

**Minutes of the Planning Board
Regular Meeting - Electronic
March 14, 2022**

Members Present: Jim Robertson, Chair, Neil Brown, Tamara Peacock, Barbara Cromar, Frederick Nace, Peter Hanley

Members Absent: Jon Blatt (Vice-Chair), Hunter Jones, Stuart Glassman

Staff Present: Matthew Manley, Planning Manager, Tyler Morrow, Planner II, Lew Holloway, Community Development Director (Zoom), Alexandra Hunt, Planner I and Terri Swann, Administrative Assistant III

- I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.***
- II Approval of Agenda. *Mr. Hanley moved for the agenda to be approved. The motion was seconded by Ms. Cromar and passed unanimously.***
- III Approval of Minutes for the meeting of February 14, 2022. *Mr. Brown moved to approve the amended Planning Board minutes of the meeting of February 14, 2022. The motion was seconded by Ms. Peacock and passed unanimously.***
- IV Old Business**
- V New Business**
- V(A) Zoning Map Amendment – Conventional Rezoning. Brooklyn Avenue (PIN 9578-42-2392) P22-14-RZO. Mr. Manley gave the following background:**

The city is in receipt of a Zoning Map Amendment (Conventional Rezoning) application from Mark Pace. The applicant is requesting to rezone a portion of the subject property (1.60 acres) from R-15, Medium Density Residential to C-3, Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN #9578-42-2392) is located at the intersection of Brooklyn Avenue and Old Spartanburg Road and is approximately 2.26 acres in total. The site is bordered to the west by Edith Drive.

If rezoned, there will not be a binding site plan or list of uses or conditions placed on the site. All permitted uses within the C-3 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 the site.

Mr. Manley stated there is a break in the zoning at Old Spartanburg Road. To the west the property is all zoned C-3 along the Spartanburg Highway corridor.

Mr. Manley showed the comparison table between the permitted uses for C-3 and R-15. He explained the uses in each. He stated multi-family is not a permitted use in the C-3 zoning district. The dimensional requirements were also shown for both districts.

Site photos were shown. Trees surround the site. The future land use designation is Neighborhood Activity Center, and this property is located in an Activity Node.

Mr. Manley stated Comp Plan Consistency is just one criteria of six when determining a rezoning request. There are no design standards in the C-3 zoning district.

The Neighborhood Activity Center goal: Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.

The Land Use and Development element analyzes existing development patterns and recommends land uses and development standards for future growth and redevelopment in all areas of the City and Extra-Territorial Jurisdiction (ETJ). This element also recommends areas for future expansion of the ETJ. The framework for land use policies and decision making in this element reflects the vision statements, principles and strategies of all elements of the 2030 Comprehensive Plan.

Mr. Manley explained each of the Chapters concerning Population and Housing, Natural and Environmental Resources, Cultural and Historic Resources, Community Facilities, Water Resources and Transportation and Circulation.

General Rezoning Standards:

Compatibility: Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

Changed Conditions: Whether and the extent to which there are changed conditions, trends, or facts that require an amendment.

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.

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.

Effect on natural Environment: Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, stormwater management, streams, vegetation, wetlands and wildfire.

A Comp Plan Consistency statement was shown along with a reasonableness statement for the Planning Board.

Chair asked if there were any questions for staff.

Chair asked Mr. Manley to explain what they discussed in the Committee meeting about not breaking zoning at a road. Mr. Manley stated that it is a 'best practice' to break zoning designations at the rear of properties rather than along a street right-of-way. Changes in zoning designation at the rear of properties allows both sides of a street to share a similar character and better facilitates transitioning of land uses.

Ms. Cromar asked if the applicant would be able to create an exit onto Old Spartanburg Road. Mr. Manley stated this would require a driveway permit from NCDOT and they could have an access point in this location if approved by DOT.

Chair asked if the applicant would like to speak.

Mark Pace, 171 Terrace Mountain Drive stated he does not have any plans for the property. He is currently just exploring his options and what will fit into the neighborhood. He has used the property for storage and to park his trucks on. His Dad used the property for storage 60 years ago. Chair asked if he knew how it received split zoning. Mr. Pace stated he doesn't know. There have been trucks and storage on the property since 1956. Chair asked if this was one parcel or two. Mr. Pace stated it is one parcel. Mr. Manley stated the property is in the ETJ.

