

REZONING: CONDITIONAL REZONING – HENDERSONVILLE CONNECTIONS
(P22-66-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY	2
EXISTING ZONING & LAND USE	3
SITE IMAGES.....	4
SITE IMAGES.....	5
SITE IMAGES.....	6
FUTURE LAND USE	7
REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)	8
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)	10
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT	11
STAFF SITE PLAN REVIEW – SUMMARY COMMENTS	12



PROJECT SUMMARY

- Project Name & Case #:
 - Hendersonville Connections
 - P22-66-CZD
- Applicant & Property Owner:
 - Moe Marks / Tamara Peacock Architects [Applicant]
 - Charles Morris / Grace Blue Ridge PCA, Inc. [Owner]
- Property Address:
 - 109 Florence St
- Project Acreage:
 - 2.46 Acres
- Parcel Identification (PIN):
 - 9578-21-4699
 - 9578-21-4924
 - 9578-21-5614
 - 9578-21-5868
- Current Parcel Zoning:
 - C-2 CZD Secondary Business – Conditional Zoning District
- Future Land Use Designation:
 - High Intensity Neighborhood
 - Medium Intensity Neighborhood
- Requested Zoning:
 - C-2 CZD Secondary Business – Conditional Zoning District
- Requested Uses:
 - Religious Institution
 - Day Center
- Neighborhood Compatibility Meeting:
 - July 6, 2022
- Tree Board Meeting:
 - August 16, 2022



SITE VICINITY MAP

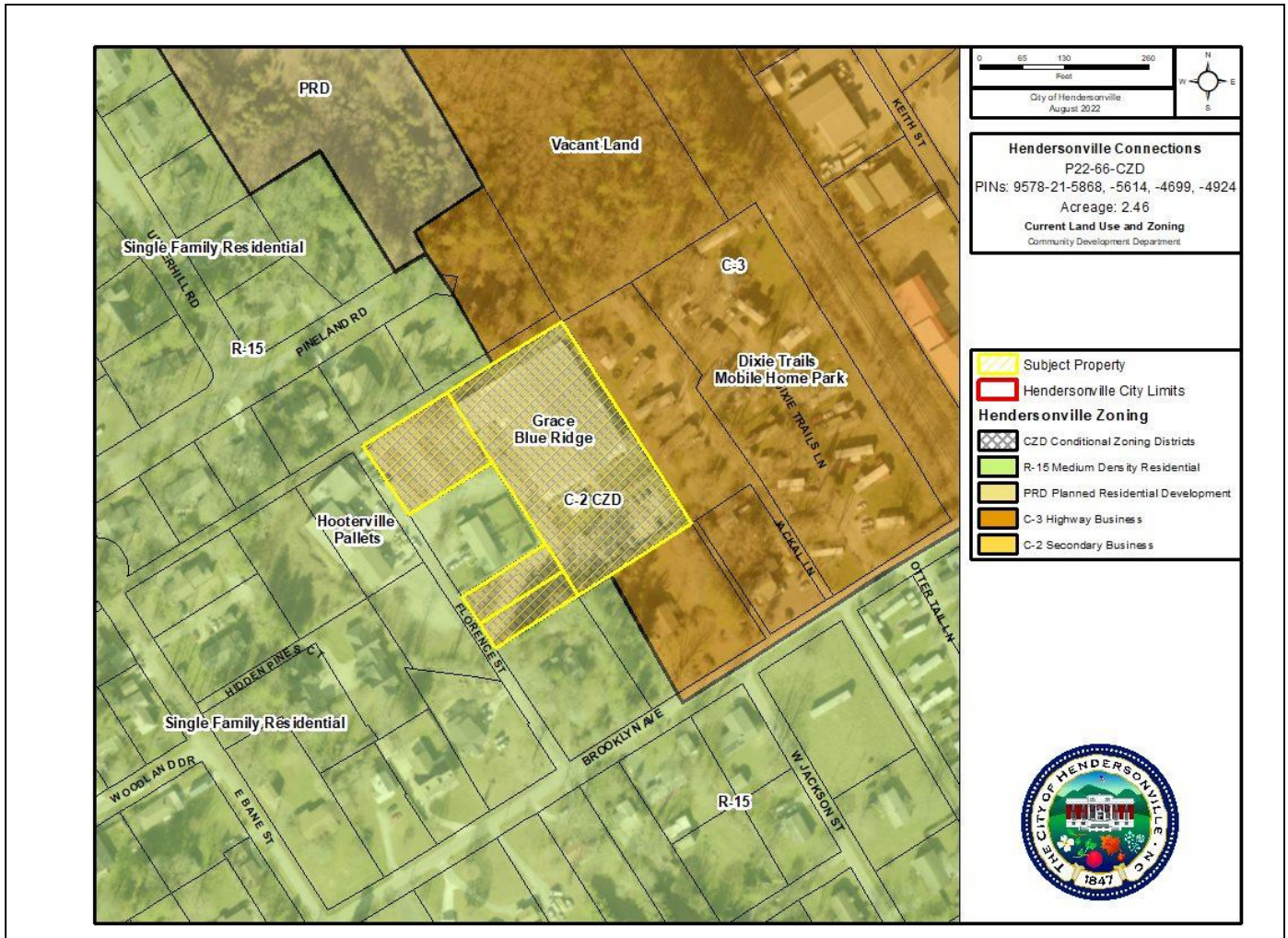
The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Moe Marks of Tamara Peacock Architects and Charles Morris of Grace Blue Ridge Presbyterian Church. The applicant is requesting to amend the C-2 Secondary Business CZD for the subject property at 109 Florence St (PINs 9578-21-4699, 9578-21-4924, 9578-21-5614 and 9578-21-5868) located off of Brooklyn Ave for the establishment of a 'day center' on a portion of a 2.46 acre parcel.

