

REQUEST FOR BOARD REVIEW

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 19, 2026

SUBJECT: Public Hearing for Conditional Rezoning Application #R-2026-02-CD, N. Cureton Place

PRESENTER: Matt Champion, Zoning Administrator
Autumn Radcliff, Planning Director

ATTACHMENTS: 1.) Staff Report
2.) Neighborhood Compatibility Report Summary
3.) Application
4.) Master Plan
5.) Traffic Impact Study Summary
6.) Conditions List
7.) Comprehensive Plan Statement
8.) Certification of Public Noticing
9.) PowerPoint Handout

SUMMARY OF REQUEST:

Rezoning Application #R-2026-02-CD was initiated on March 30, 2026, and requests that the County conditionally rezone approximately 12.53 acres of land from Regional Commercial (RC) to a Conditional District (CD-2026-02). The project contains all of REIDs: 10003733, 700995, 10003731, 700357, and a portion of 10013324 that has direct access to N Cureton Place (SR 2049). Egolf Properties, LLC and Stuart Rubin, Trustee are listed as the current property owners. The applicant is N. Cureton Place TH, LLC.

The applicant is proposing to develop the subject area for a residential development containing 102 townhome dwelling units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Wednesday, April 29, 2026, in the King Street Meeting Room. A copy of the meeting summary is included in the agenda item.

The Technical Review Committee (TRC) reviewed this application at their May 19, 2026, meeting, and voted to forward to the Planning Board.

The Planning Board originally met on May 21, 2026, and voted to table the application to allow the applicants time to meet with NCDOT regarding the project's vehicular traffic impacts. After the applicants met with NCDOT, the Planning Board held a special called meeting on July 23,

2026, to review the application. The Planning Board voted 7-1 to send forward a favorable recommendation to the Board of Commissioners with the conditions discussed. All conditions discussed by the TRC and Planning Board are included as an attachment.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the August 19, 2026, public hearing regarding rezoning application #R-2026-02-CD was published in the Hendersonville Lightning on August 5, 2026, and August 12, 2026. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on July 28, 2026, and posted signs advertising the hearing on July 30, 2026.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. A suggested motion is provided.

Suggested Motion:

I move that the Board (approve, approve with modifications, or deny) rezoning application #R-2026-02-CD to rezone the Subject Area to a Conditional District (CD-2026-02) with the attached 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan, and with any conditions stated in the proposed conditions attachment and with any additional conditions as discussed.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:

Matt Champion, Zoning Administrator

APPLICATION #

R-2026-02-CD

BOARD OF COMMISSIONERS MEETING

DATE: August 19, 2026

PROPERTY OWNERS:

Egolf Properties, LLC
& Stuart I. Rubin, Trustee

PROPERTY LOCATION/ADDRESS:

35 North Cureton Place (SR 2049) 44 Cureton
Place (SR 1366) Blue Ridge Township

APPLICANT:

N. Cureton Place TH, LLC
(Brett Basnight)

REID(S):

10003733, 700995, 10003731, 700357, & a
Portion of 10013324

SUMMARY OF REQUEST

A rezoning of the above-referenced PINs (hereafter the subject area) from **Regional Commercial (RC)** to **Conditional District (CD-2026-02)** for the N. Cureton Place development.

Existing Zoning

Regional Commercial (RC)

