

REZONING: CONDITIONAL REZONING – CAROLINA VILLAGE (26-25-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Carolina Village
 - 26-25-CZD
- Applicant & Property Owner:
 - Kevin Parries, Carolina Village [Owner]
 - Tom Jones, WGLA Engineering, PLLC [Applicant]
- Property Address:
 - 600 Carolina Village Road
- Project Acreage:
 - 96.77 acres
- Parcel Identification (PIN):
 - 9579-18-3554
 - 9579-08-2767
 - 9579-37-5327
 - 9579-37-6200
- Current Parcel Zoning:
 - PRD CZD Planned Residential Development Conditional Zoning District
 - R-15 Medium Density Residential
- Requested Zoning:
 - UV CZD Urban Village Conditional Zoning District
- Future Land Use Designation:
 - Multi-Generational Living
- Neighborhood Compatibility Meeting:
 - April 1, 2026



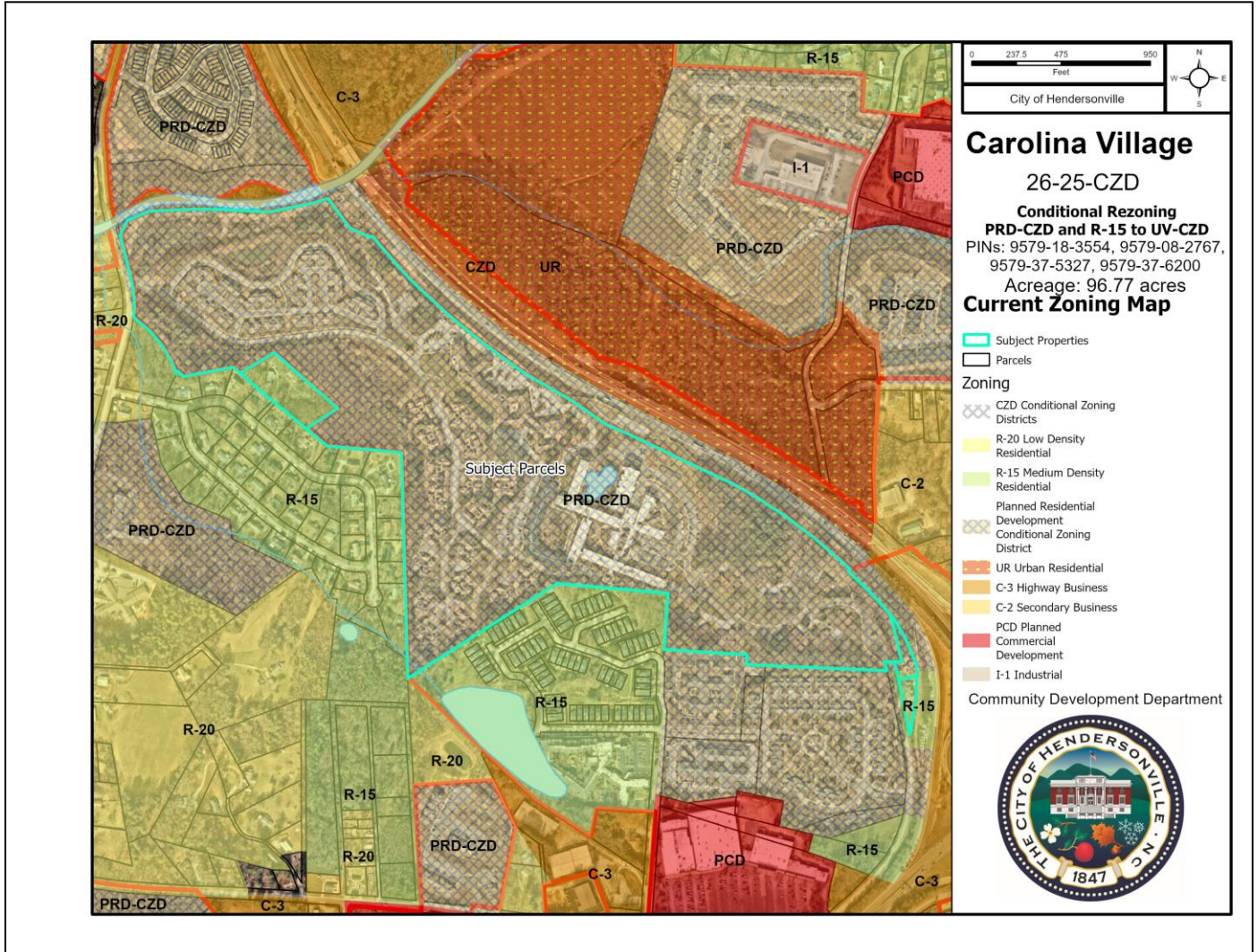
SITE VICINITY MAP

The City of Hendersonville has received an application for a Conditional Zoning District from WGLA Engineering, PLLC on behalf of Carolina Village. The existing Carolina Village property is currently zoned PRD-CZD (Planned Residential Development Conditional Zoning District). The applicant proposes to rezone the subject property, along with three additional parcels currently zoned R-15. Carolina Village is a retirement community.