The proposal includes the conversion of a 9,975 Sq Ft portion of an existing church structure into a day center which will serve those in need through the provision of a variety of services.

The proposal also includes improvements to the existing parking areas and significant landscaping in order to address the buffers required for day centers that are located adjacent to residential uses.

Beyond the existing religious institution and the proposed day center, there are no other uses are proposed to be permitted by the rezoning.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned C-2 CZD and sits at a transition point between the commercial zoning (C-2, Secondary Business) that lines Spartanburg Highway and the R-15, Low Density Residential zoning that encompasses the single/two-family neighborhoods located between Spartanburg Highway and Greenville Highway. East of the subject property is a mobile home community. To the north and south, the subject property abuts single-family uses. Directly to the west, the subject property abuts a duplex while a wood pallet manufacturing facility is located just across Florence St.

The subject property is located ¼ mile from the intersection of Spartanburg Highway and Brooklyn Ave. Spartanburg Highway is designated as a Boulevard. Brooklyn Ave is designated as a Minor Thoroughfare as it provides a connection from Greenville Highway (Major Thoroughfare) across Spartanburg Highway to a residential area east of Old Spartanburg Rd (Minor Thoroughfare).

SITE IMAGES



Front View of principal building at subject property (facing northwest)



View of existing parking area and rear portion of building proposed for day center (facing northeast from Florence St)

SITE IMAGES



View of north side property boundary from Florence St



View of east side property boundary facing southeast (mobile home park to the left)

