Yeas:

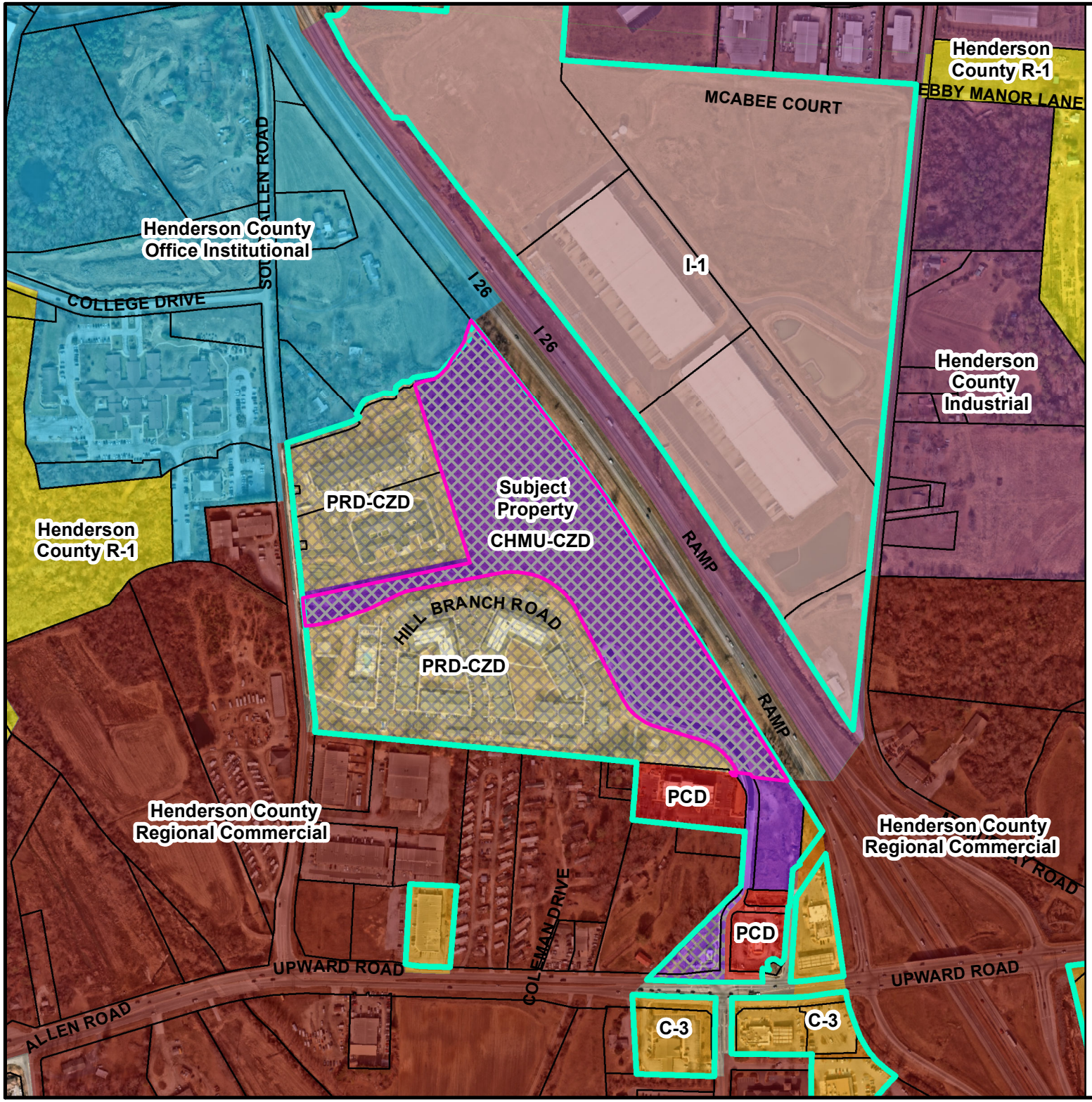
- Tamara Peacock (Vice-Chair), Donna Waters, Bob Johnson, David McKinley, Mark Russell, Laura Flores, Lauren Rippy

Nays:

- Kyle Gilgis

Absent: Peter Hanley, Jim Robertson (Chair),

Recused: None



0 205 410
Feet

City of Hendersonville
April 2025

N E S

Ronan at Hendersonville

P24-33-CZD

PIN: 9588-22-1126

Acreage: 17.13

Proposed Zoning

- Subject Property
- Hendersonville City Limits

Hendersonville Zoning

- CZD Conditional Zoning Districts
- Planned Residential Development Conditional Zoning District
- C-3 Highway Business
- CHMU Commercial Highway Mixed Use
- PCD Planned Commercial Development
- I-1 Industrial

Henderson County Zoning

- RC - Regional Commercial
- OI - Office Institutional District
- I - Industrial
- R-1 - Residential 1

THE CITY OF HENDERSONVILLE · N C · 1847

Community Development Depa

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: 9588-22-1126 BY CHANGING THE ZONING DESIGNATION FROM CHMU, COMMERCIAL HIGHWAY MIXED USE TO CHMU-CZD, COMMERCIAL HIGHWAY MIXED USE CONDITIONAL ZONING DISTRICT

IN RE: Parcel Number: 9588-22-1126
Address: 0 South Allen Road
Ronan at Hendersonville: (File # P24-33-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Paul Aiesi, Manager of Graycliff Capital Development, LLC, and property owners, Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter, for the construction of a 192-unit multi-family development on approximately 17.13 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on May 8th, 2025; voting 7-1 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 June 5th, 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: 9588-22-1126, changing the zoning designation from CHMU, Commercial Highway Mixed Use to CHMU-CZD, Commercial Highway Mixed Use 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 May 16th, 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 dwellings, multi-family
        ii. Accessory uses & structures

    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 5th day of June 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 Number: 9588-22-1126
Address: 0 South Allen Road
Ronan at Hendersonville: (File # P24-33-CZD)

Applicant/Developer: Paul Aiesi, manager of Graycliff Capital Development, LLC

Signature:_____

Printed Name:_____

Title: _____Manager_____

Date:_____

Property Owner: Robert O. Camenzind

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Peggy C. Cabe

Signature:_____

Printed Name:_____

Date:_____

Property Owner: John T Fleming

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Enno F. Camenzind

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Paula Camenzind Carter

Signature:_____

Printed Name:_____

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.

- [x] 1. Completed Pre-Application meeting with Planning Staff
- [ ] 2. Scheduled Neighborhood Compatibility Meeting (REQUESTED BY THIS SUBMITTAL 5/22)
  NCM Date: _____ Time: _____
- [x] 3. Water and Sewer Availability Request (WITH PLANS SUBMITTAL)
- [x] 4. Completed Application Form
- [x] 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- [x] 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- [x] 7. Detailed explanation of any Proposed Development Description
- [x] 8. Application Fee

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

Paul Aiesi

* Printed Applicant Name

Graycliff Capital Development, LLC

Printed Company Name (if applicable)

☐ Corporation ☑ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Paul Aiesi Digitally signed by Paul Aiesi
Date: 2025.04.25 12:42:50 -04'00'

Applicant Signature

Manager

Applicant Title (if applicable)

200 E Broad Street Suite #220

Address of Applicant

Greenville, SC 29601

City, State, and Zip Code

864-275-0784

Telephone

paiesi@graycliffcapital.com

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]

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Graycliff Capital Development, LLC

SECRETARY OF STATE ID NUMBER: 2238937 STATE OF FORMATION: SC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2238937
CA202500703152
1/7/2025 03:46
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Incorp Services, Inc.

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

176 Mine Lake Court, Suite 100
Raleigh, NC 27615 Wake County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Commercial Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (302) 245-3994

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

200 East Broad St. Suite 220
Greenville, SC 29601

5. PRINCIPAL OFFICE MAILING ADDRESS

200 East Broad St. Suite 220
Greenville, SC 29601

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Paul Aiesi
TITLE: Manager
ADDRESS:
200 East Broad Street, Suite 220
Greenville, SC 29601

NAME: Paul Aiesi
TITLE: Manager
ADDRESS:
200 East Broad Street, Suite 220
Greenville, SC 29601

NAME: Paul Aiesi
TITLE: Manager
ADDRESS:
200 East Broad Street, Suite 220
Greenville, SC 29601

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Paul Aiesi
SIGNATURE

1/7/2025
DATE

Form must be signed by a Company Official listed under Section C of This form.

Paul Aiesi
Print or Type Name of Company Official

Manager
Print or Type Title of Company Official

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

B. Property Owner Contact Information (if different from Applicant)

Robert O. Camenzind

*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:

Property Owner/Authorized Representative Signature

Robert O. Camenzind

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

Telephone

hcamenzind@ramsey-pratt.com

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.

B. Property Owner Contact Information (if different from Applicant)

John T. Fleming

*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: _____

John T. Fleming, by AIF, Robert O. Camenzind

Property Owner/Authorized Representative Signature

John T. Fleming, by AIF, Robert O. Camenzind

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

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B. Property Owner Contact Information (if different from Applicant)

Enno F. Camenzind

*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:

Enno F. Camenzind, by AIF, Robert O. Camenzind

Property Owner/Authorized Representative Signature

Enno F. Camenzind, by AIF, Robert O. Camenzind

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

Telephone

hcamenzind@ramsey-pratt.com

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B. Property Owner Contact Information (if different from Applicant)

Peggy C. Cabe

*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: _____

Peggy C. Cabe, by A-I-F, Robt O. Camenzind

Property Owner/Authorized Representative Signature

Peggy C. Cabe, by AIF, Robert O. Camenzind

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

Telephone

hcamenzind@ramsey-pratt.com

Email

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B. Property Owner Contact Information (if different from Applicant)

Paula Camenzind Carter

*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: _____

Paula Camenzind Carter, by AIF, Robert O. Camenzind

Property Owner/Authorized Representative Signature

Paula Camenzind Carter, by AIF, Robert O. Camenzind

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

5133 Boylston Hwy, Mills River, NC 28759

City, State, and Zip Code

828-329-2956

Telephone

hcamenzind@ramsey-pratt.com

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.

