



MINUTES

April 2, 2026

REGULAR MEETING OF THE CITY COUNCIL

CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 5:45 p.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Dr. Jennifer Hensley, and Council Members: Lyndsey Simpson, Melinda Lowrance

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Becker, Communications Director Allison Justus, and others

1. CALL TO ORDER

Mayor Volk called the meeting to order at 5:47 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:

Michelle Cunningham spoke in favor of the funding of the Hand's On Children's Museum.

Sarah Cosgrove spoke in favor of the funding of the Hand's On Children's Museum.

Brian Lane spoke about all of the developments that are going up in Hendersonville but there are no new schools being built.

4. CONSIDERATION OF AGENDA

City Manager John Connet asked to remove item 5e "Approval to Submit Application for Parks & Recreation Trust Fund Grant Program" from the Consent Agenda. Council Member Gina Baxter moved that City Council approve the agenda as amended. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

Council Member Melinda Lowrance 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

March 5, 2026 Regular Meeting

March 25, 2026 Second Monthly Meeting

B. Fire Engine 9-5 Replacement Project (#25010) Reimbursement Resolution – Adam Murr, Budget & Evaluation Director

Resolution #R-26-17

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 #O-25-27 (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 \$1,640,000.

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 2nd day of April, 2026.

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

C. April 2026 Budget Amendments – Jennifer Floyd, Management Analyst

TO MAYOR & COUNCIL FISCAL YEAR 2026
 APPROVAL: April 02, 2026 FORM: 04022026-01

BUDGET AMENDMENT

FUND 064

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
064-0000-460020	Parking Violations	58,670	19,200	-	77,870
064-7455-534000	Non-Capital Equipment	-	19,200	-	19,200
FUND 010	TOTAL REVENUES	58,670	19,200	-	77,870
General Fund	TOTAL EXPENDITURES	-	19,200	-	19,200

A budget amendment reflecting the purchase of spare parts related to parking meters and payment collection systems.

The City Manager and City Clerk certify budget ordinance amendment 04022026-01 was approved by City Council on April 02, 2026.

TO MAYOR & COUNCIL FISCAL YEAR 2026
 APPROVAL: April 02, 2026 FORM: 04022026-02

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/Donations - PARTF 2020	376,000	-	-	376,000
410-0000-460090-18026	Contributions/Donations - STBG-DA	1,686,020	-	-	1,686,020
410-0000-460090-18026	Contributions/Donations - Friends of the Escusta Trail	-	3,399	-	3,399
410-1014-550102-18026	Capital Outlay - Fees and Services	306,620	-	-	306,620
410-1014-551000-18026	Capital Outlay - Land, Easement, ROW	77,820	-	-	77,820
410-1014-550103-18026	Capital Outlay - CIP	2,087,580	3,399	-	2,090,979
FUND 010	TOTAL REVENUES	2,472,020	3,399	-	2,475,419
General Fund	TOTAL EXPENDITURES	2,472,020	3,399	-	2,475,419

An amendment reflecting a contribution from Friends of the Ecusta Trail to the Clear Creek Greenway Project #18026

The City Manager and City Clerk certify budget ordinance amendment 04022026-02 was approved by City Council on April 02, 2026.

TO MAYOR & COUNCIL FISCAL YEAR 2026
 APPROVAL: April 02, 2026 FORM: 04022026-03

BUDGET AMENDMENT

FUND 064

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-7055-470030	Insurance Proceeds	2,060	6,658	-	8,718
060-7055-524030	R&M Trucks	75,000	6,658	-	81,658
FUND 010	TOTAL REVENUES	2,060	6,658	-	8,718
General Fund	TOTAL EXPENDITURES	75,000	6,658	-	81,658

A budget amendment reflecting an increase in insurance proceeds related to the repair of asset 17-26.

The City Manager and City Clerk certify budget ordinance amendment 04022026-03 was approved by City Council on April 02, 2026.

TO MAYOR & COUNCIL
APPROVAL: April 02, 2026

FISCAL YEAR 2026
FORM: 04022026-04

BUDGET AMENDMENT

FUND 060

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-7055-470030	Insurance Proceeds	8,718	25,860	-	34,578
060-7032-524010	R&M Buildings	40,000	25,860	-	65,860
FUND 010	TOTAL REVENUES	8,718	25,860	-	34,578
General Fund	TOTAL EXPENDITURES	40,000	25,860	-	65,860

A budget amendment reflecting an increase in insurance proceeds to cover the repair of the pump station located at 211 Dunroy

The City Manager and City Clerk certify budget ordinance amendment 04022026-04 was approved by City Council on April 02, 2026.

TO MAYOR & COUNCIL
APPROVAL: April 02, 2026

FISCAL YEAR 2026
FORM: 04022026-05

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-1300-501001	Salaries Regular	4,114,391	-	15,000	4,099,391
010-1300-519200	Contract Services	92,699	15,000	-	107,699
FUND 010	TOTAL REVENUES	4,114,391	-	15,000	4,099,391
General Fund	TOTAL EXPENDITURES	92,699	15,000	-	107,699

A budget amendment reflecting an increase in contract services to cover the cost of a organizational assessment of the police department.

The City Manager and City Clerk certify budget ordinance amendment 04022026-05 was approved by City Council on April 02, 2026.

D. Monthly Tax Collector's Report (Feb) – Tammy Heide, Deputy Tax Collector

~~E. Approval to Submit an Application for the Parks and Recreation Trust Fund Grant Program – Blake Fulgham, Management Analyst II- REMOVED~~

F. City Operation Building Finish Renovations Change Order 4 – Richard Shook, Civil Engineer

Resolution #R-26-19

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO APPROVE A CHANGE ORDER FOR THE CITY OPERATIONS BUILDING FINISH RENOVATIONS PROJECT

WHEREAS, the City of Hendersonville, North Carolina awarded a contract to Enterprises G, Inc. for the City Operations Building Finish Renovations; and

WHEREAS, the City Council previously authorized the City Manager to approve change orders up to a cumulative total of 10% of the original contract amount of \$427,182.00; and

WHEREAS, The City Manager has previously approved change orders with a cumulative total of 10% of the original contract amount.

WHEREAS, the City Engineer therefore recommends that the City Manager be authorized to approve Change Order 4 for the construction of the City Operations Building Finish Renovations.

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 a change order to the contract for the construction of the City Operations Building Finish Renovations to Enterprises G, Inc. in the amount of \$11,029.56 which includes installing cabinets and countertops in the Day Room Conference Room.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of April, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

G. Real Estate Appraisal and Acquisition Services for Mud Creek Interceptor Replacement – Richard Shook, Civil Engineer

Resolution #R-26-20

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR REAL ESTATE APPRAISAL AND ACQUISITION SERVICES FOR THE MUD CREEK INTERCEPTOR REPLACEMENT PROJECT

WHEREAS, the City of Hendersonville issued RFQ No. 180321014002 seeking qualified real estate appraisal and acquisition services for the Mud Creek Interceptor Replacement project; and

WHEREAS, the City received and evaluated responses on April 18, 2026, and the selection committee independently scored each proposal for completeness, experience, qualifications, and project approach; and

WHEREAS, Cushman & Wakefield was identified as the highest-ranked and most qualified firm to perform real estate appraisal and acquisition services.

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

1. The City Manager is authorized to negotiate and execute design contracts with Cushman & Wakefield for real estate appraisal and easement acquisition services for the Mud Creek Interceptor Replacement project; and
2. The City Manager is authorized to approve change orders that cumulatively do not exceed 10% of each approved contract amount, provided that any amendments beyond this threshold must be brought back to City Council for approval; and
3. The City Manager is authorized to undertake all necessary administrative actions to implement the intent of this resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of April, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

**H. Patton Park and Whitmire Owner's Advisory During Design and Construction –
Richard Shook, Civil Engineer**

Resolution #R-26-21

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR OWNER'S ADVISOR SERVICES FOR THE WHITMIRE ACTIVITY CENTER PROJECT AND THE PATTON PARK AND POOL PROJECT

WHEREAS, the City of Hendersonville issued RFQ No. HEG141014001 seeking qualified owner's advisor services during design and construction for the Whitmire Activity Center Improvements and the Patton Park and Pool Renovation projects; and

WHEREAS, the City received and evaluated responses on January 18, 2026, and the selection committee independently scored each proposal for completeness, experience, qualifications, and project approach; and

WHEREAS, Cumming Group was identified as the highest-ranked and most qualified firm to owner's advisor services for both projects.

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

1. The City Manager is authorized to negotiate and execute design contracts with Cumming Group for owner's advisor services during design and construction of the Whitmire Activity Center Design Project and the Patton Park & Pool Design Project; and
2. The City Manager is authorized to approve change orders that cumulatively do not exceed 10% of each approved contract amount, provided that any amendments beyond this threshold must be brought back to City Council for approval; and
3. The City Manager is authorized to undertake all necessary administrative actions to implement the intent of this resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of April, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

I. Authorization Allowing Mars Hill and Marshall to Join Asheville Regional Housing Consortium – John Connet, City Manager

Resolution #R-26-22

RESOLUTION AUTHORIZING THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE TO EXECUTE AN AMENDED JOINT COOPERATION AGREEMENT TO ADD THE TOWN OF MARS HILL AND THE TOWN OF MARSHALL TO THE ASHEVILLE REGIONAL HOUSING CONSORTIUM

WHEREAS, the City of Hendersonville, North Carolina, has determined that the health and welfare of its jurisdiction may benefit from increasing the availability of safe, affordable, and standard housing; and

WHEREAS, the City of Hendersonville has determined that providing safe, affordable, and standard housing will benefit work force productivity and area economic development; and

WHEREAS, a cooperative approach to providing housing in the Asheville Regional area will avoid duplication of effort and promote more effective delivery of housing services; and

WHEREAS, a consortium of local governments is entitled to receive funds from the U.S. Department of Housing and Urban Development that they would otherwise be unqualified to receive individually; and

WHEREAS, the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, makes provisions whereby units of general local government may enter into cooperation agreements and form Consortia to undertake or assist in undertaking affordable housing pursuant to the HOME Investment Partnerships Program; and

WHEREAS, the City of Hendersonville is a current member of and, along with the other regional units of general local government members, desires to continue the Asheville Regional Housing Consortium to undertake or assist in undertaking affordable housing under the Cranston-Gonzalez National Affordable Housing Act of 1990; and

WHEREAS, the Town of Mars Hill and the Town of Marshall each wish to join the Asheville Regional Housing Consortium; and

WHEREAS, it is the desire of the City of Hendersonville to admit the Town of Mars Hill and the Town of Marshall as members of the Asheville Regional Housing Consortium; and

WHEREAS, Article 20 Chapter 160A of the North Carolina General Statutes authorizes units of local government to enter into contracts or agreements with each other in order to execute any undertaking.

NOW, THEREFORE, be it resolved by the City of Hendersonville that:

- 1) The City of Hendersonville hereby supports the addition of Mars Hill and Marshall to the Asheville Regional Housing Consortium, and the City Council of the City of Hendersonville is authorized to execute an amended Joint Cooperation Agreement with the other member governments of the Asheville Regional Housing Consortium
- 2) The City Manager is further authorized to sign all contracts, approved by the City of Hendersonville Attorney, with other Governmental Agencies as may be required to carry out activities of the Cooperation Agreement.