FLUM Character Area

Community Center

Existing Land Use

Vacant

Site Improvements

N/A

Request Acreage

12.53 acres per engineer site plan

ADJACENT ZONING

North RC

East R1, RC

South R1, RC

West RC

USE OF LAND

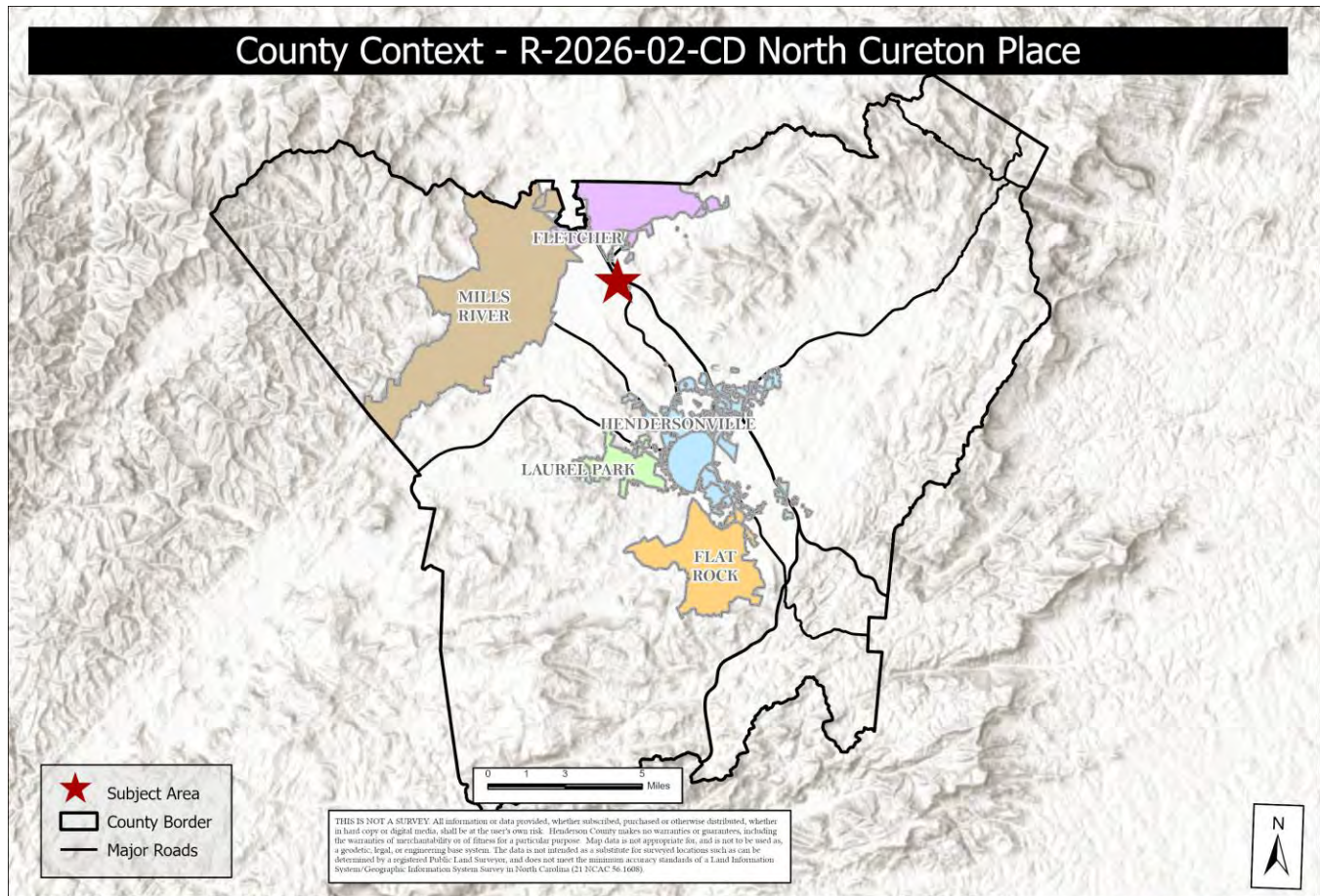
Commercial/I-26

Residential

Vacant/Agriculture

Commercial/Vacant

Map A: County Context



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324
 Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)

**BACKGROUND:**

The applicants, the N. Cureton Place TH, LLC, seek to rezone all of REIDs 10003733, 10003731, 700995, and 700357, and a portion of REID 10013324 from Regional Commercial (RC) to Conditional District (CD-2026-02). The subject area is approximately 12.53 acres. The attached site plan proposes a 102-unit townhome residential development.