BK 3693 PG 58 - 63 (6) DOC# 949906
This Document eRecorded: 04/16/2021 04:33:20 PM
Fee: $26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

RAMSEY, PRATT & CAMENZIND, P.A.
Prepared by: Hannah L. Camenzind

STATE OF NORTH CAROLINA,

COUNTY OF HENDERSON. LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that WE, and each of us, namely, LYNDA HILL CAMENZIND, PEGGY C. CABE, PAULA CAMENZIND CARTER, and husband, CHARLES NORMAN CARTER, JOAN C. FLEMING, and husband, JOHN THOMAS FLEMING, ENNO F. CAMENZIND, and wife, BRENDA MERRILL CAMENZIND, have made, constituted, and appointed and by these presents do make, constitute and appoint ROBERT O. CAMENZIND as my true and lawful Attorney-in-Fact to do and perform the following acts for me, on my behalf and in my name to the same extent as if personally present and acting:

To execute all documents necessary in order to list for sale, sell and close the sale of property located in the Blue Ridge Township in Henderson County, North Carolina, being described in a deed from Robert O. Camenzind as Trustee of the Trust created under the Last Will and Testament of Ellison Smyth Hudgens, to Peggy C. Cabe, et al., and recorded in the office of the Register of Deeds for Henderson County in Book 3578, Page 329.

In connection therewith, to execute contracts for the sale of property and such deeds, easement agreements, bills of sale, affidavits, closing statements and other documents as my Attorney-in-Fact shall deem just and appropriate in order to complete the sale thereof.

And I do hereby ratify and confirm all things so done by my said Attorney-in-Fact within the scope of the authority herein given, as fully and to the same extent as if by my self personally done and performed, specifically ratifying and confirming any and all acts and things so done by my said Attorney-in-Fact within the terms of the authority herein given.

Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 16 day of April, 2021.

Lynda Hill Camenzind (SEAL)
LYNDA HILL CAMENZIND

STATE OF NORTH CAROLINA,
COUNTY OF Transylvania.

I Jane C. Powell a Notary Public of said State and Buncombe County, do hereby certify that LYNDA HILL CAMENZIND, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 16th day of April, 2021.

Jane C. Powell
Notary Public

My Commission Expires: 4-14-2023.

JANE C. POWELL NOTARY EXP. 4-14-2023 PUBLIC BUNCOMBE CO., NC

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 9 day of April, 2021.

Peggy C. Cabe (SEAL)
PEGGY C. CABE

STATE OF NORTH CAROLINA,
COUNTY OF Transylvania.

I Melissa L. Seacat a Notary Public of said State and County, do hereby certify that PEGGY C. CABE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this the 9 day of April, 2021.

Melissa L. Seacat
Notary Public

Melissa L. Seacat NOTARY PUBLIC Transylvania County

My Commission Expires: 5-28-24.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 9 day of April, 2021.

Paula Camenzind Carter (SEAL)
PAULA CAMENZIND CARTER

Charles Norman Carter (SEAL)
CHARLES NORMAN CARTER

STATE OF Delaware
COUNTY OF New Castle

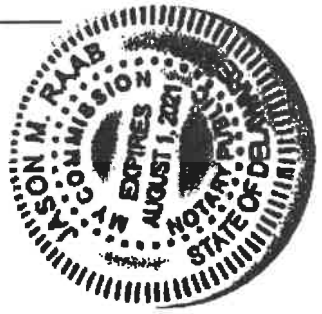
I Jason M. Raab a Notary Public of said State and County, do hereby certify that PAULA CAMENZIND CARTER and husband, CHARLES NORMAN CARTER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 9 day of April, 2021.

Jason M. Raab
Notary Public

My Commission Expires: 8-1-2021.

Jason M. Raab
Notary Public
#20170601000016
Commission Expires 8/01/2021



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 9th day of APRIL, 2021.

Joan C Fleming (SEAL)
JOAN C. FLEMING

John Thomas Fleming (SEAL)
JOHN THOMAS FLEMING

STATE OF FLORIDA,
COUNTY OF NASSAU.

I WENDEE ASHMORE a Notary Public of said State and County, do hereby certify that JOAN C. FLEMING and husband, JOHN THOMAS FLEMING, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 9th day of APRIL, 2021.

W Ashmore
Notary Public

My Commission Expires: 06-23-21.

WENDEE ASHMORE
MY COMMISSION # GG 089192
EXPIRES: June 23, 2021
Bonded Thru Notary Public Underwriters

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the ____ day of April 9, 2021.

_____(SEAL)
ENNO F. CAMENZIND

_____(SEAL)
BRENDA MERRILL CAMENZIND

STATE OF North Carolina,
COUNTY OF Wake.

I Andre Washington a Notary Public of said State and County, do hereby certify that ENNO F. CAMENZIND and wife, BRENDA MERRILL CAMENZIND, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 9th day of April, 2021.

_____
Notary Public

My Commission Expires: 12/09/2024.

ANDRE WASHINGTON NOTARY PUBLIC WAKE COUNTY, NC

\\SERVER2012\Users\Hannah\CAMENZIND\Hendersonville property\Camenzind POA 2021.wpd

C. Property Information

Name of Project: Waterleaf at Flat Rock, Phase 2

PIN(s): 9588-22-1126

Address(es) / Location of Property: 0 S Allen Road

Type of Development: ☑ **Residential** ☐ **Commercial** ☐ **Other**

Current Zoning: CHMU

Total Acreage: +/- 17.1

Proposed Zoning: CHMU-CZD

Proposed Building Square Footage: +/- 300,000 square feet

Number of Dwelling Units: +/- 192 units

List of Requested Uses:

Apartment units, Clubhouse, Leasing, Fitness, Amenity areas, Garages

D. Proposed Development Conditions for the Site

In the spaces provided below, please provide a description of the Proposed Development for the site.

17 acre site of +/- 192 apartment units within 8 apartment buildings, clubhouse with amenity areas, garage structures, +/-320 parking spaces.

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Graycliff Capital Development, LLC

SECRETARY OF STATE ID NUMBER: 2238937 STATE OF FORMATION: SC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2238937
CA202500703152
1/7/2025 03:46
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Incorp Services, Inc.

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

176 Mine Lake Court, Suite 100
Raleigh, NC 27615 Wake County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

176 Mine Lake Court, Suite 100
Raleigh, NC 27615

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Commercial Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (302) 245-3994

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

200 East Broad St. Suite 220
Greenville, SC 29601

5. PRINCIPAL OFFICE MAILING ADDRESS

200 East Broad St. Suite 220
Greenville, SC 29601

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Paul Aiesi	NAME: Paul Aiesi	NAME: Paul Aiesi
TITLE: Manager	TITLE: Manager	TITLE: Manager
ADDRESS:	ADDRESS:	ADDRESS:
200 East Broad Street, Suite 220	200 East Broad Street, Suite 220	200 East Broad Street, Suite 220
Greenville, SC 29601	Greenville, SC 29601	Greenville, SC 29601

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Paul Aiesi
SIGNATURE

1/7/2025
DATE

Form must be signed by a Company Official listed under Section C of This form.

Paul Aiesi
Print or Type Name of Company Official

Manager
Print or Type Title of Company Official

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

SECTION E: ADDITIONAL COMPANY OFFICIALS

NAME: Paul Aiesi
TITLE: Manager
ADDRESS:
200 East Broad Street, Suite 220
Greenville, SC 29601

NAME: Paul Aiesi
TITLE: Manager
ADDRESS:
200 East Broad Street, Suite 220
Greenville, SC 29601

NAME:
TITLE:
ADDRESS:

NAME:
TITLE:
ADDRESS:

NAME:
TITLE:
ADDRESS:

BK 4271 PG 332 - 334 (3) DOC# 1001028434
This Document eRecorded: 03/26/2025 11:57:07 AM
Fee: $26.00
Henderson County, North Carolina Tax: $120.00
William Lee King, Register of Deeds

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: $120.00

Parcel Identifier No. _____ Verified by Henderson County on the ____ day of _____, 2025
By: _____

Mail/Box to: HANNAH L. CAMENZIND, Ramsey, Pratt & Camenzind, P.A., 35 N Gaston Street, Brevard, NC 28712

This instrument was prepared by: HANNAH L. CAMENZIND (No title search performed by Preparer)

Brief description for the Index: _____

THIS DEED made this 26th day of March, 2025, by and between

GRANTOR	GRANTEE
OM HOSPITALITY, LLC, a North Carolina Limited Liability Company, and **UPWARD ROAD HOSPITALITY, LLC, a North Carolina Limited Liability Company**	**ROBERT O. CAMENZIND, PEGGY C. CABE; ENNO FRANK CAMENZIND, JR., PAULA CAMENZIND CARTER, JOHN THOMAS FLEMING**
PO Box 759 **Fletcher, NC 28732**	**5133 Boylston Highway** **Mills River, NC 28759**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of N/A, Blue Ridge Township, Henderson County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Ramsey, Pratt & Camenzind, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

BK 4271 PG 332 - 334 (3) DOC# 1001028434

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

OM HOSPITALITY, LLC, a North Carolina Limited Liability Company

By: SATIS D. PATEL, Manager

UPWARD ROAD HOSPITALITY, LLC, a North Carolina Limited Liability Company

By: SATIS D. PATEL, Manager

STATE OF North Carolina, **COUNTY OF** Transylvania.

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: SATIS D. PATEL

WITNESS my hand and Notarial Seal, this the 21st **day of** March, **2025.**

CYNTHIA S. RUDD NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

Cynthia S. Rudd

Signature of Notary Public

Cynthia S. Rudd

Printed or typed name of Notary Public

My commission expires: 6/23/25

BK 4271 PG 332 - 334 (3) DOC# 1001028434

EXHIBIT A

Being all Grantor's interest in Tract A containing 0.12 acre, more or less, as shown on a plat thereof recorded Plat File 2023, Slide 15101, Records of Plats for Henderson County.

Former Tract A also being described as follows:

BEGINNING at a ½" rebar standing in the western margin of the right-of-way of Interstate 26, said pin standing N. 40° 25' 20" E. 258.83 feet from an axle found in the margin of the right-of-way for Upward Crossing Drive Extension; thence, with the right-of-way oflnterstate 26, a bearing and distance of S. 30° 30' 40" E. 33 .41 feet to a 5/8" re bar; thence, with the property lines of the parcels identified as Lot 3 and Lot 4 shown on Plat Book 2014, Page 9408, N. 83° 56' 56" W. a distance of 206.46 feet to a point; thence, N. 33° 59' 59" W. 28.03 feet to a point in the property line of the 15.53 acre parcel shown on Plat Book 2021, Page 13636, now or formerly owned by Waterleaf at Flat Rock Apartments, LLC; thence, with the property line of such Waterleaf at Flat Rock Apartments, LLC property, S. 85° 27' 41" E. 36.27 feet to a 5/8" rebar; thence, with the property line of a 17.13 acre parcel shown on Plat Book 2021, Page 13636, now or formerly owned by Peggy Cabe, Enno Camenzind, Paula Carter, Robert Camenzind and Joan Fleming, the same bearing S. 85° 27' 41" E. 168.41 feet to the point and place of BEGINNING, containing 0.12 acres more or less.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway **MEETING DATE:** 06/05/2025

AGENDA SECTION: PUBLIC HEARINGS **DEPARTMENT:** Community Development

TITLE OF ITEM: Notice Of Condemnation Order – *Lew Holloway, Community Development Director*

SUGGESTED MOTION(S):

I move that City Council adopt an Ordinance to Order the Structure at 201 Sugarloaf Road be Vacated and Closed to Comply with the Standards of Chapter 12 Article III of the City Code.