Chair asked if there were any further questions. There were no further questions.

Chair opened the meeting for public comment. When no one spoke, Chair closed the public comment.

Mr. Brown did not have a problem with the rezoning. Ms. Cromar was concerned about the residential properties in the area and how this would affect them. Mr. Nace stated commercial properties are needed too and what better place is there than this location.

Mr. Hanley moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (a portion of PIN: 9578-42-2392) from R-15 (Medium Density Residential) to C-3 (Highway Business) based on the following: 1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1. 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: The petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel. The petition allows for increased intensity of uses at the intersection of two minor thoroughfares. The petition would align with the parcels proximate to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy. The petition creates the opportunity for infill development at a greater density / intensity. Ms. Peacock seconded the motion which passed five in favor and one opposed.

- V(B) **Conditional Zoning District – Application for a Conditional Zoning District from Casey Schroader of Schroader's Honda. The applicant is requesting to rezone the subject property, PINs 9579-35-8920 and 9579-45-0833, located at 220 Michelle Drive, from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District to expand the existing business with the construction of a new office/showroom on approximately 3.89 acres. (P21-70-CZD). Mr. Morrow gave the following background:**

The city is in receipt of an application for a Conditional Zoning District from Casey Schroader of Schroader's Honda. The applicant is requesting to rezone the subject property PIN # 9579-45-0902, located at 220 Michelle Drive from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District. The subject property was two separate parcels but since receiving the rezoning application, the property owners have combined the two parcels into one.

The site plan shows a two-story 32,985 sq. ft. expansion on the current Schroader Honda site. The expansion would include space for sales and an office area. The one-story 10,400 sq. ft. building that

Schroader Honda currently uses would remain as a warehouse and service area, as well as an existing one-story 9,689 sq. ft. metal warehouse building on the rear of the property. In total the proposed development would be approximately 53,074 and that is what triggered the need for a Conditional Zoning District. The uses tied to this conditional zoning would be automobile sales and service, offices and retail.

A Neighborhood Compatibility meeting was held January 3, 2022. No members of the public were in attendance. One citizen attended virtually. There were no pre-submitted comments. Concerns were the need for the rezoning and the height of the building along with the Dark Sky requirements for lighting. There were concerns about the look of the building and if the showroom could be seen from the road.

The surrounding area is predominantly C-3, Highway Business. The property has high visibility from Four Seasons Boulevard. The uses in the area include, hotel, restaurants, gas station, bank, a non-profit and a funeral home.

Site photos were shown of the property.

The future land use designation is Regional Activity Center which calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use.

Comprehensive Plan Consistency was shown concerning Future Land Use, Land Use and Development, Population and Housing, Natural and Environmental Resources, Cultural and Historic Resources, Community Facilities, Water Resources and transportation and Circulation.

General Rezoning Standards:

Compatibility: Wide variety of uses in immediate area, including commercial, vacant land zoned commercial, single-family homes, and a camp to the south. Close proximity to the major commercial corridor of Four Seasons Boulevard and visible from the I-26 east on ramp. The proposed use/business is already in operation at this location.

Changed conditions: The project that is being proposed would be allowed by right under the current zoning, if it had not involved development or redevelopment of 50,000 square feet in floor area.

Public Interest: Schroader Honda is one of the few motorcycle retailers in Henderson County. This expansion would allow them to offer a wider retail selection and service.

Public Facilities: The current use of the property would continue as it does today. The property is already served by water. Mitchell Drive is an NCDOT maintained road.

Effect on Natural Environment: No trees on the site are over 12" DBH at breast height. The site appears to have been graded in the past. The project would be disturbing more than 1 acre. They will be required to install a city approved stormwater control measure.

A draft Planning Board Comprehensive Consistency Statement was shown along with a rationale for approval and denial.

A site plan was shown along with a landscaping plan.

There was one staff condition which was: Make the western driveway an entrance only due to existing topography and possible site distance issues. NCDOT would be supportive of the condition, and it is possible they could make this a requirement after their review. The landscaping does meet the

requirements of the Zoning Ordinance and is compliant. The conditions that the developer has agreed to have been placed on the site plan. Any conditions the Board would like to add must be stated in the motion. The Tree Board recommendations were shown. All have been agreed to by the developer.