Map B: Subject Area



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324
Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



SUBJECT AREA & ADJACENT PROPERTIES:

Subject Area

All parcels included in this application are currently vacant. On June 6, 2022, the Board of Commissioners held a public hearing to close a portion of the right-of-way for N. Cureton Place at the request of NCDOT. The request was approved. There is an existing garden easement located on the southern end of REID 10003733 for the benefit of an adjoining property owner.

Adjacent Uses

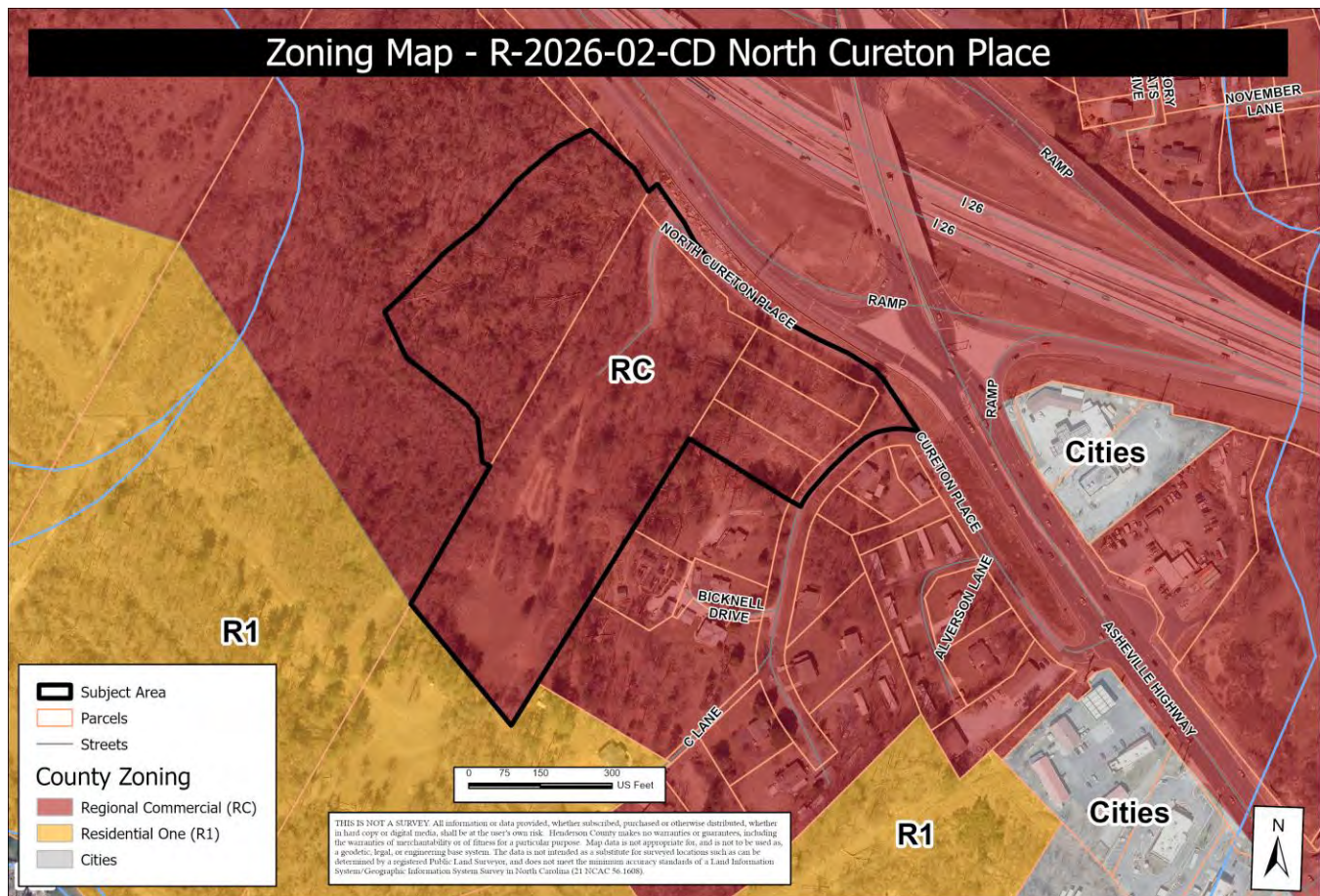
West: The parcel to the West of the subject area is vacant land.