Adopted this 2nd day of April, 2026, in a regular session of the City of Hendersonville, North Carolina.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

J. Resolution to Permit Alcoholic Beverages at 2026 Oklawaha Brewing Jazz Fest, Oktoberfest, and LAZR LUVR Rock the Block Events – Jamie Carpenter, Downtown Manager

Resolution #R-26-23

**HENDERSONVILLE, NORTH CAROLINA
RESOLUTION TO PERMIT THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES
AT THE 2026 OKLAWAHA BREWING JAZZ FEST, OKTOBERFEST, AND LAZR LUVR ROCK THE
BLOCK EVENTS**

WHEREAS, North Carolina General Statute 18B-300 (c)(3) permits a city or county, by local ordinance, to regulate or prohibit the possession of malt beverages and unfortified wine on public streets, alleys, or parking lots which are temporarily closed to regular traffic for special events, and;

WHEREAS, Section 6-2 (d) of the City of Hendersonville Code of Ordinances establishes that it “shall not be unlawful for any person to possess or consume any alcoholic beverage on public streets, alleys or parking lots which

are temporarily closed to regular traffic for special events, if the city council has adopted a resolution making provisions for the possession and consumption of malt beverages or unfortified wine or both at such special event, to the extent permitted by such resolution.”

NOW THEREFORE BE IT RESOLVED by the city council of the City of Hendersonville, North Carolina, pursuant to the authority granted by general statute and according to the duly adopted local ordinance that,

Oklawaha Brewing Company is permitted to host 3 summer concert events on the following dates, April 26, July 11, and October 10, 2026.

Furthermore, that the possession of alcohol in the form of malt beverages and unfortified wine, be permitted within the event footprint established by the City Special Events Committee and the associated North Carolina Alcohol Beverage Control Special Event Permit on the dates listed above.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 2nd day of April, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

K. Resolution to Permit Alcoholic Beverages at 2026 Rhythm & Brews Summer Concert Series – Jamie Carpenter, Downtown Manager

Resolution #R-26-24

**HENDERSONVILLE, NORTH CAROLINA
RESOLUTION TO PERMIT THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES
AT THE 2026 RHYTHM AND BREWS SUMMER CONCERT SERIES**

WHEREAS, North Carolina General Statute 18B-300 (c)(3) permits a city or county, by local ordinance, to regulate or prohibit the possession of malt beverages and unfortified wine on public streets, alleys, or parking lots which are temporarily closed to regular traffic for special events, and;

WHEREAS, Section 6-2 (d) of the City of Hendersonville Code of Ordinances establishes that it “shall not be unlawful for any person to possess or consume any alcoholic beverage on public streets, alleys or parking lots which are temporarily closed to regular traffic for special events, if the city council has adopted a resolution making provisions for the possession and consumption of malt beverages or unfortified wine or both at such special event, to the extent permitted by such resolution.”

NOW THEREFORE BE IT RESOLVED by the city council of the City of Hendersonville, North Carolina, pursuant to the authority granted by general statute and according to the duly adopted local ordinance that,

The Friends of Downtown Hendersonville are permitted to host 5 summer concert events on the following dates, June 18, July 16, August 20, September 17, and October 15, 2026.

Furthermore, that the possession of alcohol in the form of malt beverages and unfortified wine, be permitted within the event footprint established by the City Special Events Committee and the associated North Carolina Alcohol Beverage Control Special Event Permit on the dates listed above.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 2nd day of April, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

6. PRESENTATIONS

A. **Proclamation – HPD Police Week - Barbara Volk, Mayor**

Mayor Barbara Volk read the proclamation aloud and presented it to Chief Blair Myhand.

Proclamation for National Police Week 2026

This proclamation is to recognize National Police Week 2026 and to honor the service of all law enforcement officers and the sacrifices of the men and women killed in the line of duty in 2025 while guarding our communities and defending our democracy.

WHEREAS, Mayor Volk and City Council for Hendersonville, North Carolina salute the men and women who do the difficult and dangerous work of safeguarding our communities. Police Officers around the nation understand the tremendous responsibility bestowed upon them in protecting the freedom and liberty of all citizens; and

WHEREAS, the men and women of the Hendersonville Police Department are dedicated to protecting all city residents and visitors with respect and dignity against deception, violence, and disorder; and

WHEREAS, the residents and visitors of the City of Hendersonville recognize the dangers of the law enforcement profession and understand the difficulties in performing the duties and responsibilities of a law enforcement officer; and

WHEREAS, more than 800,000 law enforcement officers serve communities across the United States, including the 47 sworn police officers of the Hendersonville Police Department; and


WHEREAS, while Officers are ever vigilant, 113 Police Officers died in the line of duty in 2025 amounting to over 27,000 line of duty deaths since the first death was recorded in 1786; and

THEREFORE, BE IT RESOLVED that I, Mayor Volk and the City Council for the City of Hendersonville, North Carolina call upon all people to observe **May 10, 2026 – May 16, 2026**, as **National Police Week** and show support to the law enforcement officers who devote themselves to delivering exceptional service to this community and in communities across this great nation.

PROCLAIMED this 2nd day of April, 2026.

Seal




Barbara G. Volk, Mayor
City of Hendersonville

Attest: 
Jill Murray, City Clerk

B. Proclamation - HPD Telecommunicator Week – Barbara Volk, Mayor

Mayor Barbara Volk read the proclamation aloud and presented it to Chief Blair Myhand.

**Proclamation for National Public Safety
Telecommunicators Week 2026**

This proclamation is to recognize National Public Safety Telecommunicators Week 2026 to honor the service, commitment, and sacrifice of over 100,000 public safety telecommunicators in the United States. These individuals are often the first point of contact for citizens in emergencies, providing a critical, calming voice during crises.

WHEREAS, emergencies can occur at any time that require police services; and

WHEREAS, when an emergency occurs, the prompt response of police officers is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers is dependent upon the quality and accuracy of information obtained from citizens who telephone the Hendersonville Police Department 911 Communications Center; and

WHEREAS, the Public Safety Telecommunicator is the first and most critical contact our citizens have with emergency services; and

WHEREAS, the Public Safety Telecommunicator is the single vital link for our police officers by monitoring their activities by radio, providing them information, and ensuring their safety; and

WHEREAS, the Public Safety Telecommunicators of the Hendersonville Police Department 911 Communications Center has contributed substantially to the apprehension of criminals; and


WHEREAS, each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year; and

THEREFORE, BE IT RESOLVED that I, Mayor Volk and the City Council for Hendersonville, North Carolina call upon all people to observe **April 12, 2026 – April 18, 2026, as National Public Safety Telecommunicators Week** in Hendersonville, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

PROCLAIMED this 2nd day of April, 2026.

Seal




Barbara G. Volk, Mayor
City of Hendersonville

Attest: 
Jill Murray, City Clerk

C. Proclamation Declaring May 2026 as Housing Month in the City of Hendersonville
- *Barbara Volk, Mayor*

Mayor Barbara Volk read the proclamation aloud and presented it to City Attorney Angela Beeker.

Proclamation

Declaring May 2026 as Housing Month in the City of Hendersonville

WHEREAS, the City of Hendersonville recognizes that access to safe, stable, and affordable housing is a fundamental need for all residents and a cornerstone of a thriving and sustainable community; and

WHEREAS, the City of Hendersonville has demonstrated a longstanding commitment to addressing housing challenges through strategic planning, community engagement, and partnerships; and

WHEREAS, the City has actively pursued funding and partnerships to support affordable housing, including the acceptance of a \$750,000 CDBG grant in 2021, for the rehabilitation of homes in the Ashe Street neighborhood, the acceptance of a \$1,312,710 and the allocation of \$800,000 to the Apple Ridge project being developed by Housing Assistance Corporation in 2022, to support affordable housing development; and

WHEREAS, the City has engaged in extensive community outreach and collaboration, including hosting a Housing Summit on May 16, 2024, with over 200 attendees, and conducting listening sessions with diverse community groups such as the business community, elderly and veterans, African American community, nonprofit organizations, and the Hispanic Latinx community to ensure that housing solutions reflect the needs and values of all residents; and

WHEREAS, the City of Hendersonville has prioritized the development of a Strategic Housing Plan, supported by a \$100,000 grant from the Dogwood Health Trust, and informed by a comprehensive Housing Needs Assessment completed by the Development Finance Initiative in 2024, which identified a critical need for 2,200 affordable housing units within the City to meet the demands of low- to moderate-income households; and

WHEREAS, the Strategic Housing Plan outlines key objectives to address housing challenges, including increasing opportunities for homeownership, prioritizing permanently affordable housing for households earning up to 80% of the area median income, integrating housing solutions into neighborhoods to preserve community character, and supporting residents' ability to age in place; and

WHEREAS, the City recognizes the importance of reducing barriers to housing supply, preserving and improving the quality of existing affordable housing stock, and fostering partnerships with businesses, nonprofits, local governments and other stakeholders to ensure that housing costs do not exceed 30% of household income; and

WHEREAS, the City of Hendersonville acknowledges the significant impact of Hurricane Helene in 2024, which exacerbated housing challenges by damaging housing stock, particularly in low-income neighborhoods, and further underscored the need for resilient housing solutions; and

WHEREAS, the City Council and Strategic Plan Steering Committee have worked diligently to explore innovative solutions, including the Community Land Trust model, zoning text amendments, and mixed-income housing developments, to address the housing needs of current and future residents;

NOW, THEREFORE, I, Barbara G. Volk, Mayor of the City of Hendersonville, do hereby proclaim May 2026 as **Housing Month** in the City of Hendersonville.

BE IT FURTHER PROCLAIMED, that during this month, the City of Hendersonville encourages all residents, businesses, and community organizations to join in recognizing the importance of affordable housing, supporting ongoing housing initiatives, and working together to create a community where everyone has a safe, stable, and affordable place to call home.

PROCLAIMED this 2nd day of April, 2026.

Barbara G. Volk

Barbara G. Volk, Mayor
City of Hendersonville

Attest: *Jill Murray*
Jill Murray, City Clerk

Seal



D. Annual Environmental Sustainability Board Sustainability Hero Award Recognition - *Emily Davidson, Chair*

The Hendersonville Environmental Sustainability Board created the Hendersonville Sustainability Hero Award in 2023. The Sustainability Hero Award celebrates outstanding achievement in the pursuit of the City’s commitment to lead by example in pursuing environmentally sustainable practices critical to preserving the community for future generations. The Sustainability Hero award will honor an individual City employee or team that is a champion for change and is responsible for development and implementation of sustainability practices in Hendersonville and the surrounding community. Emily Davidson presented this year’s hero award to our very own Long-Range Planning Manager, Matthew Manley.



E. Hand's On Children's Museum - Joseph C. Knight, CEO

Joseph Knight, CEO of Hand's on Children's Museum, gave the following PowerPoint presentation and requested \$42,000 each year for the next five years.