There is one developer proposed condition to reduce the number of parking spaces from 118 spaces to 30 spaces. Realistically they will not need more spaces than that.

Mr. Nace asked if there would be a retaining pond and where the water would drain to. Mr. Morrow stated there will be a retention pond on site and it will hold the water and slowly drain it back onto their site. The stormwater plan will have to be reviewed and approved by the Stormwater Administrator.

Chair asked if the property was not in the city limits and they are not asking for city sewer, would they have to meet the county sign ordinance? Mr. Morrow stated properties in the ETJ have to follow all land development codes for the city. That would also include the sign ordinance. Chair asked if the existing building in the rear was in the setback requirement. Mr. Morrow stated this building is a legal nonconforming building and is within the setback.

Monica Baretta, LMG Architects, 305 West Stone Avenue, Greenville, SC stated she was the architect for the project. In addition to the 30 parking spaces, they will have an area for motorcycle parking. More parking is needed for the automotive use when pertaining to cars but with this being motorcycles it is hard to fit it into a use. They just will not need as many parking spaces as an automotive shop for cars would need. Chair asked about the one entrance being an entrance only. Ms. Baretta stated Will is on the Zoom call and can answer that.

Will McBrayer, 612 N. Washington Street, Rutherfordton, NC stated he is the engineer for the project. He stated they would like a full survey of the property and the site distance study done before agreeing to this condition. They will happily agree to this condition once a site distance study is complete, and they can review the results.

Mr. Brown stated they have done a good job with the lighting. He asked about the concrete parking area and if they could use crushed gravel. Mr. McBrayer stated the retention pond will be able to handle the water and it will be controlled in the southeast corner. Chair stated using gravel for motorcycles may not be such a good idea.

Chair stated they would now open up the meeting for public comment. No one in the room spoke.

Ken Fitch (Zoom), 1046 Patton Street stated he supports the condition of the entrance only access on the western driveway. This is in the interest of safety. The visibility from the other drive makes a better exit.

Chair closed the public comment.

Mr. Hanley asked about a curb cut and if one already exists. Mr. Morrow stated it will still go through the process with NCDOT for approval.

Ms. Peacock moved the Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant, and presented at this meeting and subject to the following: 1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan. 2. Permitted uses and applicable conditions presented on the site plan shall be amended to include: the Planning Board is in favor of the western access being entry only on the driveway and they

understand that the developer will have to work with NCDOT. 3. The petition is found to be [consistent] with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because: The Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3. 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: 1. The development is an expansion of an existing use/business in this area. 2. The subject property is classified as a priority infill area on Map 8.3a. 3. A portion of the property is identified as a development opportunity on Map 8.2b. Mr. Hanley seconded the motion which passed unanimously.

- V(C) Conditional Zoning District – Application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN's 9579-64-6536 and 9579-75-3259 and located at 524 E. Prince Road and 780 Sugarloaf Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres. (P22-08-CZD). Mr. Morrow gave the following background:**

The City is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single family dwellings on approximately 16.90 acres. The proposed 80 dwelling units on 16.90 acres is a density of 4.73 units per acre. No other uses are proposed to be permitted by the rezoning.

The site plan shows three multi-family structures and a club house. This includes 30 three-bedroom units and 30 one- and two-bedroom units. The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.

This is an affordable tax credit project. They are going through the process with the state now.

A Neighborhood Compatibility meeting was held on January 31, 2022. Ten attended in person and two virtual. Questions centered on price of the units and affordability, single family home square footage and Homeowner's Association. Concerns were traffic safety, impacts on the environment and density. One commentor stated the city needs affordable housing but it needs to be done right.

The current land use and zoning map were shown. Lakeview Estates, a single-family neighborhood with some multi-family is adjacent to the property along with the Fire Station 2, AAA mini-storage, vacant land and The Cascades Mountain Resort. To the north is a combination of commercial and residential such as Claystone Manufactured Housing Development and the Sugar Hill Apartments which is a Housing Assistance development.

The future land use map designates this a Business Center due to the large size and proximity to I-26.

Site photos were shown. The lot is mostly wooded.

Mr. Morrow went over the Comprehensive Plan Consistency and each of the chapters pertaining to it.

General Rezoning Standards:

Compatibility: A mix of commercial and residential uses are found in the immediate area. Single family residential and multi-family residential are both found near the proposed project area.

