



PLANNING BOARD RECOMMENDATION

WHITE PINE VILLAS (P22-13-CZD)

APRIL 11th, 2022

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

APPLICANT/PETITIONER: Dennis Tharrington and Stephen Drake of WDT Development, LLC

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 7-1 to recommend **APPROVAL** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Peacock 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 (PINs 9670-70-6498, 9670-70-8607 and 9670-70-8864) from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District based on the site plan submitted by the applicant, dated 3-31-22, and presented at their 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. 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:

Neighborhood Activity Center designates multi-family residential as a secondary recommended land use. The addition of more multi-family in this area further diversifies the mix of uses present while retaining Neighborhood retail sales and services as the prominent use within this Future Land Use category's boundaries.

3. 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 current underlying zoning on the subject property permits 78 multi-family units.
2. This development will provide senior multi-family within walking distance (+0.15 miles) of Miracle-Ear Hearing Aid Center, Blue Ridge Health and Ingles/Ingles Pharmacy.
3. The project is proposed to be 100% affordable (at 80% AMI or below).
4. The subject property is identified as a priority infill area.

OVERVIEW OF DISCUSSION FROM MINUTES:

The Planning Board convened on the project for 50 minutes.

Stephen Drake, 195 Rockridge Road, Mills River stated he has done affordable housing for about 10 years now. The demand for affordable housing is great. They will provide seniors with quality affordable housing. White Pine Villas was approved two years ago as a PRD CZD. It will be for ages 55+. The biggest deviation is going from three stories to four stories. They are wanting to have full access around the building for fire access. The building will be sprinkled, and they will add a fire hydrant. Full access around the building is very important. This is a much better layout as they want to make a better product. This is a great area. It is walkable to Ingles and Blue Ridge Health. They are hoping to get the tax credit this year.

Ms. Cromar discussed the first plan and how the hose could not go all the way around the building. Mr. Drake stated with this change the 200-foot hose will be able to reach all areas of the building. Mr. Drake stated the size of the apartments basically stayed the same. Each apartment will have their own storage unit.

Mr. Glassman asked if they turn down the height would he still move forward. Mr. Drake stated he would not because he would be concerned about a violation with the Fire Code. If left with only three stories, there would be no fire access and that would be placing the seniors in jeopardy. They are only adding 10 feet to the height. The lot line drops down 15 feet and you will not see much of the building.

Ms. Cromar asked if he had considered reducing the number of units and still be able to allow for the circular parking. Mr. Drake stated there would be a problem with less units because they cannot operate in the red. Mr. Holloway stated a petition was approved for 78 units and that approval still exists today.

The site's zoning prior to the 2020 CZD was HMU which allows for four-story apartment buildings.

BOARD ACTION:

Motion:

- Tamara Peacock

Second:

- Peter Hanley

Yeas:

- Jim Robertson, Chair, Neil Brown, Tamara Peacock, Frederick Nace, Peter Hanley, Hunter Jones, Stuart Glassman

Nays:

- Barbara Cromar

Absent:

- Jon Blatt (Vice-Chair)

Recused:

- None