SUMMARY:

201 Sugarloaf Road, known as the Cascades Mountain Resort, was issued a Notice of Violation complaint on December 13th, 2024 wherein a series of violations, observed on a December 4th, 2024 site visit, of Section 12-40 of the City's Code of Ordinances were presented to the property owners. The Notice established an administrative hearing date of January 8th, 2025 for the Code Enforcement Officer to determine the validity of the complaint. The Administrative Hearing was continued from January 8th to February 13th to allow time to begin remediating the violations. No discernable progress being made when the meeting was reconvened, a Findings of Fact and an associated Order to Repair were issued on February 28th. The Order established the documented violations of the code and provided that those violations must be remediated by March 28th. Upon an inspection conducted on March 28th it was observed that all major violations persisted. At this time the Fire Marshall, under the authority granted that position by state statute, closed the facility because of the life-safety concerns around the Fire Suppression system. The attached ordinance layers the authority of the City's Code Enforcement officer onto the Fire Marshall, affirming the condemnation of the building until all of the violations of the City's Code of Ordinance, including but not limited to Fire Code violations, must be remediated to reopen the building.

ATTACHMENTS:

Condemnation Order Ordinance

CSTATE OF NORTH CAROLINA BEFORE THE CODE ENFORCEMENT OFFICER FOR COUNTY OF HENDERSON THE
CITY OF HENDERSONVILLE

CASE NO: CE-2024-46: 201 SUGARLOAF RD

In Re Violations, Sections 12-40, 12-40(5), 12-40(6), 12-40(8),12-40(10), 12-40(11), 12-40(13), 12-40(24), 12-40(25) of the Code of Ordinances of the City of Hendersonville. 201 Sugarloaf Rd, Hendersonville, NC 28792 – Dilapidated structure	**COMPLAINT**

NOW COMES LEW HOLLOWAY, Code Enforcement Officer for the City of Hendersonville, hereinafter "Holloway," and alleges and says:

1. HENDERSONVILLE HOSPITALITY LLC, (hereinafter "HOTEL,") a North Carolina business corporation is the owner of that real property located at 201 Sugarloaf Rd (PIN # 9579561085), Hendersonville NC 28792, known as the Cascades Hotel and being more particularly described in that deed recorded in Deed Book 3708 at page 653-655, Henderson County Registry, said property hereinafter the "Subject Property."

2. The Subject Property is described in that deed recorded in Deed Book 3708 at page 653-655, Henderson County registry as follows:

   "BEGINNING AT A SPIKE WHICH STANDS IN THE CENTERLINE OF SUGARLOAF ROAD, WHERE THE SAME INTERSECTS THE WESTERN LINE OF THE PROPERTY OF E. R OSTEEN AS RECORDED IN DEED BOOK 225, AT PAGE 58, HENDERSON COUNTY REGISTRY, AND RUNS THENCE WITH SAID WESTERN LINE OF SAID E.R. OSTEEN PROPERTY, SOUTH 06*53'34" WEST 829.55 FEET TO AN IRON PIPE IN THE NORTHWEATERN MARGIN OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY 26; AND RUNS THENCE WITH SAID MARGIN OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY 26, AND WITH A LIMITED ACCESS FENCE, THE FOLLOWING EIGHT COURSES AND DISTANCES TO WIT:

   NORTH 33*05'03" WEST 426.47 FEET TO A CONCRETE MONUMENT; NORTH 56*55'23" EAST 30.84 FEET TO CONCRETE MONUMENT; NORTH 32*12'57" WEST 143.91 FEET; NORTH 60*28'08" EAST 24.84 FEET, IN A NORTHWESTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,287.39 FEET, AN ARC DISTANCE OF 227.55 FEET; IN A NORTHWESTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 809.93 FEET, AN ARC DISTANCE OF 265.52 FEET; SOUTH 88*24'00" WEST 45.17 FEET; AND NORTH 02*59'34" EAST 119.62 FEET TO A POINT IN THE CENTERLINE OF SURGARLOAF ROAD; THENCE WITH SAID CENTER LINE, SOUTH 63*47'00" EAST 607.69 FEET TO THE BEGINNING.

   CONTAINING 6.71 ACRES, MORE OR LESS, ACCORDING TO A SURVEY ENTITLED "PROPERTY OF R.L. JORDAN" BY W.G. HUTCHINSON; RLS, DATED AUGUST 31, 1973, AND MOST RECENTLY REVISED AUGUST 24, 2005 BY RICHARD M. BIGGS, R.L.S."

3. The Subject Property is developed as a hotel/resort property and includes two (2) commercial structures situated on the property. According to Henderson County building records, building #2, known as 201 Sugarloaf Rd has 62,977 square feet, such structure hereinafter referred to as the "Subject Structure". There is a 2nd building located on the parcel that is currently vacant and includes 16,129 square feet.

4. As of the date of this Complaint, the tenants of record include:
   a. La Vecindad, LLP – Elizabeth Angles Alarcon 304 E. King Street, E Flat Rock, NC 28726 - restaurant & kitchen – lease dated November 15, 2024

5. On 12/04/2024 Kathy Bragg (hereinafter "Bragg"), as Code Enforcement Officer for the City of Hendersonville, performed an inspection of the property. Bragg documented via photography the condition of the Subject Structure and observed the following conditions.
    a. Dilapidation, decay, unsanitary conditions or disrepair throughout the property inside and outside the structure. Continued infestation with bed bugs, hot tubs that have been inoperable for 10 months, inoperable doors to rooms
    b. Emergency exit doors being blocked by furniture and debris, doors secured with metal bar, doors barricaded with wood
    c. Lack of adequate heat throughout the commons area of the structure
    d. Numerous violations of the city fire prevention code which constitute a condition which is unsafe and especially dangerous to life;
    e. Garbage and solid waste located around the property not contained is approved waste receptacles
    f. Cracked and/or missing glass to rooms
    g. Improper use of extension cords

6. The City has enacted a Nonresidential Property Maintenance and Repair Code codified in Chapter 12, Article III of the Code of Ordinance, City of Henderson, North Carolina, said Code of Ordinances hereinafter being referred to as the "Code."

7. Pursuant to Section 12-39 of the "Code," "Every nonresidential building or structure and the premises on which it is situated shall comply with the provisions of the "Code."

8. The subject property contains exclusively nonresidential uses, and is therefore required to comply with the requirements of the Nonresidential Property Maintenance and Repair Code.

9. Pursuant to Section 12-40 of the Code, "All nonresidential buildings and structures, including their premises, shall be maintained in a state of good repair that prevents further decay from wind, rain and external weather... All nonresidential buildings and structures and their premises shall be free of nuisances and shall be free of any hazards to the safety of occupants, customers or other persons utilizing the buildings and structures included in the premises or to pedestrians and/or vehicles passing thereby. The nonresidential building and structure and the premises shall be kept in a condition that is not dangerous and injurious to the public health, safety and welfare."

10. Pursuant to Section 12-40 of the Code, the existence of any of the following conditions is deemed to be a violation and must be corrected:
    a. (5) Dilapidation, decay, unsanitary conditions or disrepair, which is dangerous to the health, safety and welfare of the occupants or other people in the city;
    b. (6) Inadequate facilities for egress to such an extent that there does not exist at a minimum, sufficient operable doors that the building can be entered safely and exited in the same manner in case of fire or panic;
    c. (8) Lack of adequate ventilation, light, heating or sanitary facilities to such an extent as to endanger the health, safety or general welfare of the occupants or other residents of the city;
    d. (10) Any violation of the city fire prevention code which constitutes a condition which is unsafe and especially dangerous to life;
    e. (11) Buildings and environs shall be kept clear of accumulations of garbage, trash, or rubbish, which creates health and sanitation problems. All garbage and solid waste shall be in approved containers or stored in a safe and sanitary way;
    f. (13) The building and environs surfaces shall be kept clear of cracked or broken glass, loose shingles, loose wood, crumbling stone or brick, loose or broken plastic or other dangerous objects or similar hazardous conditions. Exterior surfaces shall be maintained in such material or treated in such a manner as to prevent deterioration and repaired or replaced with like or similar material according to its original use;
    g. (24) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner;

h. (25) All windows must be tight-fitting and have sashes of proper size and design and free from rotten wood, broken joints or broken or loose mullions;

11. Because of its current condition as described herein, the Subject Structure, is in violation of the minimum standards established by the Code.

12. Hendersonville Hospitality, LLC, as the sole owner and operator of the Subject Property, and in particular the portion of the Subject Property on which the Subject Structure is located, is responsible for the violations as described above, and is responsible for correcting the violations and causing the Subject Structure to come into compliance with the standards of Chapter 12 of the City of Hendersonville Code of Ordinances.

13. Per the authority established in Chapter 12 Article III Section 12-39 the Code Enforcement Officer for the City of Hendersonville hereby issues the following complaint, "The Structure, as a result of the violations of Chapter 12 Article III Section 12-40 observed and detailed herein, constitutes a hazard to the health, safety and welfare of the general public.

14. **NOTICE OF HEARING: Pursuant to Section 12-42 of the Hendersonville City Code of Ordinances on January 8, 2025 at 1:00 pm at 160 6th Avenue East, Hendersonville, NC 28792 on the 2nd Floor of City Hall in the Meeting Room, Holloway will conduct an administrative hearing to determine whether the Subject Property, including the Subject Structure, is in a state of disrepair and dilapidation, and is dangerous to the health, safety and welfare of the occupants and other people in the city, and constitutes a safety hazard, in violation of Chapter 12, Sections 12-39, 12-40, 12-40(5), 12-40(6), 12-40(8), 12-40(10), 12-40(11), 12-40(13), 12-40(24) and 12-40(25) of the Code of Ordinances, City of Hendersonville, North Carolina.**

As the owner of the Subject Property, or as a party in interest, you have the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint. Any person desiring to do so may attend such hearing and give evidence relevant to the matter being heard. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the code enforcement officer. Although your attendance is not required, if you choose to not appear the hearing will commence without your testimony and you will not have the ability to submit evidence or testimony on the matter at a later date or time.