Changed conditions: The city currently has a desperate need for affordable housing. The proposed development provides two different forms of affordable housing to meet different needs of citizens.

Public Interest: The addition of 20 single-family homes and 60 apartment units will help fill a need for additional housing stock in Hendersonville.

Public Facilities: They will be constructing a street that meets the City of Hendersonville requirements for a public street. The Water & Sewer department has received an availability request and has indicated there are adequate facilities in the area to serve the development.

Effect on Natural Environment: Site is currently a greenfield, new development reflects a significant increase in impervious surfaces. The site plan shows preservation of mature trees along the blue line streams. The site plan also shows preservation of the 50' stream buffer. The site currently has 1,080 trees 12" or greater DBH on site. The developer is proposing to remove 47 trees and retain 1,033 trees 12" or greater DBH. The applicants are also proposing to plant 65 new trees.

A draft Planning Board Comprehensive Consistency Statement was shown along with a rationale for approval and denial.

The site plan was shown.

Mr. Morrow stated this development will be constructed in phases. The multi-family will be the first phase and the single family will be the second phase. The plat for the single-family lots will have to come back to the Planning Board. They will be annexing into the city.

There is one staff proposed condition: *Exterior setbacks to adjacent property lines need to reflect 30' and should also be reflected in the setback table.*

The Stormwater Administrator also has a proposed condition: *Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site.* The developer had a proposed counter condition: *Make one stormwater control measures a stormwater wetland if the soil conditions allow a stormwater wetland. This would have to be determined during the detailed design process.* The Stormwater Administrator is agreeable to this counter condition, and this does not have to be stated in the motion.

The Tree Board had four recommended conditions and the developer is agreeable to two of those. The first two conditions are included in the motion. The other two will need to be stated in motion if the Board wants to add them. The recommended conditions are listed below:

1. Preserve as many 12" or larger canopy trees as possible.
2. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
3. Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this

development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).

4. Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.

Mr. Morrow asked if anyone had questions and stated the developer is here.

Mr. Brown asked about the density and with a density bonus they could potentially have 18 units per acre. If the Housing Assistance Corporation does not get the tax credits and this rezoning is approved that would allow any developer to construct as many as 170 units on this property. Mr. Morrow stated if the property is rezoned, they will be tied to the unit count approved on the site plan. Someone could build 80 units but anything different would have to go back through the process. Mr. Manley stated they could develop and rent or sale the units at market rate. They would need to condition the approval be affordable housing.

Ashlynn McCoy, Executive Director of the Housing Assistance Corporation, 214 N. King Street stated they are a local non-profit that provides affordable housing for low-income residents. They have been here for 34 years and constructed 370 apartment units, 200 single-family homes and focus on serving the community's needs. This project is a tax credit project. If approved they will service the needs of those with 80% or less median income. They plan to have a good mix of units containing one-bedroom and one-bath and up to three-bedroom and two bath. This is a great addition to the City of Hendersonville and will provide much needed affordable housing. She showed photos of other projects they have done in the area. They are currently in the application process and are awaiting approval. She explained the self-help program and the new home program. They plan to be 100% affordable. The annual income for a family of four will be \$45,300. The rent will range from \$422 to \$1,033 a month. The single-family homes will cost roughly \$230,000 to build. In the self-help program, future residents can help build their homes. They spend roughly 10 hours a week working to build them along with staff from the Housing Assistance Corporation.

Will Buie, WGLA Engineering, 724 5th Avenue West stated he is the engineer for the project. He stated the Apple Ridge development will be located off of Sugarloaf Road and E. Prince Road. The project is an opportunity to provide 80 permanently affordable units. Development includes preservation of stream corridors and open space. Existing trees and vegetation along stream corridors and at property buffers will be preserved. There will be three buildings, a clubhouse and a playground and a covered picnic area. He pointed out the single family lots on the site plan. He showed the areas that were to be preserved. The future land use states multi-family as a secondary use. They are currently zoned R-15, and the single-family dwellings are in keeping with the future land use plan. They are proposing a future greenway connection and providing an easement for this.

Mr. Buie stated they heard some concerns from the neighbors at the neighborhood meeting about the buffers and they have asked city staff to reduce the front setback from 30 feet to 20 feet so they can keep the houses closer to the road and allow more buffer in the rear. There were also some traffic concerns for the folks in Lakeview Estates at E. Prince Road and they have alerted NCDOT to this to get them to address those concerns.