	Date	Amount	Purpose
Year 1 The effective date of this Agreement through June 30, 2027	On or before July 31, 2026	\$42,000	For the specific purpose of paying rent for Unit 1 and for no other purpose.
Year 2 July 1, 2027-June 30, 2028	If approved by City Council on or before June 30, 2027, to be paid on or before July 31, 2027.	\$42,000	
Year 3 July 1, 2028-June 30, 2029	If approved by City Council on or before June 30, 2028, to be paid on or before July 31, 2028.	\$42,000	
Year 4 July 1, 2029-June 30, 2030	If approved by City Council on or before June 30, 2029, to be paid on or before July 31, 2029.	\$42,000	
Year 5 July 1, 2030 - June 30, 2031	If approved by City Council on or before June 30, 2030, to be paid on or before	\$42,000	

Mayor Volk said that she would like to make this part of the budget discussion on May 1st. A unanimous vote of the Council followed. Motion carried.

7. PUBLIC HEARINGS

A. **Rezoning: Conditional Rezoning-Laurel Meadows LIHTC Project C-3 to UR-CZD (26-14-CZD)** – Matthew Manley, AICP- Long Range Planning Manager

Matt Manley explained that the City of Hendersonville is in receipt of a Conditional Zoning District petition from Woda Cooper Companies, Inc. (applicant). The applicant is requesting to rezone the subject property (PINs 9579-45-0556 and 9579-45-2846 from C-3, Highway Business to UR-CZD (Urban Residential - Conditional Zoning District) for the development of 77 multi-family units. The subject property is approximately 3.32 acres. The parcels are located on Michelle Dr on a cul de sac which borders the I-26 east on-ramp near Four Seasons Blvd (US-64). The applicant is applying for Federal Low Income Housing Tax Credits (LIHTC) through the North Carolina Housing Finance Agency. The Future Land Use Character Area designation of the property is Mixed Use-Commercial, and it is located within a Focused Intensity Node (centered around Four-Season Blvd). As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.

Laurel Meadows

(C-3 to UR-CZD)

26-14-CZD

Conditional Rezoning

City of Hendersonville City Council

April 2, 2026



Project Background

Location:

- Address: 238 Mitchell Dr
- PINs: 9579-45-0556 & 9579-45-2846

Applicant / Owners:

- Nicholas Pak & Tommy Lowmon, Woda Cooper Companies [Applicant]
- Urmish Patel, Samit Hospitality [Owner]

Acreage: 3.32 Acres

Current Zoning: C-3, Highway Business

Proposed Zoning: UR-CZD, Urban Residential Conditional Zoning District

Future Land Use Designation: MU-C, Mixed Use - Commercial



Click to add text

Click to add text

Click to add text

Neighborhood Compatibility Meeting

Date: February 6, 2026

Attendees:

- In-person - 5
- Online - 1
- City Staff - 2
- Applicant - 3

Topics Discussed:

- Traffic - existing intersection issues
- Impacts to camp
- Need for affordable housing



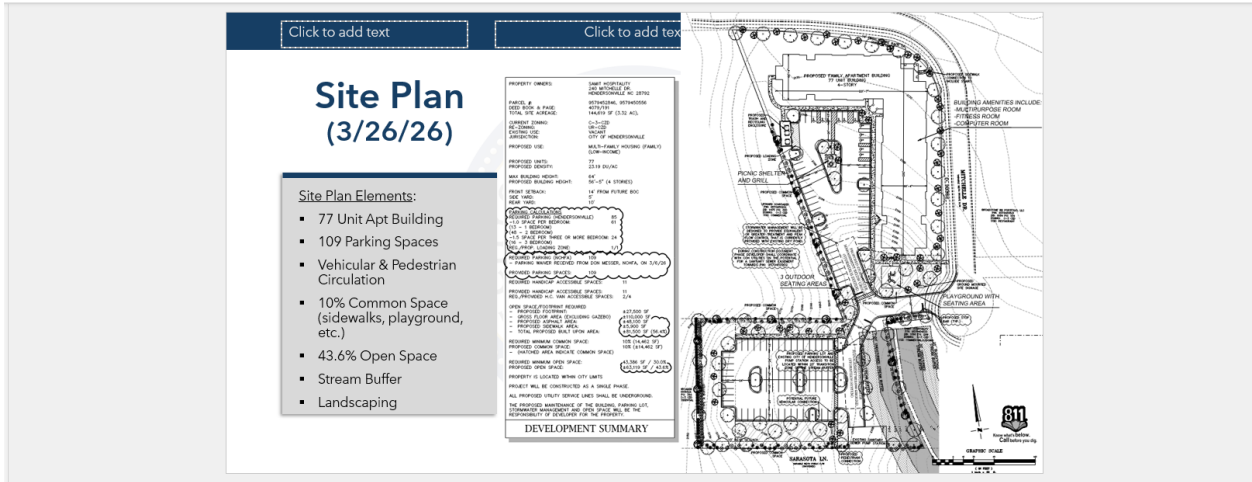
Site Photos

- 1 - View of the adjacent Outback restaurant. Subject property is to the right.
- 2 - From the subject property looking north, you can see the I-26 east bound on-ramp.
- 3 - At the end of the cul de sac you see the access to the site. This is the proposed access for the project and is currently used to access a pump station at the south end of the subject property. If you look close you can see a rock wall which is the location of a culvert which runs underneath this driveway. If you follow the access drive it curves around to the left.
- 4 - and it continues to the pump station visible in the lower right photo. This portion of the site is proposed for a parking area.



Site Photos

- 1 - Going back to the culvert in the drive, this photo is facing north looking at an existing stormwater detention basin. This flows under the driveway
- 2 - if you did a 180 on top of the culvert to face south, you see an open stream that originates here. This stream collects the stormwater from the Mitchell Dr and the developments accessed off of it. If it flows south and feeds a pond on the Camp Pinewood Property.
- 3 - This is a photo of Sarasota Ln at the south end of the property. This is a cleared but unpaved ROW. There is public sewer located in this ROW.
- 4 - Across Sarasota Ln to the south you can see the neighboring amenities at Camp Pinewood



The Site Plan depicts 77 Residential Units on 3.32 Acres for a Density of 23.2 u/a

The proposed Building has a footprint of 27,500 Sq Ft and is 4-Stories

Transportation

TIA - The anticipated Trip Generation for the project is 569 Daily Trips, 47 AM Peak Hour Trips, & 54 PM Peak Hour Trips. These numbers are below the standard threshold for requiring a TIA per the zoning code. The developer has proposed a condition to waive the TIA that is required for all Urban Residential projects regardless of anticipated Trip Generation.

Access - The property would be accessed solely from Michelle Dr. Michelle Dr is an NCDOT street from the intersection at Orrs Camp Rd and continues for 1/4 mile to the subject property where it changes to a private ROW. At Orrs Camp Rd - Michelle Dr terminates at a multi-pronged intersection 200' from Four Season Blvd. This intersection includes Jack St, Orrs Camp Rd, and a commercial access road. There are several open curb cuts and a back-out parking spaces in this area. Along the southern boundary of the site is Sarasota Ln - which is an unimproved right-of-way that connects to Orrs Camp Rd. It is listed as "Private" on the applicant's survey. Public sewer is present in this ROW.

Sidewalks

There is an existing 5' sidewalk along Michelle Dr.

The developer is proposing 2 conditions to be granted relief from the Urban Residential standards for 7' sidewalks:

- 1- Requesting that existing 5' sidewalk on Michelle Dr remain "as is" and not be required to be improved to 7'
- 2- Requesting that internal sidewalks be 6.5' abutting parking spaces and 5' for all other pedestrian connections.

Parking:

- Required per Code : 85 spaces
- Required per NCHFA (LIHTC): 135 spaces
- Provided: Developer received NCHFA waiver to reduce required parking to 109 spaces
- Developer is requesting condition from UR standard for maximum parking of 85

Natural Resources

Stream Buffer:

The USGS topo map indicates a blue line stream running through the center of the property. This stream has been rerouted as the site has been graded and a stormwater detention pond has been placed in the center of the site. This blue line stream continues along the southeast border of the site where it is daylighted. The developer is proposing a condition to allow a small infringement on the required 20' transition zone. The 30' stream buffer would be left in tact.

There is no Floodplain present on the site. This existing stormwater detention pond is proposed to be relocated and reestablished with an underground detention system (i.e., Stormtech)

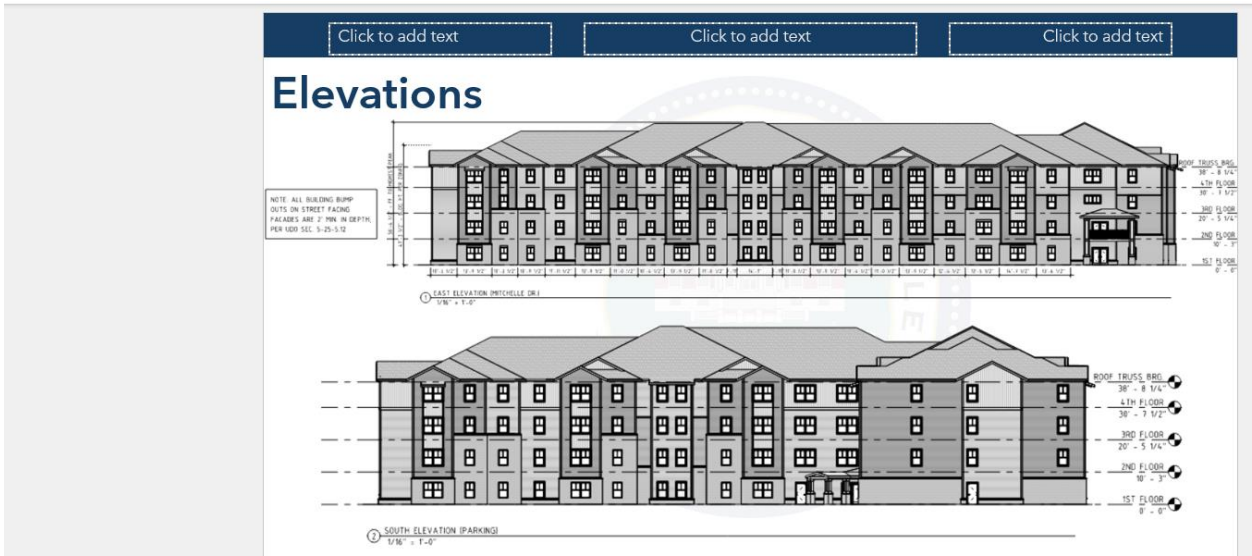
Tree preservation

The site was cleared and graded when it was originally platted for development in the early 2000s. There is little-to-no mature vegetation on the site, however according to the City's Tree Canopy Coverage Map the site has 31,044 Sq Ft of canopy. This exceeds the 30,000 Sq Ft threshold for requiring preservation standards be met. A condition proposed by the developer at Planning Board to waive the canopy preservation standards has been rescinded (as was recommended by Planning Board). Vegetation in the Stormwater Detention Pond on the site may have been cleared for maintenance of the facility since the Canopy Coverage was last calculated. Staff wants to clarify that the application of Tree Canopy Preservation standards will be based on the assessed canopy coverage at the time of Final Site Plan submittal.

