



PLANNING BOARD RECOMMENDATION

Project #: P22-19-CZD

Meeting Date: May 9, 2022

PETITION REQUEST: Conditional Rezoning – Washburn Tract

APPLICANT/PETITIONER: Thomas Family [Owner]
Mike Washburn [Applicant/Developer]

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. Planning Board considered this item for 2 hours and 22 minutes. The main topics discussed by the Planning Board members related to shortcoming with the TIA and the need for revisions, the project's impact on traffic and access to the site. Density was also discussed and recognized that 2.8 units per acre is quite low and that development standards permit inclusion of floodplain and slopes in the calculations. While environmental impacts did concern many members of the Board, overall the sentiment was that the developer is doing what they need to appropriately address the environmental issues. . Specifically, Mr. Brown would like to see the Conserving Carolina plan for the critical areas including details related to monitoring impacts from construction. Lighting impacts to the rich habitat in the area was also a concern

The following members of the development team were present and provided information related to the proposed project: Mike Washburn, applicant/developer; John Kinnard, engineer; David Hyder, traffic engineer; Tom Fonslow, Conserving Carolina; and Brian Gulden, Attorney for the applicant.

The development team addressed topics that had been the areas of primary concern under the previous application for this project. Those topics included traffic, environment and affordable housing. The development team spoke to the TIA, the mitigation of impacts to the floodplain, and pointed out that 6 lots would be made available to the Housing Assistance Corp. Ashlynn McCoy, Executive Director of HAC was available via Zoom.

Six members of the public spoke in opposition to the development:

- Janet Moore, 305 Dellford Court – spoke about insufficient changes since the last Planning Board meeting, concerns with impact to Wilmont and Dana, 4 Seasons and Tracey Grove Rd.
- Mary Alt, 209 E. Dogwood Lane – spoke to understanding the need for housing, but this is not the location for it. Further stating that this is a unique area with bogs, and she feels like single-family is more appropriate.
- Mary West, 444 and 446 Tracy Grove Road - had concerns about the traffic issues and the cars already backing up at the intersection of Tracy Grove and Dana Road.

- Ken Fitch, 1046 Patton Street - had concerns about the site plan being dysfunctional and having major impacts on the existing neighborhoods. The connection to Tracy Grove Road is dangerous. He was concerned about the National Wildlife Refuge.
- Lynne Williams, Chadwick Avenue - was concerned about the residents being worn out after 30 hours of public meetings. She felt this development is too dense. Multi-family on minor throughfares cause issues. She had concerns about flooding.
- Dr. Vogel, 218 Tracy Grove Road - had concerns about the amount of pollution from the traffic this will generate. She had concerns about the large amount of people in this small area and also had concerns about a recession and more people moving in with family members.

MOTION:

Mr. Brown made a motion to deny based on the access from a minor thoroughfare. The motion failed 3-3.

Mr. Blatt made a follow-up motion for approval with Mr. Nace seconding. The Planning Board voted 4-2 to recommend **APPROVAL** of this petition and adopted the following statements:

CONDITIONS:

In addition to the Conditions on the site plan agreed to by the developer, Planning Board include the following in their motion:

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

1. TIA should be revised based on the comments from Kimley-Horn dated May 5th 2022. Based on the proposed site trip distribution a right turn lane may be warranted at the intersection of Tracy Grove Road and Wilmont Drive.

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

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 Medium Intensity Neighborhood designation calls for Planned Residential Developments as a secondary recommended land use and the proposed site plan aligns with development guidelines under strategy LU 6.4.

REASONABLENESS STATEMENT

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

[Rationale for Approval]

1. The development is near US Highway 64 commercial corridor, an area of the city experiencing on-going development and redevelopment.
2. The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses which is single family homes and multi-family is approved all the time in the city.

3. There is a proposal to conserve by Conserving Carolina, a conservation easement, the flood plain area on the site, including efforts to restore the ecological function of this important area is a general public good for the community.
4. The site plan clusters development impacts away from the Natural Resource/Agriculture designated portions of the site, aligning with guidance from the Natural & Environmental Resource Chapter of the Comprehensive Plan.
5. Greenway construction and ROW dedication adds to existing greenway network and aligns with specific goals established for greenways.

BOARD ACTION

- **Motion/Second:** Blatt / Nace
- **Yeas:** Hanley, Nace, Blatt, Cromar
- **Nays:** Robertson, Brown
- **Absent:** Glassman
- **Recused:** Peacock