South: The parcels to the South of the subject area contain residential structures and vacant land.

East: The parcels to the East of the subject area contain residential structures.

North: The parcels to the North of the subject area, across I-26, contain commercial structures.

Map C: Current Zoning



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC
 Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324
 Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)

**District Comparison:**

Regional Commercial (RC): “The purpose of the Regional Commercial (RC) zoning district is to foster orderly growth where the principal use of land is commercial. The intent of this district is to allow for commercial development that includes a variety of retail sales and services, public and private administrations, offices, and all other uses done primarily for sale or profit on the local, community, and regional level. This general use district is meant to be in the Utility Service Area (USA) as defined in the *Comprehensive Plan*.” Residential density in Regional Commercial is 16 units per acre, a maximum impervious surface allowance of 80%, and a maximum height of 50’ (LDC §42-28). The subject area has been zoned Regional Commercial (RC) since the adoption of the Henderson County Land Development Code in September 2007.

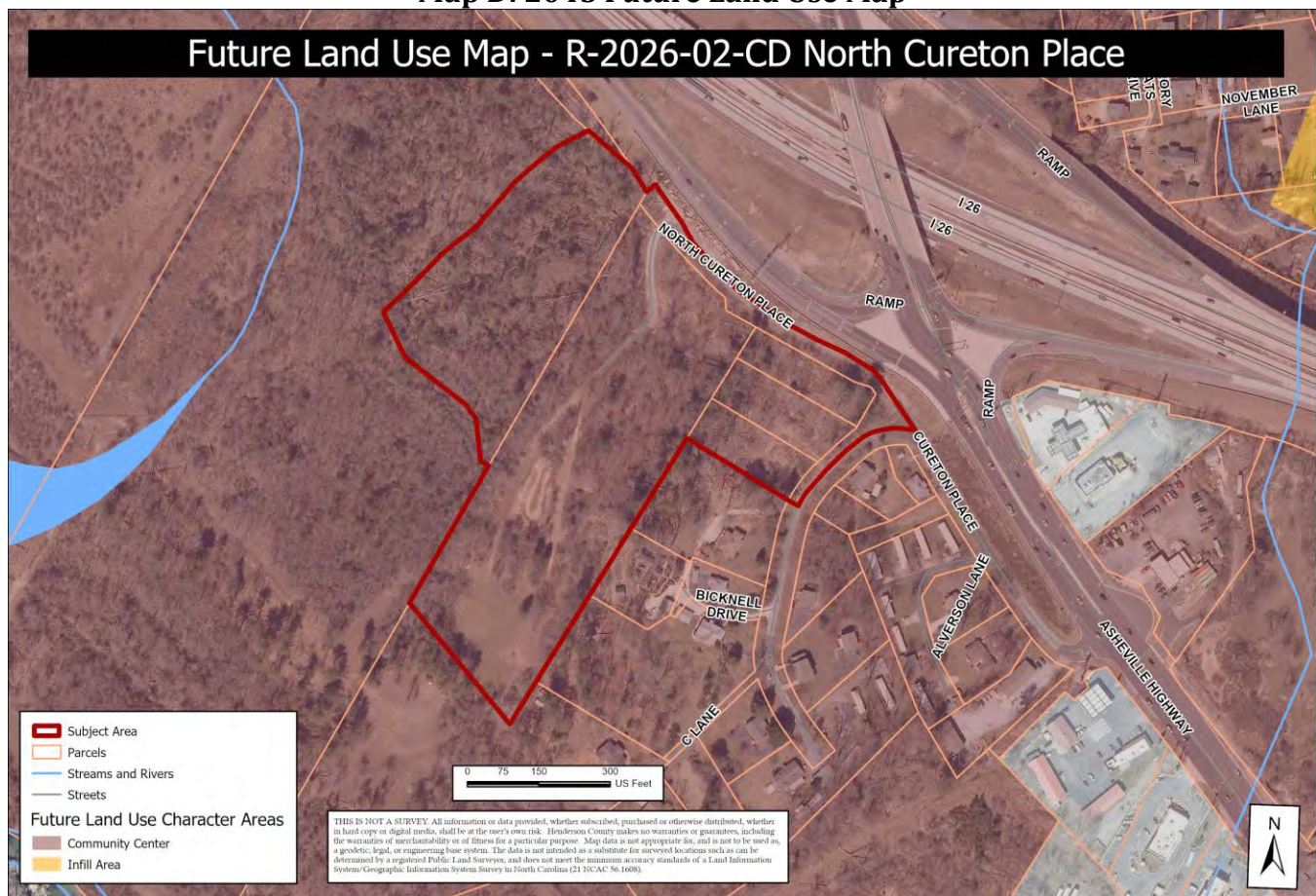
Conditional District (CD): “Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning”

(Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan.

Nearby Development: The Farmhouse at Tap Root, CD-2023-02, was approved by the Board of Commissioners on April 3, 2023. The proposed residential development was originally located within the Regional Commercial (RC) zoning district that consisted of 19.12 acres. The project proposed 306 residential units within 12 structures. The Board of Commissioners approved the conditional rezoning for 270 residential units within 12 structures.

Conditional Zoning Approval: If a petition for conditional zoning is approved, the development and use of the property shall be governed by the existing Chapter requirements applicable to the district's category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property.

Map D: 2045 Future Land Use Map



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC

Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324

Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



2045 Comprehensive Plan Compatibility

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Community Center** character area.

Community Center: From Part 2, page 46, “Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base.

However, mixed-use development is also encouraged, especially to offer multi-story units that provide commercial use on the bottom and residential units or office space above.” (The proposed use is consistent with the defined uses for the Community Center character area)

- **Where:** Typically found at intersections of State Roads or thoroughfares in areas near residential development that can be served by commercial uses. (This property is accessed off US25 and is within easy access to I-26)
- **Uses:** Medium to large-scale retail, services, restaurants, some offices, businesses, light industry, and institutional uses. **Mix of housing, including single-family homes,**

townhomes, and apartments. (This proposal is consistent with townhome units and is surrounded by many varied uses, including commercial, light industry, and residential.)

- **Utility Access:** Typically served by water and potentially sewer.
(This property is served by both water and sewer)

Plan Outcomes & Goals:

Of the three outcomes described in the Comprehensive Plan, this project will help to accomplish the outcome of Connectivity due to its ideal location for future residents to live and work in a walkable and transit accessible area.

The 2045 Comprehensive Plan describes the need for Henderson County to allow for more types of housing to accommodate a wider range of occupants, especially *Middle Housing* options (see page 88). Goal 7 of the plan states specifically to “diversify housing choices and increase availability”. This project would help to accomplish this goal.