Planting requirements.

The site will be required to provide new landscaping for a total of 114 new trees and 180 new shrubs:

- [IF NEEDED]
- Vehicular Use Area - Trees Provided: 33
- Buffer Plantings - Trees Provided: 6
- Street Trees - Trees Provided: 27
- Planting Strip - Trees Provided: 19
- Common Space - Trees Provided: 29



Building Design

- 4-Story Structure with a Max. 47'-3.5" to mid-point of gable
- Gabled and Hip Roof
- 1st Level & portions of 2nd Level feature brick
- Upper floors feature fiber cement lap siding w/ vertical accent siding
- 2' Min. bump-outs on street-facing facade

Conditions

Developer-Proposed Conditions:

1. The Proposed development is LIHTC (low-income housing tax credit). All (77) units shall be made available at or below 80% AMI. The proposed development will provide family affordable housing as governed by North Carolina Housing Finance Agency requirements. **[Staff + PB Agree]**
2. Due to existing conditions on the site, the Developer is requesting relief from Sec 17-3-3 - specifically that the Developer will not be responsible for removing any existing impervious surfaces currently located in the 20' Transition Area of the Stream Buffer on the site. The 30' Stream Buffer on the site is protected and will continue to be maintained by the Developer. However, the City has established an impervious driveway in the 20' Transition Area which provides access to a sewer pump station on the south end of the property. The Developer will work to reduce the existing impacts on the Transition Zone where feasible and will not further encroach in this 20' area. To further limit impacts in vicinity of the Stream Buffer, the developer will reduce the width of the driveway to the rear parking lot to the minimal width allowed per code to minimize the introduction of new impervious surfaces. The Developer is limited in their ability to further mitigate impacts at the location due to: 1) rules established by NCHFA that do not permit the use of pervious surfaces for vehicular use and 2) the requirement that access to pump station be maintained for the City. **[Staff Agree - PB Disagree | Developer Modified/Clarified Condition]**
3. Based on the existing pavement width of Mitchell Drive there is not adequate room to delineate on-street parking therefore the developer is requesting relief from the requirement to add on-street parking per 5-25-5.16b **[Staff + PB Agree]**

There are 8 Developer Proposed Conditions. Staff is in agreement with all 8. Planning Board recommended 7 of these 8 with #2 being the exception. Let's quickly run through them:

1. Rents for project shall be at or below 80% AMI
2. Allow for the existing encroachment into the 20' Transition Zone of the Stream Buffer to remain. Existing impervious surface in the 20' Transition Zone was installed by the City. This is needed to meet NCHFA standards which do not allow for the use of pervious materials and to maintain access to City pump station.
3. Waives requirement for On-Street Parking

Conditions

Developer-Proposed Conditions:

4. Developer is requesting existing sidewalk along Mitchell Drive to remain "as is" versus widening to 7', as required under section 5-25-5.15b. **[Staff + PB Agree]**
5. Internally the development is providing 6.5' (0.5' back of curb and 6' sidewalk) along all parking spaces that abut a parking space and 5' sidewalk for all other pedestrian connections and is requesting this reduction instead of the 7' sidewalk as required under section 5-25-5.15. **[Staff + PB Agree]**
6. Based on downstream neighbor concerns about sediment the developer is committed to providing enhanced erosion control devices during construction. Such devices could potentially include extended sediment times and flocculent devices to remove additional sediment from leaving the site. **[Staff + PB Agree]**
7. The minimum # of parking spaces required by NCHFA is 109. Therefore, the developer is requesting relief from 5-25-5.16a on the maximum allowable parking. **[Staff + PB Agree]**
8. Developer has supplied a trip generation letter and is requesting relief from needing to complete a TIA as required under Section 5-25-5.3.1. **[Staff + PB Agree]**

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4. Sidewalk to remain at 5' on Mitchell Dr
 5. Internal sidewalks would be granted relief from 7' requirement but would be 6.5' adjacent to parking and 5' elsewhere.
 6. Developer proposes to exceed min. standards for soil & erosion control to address concerns heard at the NCM from owners of Camp Pinewood
 7. Allows the development to exceed the maximum number of parking spaces (unique requirement of Urban Residential)

Conditions

City-Proposed Condition:

1. To better address Urban Residential Zoning District standards, to better achieve the Gen H Plan Guiding Principle for Conserved & Integrated Open Space, and to assist the goals of the Parks & Greenspace Master Plan, the developer shall install active or passive recreational amenities in available open spaces on the site. **[Developer Agreed]**
2. The City requests that the proposed SCM be evaluated and, if feasible, resized to provide storage and peak flow attenuation for the 25-year storm event. Increasing capacity would help reduce peak discharge to a downstream system with known limitations and minimize potential flooding and erosion impacts to receiving infrastructure and adjacent properties. **[Developer Agreed]**

Planning Board-Proposed Condition:

1. Developer agrees to evaluate any springheads on site to ensure that water supply levels are maintained to the adjacent creek flowing south to Camp Pinewood. **[Developer Agreed]**
2. Work with the ownership of Camp Pinewood to put up a fence at developer's expense in a way that's agreeable. **[Developer Not Agreed]** *[Staff do not recommend a fence on the subject property side of Sarasota Ln as this can limit potential pedestrian connectivity to adjacent commercial uses and neighborhood streets.]*

We have two additional City-Proposed Conditions. The Developer has agreed to both. This includes programming viable open space on-site to accommodate additional recreational amenities for residents. And the evaluation of feasibility of installing a 25-year stormwater management system.

The Planning Board also recommended two additional Conditions.

- 1) The developer agrees to evaluate any springheads on the site to ensure the development does not inadvertently impact the water supply to the pond at Camp Pinewood.
- 2) The Board recommended that the Developer and Camp Owner work together to identify an agreeable location for a fence that would be constructed at the developer's expense. The Developer has not agreed to this and it is not included in your motion. Further, staff would not recommend a fence that was located on the southern boundary of the subject property at Sarasota Ln as this would impact potential pedestrian connectivity that could significantly improve walkability by providing access to shopping, employment, worship, recreation, etc.

General Rezoning Standards:
 1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY	<p>Land Supply Map: The subject property is classified as a <u>Undeveloped</u>.</p> <p>Land Suitability: The subject property was scored accordingly: <u>Residential - Moderate to Less Suitable</u> <u>Commercial - Suitable</u> <u>Industrial - Most Suitable</u></p> <p>Development Intensity: The subject property is located in an area designated as "<u>Moderate</u>" for Development Intensity.</p> <p>Intensity Nodes: The subject property is located between in an Intensity Nodes centered on <u>Four Seasons Blvd.</u></p> <p>Focus Area: The subject property is located but outside of the Focus Area for <u>Blue Ridge Mall</u></p>
FUTURE LAND USE & CONSERVATION MAP	<p>Designation: "<u>Mixed Use - Commercial</u>"</p> <p>Character Area Description: <u>Consistent</u></p> <p>Zoning Crosswalk: <u>N/A</u> - The Zoning Crosswalk needs to be updated to better align with current Zoning District Standards.</p>

Moving into the Rezoning Criteria
 Criteria 1 - Comprehensive Plan Consistency - The Gen H Comprehensive Plan identifies the subject property as Undeveloped. On the Future Land Use & Conservation Map the site is designated as Mixed Use - Commercial and it is located in a Focused Intensity Node.

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Comprehensive Plan Consistency

Future Land Use

- MU-C (Focused Intensity Node)
- OS-R
- MGL

According to the City's Gen H Future Land Use & Conservation Map, Parcels to the west and those flanking Four Seasons Blvd are also characterized as Mixed Use Commercial and are also located in the Focused Intensity Node. Properties to the southwest outside of the MU-C designation transition to Multi-Generational Living. To the direct south is the tract of Camp Pinewood which is unique in its designation as Open Space – Recreation. Properties depicted in the dark circle to the east are in a Focused Intensity Node which are "...intended to be the largest activity centers outside of downtown and support a broad range of compatible uses. Each MU-C is flanked by multiple character areas, some of which are encompassed by the centers shown on the map above. Within these centers, connectivity and compatible relationships should be prioritized to create seamless transitions between developments." Additionally, Mixed Use-Commercial is described as "...centers of activity with a mix of retail, restaurant, service office, and civic uses, as well as various residential housing types.... Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas, formal greens, and pocket parks. This activity center is intended to be the City's most intense district outside of the Downtown character area.

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General Rezoning Standards:
2) COMPATIBILITY

Current Land Use & Zoning

Subject Property

- C-3

Surrounding Zoning

- C-3
- R-15

Surrounding Land Use

- Lodging
- Restaurants
- Camp

Looking at Criteria 2 for Compatibility - The subject property is located in the corporate limits of the City of Hendersonville and zoned C-3 Highway Business. Properties to the north, west, and east are also zoned C-3 as the general character of the area is defined by proximity to Four Seasons Blvd and Interstate 26. The uses in this area are typical for an interstate interchange with hotels and restaurants being the most common. Other retail shops are also within walking distance with the Blue Ridge Mall located approximately ½ mile from the subject property.

To the south of the subject property the commercial character abruptly transitions to properties zoned R-15, Medium Density Residential. The largest of these is the 50-acre parcel along Orrs Camp Rd that makes up Camp Pinewood. The other R-15 parcels are single-family homes located between Jack St and Orrs Camp Rd.

To the west of the R-15 district is a pocket of RCT (Residential Commercial Transition) zoning which permits the reuse of residential dwellings for business purposes.

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C-3 Permitted Uses

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

Accessory uses and structures

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

Animal hospitals and clinics as long as they contain no outdoor kennels

Automobile car washes

Automobile sales and service establishments

Automotive paint and body work

Banks and other financial institutions

Bed and breakfast facilities

Business services

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

Construction trades facilities so long as the storage of equipment and materials is screened from view from any public rights-of-way

Convenience stores with or without gasoline sales

Cultural arts buildings

Dance and fitness facilities

Dry cleaning and laundry establishment containing less than 6,000 square feet of floor area

Farm equipment sales and service

Food pantries, subject to the supplementary standards contained in section 16-4 below

Food processing establishments containing less than 10,000 square feet of gross floor area

Funeral homes

Golf driving ranges and par three golf courses

Greenhouses and commercial nurseries

Home occupations

Hotels and motels

Laundries, coin-operated

Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in section 16-4, below

Mobile food vendors, subject to supplementary standards contained in section 16-4, below

Mobile homes sales establishments so long as they are situated on a major thoroughfare containing four or more traffic lanes

Music and art studios

Newspaper offices and printing establishments

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

Offices, business, professional and public

Parking lots and parking garages

Parks

Personal services

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

Private clubs

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

Public and semi-public buildings

Recreational facilities, indoors

Recreational facilities, outdoors, commercial

Religious institutions

Repair services, miscellaneous

Residential care facilities

Residential dwellings, single-family

Residential dwellings, two-family

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

Restaurants

Restaurants, drive-in

Retail stores

Schools, post-secondary, business, technical and vocational

Schools, primary and secondary

Service stations

Signs, subject to the provisions of article XIII

Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Telecommunications towers, subject to supplementary standards contained in section 16-4, below

Wholesale businesses

Special Uses

Animal boarding facilities

Bus stations

Child care centers

Civic clubs and fraternal organizations

Mini-warehouse

Public utility facilities

Really quickly I wanted to highlight some of the uses permitted in C-3. As you can see there is a long list of land uses, some of which are more intense than others and some which generate substantial traffic.