Photos of the proposed apartments along with the clubhouse were shown. A photo of a typical home was shown.

Mr. Buie stated they have talked with Mike Huffman about the stormwater condition. He stated the two conditions from the Tree Board that they were not agreeable to is based on the financial impact it would cause for the Housing Assistance Corporation. This could cost thousands of dollars and affect the

affordability of the project. This is a unique opportunity to construct 100% affordable housing.

Ms. Cromar asked if they would have a Homeowner's Association and if they would allow storage units in the rear of the homes. Ms. McCoy stated yes, they will meet the requirements of the city and they normally place storage units on the property during construction.

Chair asked who would manage the property. Ms. McCoy stated they have a third-party management company on all of their properties. Chair asked if there would be any site studies done. Ms. McCoy stated an environmental assessment would be done

Ms. Cromar asked about homeowners selling their properties. Ms. McCoy stated that normally does not happen.

Discussion was made about having shorter driveways and that creating problems in other developments. Mr. Buie stated they will have adequate parking in the driveways.

Chair opened the public comment portion of the meeting.

Annette Case, 520 E. Prince Road stated she has concerns about the septic pump being adjacent to her property. She asked if the developer would like to buy her property and add it to theirs. She wanted to know how far away the septic pump would be from her property line and if they are taking down any trees.

Jared Ownbey, 412 Hillcrest Circle stated the developer has done a great job addressing the concerns. He is in favor of shortening the driveways and lessening the setback for the buffer.

Ken Fitch (zoom), 1046 Patton Street stated this is an important project and has achieved a level of compatibility. This project is designed to be compatible with the blue line stream requirements. He would like to know where the pump station is going and wanted to know how the system will work. He would like clarification on the entry into the development. Sidewalks will be a discussion also. He asked about the buffering of lots 14-19. He asked about the setbacks for lots 8-12. He also asked the developer to discuss the preservation of the natural environment.

Chair closed the public comment.

Mr. Buie stated they plan to push the pump station further north. They will keep all vegetation surrounding it to provide a buffer. He explained the pump station and how that will be maintained by the city. The pumps will sit below grade with hardly any noise. If you are close to it you may hear a light hum. It is not loud at all. For lots 14-19 they will utilize the topsoil and allowing a 20-foot setback in the front will provide more buffer in the rear for the adjacent neighbors. They are discussing a three-way intersection at E. Prince Road and will have a full site triangle on Sugarloaf Road. The entrance and exit will comply with NCDOT requirements.

Mr. Nace asked if they could put a condition that the development remains affordable. Mr. Brown stated he was concerned with the affordability aspect of the development if another developer was to purchase it. Ms. Peacock stated market rate housing is also needed.

The Board discussed the affordability condition and requiring it to remain 100% affordable verses 50% affordable.

Chair asked if they could apply for tax credits every two years. Ms. McCoy stated developers can apply every year. The state will award two and it is very competitive. Chair stated the state scores the site. Ms. McCoy stated that is correct and they look at the location to grocery stores, schools, etc.

Ms. McCoy stated if they are placing a condition on the approval, they need to specify what they mean by affordable. Whether that is 80% AIM or not. Ms. Peacock asked if this did not get funded could it still happen. Ms. McCoy stated yes, they have other options.

Chair asked if the single-family portion was part of the tax credits. Ms. McCoy stated no. This would be built in two phases with the multi-family being constructed first.

The Board discussed affordability and placing a condition on the approval.

Ms. Cromar moved the Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated March 8, 2022] and presented at this meeting and subject to the following:
1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan. 2. Permitted uses and applicable conditions presented on the site plan shall be amended to include: a minimum of 50% of the housing of each phase will meet the needs of 80% of AIM (area median income). 3. The petition is found to be [consistent] with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because: 1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4. 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: 1. The development addresses the need for affordable housing with two different housing types. 2. The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses. 3. The topography and the presence of a blue line stream at the rear of the site makes a portion of the subject property more conducive for single-family development than other recommended land uses in Business Center. Mr. Brown seconded the motion which passed unanimously.

VI Other Business. None.

VII Adjournment – *The meeting was adjourned at 6:01 pm.*

Jim Robertson, Chair