Map F: Utilities Map



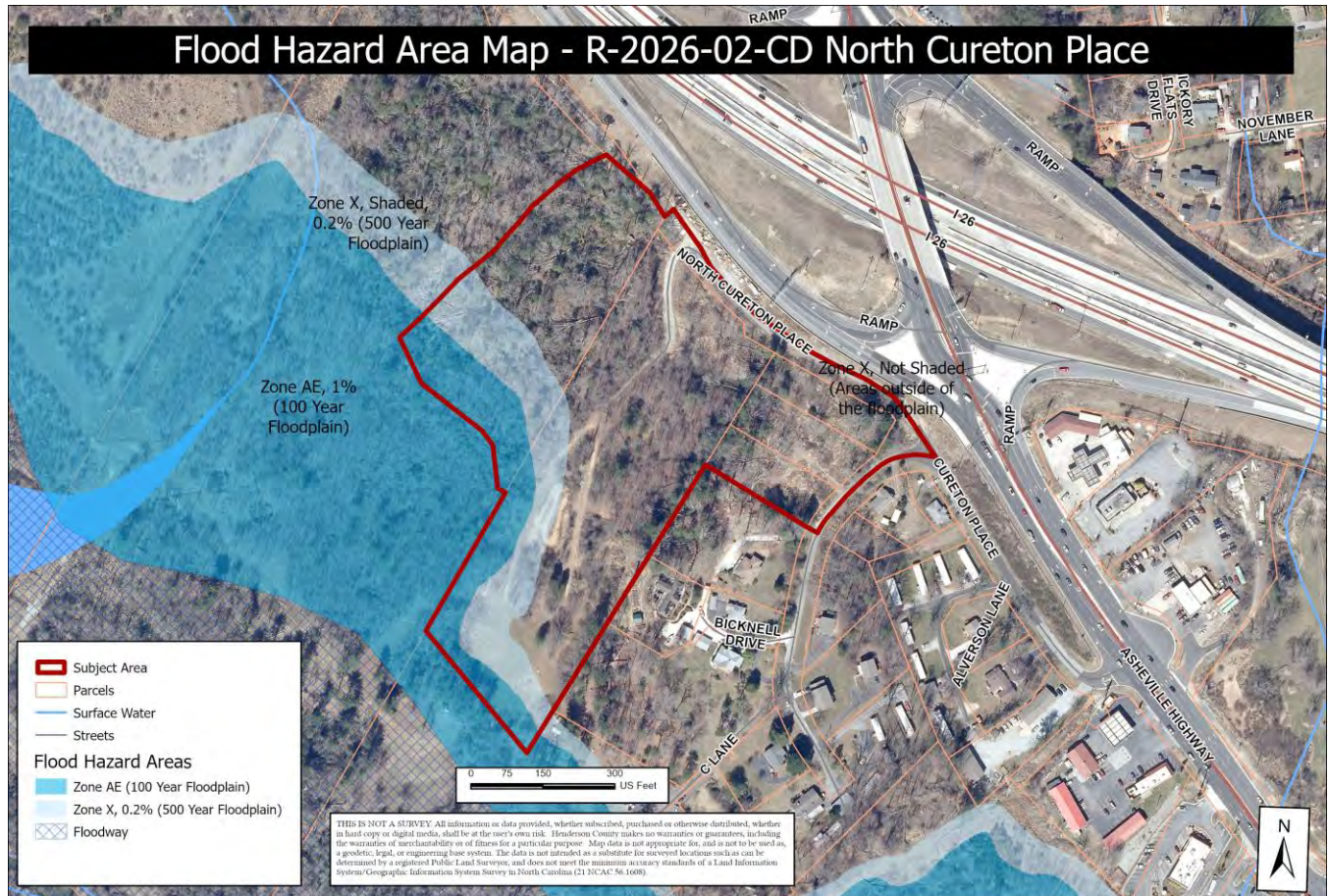
Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH,
LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324
Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



Water and Sewer

The applicant is proposing connections to Metropolitan Sewerage District (MSD) public sewer and City of Hendersonville public water, which are located on the adjacent parcel. Staff has received allocation letters from both the City of Hendersonville and MSD.