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General Rezoning Standards:
2) COMPATIBILITY

EXISTING CONDITIONS	<ul style="list-style-type: none"> • Previously graded site adjacent to dine-in restaurant and a 49-unit, 2-story hotel. Mitchell Dr features 2 additional hotels and a motorsports shop. To the south sits a 50-Acre summer camp and other low intensity uses. • Low intensity uses separated from the subject property by an unimproved right-of-way. • Proposed addition of multi-family use is in transition area • For improved compatibility, the area would be better served by greater walkability on and around Four Seasons Blvd as well as with access to public recreation / open spaces. • The addition of a 4 story structure in this location introduces a greater height than that which is found in the immediate vicinity. However, the location of the building has been shifted to the north side of the site away from lower intensity uses.
GEN H GOALS	<p>Vibrant Neighborhoods: Consistent</p> <p>Abundant Housing Choices: Consistent</p> <p>Healthy and Accessible Natural Environment: Consistent</p> <p>Authentic Community Character: Consistent</p> <p>Safe Streets and Trails: Consistent</p> <p>Reliable & Accessible Utility Services: Consistent</p> <p>Satisfying Work Opportunities: N/A</p> <p>Welcoming & Inclusive Community: N/A</p> <p>Accessible & Available Community Uses and Services: N/A</p> <p>Resilient Community: N/A</p>
GEN H GUIDING PRINCIPLES	<p>Mix of Uses: Consistent</p> <p>Compact Developments: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Inconsistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p>

It is staff's analysis that a Multi-Family use is an appropriate addition in this area because it allows for a transition from the high intensity uses to the low intensity uses described in the previous slide. Additionally, the four-story structure has been sited to the far north end of the site to limit impacts on adjacent lower intensity uses. The project is found to be consistent with 6 of the 6 relevant Gen H Goals and 6 of 7 relevant Guiding Principles from the Comprehensive Plan.

General Rezoning Standards	3) CHANGED CONDITIONS	Need for Affordable Housing
	4) PUBLIC INTEREST	Strategic Housing Plan - The addition of 77 multi-family Low-Income Housing Tax Credit apartment units would help the City to achieve Goal #2 - "The City of Hendersonville accommodates an additional 2,200 permanently affordable housing units to those making up to 80% AMI over the next 5 years, as identified by DFI". Mix of Uses/Nodal Development - The integration of residential uses in a commercial node introduces a mix of uses that can reduce vehicular trip lengths, accommodate non-vehicular travel (walking/biking), and improve efficiency of transit in order to combat automobile congestion.

For Criteria 3 - Changed Conditions - The proposed development helps to address the City's need for additional subsidized housing. As you can see in the graphics below, the City has estimated a total housing need of 7,086 new units between 2020-2030. 742 of those have been constructed, 1,802 are under construction, 3,977 have been entitled - leaving a gap of 3,109 units. Additionally, of those total units, the City needs 2,648 permanently affordable units. 43 of those are complete - this is represented by Hawkins Pointe which is a LIHTC project constructed and managed by the applicant. There are 252 affordable units under construction. 473 affordable units have been entitled. This leaves a gap of 2,175 affordable units still needed.

For Criteria 4 - Public Interest - In addition to addressing affordable housing, the proposed location promotes a mix of uses which has a range of potential benefits primarily focused around transportation and economic development solutions.

General Rezoning Standards	5) PUBLIC FACILITIES	The street network in the immediate vicinity of the subject property is unfriendly for bicycle and pedestrian travel. Additionally, Four Seasons Blvd. is part of the Region's High Injury Network and poses high risks to drivers as well. - Public recreational opportunities in the vicinity of the subject property are limited. The area is identified as a Phase 3 Priority (P17) in the Future Park System recommendations in the City's Parks & Greenspace Master Plan.

For Criteria 5 - Public Facilities - The surrounding street network poses a risk to all users as identified by Safe Streets for All High Injury Network and with the lack of bicycle and pedestrian facilities in this location. The Annual Avg Daily Traffic of Mitchell Dr is currently reported at 3300 daily trips. This would make the Laurel Meadows project responsible for less than 15% of the traffic coming from Mitchell Dr. As the applicant's trip generation letter outlines, there are other uses permitted by-right that would generate daily trips in excess of those projected for the proposed development.

Additionally, according to the City's adopted Parks and greenspace Master Plan, recreational facilities are needed in this area as it identifies this area as a Phase 3 need.

General Rezoning Standards	6) EFFECTS ON NATURAL ENVIRONMENT	Blueline stream - The developer is proposing a condition to allow a small infringement on the required 20' transition zone adjacent to the 30' stream buffer. Stormwater management - poor current conditions, increase in the amount of impervious surfaces on the site. Tree Cover - Currently covered with volunteer and invasive vegetation. Proposes to plant 114 trees and 180 shrubs.

For Effect on Natural Environment - A minor impact to a portion of the transition zone of a blue line stream is proposed to be maintained. The proposed development will significantly increase the impervious surfaces on the site and reduce natural filtration. The existing vegetation on the site is scrubby volunteer growth with invasive species, most of which was allowed to grow in an unmaintained stormwater detention pond. The proposed project's overall impact on the site's landscaping will be a significant net enhancement.

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PLANNING BOARD: Comprehensive Plan Consistency 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 for the 77-unit Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of 'Mixed Use - Commercial'. Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.

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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]

1. *The proposed development is compatible with surrounding residential & non-residential land uses*
2. *The proposed development allows for a mix of uses within a 'focused intensity node'*
3. *The proposed development serves to address the City's need for additional subsidized affordable housing.*

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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]

1. *The proposed development is incompatible with the surrounding land uses*
2. *The proposed development would further degrade existing traffic safety and congestion concerns in the surrounding area*
3. *The proposed development places residents too far from recreational opportunities*

The applicant Tommy Lowman, Senior Vice President of Development, made the following PowerPoint presentation.



Hendersonville City Council Presentation

April 2026 – Laurel Meadows

Woda Cooper Companies



Nick Pack,
Development Specialist

Tommy Lowmon,
Sr. Vice President
Development

- Founded in 1990 – 35 Years in business
- Linearly integrated- Develop, Construct, and Manage
- Corporate office in Columbus OH
- Satellite office in Savannah GA
- Own in Perpetuity



Previous NC Developments



- Rooney Ridge
 - Roanoke Rapids, NC
- Old Firetower Place-
 - Greenville, NC
- Hawkins Pointe-
 - AHF Reader's Choice: Best Rural Development and Property of the Year



Area Information



- 238 Mitchell Drive



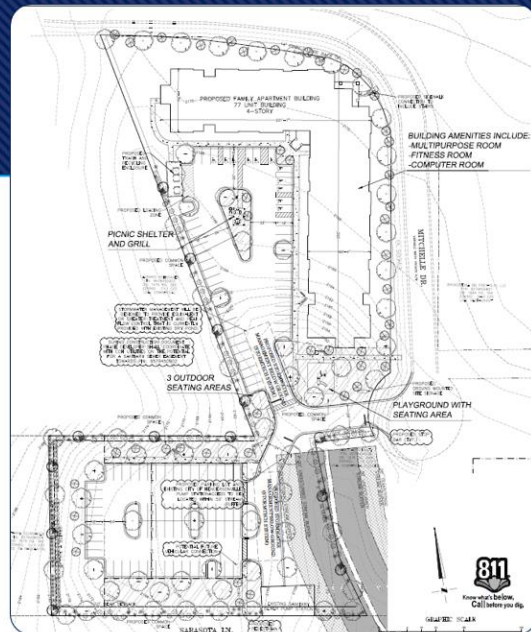
Concept Design



 WODA COOPER COMPANIES

Preliminary Site Plan

- 01 – 4 Story elevator building
- 77 Units
 - 13 1BR
 - 48 2BR
 - 16 3BR
- Target population: General Occupancy
- Rent ranges-
 - 1 BR - \$360-\$950
 - 2 BR - \$415-\$1,095
 - 3 BR - \$440-\$1,200



 WODA COOPER COMPANIES

Income and Rent Limits



Income Limits for 2025

Persons	60%	30%	70%
1 Persons	\$39,120	\$19,560	\$45,640
2 Persons	\$44,700	\$22,350	\$52,150
3 Persons	\$50,280	\$25,140	\$58,660
4 Persons	\$55,860	\$27,930	\$65,170
5 Persons	\$60,360	\$30,180	\$70,420
6 Persons	\$64,800	\$32,400	\$75,600
7 Persons	\$69,300	\$34,650	\$80,850
8 Persons	\$73,740	\$36,870	\$86,030
9 Persons	\$78,180	\$39,090	\$91,210
10 Persons	\$82,680	\$41,340	\$96,460
11 Persons	\$87,120	\$43,560	\$101,640
12 Persons	\$91,620	\$45,810	\$106,890

Based on 2025 MTSP Income

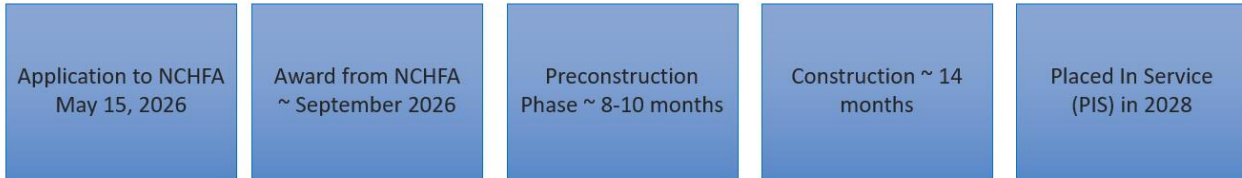
Rent Limits for 2025

Bedrooms (People)	60%	30%	70%	FMR
1 Bedroom (1.5)	\$1,047	\$523	\$1,222	\$1,347
2 Bedrooms (3)	\$1,257	\$628	\$1,466	\$1,512
3 Bedrooms (4.5)	\$1,452	\$726	\$1,694	\$1,944

Based on 2025 MTSP Income

 WODA COOPER COMPANIES

Laurel Meadows timeline



Capital Stack

- Tax-exempt bond proceeds
- Capital Stack
- \$9,464,157 LIHTC equity
- \$4,700,000 1st mortgage
- \$12,200,000 NCHFA CDBG-Disaster Recovery Funds
- \$35,863 Deferred Developer Fee
- \$26,400,020 Total development cost
- ???,???? Stormwater system
- \$7,500,000 tax exempt bond request- *Bond Inducement Resolution was approved by Hendersonville HA last night.*



Questions?

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

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

In Person

Chae Davis spoke against conditional rezoning mostly because of the traffic that is already in that area.

