



PLANNING BOARD RECOMMENDATION

APPLE RIDGE (P22-08-CZD)

March 14th, 2022

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Ashlynn McCoy- The Housing Assistance Corporation

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 6-0 to recommend **APPROVAL** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Cromar moved the Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated March 8, 2022] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.
2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:
 - a minimum of 50% of the housing of each Phase will meet the need of 80% or less AIM (area median income).
3. The petition is found to be [consistent] with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:
 1. *The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.*

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

1. The development addresses the need for affordable housing with two different housing types (PH-2.2).
2. The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses.
3. The topography, the presence of a blue line stream and the adjacent single-family neighborhood makes the rear of the subject property more conducive for single-family development.

OVERVIEW OF DISCUSSION FROM MINUTES:

The Planning Board convened on the project for 65 minutes.

Ashlynn McCoy, Executive Director of the Housing Assistance Corporation stated this project is an affordable tax credit project. Their plan is to be 100% affordable.

Will Buie, WGLA Engineering, stated he is the engineer for the project. The development includes preservation of stream corridors and open space. Existing trees and vegetation along stream corridors and property buffers will be preserved. They are proposing a future greenway connection and providing an easement for this. Mr. Buie stated they heard some concerns from the neighbors at the neighborhood meeting about the buffers and they have asked city staff to reduce the front setback so they can keep the houses closer to the road and allow more buffer in the rear. There were also some traffic concerns for the folks in Lakeview Estates at E. Prince Road and they have alerted NCDOT to this to get them to address those concerns. He stated the two conditions from the Tree Board that they were not agreeable to is based on the financial impact it would cause for the Housing Assistance Corporation. This could cost thousands of dollars and affect the affordability of the project. This is a unique opportunity to construct 100% affordable housing.

Mr. Nace asked if they could put a condition that the development remains affordable. Mr. Brown stated he was concerned with the affordability aspect of the development if another developer was to purchase it. Ms. Peacock stated market rate housing is also needed. The Board discussed the affordability condition and requiring it to remain 100% affordable verses 50% affordable. Chair asked if they could apply for tax credits every two years. Ms. McCoy stated developers can apply every year. The state will award two and it is very competitive. Ms. Peacock asked if this did not get funded could it still happen. Ms. McCoy stated yes, they have other options. Chair asked if the single-family portion was part of the tax credits. Ms. McCoy stated no. This would be built in two phases with the multi-family being constructed first.

BOARD ACTION:

Motion:

- Barbara Cromar

Second:

- Neil Brown

Yeas:

- Jim Robertson, Chair, Neil Brown, Tamara Peacock, Barbara Cromar, Frederick Nace, Peter Hanley

Nays:

- None

Absent:

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

Recused:

- None