

Entry #: 21

Date Submitted: 11/23/2021 5:20 PM

Date:
11/18/2021Name of Project
Greenville Hwy Multifamily ComplexAddress/Location of Property
904 Greenville HwyList 10 digit PIN or 7 digit PID number for each property
9568921924Check type of Development
ResidentialCurrent Zoning
GHMUProposed Zoning
GHMUCZDList requested uses
Multifamily HousingTotal Acreage
2.25Proposed Building Sq. ft.
29,400Dwelling Units
80

Conceptual Plan

Greenville Hwy Multifamily 11.23.pdf
785.66 KB

Conditional Zoning District Petition (Continued)

Proposed conditions for the site:

Construction of (3) 4 story multi family structures with 80 units between them, 70% 2 bed, 2 bath and 30% 1 bed, 1 bath.

It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary.

Explain consistency with the City's Comprehensive Plan:

The site is located within an activity node near the intersection of Greenville and Spartanburg Hwys and designated as High-Intensity Neighborhood which encourages low-maintenance and high density housing and promotes walkable neighborhoods. That is what this development is at its core. The development will add high-density housing while improving the pedestrian character of the site with wider sidewalks, urban planting, and pedestrian amenities.

Explain compatibility with surrounding land uses:

The project has lower density residential to its northeast and southeast. To the west of the project is a mixed use development with higher density residential units in the mix. North of the site is commercial and mercantile uses. This project will be compatible within the existing fabric of the neighborhood while provided residential density sorely needed in the City.

Explain whether changed conditional require a map amendment:

The development will comply with the existing zoning regulations and will not require a rezoning outside of the Conditional Use Zoning overlay required from the size of the project.

Explain how the petition is in the public interest:

The development will provide critical housing in a responsible manner. The architectural design will reflect the local architecture to ensure neighborhood cohesiveness. The housing will fill an observable gap in housing with their offering of 2 bedroom and 1 bedroom units. The density is close to the core of Hendersonville, encouraging non-vehicular traffic by being close to pedestrian and biking access to offices, restaurants, grocers, and retail.

Explain whether adequate public facilities are available:

The current site was designed for a medium density mobile home park so water and sewer capacity is present. The site is minutes from the new police station, from the fire station, and from Pardee hospital.

Explain the impact the petition would have on the natural environment:

The site is currently cleared from the previous mobile home park. Most of the remaining vegetation is on the northern boundary and the center of the site. The site plan has been designed to preserve many of these trees. Stormwater retention will also be part of the site design to help ease the burden of flood waters in the area.

Additional information:

This development will respect and highlight the architecture of Hendersonville while provided sorely needed housing stock to the region. The unit composition of single and double bedrooms is a demonstrated need in the region and the site encourages those residents to walk and bike to their favorite Hendersonville destinations.

Note additional approvals prior to issuance of Zoning Compliance Permit may include, but are not limited to:

1. Henderson County Sedimentation & Erosion Control Permit
2. Stormwater management plan
3. Utility approval
4. NCDOT permit
5. Any other applicable permits as determined by the Development Assistance Department

Signature pages for Conditional Zoning District Petition

Designated Agent
Joey Burnett

Address
104 First Avenue East, Suite A, Hendersonville, North Carolina 28792

Phone
(828) 696-4000

Email
joey@tamarapeacock.com

Applicant Name
Brett Barry

Address
1638 Canty Lane, CHARLESTON, South Carolina 29407

Phone
(562) 522-7427

Signature



Signature of the property owner acknowledges 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.

Property Owner Name
Hunting Creek Associates, LLC

Address

104 Mull Street, Morganton, North Carolina 28655

PID or PIN #

9568921924

Signature



Property Owner Name

Address

PID or PIN #

Signature

Signature pages for Conditional Zoning District Petition (continued)

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Property Owner Name

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