Ken Fitch spoke about stormwater management being a possible issue and there is a children's camp that is nearby and added that this location is where the Piedmont air crash occurred almost 60 years ago. A mid-air collision of two planes with bodies, debris and jet fuel covering that area. Years later there may be no evidence of this event occurring but constructing a 4-story building on this site and constructing the essential stormwater system may unearth material best left undisturbed.

Casey Schroader, Owner of Schroader Power Sports, spoke against conditional rezoning as he owns the powersports building next door to this property and is worried about the traffic situation. There is one way in and one way out and Starbucks blocks the traffic every morning. It is already above capacity and there are not currently any residential buildings there, it is all commercial. There are a lot of issues that still need to be addressed.

Courtney Fleming spoke against conditional rezoning on behalf of Schroader Power Sports and said they are worried about suitability of building on this site as well as the traffic that is already bad and will only get worse if this project proceeds.

Biren Patel spoke for conditional rezoning, but he agrees that traffic is bad and they need more stop signs.

City Manager Connet added that the City Clerk delivered an email to him and Council from the Schroaders as well.

The public hearing was closed at 7:32 p.m.

Council Member Gina Baxter moved that the City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District for the development of a 77-unit, low-income housing tax credit multi-family project based on the preliminary site plan and list of conditions [dated 3/26/26] submitted by and agreed to 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 applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1. 77 Unit – Multi-Family Residential

2. 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 petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of 'Mixed Use – Commercial,' Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development, and the Mixing of Land Uses.

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 proposed development is compatible with surrounding residential & non-residential land uses

2. The proposed development allows for a mix of uses within a 'focused intensity node'

3. The proposed development serves to address the City's need for additional subsidized affordable housing.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-05

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBERS 9579-45-0556 & 9579-45-2846), BY AMENDING THE ZONING DESIGNATION FROM C-3, HIGHWAY BUSINESS TO UR-CZD, URBAN RESIDENTIAL CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9579-45-0556 & 9579-45-2846
Laurel Meadows LIHTC Project | File # 26-14-CZD

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Nicholas Pak & Tommy Lowmon of Woda Cooper Companies and property owner, Urmish Patel of Samit Hospitality LLC., for the development of 77-unit Low Income Housing Tax Credit multi-family project; and

WHEREAS, Planning Board took up this application at its rescheduled regular meeting on March 12, 2026; voting 9-0 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 April 2, 2026, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive, and

WHEREAS, City Council has found that this zoning map amendment 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 April 2, 2026,

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: 9579-45-0556 & 9579-45-2846 by changing the zoning designation from C-3, Highway Business 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 [March 26, 2026], 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. 77 Multi-Family Residential dwellings
 - 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 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 2nd day of April 2026.

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 – Osceola Lake Inn Redevelopment (25-102-CZD) – Sam Hayes, Planner II

Sam Hayes explained that the City of Hendersonville has received an application for a Conditional Zoning District from Joey Burnett and Fiona McColley for the property located at 159 Osceola Road (PIN: 9568-31-5964). The property is currently zoned as Medium Density Residential Conditional Zoning District (R-15 CZD), and the applicant is requesting a rezoning to R-10 CZD. The project is planned in three phases, with the first phase being an adaptive reuse of the historic inn, which dates to the early 20th century. The second phase is to construct the accessory structures associated with the adaptive reuse use in the historic inn. Phase III would be to construct 14 housing units and a clubhouse in the eastern portion of the site. The applicant is proposing several uses, including hotel, restaurant, wellness center, and 14 housing units. The application was unanimously recommended for approval by planning board at its March 12th, 2026 meeting.

Osceola Lake Inn Redevelopment (R-15 CZD to R-10 CZD)

25-102-CZD

Conditional Rezoning

City of Hendersonville City Council

April 2, 2026



Community Development: Planning Division | Sam Hayes: Planner II

25-102-CZD

Osceola Lake Inn Redevelopment

Project Background

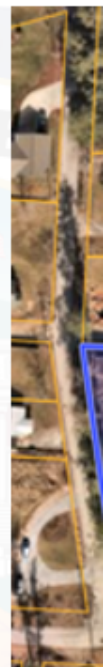
Location:

- Address: 159 Osceola Road
- PIN: 9568-31-5964

Applicant / Owners:

- Joey Burnett and Fiona McColley (applicants)
- Green Horizons Property Group, LLC (owner)

Acreage: 3.49 Acres



Neighborhood Compatibility Meeting

Date: December 9th, 2025

Attendees:

- In-person - 4
- Online - 1
- City Staff - 3
- Applicant - 2

Topics Discussed:

- Impact of project on neighboring properties.
- Concerns over density of the housing (prior application had 26 proposed units)
- Questions pertaining to the improvements of the roads

NEIGHBORHOOD COMPATIBILITY MEETING

OFFICIAL NOTIFICATION
by The City of Hendersonville
for:

CONDITIONAL REZONING

For Additional Information Call:
(828) 697-3010 or Visit
www.hendersonvillnc.gov/public-notices-hearings

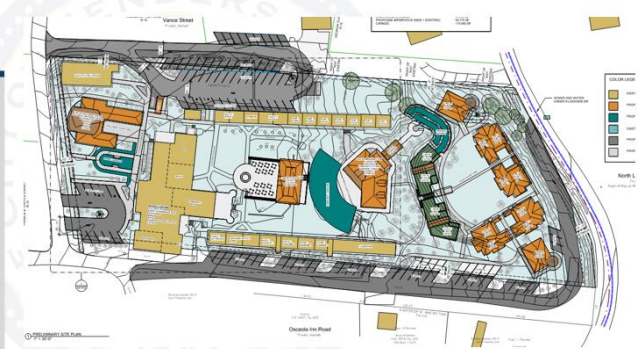


N Lakeside drive
Applicant applied for and received a demolition permit to begin the demolition of the building seen in the left side of the bottom right image. The building is unsafe and therefore staff provided a demolition permit to assist with taking the structure down.

Site Plan

The Applicant has submitted the following site plan to show:

- The proposed uses for the existing building on the site
- The proposed new construction on the site including:
 - A wellness center
 - Tea house
 - 14 housing units and clubhouse



- Existing structure as an adaptive reuse
- 10 hotel rooms
 - Artist studios (15)
 - Restaurant
 - Bar
 - Event space
 - Business center

New construction

- Wellness center
- Tea House
- Residential with community building

14 residential units. Density utilizing the half density calculation for units less than 1200 square feet is 9 units.

Existing parking to the north.
 Re-work of parking lot on southwestern corner.
 Addition of more parking on private road.
 Currently meeting parking requirements. The city zoning requirements have been met for this project.

Landscaping – As of now, the applicant is sufficiently providing landscaping for the project, however, staff will need to review a final landscaping plan with more details to ensure full compliance. I will note that tree canopy preservation is not triggered for this project.

Several outstanding comments pertaining to other departments. The applicant can speak to these more, but I'll note that these are things that staff would prefer to be resolved at preliminary site plan, but can be resolved at final site plan. The risk that is taken by the applicant is that the requested changes by other departments would require substantial changes to the plan which would require them to seek an amendment to their approved conditional zoning district.

- Fire – In the county, county fire marshal needs to review the plan to ensure conformance with the fire safety standards
- Utilities needs to review a detailed utility plan to determine what upgrades to existing infrastructure are required
- NCDOT will need to review the plans to determine if improvements to the existing road network is required
- Our city stormwater administrator will need to review a detailed stormwater management plan.

25-102-CZD
Osceola Lake Inn Redevelopment
April 2, 2026

Site Plan

The Applicant has submitted the following site plan to show:

- Phase 1 - Existing structures, parking
- Phase 2 - New construction associated with adaptive re-use
- Phase 3 - Housing and clubhouse

25-102-CZD
Osceola Lake Inn Redevelopment
April 2, 2026

Conditions

Developer-Proposed Conditions:

1. Allow accessory buildings to be set in front of the principal structure.
2. Allow for the additional structures to serve as accessory uses to the primary adaptive re-use, thereby waiving section 16-4-2 (c)

R-10 zoning district which does not allow new construction of accessory structures in front of the primary structure.

25-102-CZD
Osceola Lake Inn Redevelopment
April 2, 2026

Conditions

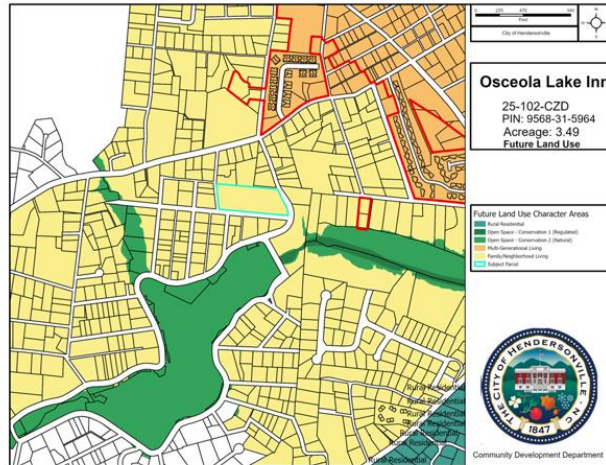
City-Proposed Condition:

1. The project must be compliant with all applicable fire, utility, NCDOT, and stormwater standards upon final site plan approval.
2. The renovation of the historic structures should be done in the spirit of the Secretary of Interior Standards for Rehabilitation.
3. The resiliency hub shall be constructed as part of the residential construction phase of the plan.

Comprehensive Plan Consistency

Future Land Use

- Family/Neighborhood Living
- Multi-Generational Living
- Open Space



General Rezoning Standards:
1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY	Land Supply Map: Development Intensity: The subject property is located in an area designated as "Somewhat Low" for Development Intensity.
FUTURE LAND USE & CONSERVATION MAP	Designation: Family/Neighborhood Living Character Area Description: Consistent Zoning Crosswalk: Consistent

Current Land Use & Zoning

Subject Property

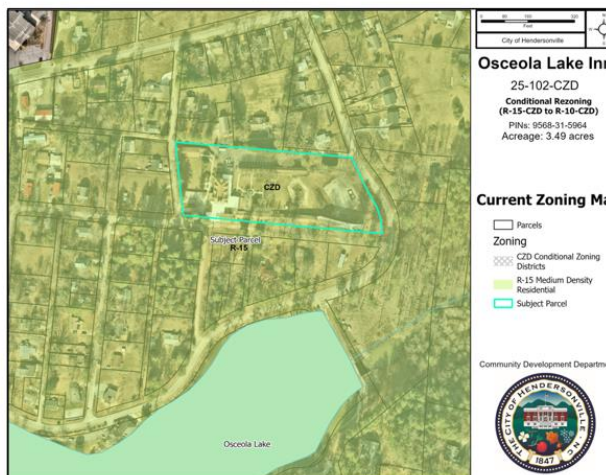
- R-15 CZD

Surrounding Zoning

- R-15

Surrounding Land Use

- Mostly residential
- Some commercial in the larger vicinity



General Rezoning Standards: 2) COMPATIBILITY	EXISTING CONDITIONS	The subject property currently has a 4 story Inn which includes an existing restaurant space, two additional structures with <u>guests</u> rooms in them, a former dance hall that serves a residence, and several paved and gravel parking areas. The previous conditional rezoning authorized the inn to be adaptively reused as a hotel with 20 guest rooms, a café, and an event and conference space.
	GEN H GOALS	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: N/A Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A
	GEN H GUIDING PRINCIPLES	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

General Rezoning Standards	3) CHANGED CONDITIONS	The applicant's business model has evolved resulting in the need for more uses to be allowed on the site, as well as a new construction housing element.
	4) PUBLIC INTEREST	The redevelopment of this site would activate a large parcel in the City's ETJ that has a large existing structure and existing infrastructure. The small increase in density from R-15 to R-10 is a logical progression, especially given the adaptive re-use of the site.
	5) PUBLIC FACILITIES	The subject property will be required to petition to annex to receive sewer connection for the new construction on the site. The existing structures have access to sewer already through a previous agreement with the city.
	6) EFFECTS ON NATURAL ENVIRONMENT	The project does not trigger tree canopy preservation, though the applicant has elected to preserve a large number of mature trees along the northern boundary. The applicant is proposing a number of sustainable development practices that will assist with stormwater retention and other environmental impacts.