SITE IMAGES

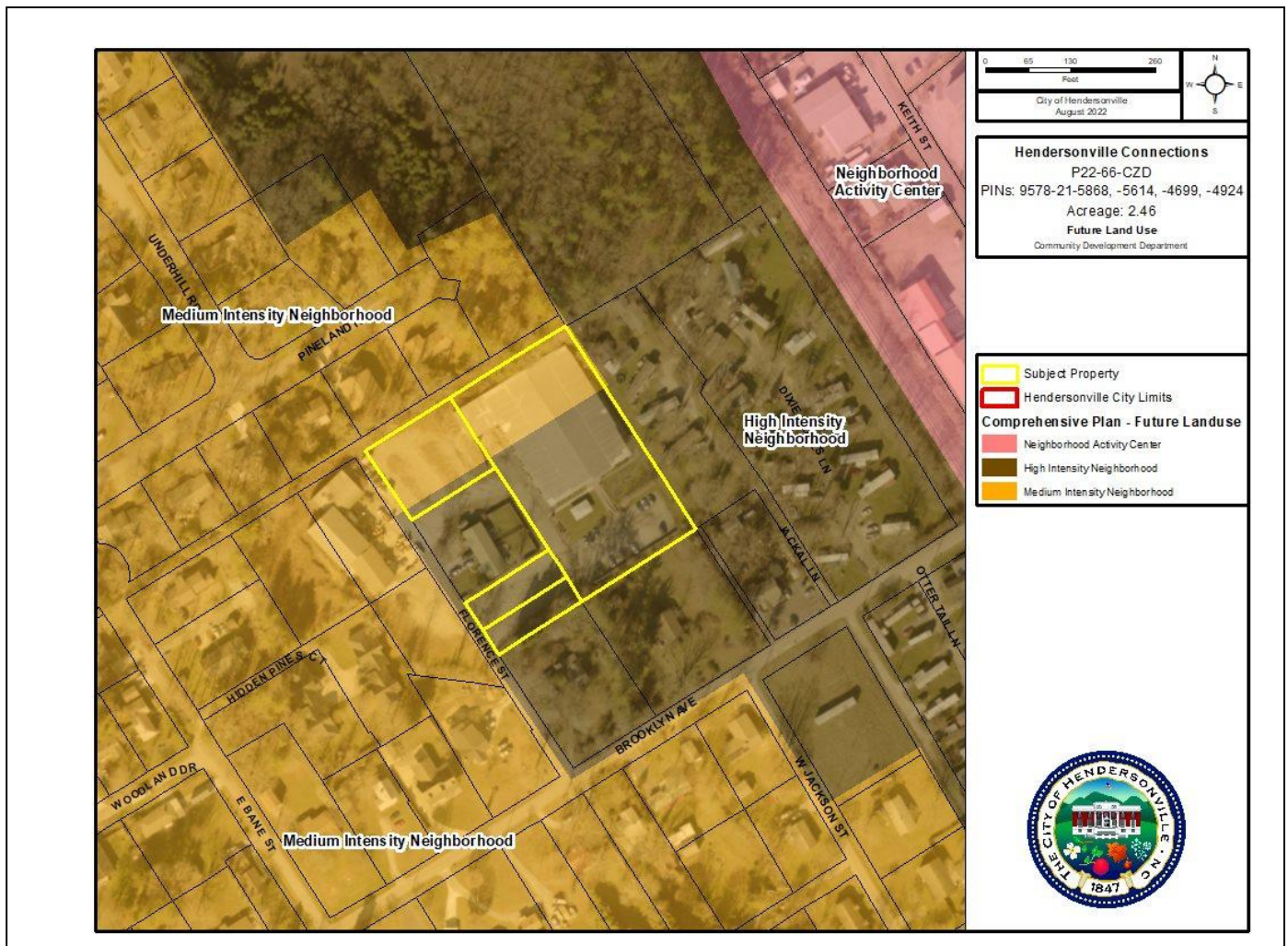


View of existing parking area and southside property boundary (to the right) from Florence St. Duplex to the left and front of church in the background.



Rear view of existing duplex which is wrapped by subject property (facing west from front of church parking lot)

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property has a split Future Land Use designation of High Intensity Neighborhood and Medium Intensity Neighborhood. Properties to the east and south are designated as High Intensity Neighborhood while properties to the north and west are designated as Medium Intensity Neighborhood.

The other designation in proximity to the site is Neighborhood Activity Center which flanks Spartanburg Highway. A small portion of Business Center is located further to the south off of Shepherd St.

Florence St is designated as a Local Street while Brooklyn Ave is designated as a Minor Thoroughfare.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>The subject property is primarily designated as <i>High Intensity Neighborhood</i> on the <i>Future Land Use Map</i>. While a portion of it is designated as <i>Medium Intensity Neighborhood</i>, staff is recommending that the entire parcel be designated as <i>High Intensity</i>. For that reason, the analysis focus on consistency with the goals/strategies under <i>High Intensity Neighborhood</i>.</p> <p>Goal LU-7. High-Intensity Neighborhood. <i>Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods.</i></p> <p>[CONSISTENT]</p>
	<p>Strategy LU-7.3. Secondary recommended land uses:</p> <ul style="list-style-type: none"> • <i>Public and institutional uses</i> [CONSISTENT]
	<p>Strategy LU-7.4. Development guidelines:</p> <ul style="list-style-type: none"> • <i>Eight or more units per gross acre</i> [N/A] • <i>Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers</i> [CONSISTENT] • <i>At least 60% open space in new residential developments greater than three acres</i> [N/A] • <i>Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing)</i> [INCONSISTENT] • <i>Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2</i> [N/A]
Land Use & Development	<p>The property is designated as a “Priority Infill Area” on the <i>Growth Management Map (Map 8.3a)</i>. “Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties”. [CONSISTENT]</p>
	<p>Strategy LU-1.1. <i>Encourage infill development and redevelopment in areas planned for high-intensity development</i> [CONSISTENT]</p>
	<p>Strategy LU-3.5. <i>Minimize negative impacts from growth and land use changes on existing land uses.</i> [CONSISTENT]</p>
Population & Housing	<p>Strategy PH-1.1. <i>Promote compatible infill development...Compatibility is achieved through selection of appropriate land uses and/or design strategies that smooth the transition between potentially conflicting land uses. Design strategies should address architectural compatibility and scale as well as <u>landscape buffering</u>.</i></p>
	<p>Strategy PH-3.2. <i>Encourage mixed land use patterns that place residents within walking distance of services.</i></p>
Natural & Environmental Resources	<p>No Goals, Strategies or Actions are directly applicable to this project.</p>
Cultural & Historic Resources	<p>No Goals, Strategies or Actions are directly applicable to this project.</p>