Following the hearing, Holloway will either dismiss the complaint if he determines that there is no violation, or if he determines that violations of the Code exist, Holloway will issue an order determining the Code violations present. The order will contain an outline of remedial action to be taken to effect compliance with this article, and will specify a reasonable time for compliance.

This the 13th day of December

BY: _____

Lew Holloway
Chief Code Enforcement Officer/Community Development Director/Zoning Administrator
100 N. King Street, Hendersonville, NC 28712
Community Development Dept. – Planning Division
Phone: 828-697-3010

CERTIFICATE OF SERVICE

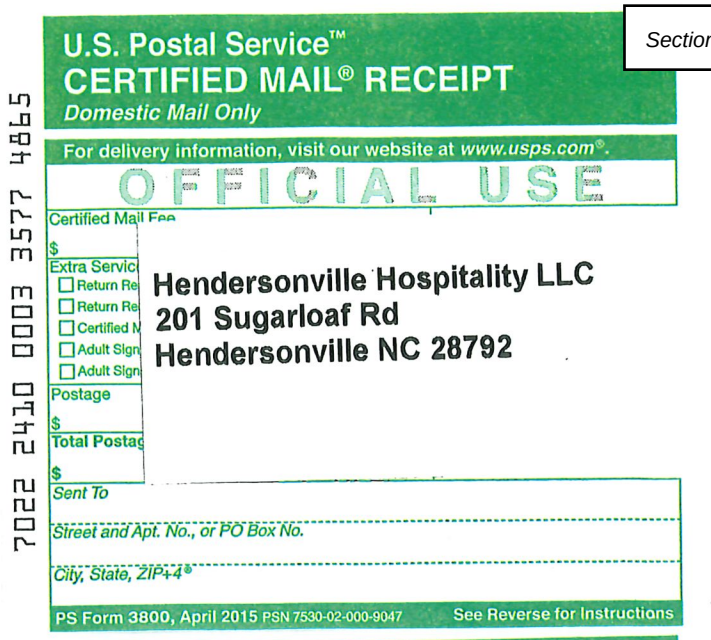
This is to certify that the undersigned has this date **December 13, 2024**, served a copy of this Notice of Condemnation by regular and certified mail addressed to:

Hendersonville Hospitality LLC
201 Sugarloaf Rd
Hendersonville NC 28792

Jasmine Budhwani – Company Official
4133 Admiral Way
Atlanta GA 30341

La Vecindad, LLP
Elizabeth Angeles Alarcon
304 E. King St
E Flat Rock, NC 28725

BY: _____
Kathy Bragg
Code & Zoning Enforcement Officer
100 N. King Street, Hendersonville, NC 28712
Community Development Dept. – Planning Division
Phone: 828-974-6302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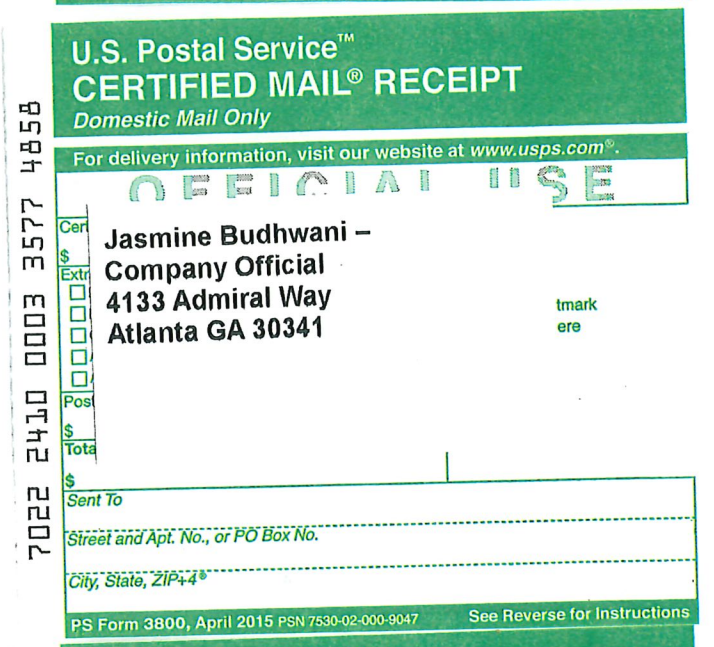
Hendersonville Hospitality LLC
201 Sugarloaf Rd
Hendersonville NC 28792
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 2410 0003 3577 4865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4133 Admiral Way
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City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
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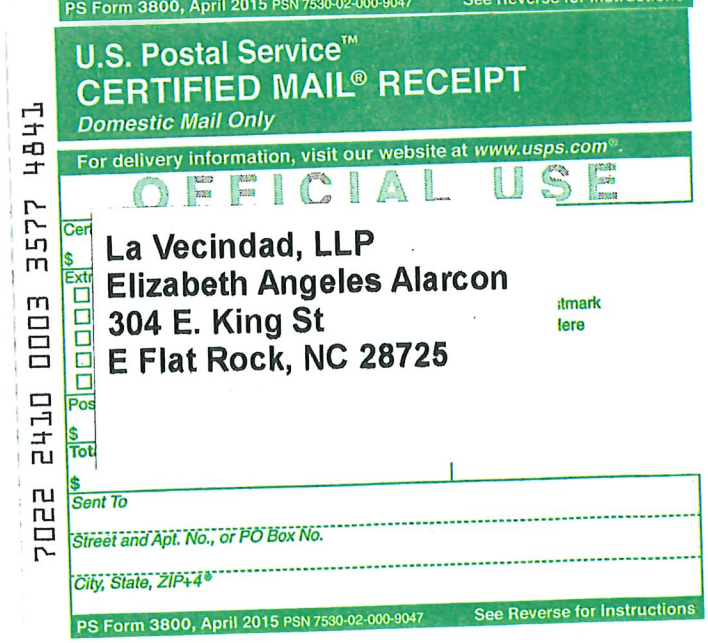
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PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 2410 0003 3577 4841

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BEFORE THE CODE ENFORCEMENT OFFICER FOR
THE CITY OF HENDERSONVILLE
CASE NO: 913 7th AVE W HENDERSONVILLE NC

In Re Violations, Sections 12-31;12-33-36 of the Code of Ordinances of the City of Hendersonville and General Statute 160D 1119-1124	**ORDER**

THIS MATTER, coming before the undersigned Community Development Director (hereinafter "CDD") for the City of Hendersonville on January 8, 2025 and February 13, 2025 for an administrative hearing pursuant to that Complaint issued by the CDD alleging that the structures located at 201 Sugarloaf Road are in violation of Chapter 12, Article III of the Code of Ordinances for the City of Hendersonville – the Nonresidential Property Maintenance and Repair Code.

1. The following persons were present and identified themselves at the administrative hearing:
    a. Jasmine Budhwani, Member of Hendersonville Hospitality, LLC
    b. Andreu Phillip, Attorney for Hendersonville Hospitality, LLC
    c. Asine Budhwani, Member of Hendersonville Hospitality, LLC .
    d. Johnathan Angeles, tenant at the Subject Property;
    e. Lew Holloway, Community Development Director for the City of Hendersonville;
    f. Kathy Bragg, Code Enforcement Officer for the City of Hendersonville;
    g. Nate Young, Fire Marshal for the City of Hendersonville;
    h. John Gillespie, Assistant Fire Marshal for the City of Hendersonville;
    i. Daniel Heyman, Staff Attorney for the City of Hendersonville.
2. The record for the administrative hearing consists of the following:
    a. Complaint and Notice of Hearing dated December 13, 2024, issued by the CDD;
    b. Henderson County property card for 201 Sugarloaf Road, PIN: 9579-56-1085;
    c. Warranty deed into Hendersonville Hospitality, LLC DB 3708 page 653, Henderson County registry;
    d. Code Enforcement File of Kathy Bragg;
    e. Photographs of the site taken by Kathy Bragg;
    f. Comprehensive Inspection Reports prepared by Kathy Bragg dated: January 17, 2025, January 24, 2025, and February 12, 2025;
    g. City of Hendersonville Fire Department Inspection Reports;
    h. Contractors' estimates provided by Hendersonville Hospitality, LLC for:
        i. All About Plumbing Inc. - heating system repair;
        ii. Pye-Barker Fire and Safety - fire alarm and sprinkler system repair;
        iii. America's Swimming Pool Co. - hot tub repair;

iv. Orkin, LLC – guest room and building permitter pest control;

i. Testimony of Kathy Martin Bragg, Nate Young, John Gillespie, Jasmine Budhwani.

FINDINGS OF FACT AND PROCEDURAL HISTORY

Based on the evidence reviewed at the administrative hearing, the undersigned CDD finds as a fact the following:

3. Hendersonville Hospitality, LLC, is the owner of the of that real property located at 913 7th Ave W, Hendersonville NC 28791, PIN 9568-49-2508, being more particularly described in that deed recorded in Deed Book 3708 at page 653, Henderson County registry, hereinafter the "Subject Property."

4. The Subject Property is developed as a hotel/resort property and includes two commercial structures. The structure with property address 201 Sugarloaf Rd has 62,977 square feet, such structure hereinafter referred to as the "Subject Structure". There is a second structure located on the parcel that is currently vacant and includes 16,129 square feet.