Planning Board Recommendation

- The motion carried 9 to 0.
- 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 March 12th, 2026.

25-102-CZD

Osceola Lake Inn Redevelopment

April 2, 2026

DRAFT: Comprehensive Plan Consistency 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 Family/Neighborhood Living as defined in Chapter IV of the Gen H Comprehensive Plan.

25-102-CZD

Osceola Lake Inn Redevelopment

April 2, 2026

DRAFT: 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 petition proposes to adaptively reuse an important historic structure.*
2. *The petition provides needed additional housing on a portion of the property.*
3. *The petition provides a number of sustainability features that align with the goals identified in the comprehensive plan.*
4. *The petition seeks to revitalize an outdated commercial area.*

25-102-CZD

Osceola Lake Inn Redevelopment

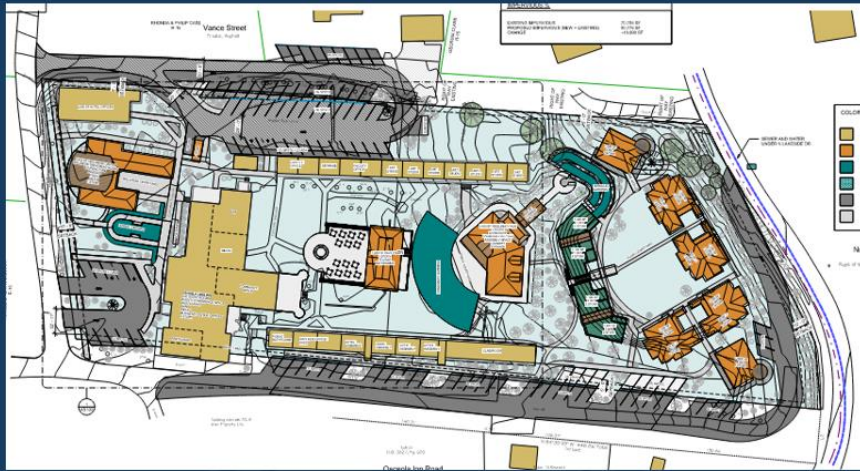
April 2, 2026

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]

1. *The petition's proposed density is greater than what the area can accommodate.*
2. *The petition would generate excessive traffic and noise in an existing residential neighborhood.*
3. *The petition would have a negative impact on the surrounding properties due to the intensity of the use.*



Questions?

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

Owner/Developer Fionna McColley spoke and said that they will just be painting and refreshing the property and she is there to answer any questions anyone may have.

Designer for the project, Joey Burnett, spoke and said that they are trying to celebrate the historic nature of the inn.

The public hearing was opened at 8:03 p.m.

In Person

Ken Fitch spoke in favor of this property.

Raya Burnett spoke in favor of this project and thinks the inn itself is beautiful and there is a lot of love and work going into preserving the quality of the space and the new structures are only going to improve this land.

Michael Watson spoke for this project and said he represents three families that have invested in Osceola Lake with the intention of becoming a resident there. This opportunity is very exciting for us, and we are forming a co-housing community to live closely with each other and are excited to be the stewards of this place.

Via Zoom

Virginia Tegal spoke in favor of this project and looks forward to it being a community asset that we can all enjoy.

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

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: 9568-31-5964) from R-15-CZD (Medium-Density Residential – Conditional Zoning District) to R-10-CZD (Medium Density Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 3/19/26], 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:

- ***Adaptive Reuse***

- *Hotel with accessory uses of café, bar, retail, offices, and wellness*
- *Artist studios*
- *14 residential 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 Family/Neighborhood 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 proposes to adaptively reuse an important historic structure.**
 - 2. The petition provides needed additional housing on a portion of the property.**
 - 3. The petition provides a number of sustainability features that align with the goals identified in the comprehensive plan.**
 - 4. The petition seeks to revitalize an outdated commercial area.**
- A unanimous vote of the Council followed. Motion carried.**

Ordinance #O-26-06

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: 9568-31-5964 BY CHANGING THE ZONING DESIGNATION R-15 CZD (MEDIUM DENSITY RESIDENTIAL - CONDITIONAL ZONING DISTRICT) TO R-10 CZD (MEDIUM DENSITY RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9568-31-5964
Addresses: 159 Osceola Road
Osceola Lake Inn Redevelopment: (File # 25-102-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Green Horizons Property Group, LLC and Joey Burnett and Fiona McColley, for the redevelopment of the Osceola Lake Inn at 159 Osceola Road; and

WHEREAS, the Planning Board took up this application at a regular meeting on March 12th, 2026; voting 9-0 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 April 2nd, 2026, 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: 9568-31-5964, changing the zoning designation from R-15 CZD (Medium Density Residential – Conditional Zoning District) to R-10 CZD (Medium Density Residential - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - d. Development shall comply with the site plan submitted by the applicant dated March 19, 2026, 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].
 - e. Permitted uses shall include:
 - ii. Adaptive Reuse
 1. Hotel and accessory uses, café, bar, retail, offices, wellness, artist studios
 - iii. Minor Planned Residential Development
 1. 14 residential units and an accessory community building
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 2nd day of April 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney


C. Rezoning: Conditional Zoning District – 109 Florence St (26-13-CZD) – Hannah Slyce, Planner II

Hannah Slyce explained that the City of Hendersonville is in receipt of a Conditional Zoning District application from Alan Sower of AlSCO, Inc. [applicant] to rezone a 2.46 acre property at 109 Florence St (PINs: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614) from C-2 CZD, Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District (Major Modification). The property is located on Florence St, which is a dead-end road off Brooklyn Ave. The property is addressed to the paved portion of Florence St that is City-maintained but some access will be on the portion that is unpaved and privately maintained. The Future Land Use Character Area designation of the property is Multi-Generational Living; however, it is located in close proximity to parcels designated as Mixed Use Employment and Neighborhood Center. If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

109 Florence St

(C-2 CZD to C-2 CZD)

26-13-CZD
 Conditional Rezoning (Major Modification)
City of Hendersonville City Council
 April 2, 2026



Community Development: Planning Division | Hannah Slyce: Planner II

26-13-CZD
109 Florence Street
April 2, 2026

Project Background

Location:

- Address: 109 Florence St
- PINs: 9578215868, 9578214924, 9578214699, 9578215614

Applicant / Owners:


- Alan Sowers, AlSCO Inc. (applicant)
- Grace Blue Ridge Church (owner)

Acreage: 2.46 Acres

Current Zoning: C-2 CZD, Secondary Business CZD (approved under P19-38-CZD)

Proposed Zoning: C-2 CZD, Secondary Business CZD (Major Modification)

Future Land Use Designation: Multi-Generational Living



This application is from Alan Sowers of AlSCO, Inc. for 109 Florence St. (PIN 9578215868, 9578214924, 9578214699, 9578215614) totaling 2.46 Acres located at the end of Florence St off Brooklyn Avenue.

The property was previously rezoned to C-2 CZD Secondary Business Conditional Zoning District in order to allow the church to use the undeveloped parcels as parking. These lots were previously zoned R-15. This was approved by City Council on March 5th, 2020.

The subject property is the current site of Grace Blue Ridge Church. The applicant is requesting that the parcel be rezoned as a major modification to allow a laundry service use. No additional uses other than what are currently permitted in the existing C-2 CZD zoning would be approved in addition to this request.

The applicant would like to convert the existing warehouse suite at the rear of the church into a storage facility for uniforms and linens in between operations, serving as the collection center for the business's Hendersonville operations. No laundry services will be conducted on site, only drop-off and pick-up by company vehicles. The existing parking on the site is also proposed to be redesigned for the new use.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan

26-13-CZD 109 Florence Street April 2, 2026

Neighborhood Compatibility Meeting

Date: January 13, 2026

Attendees:

- In-person - 4
- Online - 1
- City Staff - 3
- Applicant - 3

Topics Discussed:

- Use (storage of linens)
- Noise
- Truck Traffic

NEIGHBORHOOD COMPATIBILITY MEETING
OFFICIAL NOTIFICATION
by The City of Hendersonville
for:
CONDITIONAL REZONING

For Additional Information Call:
(828) 697-3010 or Visit
www.hendersonvillenc.gov/public-notices-hearings

The applicant held a NCM on January 13, 2026. There was a small turnout including 4 members of the community in person and 1 online, 3 members of the applicant team and 3 City staff members. The discussion was focused on clarification of the exact use, which is listed as dry cleaning and laundry use, but will be limited to the storage of linens, as well as noise and truck traffic entering the residential street.

26-13-CZD 109 Florence Street April 2, 2026

Site Photos

The above are photos taken from the site. The upper left is showing the entrance of the unit to be used for the proposed use; the upper right is the area behind the existing structure backing up to the City right of way. The lower left is a image from Florence St of the parking area and unit, and the lower right was taken from the edge of the property backing up to the city r/w so that you can see the fence that separates the use from the residential property.

26-13-CZD 109 Florence Street April 2, 2026

Site Plan

The Applicant has submitted the following site plan to show:


- Existing uses
- Adjacent property lines
- Existing vegetation
- Proposed use
- Proposed parking areas
- Proposed landscaping improvements

The applicant has provided a site plan to demonstrate their request. The site plan shows the existing uses and vegetation as well as the proposed uses and site improvements.

The submitted site plan meets the City requirements, excluding the developer-proposed conditions. There is an existing access easement and sewer easement on the subject property that may impact the applicant's ability to fully comply with the proposed landscaping additions. Should these easements limit site improvements, staff can use alternative compliance during the final site plan review.

The total footprint of the existing structures is 32,500 sf, with 10,000 sf to be occupied by the proposed tenant. Florence St is a City maintained street, but the pavement stops before the entrance to the proposed use. The property owners in conjunction with the pallet business across the street have graveled the remaining r/w and drives to serve the properties.

There are currently no sidewalks on Florence St. Existing vegetation is shown on the plans and includes some foundation and parking lot shrubs near the entrance to the church. All other existing vegetation shown on the plans are on adjacent parcels. The previous CZD approval dictated that the Church was approved for 102 parking spaces to be shared between all uses on site. As a laundry establishment limited to storage, the required parking is 1 space per 2 employees max on single shift. The existing parking will suffice for this use.