If approved, all parcels would be rezoned to Urban Village. However, the scope of review for this application was only conducted in the area directly surrounding the proposed new building. Any existing buildings that do not conform to Urban Village standards would be considered nonconforming and would fall under the city's nonconforming structures ordinance.

The proposed project includes the construction of a 60 unit multifamily building to serve as an independent living facility, along with an 8,000 square foot wellness center located within the building.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Planned Residential Development Conditional Zoning District (PRD-CZD) and Medium Density Residential (R-15). The surrounding area includes R-15, R-20, PCD, and PRD-CZD. Some of the uses on adjacent properties include single family homes, duplexes and townhomes, and a commercial shopping center. The property is flanked by Highway 26 to the north, and Four Seasons Boulevard is located to the south of the property.

SITE IMAGES



View west along Carolina Village Road. Subject property is located behind the trees to the left.



View of subject property looking south across Carolina Village Road.

SITE IMAGES



View of Subject property looking south across Carolina Village Road.



View of interior of subject property.

SITE IMAGES

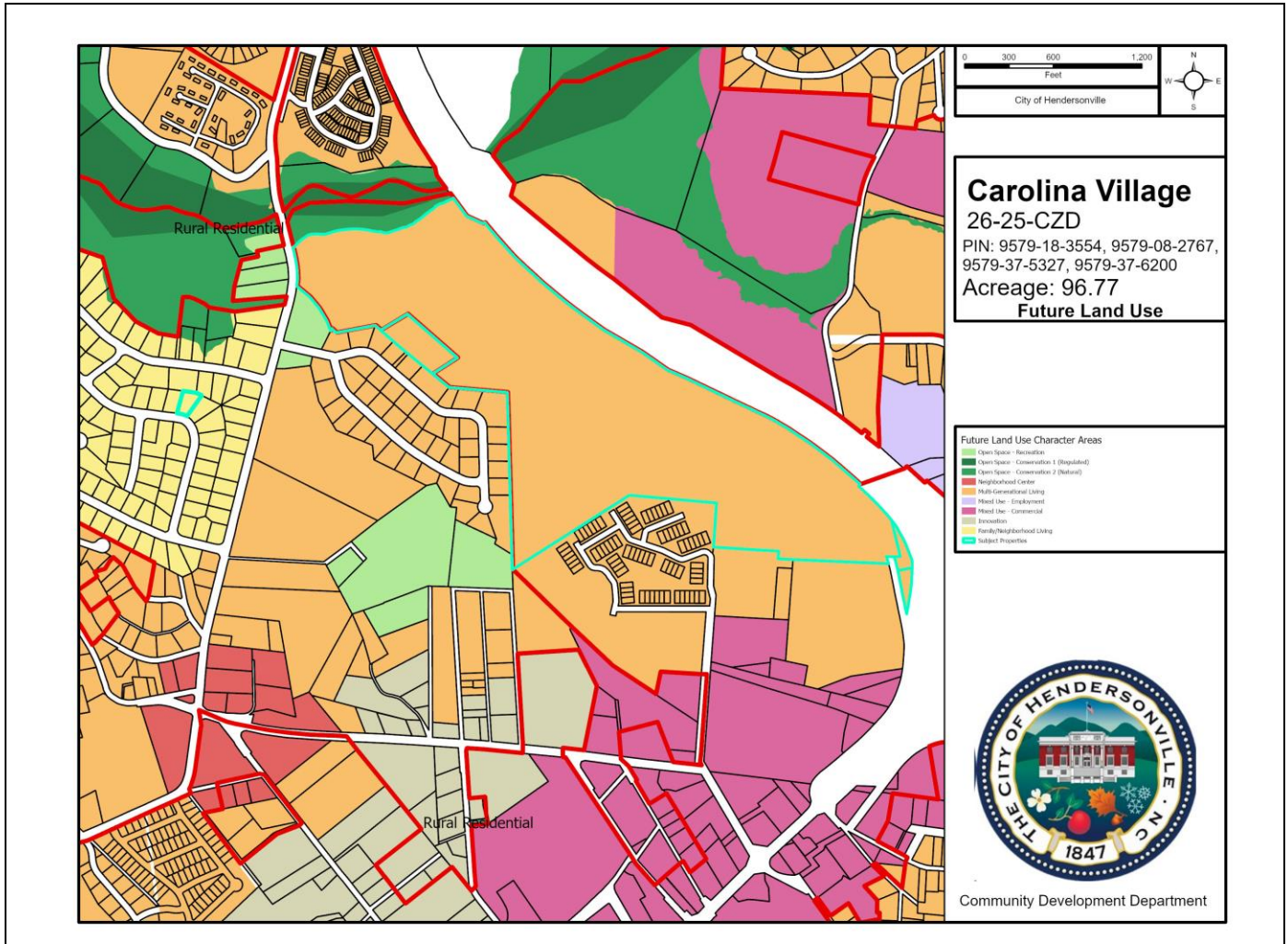


View of interior of subject property.