5. Kathy Bragg, as Code Enforcement Officer for the City of Hendersonville, and John Gillespie, Assistant Fire Marshal for the City of Hendersonville, performed inspections of the Subject Property, including the Subject Structure, on or about December 4, 2024, January 17, 2025, January 24, 2025, and February 12, 2025. Bragg and Gillespie documented the conditions of the Subject Structure and observed the following conditions, all of which are still present as of the date of this Order:
    a. Dilapidation, decay, unsanitary conditions or disrepair throughout the property inside and outside the structure.
    b. Visible trash, soiled linens, soiled carpet, resulting in a foul smell emanating into the common hallway in one or more guest rooms, including room 1249,
    c. Evidence of bed bugs in one or more guest rooms,
    d. Broken windows on guest rooms exposing passersby in the common hallways to broken glass,
    e. Visible organic growth in the second-floor common hallways which appears to be mold or mildew,
    f. Emergency exit doors being blocked by furniture and debris, doors secured with metal bar, doors barricaded with wood, in particular in the ballroom and the kitchen,
    g. Lack of adequate heat throughout the commons area of the Subject Structure and in required FDC room
    h. Exposed wiring throughout the Subject Structure, in particular in the kitchen, FDC room, and second floor maintenance room,
    i. Evidence of improper wire splicing throughout the Subject Structure, including appliance cords spliced onto lamps and secured with electrical tape,
    j. Numerous violations of the city fire prevention code which constitute a condition which is unsafe and especially dangerous to life;
        i. Improper use of extension cords, and extension cords run through walls as permanent wiring,
        ii. Burned outlets,
        iii. Inoperable sprinkler system,
        iv. Sprinkler heads obstructed with drop ceilings,
        v. No heat in sprinklered areas of the Subject Property, including the ballroom and kitchen, posing a freeze risk to the sprinkler heads and system,
        vi. FDC physically blocked with a locked gate,
        vii. Improperly wired power to FDC,
        viii. Inoperable exit signage,
        ix. Improperly wired exit signage leading to burned out wiring,
        x. Inoperable emergency lighting,

xi. Open junction boxes,
xii. Inoperable fire alarm system,
xiii. Inoperable smoke detectors in rooms,
xiv. Inoperable fire alarm manual pull stations,
xv. Missing fire extinguishers and mounts,

k. Garbage and solid waste located around the property not contained is approved waste receptacles

6. The City has enacted a Nonresidential Property Maintenance and Repair Code codified in Chapter 12, Article III of the Code of Ordinance, City of Henderson, North Carolina, said Code of Ordinances hereinafter being referred to as the "Code."

7. Pursuant to Section 12-39 of the "Code," "Every nonresidential building or structure and the premises on which it is situated shall comply with the provisions of the "Code."

8. Pursuant to Section 12-40 of the Code, "All nonresidential buildings and structures, including their premises, shall be maintained in a state of good repair that prevents further decay from wind, rain and external weather... All nonresidential buildings and structures and their premises shall be free of nuisances and shall be free of any hazards to the safety of occupants, customers or other persons utilizing the buildings and structures included in the premises or to pedestrians and/or vehicles passing thereby. The nonresidential building and structure and the premises shall be kept in a condition that is not dangerous and injurious to the public health, safety and welfare."

9. Hendersonville Hospitality, LLC has represented to Bragg and Gillespie, and on the record of the Administrative Hearing, that repairs were being completed to correct the violations detailed hereinabove, however, as of the date of this Order, very few corrective actions have been taken.

10. Some of the corrective actions attempted by Hendersonville Hospitality, LLC were performed by unlicensed individuals and do not comply with applicable codes, in particular, wiring repairs were conducted by unlicensed guests of the hotel and remain exposed or are visibly burnt due to deficient work.

11. The Subject Structure has a tax value of $2,582,800.

12. The estimates submitted by Hendersonville Hospitality, LLC total $ 43,115.88.

13. There are no active building permits issued regarding the Subject Structure.

CONCLUSIONS

Based on the foregoing Findings of Fact, the undersigned CDD makes the following conclusions:

1. The Subject Property contains exclusively nonresidential uses and therefore is required to comply with the requirements of the Nonresidential Property Maintenance and Repair Code.

2. Pursuant to Sec. 12-39 of the City Code, as the owner of the Subject Property, it is the duty of Hendersonville Hospitality, LLC to comply with the regulations set forth in the Nonresidential Property Maintenance Code.

3. Pursuant to Sec. 12-40 of the City Code, the conditions of the Subject Property detailed hereinabove constitute violations of the City Code and must be corrected. In particular, the conditions present are in violation of the following:

Sec. 12-40(5) Dilapidation, decay, unsanitary conditions or disrepair, which is dangerous to the health, safety and welfare of the occupants or other people in the city (soiled rooms, organic growth in the

common hallways, broken glass, accumulation of trash in common areas outside of appropriate receptacles);

Sec. 12-40(5)(6) Inadequate facilities for egress to such an extent that there does not exist at a minimum, sufficient operable doors that the building can be entered safely and exited in the same manner in case of fire or panic (blocked and/or bolted doors in common areas, and in particular in the main entry area, kitchen, and ballroom);

Sec. 12-40(5)(8) Lack of adequate ventilation, light, heating or sanitary facilities to such an extent as to endanger the health, safety or general welfare of the occupants or other residents of the city (inoperable emergency lighting, presence of organic growth in the common areas);

Sec. 12-40(5)(10) Any violation of the city fire prevention code which constitutes a condition which is unsafe and especially dangerous to life (numerous fire prevention code violations detailed above and in the inspection reports prepared by Gillespie);

Sec. 12-40(5)(11) Buildings and environs shall be kept clear of accumulations of garbage, trash, or rubbish, which creates health and sanitation problems. All garbage and solid waste shall be in approved containers or stored in a safe and sanitary way (accumulation of trash in the common areas, guest rooms with soiled carpets and linens resulting in foul smells emanating into the common hallway);

Sec. 12-40(5)(13) The building and environs surfaces shall be kept clear of cracked or broken glass, loose shingles, loose wood, crumbling stone or brick, loose or broken plastic or other dangerous objects or similar hazardous conditions. Exterior surfaces shall be maintained in such material or treated in such a manner as to prevent deterioration and repaired or replaced with like or similar material according to its original use (broken glass in guest rooms);

Sec. 12-40(5)(24) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner (improperly spliced wires, burned out electric receptacles, exposed wiring);

4. The Subject Structure has not been properly maintained so that the safety or health of its occupants or members of the general public is jeopardized for failure of the property to meet the minimum standards set forth in section 12-40 of the City Code.

5. The repairs, alterations or improvements necessary to bring the Subject Structure into compliance with the provisions of Nonresidential Property Maintenance Code can be made at a cost of 50 percent or less than the present value of the Subject Structure.

ORDER

6. Hendersonville Hospitality, LLC is hereby ordered to complete all repairs, alterations, or improvements necessary to bring the Subject Structure into compliance with the provisions of the Nonresidential Property Maintenance Code, or to otherwise vacate and close the Subject Structure for any use.

7. The remedial action required to effect compliance with the Nonresidential Property Maintenance Code is as follows:

    a. Remove trash and disinfect common areas and guest rooms;

    b. Treat bed bugs with appropriate pest control treatment;

    c. Replace broken glass in guest rooms;

d. Perform appropriate treatment for areas with visible organic growth and ensure adequate ventilation to prevent future accumulation;

e. Keep all emergency exit doors accessible, remove all barricades, bolts, and other mechanisms used to permanently block the doors;

f. Repair heat to the common areas and all guest rooms;

g. Have an appropriately licensed contractor repair and/or replace all improper wiring, including exposed wiring;

h. Immediately cease the use of surge protectors and extension cords as permanent wiring;

i. Have an appropriately licensed contractor repair and/or replace all burned outlets,

j. Have an appropriately licensed contractor repair or replace the sprinkler system, including,

    i. Repair and/or replace all inoperable sprinkler heads,

    ii. Remove obstructions from sprinkler heads,

k. Keep FDC accessible at all times, remove any locks or physical barriers unless specifically approved by the City of Hendersonville Fire Department;

l. Have an appropriately licensed contractor repair or replace wiring to FDC,

m. Repair or replace inoperable exit signage,

n. Have an appropriately licensed contractor repair or replace improper wiring on exit signage,

o. Have an appropriately licensed contractor repair or replace inoperable emergency lighting,

p. Have an appropriately licensed contractor repair or replace inoperable fire alarm system,

q. Repair open junction boxes,

r. Repair or replace inoperable smoke detectors in guest rooms,

s. Have an appropriately licensed contractor repair or replace inoperable fire alarm manual pull stations,

t. Replace missing fire extinguishers and provide appropriate mounts.

8. The remedial action described above must be completed on or before March 28, 2025.

9. Following the completion of all remedial action described above, Hendersonville Hospitality is ordered to contact the City of Hendersonville Code Enforcement Officer to schedule a reinspection of the Subject Structure for compliance with this Order.

10. If remedial actions are not completed within the specified time, in addition to any other remedy available, the City may cause the Subject Structure to be repaired, and to have the amounts incurred by the City in connection with such repair filed as a lien against the Subject Property, or may post a notice of condemnation on the Subject Structure prohibiting any occupancy or use whatsoever.

11. Hendersonville Hospitality, LLC, or any other individual taking remedial action at the Subject Property, must secure any necessary permits authorizing any proposed remedial action.

This the 28th day of February, 2025

BY: Lew Holloway _____ Lew Holloway
Lew Holloway (Feb 28, 2025 09:17 EST)

Lew Holloway

Community Development Director/Zoning Administrator
100 N. King Street, Hendersonville, NC 28712
Community Development Dept. – Planning Division
Phone: 828-697-3010

CERTIFICATE OF SERVICE

This is to certify that the undersigned has this date served a copy of this Order by regular and certified mail addressed to:

Hendersonville Hospitality LLC
201 Sugarloaf Rd
Hendersonville NC 28792

Hendersonville Hospitality LLC
Attn: Jasmine Budhwani, Member
4133 Admiral Way
Atlanta GA 30341

La Vecindad, LLP
Elizabeth Angeles Alarcon
304 E. King St
E Flat Rock, NC 28725

This is to certify that the undersigned has this date served a copy of this Order by regular mail addressed to:

Andreu Phillip
Attorney for Hendersonville Hospitality, LLC
475 S Church St
Hendersonville, NC 28792

This the 28th day of February, 2025

Kathryn Bragg
Code/Zoning Enforcement Officer

Order_Cascades1 2.27.2025

Final Audit Report 2025-02-28

Created:	2025-02-28
By:	KATHY BRAGG (kbragg@hvlnc.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhZmUDOq6cY8YknZ4ofVi59IkFhZnlEEi

"Order_Cascades1 2.27.2025" History

Document created by KATHY BRAGG (kbragg@hvlnc.gov)
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Document emailed to Lew Holloway (lholloway@hvlnc.gov) for signature
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Email viewed by Lew Holloway (lholloway@hvlnc.gov)
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Document e-signed by Lew Holloway (lholloway@hvlnc.gov)
Signature Date: 2025-02-28 - 2:17:43 PM GMT - Time Source: server

Agreement completed.
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CITY COUNCIL:
BARBARA G. VOLK
Mayor
DR. JENNIFER HENSLEY
Mayor Pro Tem
LYNDSEY SIMPSON
MELINDA LOWRANCE
LYNDSEY SIMPSON
GINA BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

COMMUNITY DEVELOPMENT DEPARTMENT

JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

BY CERTIFIED MAIL, PERSONAL DELIVERY AND POSTING

April 11, 2025

Hendersonville Hospitality, LLC
201 Sugarloaf Road
Hendersonville, NC 28792

Notice of Hearing

RE: Violation of Order issued February 28, 2025 by Lew Holloway, Community Development Director, Case No: 201 Sugarloaf Road. In Re Violations, Sections 12-31;12-33-36 of the Code of Ordinances of the City of Hendersonville and General Statute 160D 1119-1124 (the "Order")

Property Owner:	Hendersonville Hospitality, LLC
Location:	201 Sugarloaf Road
PIN:	9579-56-1085

Notice is hereby given that the undersigned will bring before the City of Hendersonville City Council a request for the adoption of an ordinance pursuant to the authority of Section 12-44 of the Code of Ordinances for the City Hendersonville, said ordinance to do the following:

1. Order that a Notice of Condemnation be placed upon the Cascades facilities located at Sugarloaf Road, Hendersonville, NC 28792, the notice to read as follows:

   "Notice is hereby given that this building is unfit for any use; the use or occupation of this building for any purpose is prohibited and unlawful. Such building has been condemned under the building laws of the State of North Carolina and the City of Hendersonville."

