

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PARCEL IDENTIFICATION NUMBERS 9670-70-6498, 9670-70-8607 AND 9670-70-8864 BY CHANGING THE ZONING DESIGNATION FROM PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT– CONDITIONAL ZONING DISTRICT TO PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT– CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9670-70-6498, 9670-70-8607 and 9670-70-8864– 2620 Chimney Rock Road (White Pine Villas) - (File # P22-13-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from Dennis Tharrington, WDT Development LLC for the development of 78 affordable senior living (55+) multi-family units on approximately 4.64 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on April 11th, 2022; voting 7-1 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 May 5th, 2022, 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 Numbers: 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)
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following.
 - a. Permitted uses shall include:
 - i. Residential Dwellings, Multi-Family
 - b. Conditions that shall be satisfied prior to final site plan approval include:
 - i. Developer shall be granted a height limitation exemption in accordance with section 5-14-6.5 of the Zoning Ordinance. The height limitation exemption shall be for a structure measuring 50' to the midpoint of a gable, hip or gambrel roof.
 - ii. Developer shall be granted a density bonus in accordance with 5-14-5 of the Zoning Ordinance. The density bonus shall allow a density of 16.8 units per acre.
 - iii. All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4-C regardless of use as tree credits.

- iv. An additional 25 large and medium canopy trees, 2 ½” or larger caliper, beyond those shown as preserved (10) on the site plan reviewed by the Tree Board, must be planted throughout the site.
 - v. Implement a vegetative planting plan that will enhance the banks of and a 20-foot corridor around the stormwater pond to provide filtration and infiltration of stormwater from turf managed areas and enhance wildlife habitat. The plan must include diverse and appropriate species of native upland shrubs and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) selected from the city’s Recommended Landscape Species List for Street Trees and Land Development Projects.
3. This ordinance shall not be effective until the stipulated 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 by the City Council of the City of Hendersonville, North Carolina on this 5th day of May, 2022.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

IN RE: Parcel Numbers: 9670-70-6498, 9670-70-8607 and 9670-70-8864– 2620 Chimney Rock Road
(White Pine Villas) - (File # P22-13-CZD)

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree
to the imposition of all conditions stated. (page 1 of 2)

Applicant/Developer: Dennis Tharrington,
WDT Development LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Property Owner PIN 9670-70-6498: Beth Ann
Laws Russell

Signature: _____

Printed Name: _____

Date: _____

Property Owner 9670-70-6498: Regina G.
Veach

Signature: _____

Printed Name: _____

Date: _____

Property Owner PIN 9670-70-6498: Angela L.
Jones

Signature: _____

Printed Name: _____

Date: _____

IN RE: Parcel Numbers: 9670-70-6498, 9670-70-8607 and 9670-70-8864– 2620 Chimney Rock Road
(White Pine Villas) - (File # P22-13-CZD)

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree
to the imposition of all conditions stated. (page 2 of 2)

Property Owner PIN 9670-70-8607: Jeffery
Donaldson

Signature: _____

Printed Name: _____

Date: _____

Property Owner PIN 9670-70-8607: Jennifer
McCarson

Signature: _____

Printed Name: _____

Date: _____

Property Owner PIN 9670-70-8864: Donna
Donaldson

Signature: _____

Printed Name: _____

Date: _____

Property Owner PIN 9670-70-8864: Jeffrey
Donaldson

Signature: _____

Printed Name: _____

Date: _____