View of wooded portion of subject property.

FUTURE LAND USE



City of Hendersonville Future Land Use

The subject property is designated as Family/Neighborhood Living in the Gen H comprehensive plan. The surrounding properties area mostly designated as this, or as open space, Mixed Use Commercial, or Innovation.

Family/Neighborhood Living Description:

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.

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Uses for entire site (highlighted uses indicate the proposed new construction uses):
 - Adult care centers registered with the NC Department of Health and Human Services
 - Accessory uses & structures
 - Dance, health & fitness facilities
 - Neighborhood community centers
 - Offices, business, professional and public
 - Personal services
 - Restaurant
 - Residential dwellings, single/two/multi-family

All items below are specifically related to the proposed new building, not the entire site:

- Total Dwelling Units: 60 units
- Proposed Wellness Center Square Footage: 8,000 sq. ft.
- Site acreage: 5.19 acres
- Buildings:
 - Total Footprint – 50,000 square feet
- Open Space: 109,400 square feet
- Common Open Space: 23,000 square feet
- Transportation:
 - The site is accessed off of an internal drive
 - The applicant has requested to waive the TIA requirement.
- Sidewalks:
 - Internal sidewalks provided/
- Lighting:
 - All site lighting will be required to conform to the City’s lighting standards. The lighting plan is a component of the final site plan review.
- Parking:
 - Off-Street Parking Requirements
 - Wellness: 54 required
 - Residential Units: 60 units
 - Visitors: 6Total Required: 120 parking spaces
 - Provided: 145 parking spaces
- Landscaping:
 - This development will be required to plant:
 - Vehicular Use Landscaping
 - Street Trees (Sec. 15-15)
 - Common space plantings (Sec. 15-13)
 - Open Space plantings (Section 15-14)
 - Tree Canopy Preservation
 - A detailed Landscaping Plan will be provided at final site plan

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 UV-CZD (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:
 - No comments

Proposed City-Initiated Conditions:

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:

PUBLIC WORKS:

Preliminary Site Plan Comments:

Proposed City-Initiated Conditions:

1. None

UTILITIES:

Preliminary Site Plan comments:

- I. None

FIRE

Preliminary Site Plan Comments:

- I. Fire department will require a minimum of 2 additional fire hydrants inside the loop. The number of hydrants will depend on the fire protection system design of the building. [Fire hydrant quantity and location will be coordinated with HFD prior to final site plan approval.]

NCDOT

Preliminary Site Plan Comments:

- I. None

STORMWATER

Preliminary Site Plan Comments:

Developer Proposed Conditions

1. Carolina Village is requesting to waive the requirement for a traffic impact analysis (TIA) in urban village district for this project. Trips generated will be below 100-peak hour trips or 1,000 daily trip thresholds that trigger a TIA in

other zoning districts. Also many trips will be internal, and some internal trips will be by golf carts.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

<p>1) COMPREHENSIVE PLAN CONSISTENCY</p>	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property was excluded from the <u>Land Supply Map</u> analysis. The subject property was excluded from the <u>Suitability Assessment</u> analysis. The subject property is considered consistent with the <u>Development Intensity Map</u>.</p> <p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Multi-Generational Living Character Area Description: Somewhat consistent Zoning Crosswalk: Consistent Focus Area Map: N/A</p>
<p>2) COMPATIBILITY</p>	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p> <p>The proposed addition of 60 multi-family units to the overall Carolina Village development is compatible with the existing way in which this property and surrounding properties have developed over time.</p> <p><u>EXISTING CONDITIONS</u> The subject property has many existing buildings on it including single, duplex, and multi-family, medical buildings, restaurants, and many accessory uses that assist the retirement community.</p> <p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (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: Consistent Resilient Community: Consistent</p> <p><u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (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</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p>

	The applicant is seeking to add additional housing to an already built-out project. The addition of this housing will go on a undeveloped portion of the 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 addition of this housing in a location that will both integrate it into the existing development of Carolina Village, while also providing a substantial buffer from adjacent neighborhoods.
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 is already served by city utilities, which will be extended to this new construction.
6) Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -
	The project tis required to follow city ordinance protecting the natural environment. The Carolina Village development has already implemented many projects to assist in protecting the natural environment.