2. Order that the Cascades facilities remain closed and ineligible for occupation until all violations of the above-referenced Order be corrected and abated.

The basis for this request to City Council is the failure of Hendersonville Hospitality, LLC, to carry out the remedial actions as set forth in the order by the deadline given, March 28, 2025. A copy of the Order is included for your reference. This failure poses a risk of imminent harm to the employees, patrons, and guests of the Cascades facility.

This matter will be brought before the City Council for the City of Hendersonville on May 1, 2025 at 5:45 p.m., or as soon thereafter as it may be heard.

Sincerely,

Lew Holloway
Community Development Director

cc: Crystal Lyda, Building Services Director
Andreu Phillip, Esq.
David Jenkins, Henderson County Health Director

CITY COUNCIL:
BARBARA G. VOLK
Mayor
DR. JENNIFER HENSLEY
Mayor Pro Tem
LYNDSEY SIMPSON
MELINDA LOWRANCE
GINA BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

BY CERTIFIED MAIL, PERSONAL DELIVERY AND POSTING

April 25, 2025

Hendersonville Hospitality, LLC
201 Sugarloaf Road
Hendersonville, NC 28792

Amended Notice of Hearing

RE: Violation of Order issued February 28, 2025 by Lew Holloway, Community Development Director, Case No: 201 Sugarloaf Road. In Re Violations, Sections 12-31;12-33-36 of the Code of Ordinances of the City of Hendersonville and General Statute 160D 1119-1124 (the "Order")

Property Owner:	Hendersonville Hospitality, LLC
Location:	201 Sugarloaf Road
PIN:	9579-56-1085

Notice is hereby given that the undersigned will bring before the City of Hendersonville City Council a request for the adoption of an ordinance pursuant to the authority of Section 12-44 of the Code of Ordinances for the City Hendersonville, said ordinance to do the following:

1. Order that a Notice of Condemnation be placed upon the Cascades facilities located at Sugarloaf Road, Hendersonville, NC 28792, the notice to read as follows:

   "Notice is hereby given that this building is unfit for any use; the use or occupation of this building for any purpose is prohibited and unlawful. Such building has been condemned under the building laws of the State of North Carolina and the City of Hendersonville."

2. Order that the Cascades facilities remain closed and ineligible for occupation until all violations of the above-referenced Order be corrected and abated.

The basis for this request to City Council is the failure of Hendersonville Hospitality, LLC, to carry out the remedial actions as set forth in the order by the deadline given, March 28, 2025. A copy of the Order is included for your reference. This failure poses a risk of imminent harm to the employees, patrons, and guests of the Cascades facility.

This matter will be brought before the City Council for the City of Hendersonville on **June 5, 2025 at 5:45 p.m.**, or as soon thereafter as it may be heard.

Sincerely,

Lew Holloway
Community Development Director

cc: Crystal Lyda, Building Services Director
Andreu Phillip, Esq.
David Jenkins, Henderson County Health Director

Ordinance #

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO ORDER THE STRUCTURE AT 201 SUGARLOAF ROAD BE VACATED AND CLOSED TO COMPLY WITH THE STANDARDS OF CHAPTER 12 ARTICLE III OF THE CITY CODE

IN RE: Hendersonville Hospitality, LLC
201 Sugarloaf Road
Hendersonville, NC 28792
PIN: 9579-56-1085

WHEREAS, Hendersonville Hospitality, LLC (hereinafter the "Owner") is the owner of that real property located at 201 Sugarloaf Road, and being more particularly described in that deed recorded in Deed Book 3708 at page 653, Henderson County registry (hereinafter the "Property"); and

WHEREAS, The Property is developed as a hotel/resort and includes two commercial structures. The structure with the property address 201 Sugarloaf Rd has 62,977 square feet, such structure hereinafter referred to as the "Subject Structure". There is a second structure located on the parcel that is currently vacant and includes 16,129 square feet, hereinafter "Subordinate Structure."

WHEREAS, On or about December 4, 2024, January 17, 2025, January 24, 2025, and February 12, 2025, the Code Enforcement Officer of the City of Hendersonville (hereinafter called the "Code Enforcement Officer") pursuant to Chapter 12; Article III; Sections 12-41 of the Code of Ordinances of the City of Hendersonville (hereinafter called the "Code"), and G.S. 160D-1129, conducted a preliminary investigation of the Subject Structure and documented evidence of violations of the minimum standards contained in Sec. 12-40 of the Code; and

WHEREAS, The Code Enforcement Officer caused a complaint to be served upon the Owner and parties in interest stating the charges and giving notice of an administrative hearing; and

WHEREAS, The Code Enforcement Officer held an administrative hearing on January 8, 2025 and February 13, 2025 and based on the evidence submitted determined that violations of the minimum standards contained in Sec. 12-40 of the Code exist and issued a written order, dated February 28, 2025, stating findings of fact in support of the determination of the violations, hereinafter "Enforcement Order"; and

WHEREAS, The Enforcement Order further found that the violations of Sec. 12-40 of the Code will jeopardize the safety or health of the occupants of the Subject Structure or the general public, and required the owner to repair the Subject Structure and the premises or otherwise vacate and close the Subject Structure no later than March 28, 2025; and

WHEREAS, No appeal from the Enforcement Order was made pursuant to G.S. 160D-1208; and

WHEREAS, The Owner, after having been given a reasonable opportunity to do so, has failed to complete the remedial actions stated in the Enforcement Order, and therefore the Owner as failed to take prompt corrective action; and

DRAFT

WHEREAS, On April 11, 2025, the Hendersonville Fire Marshall ordered the Subject Structure to be immediately evacuated due to the presence of imminently dangerous conditions, hereinafter "Evacuation Order"; and

WHEREAS, subsequent to the issuance of the Evacuation Order, six people were found to be occupying the Subject Structure an had to be ordered to leave by the Hendersonville Fire Marshall; and

WHEREAS, the Owner was served with a notice for a public hearing before the City Council; and

WHEREAS, the City Council held a public hearing concerning this matter on June 5, 2025; and

WHEREAS, the Code Enforcement Officer has requested the City Council of the City of Hendersonville to adopt an Ordinance ordering the Code Enforcement Officer to: (1) Cause the Subject Structure to be repaired, or otherwise may order the building to be vacated and closed, and (2) Cause to be posted on the main entrance of the Subject Structure, a placard entitled, "Notice of condemnation" with the following words: "Notice is hereby given that this building is unfit for any use; the use or occupation of this building for any purpose is prohibited and unlawful. Such building has been condemned under the building laws of the State of North Carolina and the City of Hendersonville.".

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

1. The City Council finds that: As of the date of this Ordinance, the Owner has not caused repairs to be made to the Subject Structure to comply with the Enforcement Order. In particular, the following conditions exist as of the date of this Ordinance:
   a. [insert]
2. Based on the totality of the circumstances, the City Council finds that the Subject Structure is unsafe and unfit for human habitation, and therefore orders the Subject Structure be closed, vacated, and condemned.
3. Pursuant to G.S. 160D-1129, and Section 12-44 of the Code of Ordinances for the City of Hendersonville, the City Council hereby orders the Code Enforcement Officer to:
   a. Cause the Subject Structure to be vacated and closed; and
   b. Cause a Notice of Condemnation to be placed on the Subject Structure, to read as follows: "Notice is hereby given that this building is unfit for any use; the use or occupation of this building for any purpose is prohibited and unlawful. Such building has been condemned under the building laws of the State of North Carolina and the City of Hendersonville."
4. The Subject Structure shall remain closed in its entirety and ineligible for occupation until all violations of Chapter 12, Article III of the Code are corrected and abated.
5. No repair shall be deemed complete until such time as such repair has been duly inspected by the appropriate City or County official having jurisdiction over such repair. For the avoidance of doubt, repairs governed by the NC State Building Code must be inspected and approved by the Henderson County Building Inspections Department; repairs governed by the North Carolina Fire Prevention Code must be inspected and approved by the Hendersonville Fire Marshall; and repairs governed by North Carolina public health statutes and accompanying administrative code provisions must be inspected and receive a passing grade by the Henderson County Department of Public Health, Environmental Health Division; and all other violations cited in the Enforcement Order must be inspected and approved by the Hendersonville Code Enforcement Officer.

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6. After all repairs have been made, the Owner shall contact the Hendersonville Code Enforcement Officer and other City and County enforcement officials to request inspection for compliance with this Ordinance. The Owner shall permit access to all parts of the Subject Structure, including, without limitation, all rooms and common areas to: the Code Enforcement Officer and staff, Hendersonville Fire Marshall and staff, Henderson County Building Services Director and staff, and Henderson County Environmental Health Director and staff, or their respective designees.
7. The Subject Structure may only be occupied in whole or in party pursuant to an ordinance adopted by the City of Hendersonville City Council lifting or amending the restrictions contained herein.
8. If any occupant fails to vacate the Subject Structure, the Code Enforcement Officer may file a civil action in the name of the City to remove the occupant in accordance with the terms and requirements contained in G.S. 160D-1129(j).
9. Pursuant to Sec. 12-44(e) of the Code and G.S. 160D-1129(i), the amount of the cost vacating and closing the Subject Structure shall be a lien against the Property upon which the Subject Structure is situated. Such lien shall be filed, have the same priority and be collected as the lien for special assessment provided in G.S. 160A, Art. 10. The amount of the foregoing costs shall also be a lien on any other real property of the Owner located within the city limits except for the Owner's primary residence. This additional lien is inferior to all prior liens and shall be collected as a money judgment.