Conditions

Developer-Proposed Conditions:

1. Conditional Zoning: Base C-2 zoning allows dry cleaning and laundry establishments under 6,000 sf. Applicant requests to expand the use to 10,000 sf since the use will be limited to the storage of linens collected and waiting to be distributed to their laundry servicing facilities. No on-site dry cleaning or laundry will occur.
2. Waive Vehicle Use Area Planting Strip: The applicant is requesting to waive the planting strip requirement along the northern-most property line of the parking lot in favor of using the City right-of-way that contains mature trees and vegetation to meet this requirement.

26-13-CZD
109 Florence Street
April 2, 2026

The above is listing the developer proposed conditions. These conditions are as follows:



Conditions

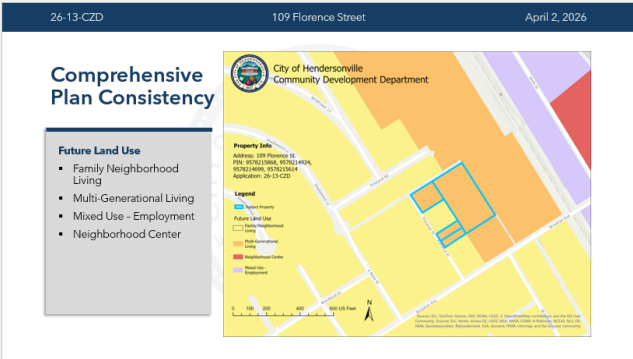
City-Proposed Condition:

1. Applicant to remove the gravel from the landscape areas to maximize success of the new vegetation.

This applicant has agreed to this condition

26-13-CZD
109 Florence Street
April 2, 2026

26-13-CZD
109 Florence Street
April 2, 2026



This map is showing the future land use of the property and surrounding area.

The City's Gen H 2045 Comprehensive Plan designates the subject property as "Multi-Generational Living" (MGL) in the Future Land Use & Conservation Map. The area north-east of the subject property and railroad are classified as "Mixed Use – Employment" with some "Neighborhood Center" off Keith St. The adjacent properties surrounding Florence St and Brooklyn Ave are either "Multi-Generational Living" or "Family/Neighborhood Living". The Character Area description for MGL is described as: "...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." A storage use is not an appropriate use for this classification.

General Rezoning Standards:
 1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY	<p>Land Supply Map: Parts of the subject property are located on the Land Supply Map and were listed as undeveloped.</p> <p>Land Suitability: The subject property was evaluated as Moderately/Least Suitable for commercial and residential land use.</p> <p>Development Intensity: The subject property is located in an area designated as "Moderate" for Development Intensity.</p> <p>Intensity Nodes: The subject property is located between two Intensity Nodes.</p> <p>Focus Area: The subject property is located near one of the 5 Focus Areas (Spartanburg Highway).</p>
FUTURE LAND USE & CONSERVATION MAP	<p>Designation: "Multi-Generational Living"</p> <p>Character Area Description: Inconsistent with MGL, would need to be updated to "Innovation"</p> <p>Zoning Crosswalk: Inconsistent; for consistency, the Character Area would need to be updated to "Innovation".</p>

As per our general rezoning standards, the key determining factors listed on this slide relate to comprehensive plan consistency including land supply, suitability and intensity and future land use and conservation. The subject property is located between low intensity nodes and near the Spartanburg hwy focus area. As according to the zoning crosswalk, the proposed zoning district is not consistent with the current character area designation and would need to be changed to "innovation" to meet the crosswalk designation.

DRAFT: Denial 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]

1. The proposed use is incompatible with the surrounding land uses
2. The proposed zoning would result in increased truck traffic into a mostly residential area.

Questions?

Open for questions to staff regarding 26-13-CZD

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 8:25 p.m.

There were no public hearing comments.

The public hearing was closed at 8:25 p.m.

Council Member Melinda Lowrance moved that City Council to adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PINs: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614) from C-2 CZD, Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District for the use of an existing structure as a dry cleaning and laundry establishment limited to storage only based on the site plan and list of conditions submitted by and agreed to by the applicant [dated February 20, 2026] 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:

1. Religious institutions
2. Offices, business, professional and public
3. Parking lots and parking garages
4. Dry cleaning and laundry establishments (limited to storage)

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

Applicant to remove the gravel from the proposed landscape areas to maximize success of the new vegetation

3. The petition is found to be Inconsistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition for C-2 CZD zoning is inconsistent with the Future Land Use and Conservation Map Designation of ‘Multi-Generational Living’.

4. 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 zoning is compatible with surrounding residential and non-residential uses.***
- 2. The proposed zoning allows for secondary-business uses including this proposed laundry service limited to storage use.***

5. Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use & Conservation Map to that of ‘Innovation’.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-07

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBERS 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614), BY REASSIGNING THE ZONING DESIGNATION FROM C-2 CZD, SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT TO C-2 CZD, SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614
109 FLORENCE ST C-2 CZD to C-2 CZD | File # 26-13-CZD

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Also, Inc., for the use of an existing building into dry cleaning and laundry service; and

WHEREAS, Planning Board took up this application at its rescheduled regular meeting on March 12, 2026; voting 9-0 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 April 2, 2026, and

WHEREAS, City Council has found that this zoning map amendment is inconsistent with the City’s comprehensive plan and City Council, correspondingly, provided direction on appropriate amendments to the City’s comprehensive plan which shall reflect consistency going forward, and

WHEREAS, City Council has found that this zoning map amendment 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 April 2, 2026,

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

3. 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: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614 by changing the zoning designation from C-2 CZD, Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District
4. Development of the parcel pursuant to this Ordinance is subject to the following.
 - f. Development shall comply with the site plan submitted by the applicant dated [February 20, 2026], 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].
 - g. Permitted uses shall include:
 - i. Religious institutions
 - ii. Offices, business, professional and public
 - iii. Parking lots and parking garages
 - iv. Dry cleaning and laundry establishments (limited to storage)
 - h. Additional conditions that shall be satisfied prior to final site plan approval include:
 - ii.

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 2nd day of April, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

8. NEW BUSINESS

A. **Oakdale Cemetery-Buffalo Soldier Historic Marker** – *Sam Hayes, Planner II*

Sam Hayes explained that the Historic Preservation Commission is working with a group of local historians to place a historic marker in Oakdale Cemetery to honor Walter Bryson, a Black soldier who served as part of the group known as the Buffalo Soldiers. Bryson is the only known Buffalo Soldier from Henderson County.

Oakdale Cemetery - Buffalo Soldier Historic Marker

New Business

City of Hendersonville City Council
April 2, 2026



Community Development: Historic Preservation Commission | Sam Hayes: Planner II

Oakdale Cemetery Historic

- Historic Preservation Commission was approached by a group of local historians to erect a historic marker to honor Walter Bryson, the only known Buffalo Soldier in Henderson County



What is a Buffalo Soldier?

- Established in 1866.
- "Buffalo Soldier" was the name given to the all-Black regiments of the army by Native Americans.
- The name was coined because of their "their dark, curly hair, which resembled a buffalo's coat and because of their fierce nature of fighting."
- The Buffalo Soldiers served on the western frontier and fought in the Spanish-American War, Philippine-American War, and the campaign against Pancho Villa in Mexico.
- They are also considered to be the first National Park rangers and served as riding instructors for West Point cadets.
- Officially disbanded in 1951 following President Truman's 1948 order to desegregate the military.



Source: <https://www.nps.gov/choy/learn/historyculture/buffalo-soldiers.htm>



Walter Bryson - 1876-1917

- Enlisted in the 9th Cavalry in 1900
- Served in the American West at the close of the Indian Wars
- Received a medal for service from his time in the Philippines
- Served as a riding instructor at West Point - had to relinquish his sergeant rank because Black soldiers could not outrank a white cadet.
- Bryson died in 1917 while on furlough in Hendersonville.
- Buried in Oakdale Cemetery



Seeking Approval to Place a Historic Marker

- HPC has allocated funds for the purchase of the historic marker



Marker Text

Side 1

Walter Bryson

Born in Henderson County in 1876, Walter Bryson enlisted in the 9th Cavalry in 1900 and later served in the 10th Cavalry and 24th Infantry, three of the four all-Black regiments known as the Buffalo Soldiers. His career included service in the American West at the close of the American Indian Wars, decorated duty in the Philippines, and a role as a riding instructor at West Point. To hold that position, he relinquished his sergeant rank because a Black soldier could not outrank a white cadet. Bryson died in 1917 while on furlough in Hendersonville. He is buried x paces west of here.

Side 2

Buffalo Soldier

"Buffalo Soldier" was the nickname given by Native Americans to the U.S. Army's all-Black regiments created by Congress in 1866. These soldiers served on the western frontier and fought in the Spanish-American War, Philippine-American War, and the campaign against Pancho Villa in Mexico. They also became some of the first National Park rangers and served as riding instructors for West Point cadets on what is now known as "Buffalo Field." Buffalo Soldiers earned 30 Medals of Honor. The regiments were disbanded in 1951 following President Truman's 1948 order desegregating the military.

Historic Marker Placement



Council Member Melinda Lowrance moved that the City Council adopt the recommended location placement for a historic marker honoring Walter Bryson – Buffalo Soldier. A unanimous vote of the Council followed. Motion carried.

9. BOARDS & COMMITTEES

A. Consideration of a Student Member Appointment to the Environmental Sustainability Board & Revision of Bylaws – Caitlyn Gendusa, Public Works Superintendent-Sustainability

Council Member Gina Baxter moved that City Council appoint Hana Price as a member of the Environmental Sustainability Board as a Student Member and adopt the changes to the Environmental Sustainability Board’s Bylaws. Her term will expire in March, 2027. A unanimous vote of the Council followed. Motion carried.

10. CITY MANAGER REPORT

City Manager Connet explained that anyone interested in the public hearing for Project Very, we will be recessing shortly and heading to city hall so for those listening online, we will not have zoom capabilities over there tonight. Council Member Simpson asked if he could explain why we are moving over there for the public hearing and attorney Beeker said it was because she made an error in advertising the location, so we have to move back to city hall to hear it. She apologized for any inconvenience.

A. March 2026 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.

Projected Employment: 378 jobs over 5 years
Anticipated Wages: \$67,047 average annual wages

Based on 7-year straight-line depreciation of business personal property, 25% residual, at 110% threshold:

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 8:58 p.m.

There were no public hearing comments.

The public hearing was closed at 8:58 p.m.

Council Member Jennifer Hensley moved that the City Council approve the monetary incentives for Project Vert as presented with the condition that they will not exceed the total amount of \$2,277,785.71 and authorize the City Manager to enter into an economic incentives agreement on behalf of the City of Hendersonville. A unanimous vote of the Council followed. Motion carried.

13 . ADJOURN

There being no further business, the meeting adjourned at 9:01 p.m. upon unanimous assent of the Council. No further action was taken.

Barbara G. Volk, Mayor

ATTEST:

Jill Murray, City Clerk