Community Facilities	<i>Strategy CF-1.1. Encourage co-location of new community facilities</i>
	<i>Strategy CF-1.2. Continue to encourage joint use of existing community facilities, as well as usage of these facilities by community organizations.</i>
	<i>Strategy CF-1.3. Encourage location of community facilities in mixed-use community centers with excellent multi-modal access.</i>
Water Resources	No Goals, Strategies or Actions are directly applicable to this project.
Transportation & Circulation	<i>Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	A mix of commercial, institutional and residential uses are found in the vicinity of the subject property. Compatibility between adjacent land uses is insured through the provision of landscaped buffers.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The following was provided by the service provider: “Since the COVID-19 pandemic, it has become clear that most residents who require assistance from social service agencies don’t have just one need. Their needs are often complex, far-reaching, and revealed over time. With the wide geographic distribution of critical services across our community and the lack of reliable and convenient mass transportation, the Connection Center will be an answer to reducing barriers to accessing necessary services.”
Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -
	The following was provided by the service provider: “The Connections Center will be a beautiful, welcoming space where clients can go to address many needs in one location, including access to staff from multiple social service organizations; a central location for classes, groups, and services; access to necessary personal care for clients such as showers, laundry, storage, healthy snacks, and mail drop; drop-in computer and Wi-Fi access to enable on-line submissions of applications for housing, jobs, and other services; substance use disorder recovery groups and a Peer Living Room.”
Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	The site is served by City water and sewer service. Florence St is designated as a Local street on the Comprehensive Transportation Plan and is maintained by the City. The subject property is serviced by the City Fire Dept and will also be served by the City of Hendersonville Police.
Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -
	The subject property currently features a small number of existing trees as well as natural areas that serve as buffers. These perimeter buffers will be enhanced by the proposed landscape buffers which are required for day centers adjacent to residential uses. A total of 35 new plantings of large to medium size canopy trees are proposed for the site.

The petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The High Intensity Neighborhood Future Land Use designation recommends public and institutional uses as a secondary recommended land use. Compatibility is achieved through the implementation of landscape buffers per Strategy PH 1.1.

We **[find/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:

DRAFT [Rationale for Approval]

- *The proposed use will provide a need to the underserved in the community.*
- *The proposed use will be made compatible through the implementation of landscaped buffers.*

DRAFT [Rational for Denial]