Adopted this 5th day of June 2025.

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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CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Sam Hayes

MEETING DATE: June 5th, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Annexation: Analysis and Advisement–Upward Road (4 JS Produce and Apples LLC) (Flat Rock Cidery) (00-00-ANX) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Directing Staff to Move Forward with The Annexation Review Process:	**For Directing Staff to Not Move Forward with The Annexation Review Process:**
I move Council direct staff to move forward in reviewing the annexation petition for the property located at _____ owned by 4 JS Produce Apples LLC (Flat Rock Cidery). **[DISCUSS & VOTE]**	I move Council direct staff to **not** move forward in reviewing the annexation petition located at _____ and owned by 4 JS Produce Apples LLC (Flat Rock Cidery). The subject property will remain under Henderson County's zoning jurisdiction. I further move that City sewer service 1. Can be extended to the subject property. **OR** 2. Cannot be extended to the subject property. **[DISCUSS & VOTE]**

SUMMARY: *File # 00-00-ANX*

The City of Hendersonville has conducted an annexation analysis for a a satellite annexation of PIN 9588-70-5815 and 9588-71-3183 located on Upward Road that is approximately 9.3 acres. Please refer to the attached maps for additional information.

PROJECT/PETITIONER NUMBER:	• 00-00-ANX
PETITIONER NAME:	• N/A
ATTACHMENTS:	1. Annexation Analysis 2. Annexation Application

Upward Road (4 JS Produce and Apples LLC) (Flat Rock Cidery) - Annexation Analysis

Proposed Development Concept:

1. Cidery and Tap Room
2. PIN: 9588-70-5815 and 9588-71-3183
3. 9.3 acres

City and County Comprehensive Plan Analysis



Example of “rural residential” development presented in the City of Hendersonville Gen H Comprehensive Plan.



Example of a “employment & industry” development presented in the Henderson County 2045 Comprehensive Plan.

Henderson County 2045 Comprehensive Plan Future Land Use Designation: **Employment & Industry.**

The City of Hendersonville’s Gen H Plan Future Land Use Designation: **Rural Residential.**

- ✓ a. The Henderson County 2045 Comprehensive Plan encourages industries such as manufacturing, agriculture, distribution, offices, and research and development.
- ✓ b. The City of Hendersonville’s Gen H Comprehensive Plan encourages low-density residential development, comprised of single-family detached homes on lots one acre or greater.
- ✓ c. The Henderson County 2045 Comprehensive Plan specifies that these areas should be constructed with highway and utility access with large available parcels.
- ✓ d. The City of Hendersonville’s Gen H Comprehensive Plan locates Rural Residential to the far east and western parts of the city and ETJ, where large tracts of open land are available.
- ✓ e. The Henderson County 2045 Comprehensive Plan denotes that a majority of these areas will be served by utilities.

- ✓ f. The City's comprehensive plan also states that conservation design, which includes mor open space in exchange for smaller minimum lot seizes, may be a preferred approach.

✓

Zoning Analysis

Henderson County Residential District One (R1)

1. Allowable Uses: Residential uses allowed. No retail trade other than a produce stand and open air market (with a special use permit). Agricultural uses is permitted under R1. The current production facility is classified as agricultural production.
2. Residential density 4 units per acre for single family.
3. Residential density 12 units per acre for multifamily.
4. Conditional rezoning when 10 or more multifamily dwellings are proposed.

City of Hendersonville Commercial Highway Mixed Use (CHMU)

1. Staff recommends zoning to **Commercial Highway Mixed Use.** CHMU allows for many uses, light manufacturing as well as a variety of other commercial businesses. Additionally, CHMU allows residential single, two, and multi-family.
    a. Light manufacturing is classified as The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property.
2. CHMU caps the number of residential units per acre depending on the required open space. The greater the provided open space, the more units per acre are allowed. The max density for CHMU is 12 units per acre with 60% open space.
3. The other properties in the vicinity annexed into the city are Highway Business C-3 and CHMU.
    a. The adjacent uses include a gas station/convenience store, fast food restaurants, ABC Store, and two hotels.

Staff Notes

1) The project appears to be in better alignment with the Henderson County's 2045 Comprehensive Plan vision for the area. The City's vision for this area is focused on residential uses rather than industrial.

2) The proposed use is not allowed by right in the County, though it does currently operate under county zoning.

3) The proposed use would be allowed by right in the City.

Annexation Options

1) Annexation into the City of Hendersonville with sewer provided:
    a. Project proceeds as presented under CHMU zoning district.
2) No annexation required but city sewer provided:
    a. Project proceeds as presented and is allowed as an agricultural use in the R1 zoning district.
3) No annexation with no city sewer provided:
    a. Project proceeds as presented and is allowed as an agricultural use in the R1 zoning district.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Steurer **MEETING DATE:** June 5, 2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Utilities

TITLE OF ITEM: Letter of Support for the City of Saluda Water System Merger Integration Assistance Grant – *Adam Steurer, Utilities Director*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City Council of Support for the City of Saluda Merger Integration Grant.

SUMMARY:

The North Carolina Department of Environmental Quality (NCDEQ) previously awarded a Merger/Regionalization Feasibility (MRF) study grant to the City of Saluda. The study investigated the challenges, benefits, and implications for the Saluda water system to merge, in part or in whole, to regionalize, or some combination thereof with the partnering utility - Hendersonville.

The MRF study identified several needs/projects necessary for a merger of the Saluda water system into the Hendersonville water system. The identified needs/projects will also improve the resilience of the Saluda water system regardless of its ownership.

Additional funding administered by NCDEQ is available for local governments for advancing regionalization efforts that improve utility system resiliency. The City of Saluda intends to request funding in an attempt to implement some of the needs/projects identified in the MRF study.

A Letter of Support from the partnering utility, Hendersonville, is required for the funding application. The Letter of Support does not commit Hendersonville to act on a merger, in part or in whole, regionalization, or some combination thereof.

BUDGET IMPACT: $0

Is this expenditure approved in the current fiscal year budget? n/a

If no, describe how it will be funded.

ATTACHMENTS:

1. Resolution

2. Letter of Support
3. MRF Funding Needs – City of Saluda

Resolution # -____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO SUPPORT THE CITY OF SALUDA MERGER INTEGRATION ASSISTANCE GRANT

WHEREAS, the City of Saluda is a current municipal wholesale Hendersonville water customer; and

WHEREAS, the North Carolina Department of Environmental Quality (NCDEQ) previously awarded a Merger/Regionalization Feasibility (MRF) study grant to the City of Saluda. The study investigated the challenges, benefits, and implications for the Saluda water system to merge, in part or in whole, to regionalize, or some combination thereof with the partnering utility - Hendersonville; and

WHEREAS, the MRF study identified several needs/projects necessary for a merger of the Saluda water system into the Hendersonville water system. The identified needs/projects will also improve the resilience of the Saluda water system regardless of its ownership; and

WHEREAS, additional funding administered by NCDEQ is available for local governments for advancing regionalization efforts that improve utility system resiliency. The City of Saluda intends to request funding in an attempt to implement some of the needs/projects identified in the MRF study; and

WHEREAS, A Letter of Support from the partnering utility, Hendersonville, is required for the funding application. The Letter of Support does not commit Hendersonville to act on a merger, in part or in whole, regionalization, or some combination thereof.

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

1. Authorize the City Manager, John Connet, to execute and submit a Letter of Support for the City of Saluda Merger Integration Grant.

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

Approved as to form:

Angela S. Beeker, City Attorney

CITY COUNCIL:
BARBARA G. VOLK
Mayor
DR. JENNIFER HENSLEY
Mayor Pro Tem
LYNDSEY SIMPSON
MELINDA P. LOWRANCE
MARGINA M. BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

June 5, 2025

Mr. Steven Orr
City Manager
City of Saluda
6 East Main Street
Saluda, North Carolina 28733

RE: Letter of Support
City of Saluda Water System Merger Integration Assistance Grant

Mr. Orr:

As you know, over the past few years the City of Hendersonville has participated in the City of Saluda's study to investigate the feasibility of a potential merger, in part or in whole, regionalization, or some combination thereof of the municipality's water systems. The study has identified needs and/or projects necessary for a merger, but will also improve the resilience of the Saluda water system regardless of its ownership.

With submittal of this letter, we offer our support of the items identified in the study to ensure the viability and resilience of the Saluda water system. Our support of the items identified, however, does not bind us to act on a merger, in part or in whole, regionalization, or some combination thereof.

Sincerely,

John F. Connet
City Manager

attachment: Resolution by City of Hendersonville City Council

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 6/5/2025

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Discussion Regarding N. Oak Street and 5th Avenue Intersection – *Jennifer Hensley, Mayor Pro Tem*

SUGGESTED MOTION(S):

I move that City Council direct City staff to develop a plan and budget to install a new traffic signal at the intersection of 5th Avenue and N. Oak Street.

SUMMARY:

Mayor Pro Tem Hensley has requested a discussion regarding the installation of a traffic signal at 5th Avenue and N. Oak Street due to recent accidents.

BUDGET IMPACT: $ TBD

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

If no, describe how it will be funded. NA

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 06/05/2025

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: FY26 Special Appropriations – *Jennifer Floyd, Management Analyst*

SUGGESTED MOTION(S):

See Motion Agenda.

SUMMARY:
Each year, Council approves funding for services in partnership with local agencies. This agenda item is for discussion and final decision on fiscal year 2025-2026 (FY26) special appropriation allocations for public services.

