



February 17, 2023

Mr. Matthew Manley  
City of Hendersonville  
Community Development Department  
100 N. King Street  
Hendersonville, NC 28712

**RE: 1202 Greenville Highway TIA Review**

Dear Matthew,

At the request of the City of Hendersonville, Kimley-Horn has conducted a review of the traffic impact analysis (TIA) prepared for the 1202 Greenville Highway residential development dated February 13, 2023 by Gannett Fleming. The proposed site is located along the east side NC 225/Greenville Highway, south of Brookdale Avenue. Up to 185 mid-rise, multifamily dwelling units are proposed as part of the development, with two unsignalized access points planned along NC 225/Greenville Highway. Access #1 is planned to align with Spring Garden Avenue and Access #2 is planned to be located approximately 400 feet to the north of Access #1 along NC 225/Greenville Highway.

The analyses contained within the Draft TIA were reviewed for conformance with the traffic impact analysis guidelines presented within the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*, NCDOT *Congestion Management Capacity Analysis Guidelines*, and City of Hendersonville *Zoning Ordinance*. This memo outlines our technical review of the TIA and corresponding recommendations.

**TECHNICAL REVIEW COMMENTS**

The February 13, 2023 TIA submitted has addressed the comments enumerated in the January 31, 2023 TIA review memo by Kimley-Horn. The February 13, 2023 TIA is deemed complete with the following recommendations:

- A signed sealed copy of the TIA needs to be submitted to the City of Hendersonville
- Access 2 should be configured in a manner that eliminates the offset left arrangement with the Hendersonville Family Dental. This configuration should be agreed up by NCDOT and the City of Hendersonville

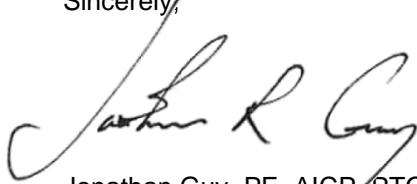
Should the Access #2 not be able to be configured in an acceptable manner that removes the overlapping left turns into the site and Hendersonville Family Dentist office, the driveway should be converted to a RIRO. Should a RIRO be implemented at Access 2, the relocated left-turns from Access 2 to Access 1 would, based on a review of turn lane warrants, justify the installation of a left-turn lane into the site at Access 1 with 25 ft of storage. Should a turn lane be installed it should be designed in accordance with NCDOT guidelines.

## CONCLUSIONS

Based on a technical review of the TIA as submitted, the analysis and recommendations provide a reasonable assessment of the traffic impacts associated with the proposed development on the adjacent street network. The above items within the technical review section should be addressed and provided to the City of Hendersonville.

Please contact me at (704) 488-3055 or [jonathan.guy@kimley-horn.com](mailto:jonathan.guy@kimley-horn.com) should you have any questions regarding this analysis.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan R. Guy". The signature is fluid and cursive, with a large initial "J" and "G".

Jonathan Guy, PE, AICP, PTOE  
Vice President