- *The proposed day center use is incompatible with adjacent residential uses*

PROPOSED REQUEST DETAILS

- Site Plan Summary:
 - The site plan accompanying this petition contains the following provisions:
 - 1 principal building housing existing church and proposed day center
 - Existing and proposed paved and gravel driveways, sidewalks and parking spaces (49 existing + 41 proposed) (34.7%)
 - Open Space totaling .37 Acres (14.6%)
 - Landscaped Buffers:
 - Required:
 - 15' Buffer
 - Type B Buffer
 - Type B Buffer = per 100 LF (4 Canopy Trees + 25 Evergreen Shrubs + 33 Flowering Shrubs)
 - 6' Tall Fence or Wall
 - Provided:
 - See Conditions below
- Proposed Uses:
 - Day Center
 - Religious Institution
- Developer Proposed Conditions (included on Site Plan):
 - The developer requests alternative compliance with the buffer standards as outlined below and illustrated on site plan:
 - North buffer:
 - No trees planted within 50' Sewer Easement
 - Proposed - 42 shrubs per 100 linear ft. in easement. Removable 6' fencing proposed for access in easement.
 - Required - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs + Removable 6' fencing.
 - Rear of building – Proposed preservation of 152 ft of existing foliage in lieu of new plantings. Masonry, wood or barrier of equal opacity option within this 152 ft section.
 - Remainder of north buffer:
 - Proposed - 3 medium trees + 10 evergreen shrubs + 18 flowering shrubs per 100 linear ft. 6' Masonry, wood or barrier of equal opacity option to be placed in this area.
 - Required – 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear ft + 6' masonry or wood fence
 - East buffer:
 - North end of buffer has an existing concrete walkway proposed to be kept. Each side of the path is lined with flora for maximum screening. Outer edge –
 - Proposed - 3 medium trees + 10 evergreen shrubs + 14 flowering

- shrubs per 100 linear ft. Masonry, wood or barrier of equal opacity option to be placed in this area.
 - A 7' wide buffer is requested around proposed patio with an 8' high fence instead of the required 6' fence to exceed standards of privacy screening.
 - Required - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear ft + 6' masonry or wood fence
- South end of buffer - first 150 ft from the south -
 - Proposed - 4 large canopy trees + 4 medium trees + 4 evergreen shrubs per 100 linear ft. 6' Masonry, wood or barrier of equal opacity option to be placed in this area.
 - Required - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear ft + 6' masonry or wood fence
- South buffer:
 - Proposed
 - West end - medium trees provided on west end at area where drive access tightens available planting area.
 - East end - No foliage provided on east side of south buffer where existing 4' wooden fence and 6' vinyl fence is to be preserved.
 - Required
 - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear ft + 6' masonry or wood fence
- West (north interior):
 - Sewer easement, no trees planted
 - Proposed –
 - 42 shrubs per 100 linear ft. in easement.
 - 7 evergreen shrubs and 35 flowering shrubs per 100 linear feet at area of partial easement.
 - Fence on neighboring property to serve as vertical barrier
 - Required - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear feet + 6' tall fence or wall on subject property.
- West (east interior):
 - Proposed –
 - 4 medium canopy trees + 25 evergreen shrubs + 33 flowering shrubs.
 - Fence on neighboring property to serve as vertical barrier
 - Required –
 - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear feet + 6' tall fence or wall on subject property.
- West (south interior); existing parking lot drive lanes located within 15' required buffer.
 - Proposed –
 - No plantings in existing parking lot drive area

- Remainder of buffer to be planted with 2 large canopy trees + 2 medium trees + 8 evergreen shrubs + 8 flowering shrubs per 100 linear feet
- Fence on neighboring property to serve as vertical barrier
- Required –
 - 4 large canopy trees + 25 evergreen shrubs + 33 flowering shrubs per 100 linear feet + 6’ tall fence or wall on subject property.

OUTSTANDING ISSUES & PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) with the following exceptions:

- A number technical corrections were provided to the applicant and were resolved or shall be resolved at Final Site Plan.
- The presence of a sewer easement on the property will prevent the planting of trees and the use of masonry wall for buffering. Staff recommends shrubs and removable sections of wood fence where the sewer easement intersects with required buffer areas.

Proposed City-Initiated Conditions:

- None

CITY ENGINEER

Site Plan Comments:

- Disturbed Area should be provided on site plan to determine if Stormwater and Soil & Erosion Control permits are required.
- Must show existing utilities on site plan, show existing easements as well, if available.

Proposed City-Initiated Conditions:

- None

WATER / SEWER

Site Plan Comments:

- No Utility Plan Provided

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- Entry/exit required to be minimum of 20 feet wide. Applies to current and future entrances

Proposed City-Initiated Conditions:

- None

STORMWATER ADMINISTRATOR

Site Plan Comments:

- Provide Stormwater management plan with disturbed area and built upon area calculations

Proposed City-Initiated Conditions:

- None

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

NCDOT

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

TRANSPORTATION CONSULTANT

Site Plan Comments:

- None (the proposed use did not trigger a TIA)

Proposed Condition:

- None

TREE BOARD

Site Plan Comments & Recommended Conditions:

- See attached Tree Board Summary