BUDGET IMPACT: $158,120 discretionary funding, $172,500 full funding

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

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

ATTACHMENTS:
Special Appropriations Summary

Special Appropriation Requests - Discretionary Funding

City Manager Appropriation Target $ 155,000

Organization	FY26 Requests	Council Appropriation	Melinda Lowrance	Is there a conflict?	Lyndsey Simpson	Is there a conflict?	Barbara Volk	Is there a conflict?	Jennifer Hensley	Is there a conflict?	Gina Baxter	Is there a conflict?	Category
Appropriation Available (25% of Budget)	**38,750**	**(1,250)**	-		-		-		**(500)**		-		
Arts Council of Henderson County, Inc.	14,135	2,600	2,500	No	3,500	No	2,500	No	2,500	No	2,000	No	Education, Arts, Culture, & Recreation
Blue Ridge Literacy Council- Literacy Connection	10,000	10,000	10,000	No	10,000	No	8,000	No	9,000	No	9,000	No	Education, Arts, Culture, & Recreation
Boy's & Girl's Club of Henderson County	7,000	4,400	7,000	No	-	Yes	5,000	No	5,000	No	5,000	No	Education, Arts, Culture, & Recreation
Flat Rock Playhouse (Vagabond School)	2,050	1,210	1,250	No	2,050	No	750	No	1,000	No	1,000	No	Education, Arts, Culture, & Recreation
Henderson County Education Foundation	4,000	3,200	-	Yes	4,000	No	4,000	No	4,000	No	4,000	No	Education, Arts, Culture, & Recreation
Hendersonville Community Theatre	3,500	2,850	3,500	No	3,500	No	2,500	No	1,750	No	3,000	No	Education, Arts, Culture, & Recreation
Hendersonville Shuffleboard Club	1,250	1,250	250	No	1,250	No	1,250	No	1,250	No	500	No	Education, Arts, Culture, & Recreation
Hendersonville Symphony	6,000	3,100	3,000	No	3,500	No	2,500	No	2,500	No	4,000	No	Education, Arts, Culture, & Recreation
Team ECCO	2,000	1,600	1,000	No	2,000	No	2,000	No	2,000	No	1,000	No	Education, Arts, Culture, & Recreation
The Hope Center of Hendersonville	5,000	4,540	5,000	No	3,700	No	5,000	No	5,000	No	4,000	No	Education, Arts, Culture, & Recreation
YMCA of Western North Carolina	5,250	5,250	5,250	No	5,250	No	5,250	No	5,250	No	5,250	No	Education, Arts, Culture, & Recreation
Sub-Total	**60,185**	**40,000**	38,750		38,750		38,750		39,250		38,750		
Appropriation Available (75% of Budget)	**116,250**	**(1,870)**	**2,000**		-		-		-		-		
Agribusiness Henderson County (AgHC)	5,000	1,800	2,000	No	-	No	2,500	No	2,500	No	2,000	No	Life Quality and Economic Services
Blue Ridge Community Health Services	10,000	7,200	10,000	No	5,000	No	6,000	No	5,000	No	10,000	No	Life Quality and Economic Services
Blue Ridge Humane	5,000	2,900	500	No	3,500	No	2,000	No	3,500	No	5,000	No	Life Quality and Economic Services
Children & Family Resource Center	10,000	4,400	2,000	No	5,000	No	7,500	No	7,500	No	-	Yes	Life Quality and Economic Services
Henderson County Council on Aging	21,000	9,100	10,000	No	5,000	No	15,000	No	7,500	No	8,000	No	Life Quality and Economic Services
Henderson County Habitat for Humanity	107,000	44,400	38,000	No	45,000	No	50,000	No	35,000	No	54,000	No	Life Quality and Economic Services
Interfaith Assistance Ministry - Rent Asst.	75,000	20,420	30,250	No	25,850	No	10,000	No	25,000	No	11,000	No	Life Quality and Economic Services
Medical Loan Closet of Henderson County	2,800	2,800	500	No	1,400	No	500	No	1,500	No	750	No	Life Quality and Economic Services
Only Hope WNC	10,000	3,000	3,500	No	3,500	No	2,000	No	2,000	No	4,000	No	Life Quality and Economic Services
Safelight, Inc.	35,000	8,550	10,000	No	10,000	No	7,500	No	10,000	No	5,250	No	Life Quality and Economic Services
St. Gerard House	3,000	1,750	1,000	No	1,000	No	1,750	No	3,000	No	2,000	No	Life Quality and Economic Services
The Mediation Center	1,500	700	500	No	-	No	1,500	No	1,250	No	250	No	Life Quality and Economic Services
Thrive	10,000	6,400	5,000	No	7,500	No	5,000	No	7,500	No	7,000	No	Life Quality and Economic Services
True Ridge	10,000	4,700	3,000	No	3,500	No	5,000	No	5,000	No	7,000	No	Life Quality and Economic Services
Sub-Total	**305,300**	**118,120**	116,250		116,250		116,250		116,250		116,250		
Total	**365,485**	**158,120**	**$ 155,000**		**$ 155,000**		**$ 155,000**		**$ 155,500**		**$ 155,000**		

Special Appropriation Requests - Full Funding

Organization	FY26 Requests	Council Appropriation	Melinda Lowrance	Is there a conflict?	Lyndsey Simpson	Is there a conflict?	Barbara Volk	Is there a conflict?	Jennifer Hensley	Is there a conflict?	Gina Baxter	Is there a conflict?	Category
Henderson County Economic Investment Fund	50,000	-	-	No	-	No	-	No	-	No	-	No	Full Funding
Henderson County Partnership for Econ. Dev.	25,000	-	-	No	-	No	-	No	-	No	-	No	Full Funding
Henderson County Rescue Squad	15,000	-	-	No	-	No	-	No	-	No	-	No	Full Funding
Merchant's and Business Association	2,500	-	-	No	-	No	-	No	-	No	-	No	Full Funding
Mills River Partnership	80,000	-	-	No	-	No	-	No	-	No	-	No	Full Funding
Total	**172,500**	**-**	**$ -**		**$ -**		**$ -**		**$ -**		**$ -**		

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
010-1300-521001	Supplies and Materials	131,045	-	31,400	99,645	FLOCK cameras	yes	Adjustment	4/30/2025
010-1300-534000	Non-Capital Equipment	6,500	31,400	-	37,900	FLOCK cameras	yes	Adjustment	4/30/2025
010-1502-534000	Non-Capital Equipment	28,805	-	8,000	20,805	Waste Reduction Grant Project #G2403	yes	Amendment	5/1/2025
010-0000-598901	Transfer Out (to 301, #G2403)	2,243,298	8,000	-	2,251,298	Waste Reduction Grant Project #G2403	yes	Amendment	5/1/2025
301-0000-470100-G2403	Transfer In (From 010, FY25)	-	8,000	-	8,000	Waste Reduction Grant Project #G2403	yes	Amendment	5/1/2025
301-0000-420050-G2403	Grant Revenue	40,000	-	-	40,000	Waste Reduction Grant Project #G2403	yes	Amendment	5/1/2025
301-7855-550102-G2403	Capital Outlay- Services and Fees	40,000	8,000	-	48,000	Waste Reduction Grant Project #G2403	yes	Amendment	5/1/2025
010-0000-470900	Fund Balance Approp. (FY15)	150,000	-	-	150,000	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
010-0000-470900	Fund Balance Approp. (FY16)	58,000	-	-	58,000	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
010-0000-410001	Local Sales & Use Tax (Sales Tax, FY25)	6,117,500	124,835	-	6,242,335	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
010-0000-598901	Transfer Out (to 410, #15929, FY15)	150,000	-	-	150,000	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
010-0000-598901	Transfer Out (to 410, #15929, FY16)	58,000	-	-	58,000	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
010-0000-598901	Transfer Out (to 410, #15929, FY25)	-	124,835	-	124,835	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-0000-470010-15929	Transfer In (from 010, FY15)	150,000	-	-	150,000	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-0000-470010-15929	Transfer In (from 010, FY16)	58,000	124,835	-	182,835	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-0000-470010-15929	Transfer In (from 010, FY25)	-	-	-	-	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-0000-420050-15929	Reimbursements	832,000	-	832,000	-	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-0000-420050-15929	Grant Revenue (NCDOT)	-	260,154	-	260,154	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-1014-550103-15929	Capital - CIP	1,040,000	384,989	832,000	592,989	Tracey Grove Bridge Project #15929	yes	Amendment	5/1/2025
410-0000-460090-18026	Contributions/Donations - Carolina Village	250,000	-	-	250,000	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-0000-460090-18026	Contributions/Donations - Blue Ridge Bicycle Club	10,000	-	-	10,000	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-0000-460090-18026	Contributions/Donations-WRDG	150,000	-	150,000	-	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-0000-460090-18026	Contributions/Dontaitons- PARTF 2020	376,000	-	-	376,000	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-0000-460090-18026	Contributions/Donations-STBG-DA	1,686,020	-	-	1,686,020	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-1014-550102-18026	Captial Outlay- Fees and Services	306,620	-	-	306,620	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-1014-551000-18026	Captial Outlay- Land,Easement,ROW	77,820	-	-	77,820	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
410-1014-550103-18026	Capital Outlat- CIP	2,087,580	-	150,000	1,937,580	Clear Creek Greenway Project #18026	yes	Amendment	5/1/2025
010-1014-521010	Office Supplies	9,000	-	1,000	8,000	ENG Uniforms	yes	Amendment	5/1/2025
010-1014-521100	Uniforms	560	1,000	-	1,560	ENG Uniforms	yes	Amendment	5/1/2025
010-0000-534999	Contingency	94,664	-	8,150	86,514	P&C - Admin Assistants	yes	Adjustment	5/13/2025
010-1007-519200	Contracted Services	-	8,150	-	8,150	P&C - Admin Assistants	yes	Adjustment	5/13/2025
010-1014-534999	Professional Services- ENG	35,000	-	1,000	34,000	Shanahan Request	yes	Adjustment	5/19/2025
010-1014-519200	Training	7,000	1,000	-	8,000	Shanahan Request	yes	Adjustment	5/19/2025
010-1525-524020	R&M Equipment	15,000	1,763	-	16,763	CAT repairs	yes	Adjustment	5/21/2025
010-1525-524030	R&M Trucks	15,000	-	1,763	13,237	CAT repairs	yes	Adjustment	5/21/2025

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 06/05/2025

AGENDA SECTION: City Manager Report **DEPARTMENT:** Administration

TITLE OF ITEM: May 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

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 06/05/2025

AGENDA SECTION: CLOSED SESSION **DEPARTMENT:** Administration

TITLE OF ITEM: Closed Session – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) 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 and to consider the qualifications, competence, performance, character, fitness of an individual public officer or employee.

SUMMARY:

City staff is requesting a closed session 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 and to consider the qualifications, competence, performance, character, fitness of an individual public officer or employee.

BUDGET IMPACT: $ TBD

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

If no, describe how it will be funded. NA

ATTACHMENTS:

None