Map E. Flood Hazard Area Map



Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC
 Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324
 Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



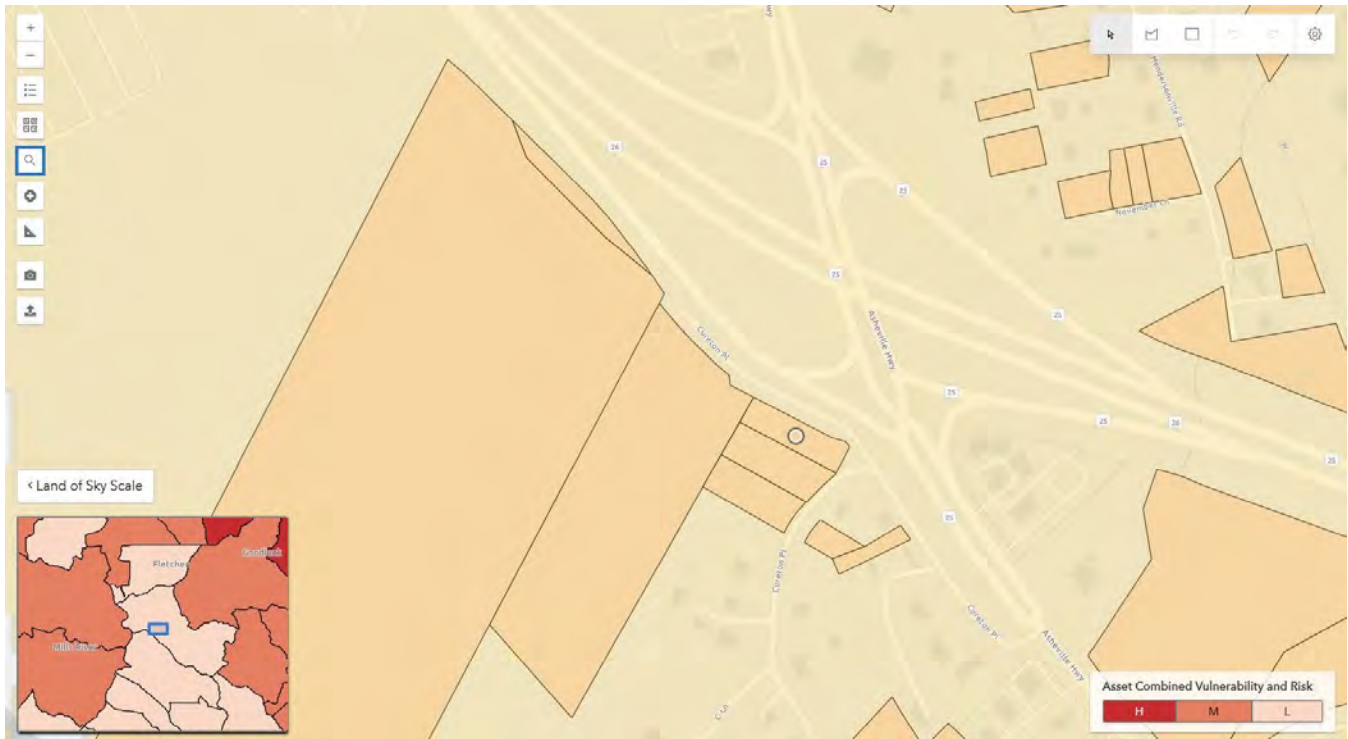
Flood Hazard Area

The subject area is partially encumbered by the 100-year and the 500-year flood hazard areas. Henderson County's Floodplain Development Ordinance only regulates the area within the 100-year flood hazard area. The subject area does not contain any "floodway" designation.

The master plan shows 3 townhome units within the 100-year flood hazard area. According to Henderson County's Floodplain Administrator, the applicant can fill up to 20% of the 100-year flood hazard area located in the subject area. If fill is not utilized to bring the structures out of the flood hazard area, the structures would have to be elevated 2' above base flood elevation.

AccelAdapt - Land of Sky Resilience Assessment Tool

AccelAdapt addresses resilience through actionable vulnerability assessments and risk insights. Its data-informed and defensible analyses can improve resilience planning while preparing for a more adaptive future. **This analysis is intended to be informational and is not regulatory.** See images below. There is no potential for future debris flow pathways within the subject area. There is a risk of wildfire. The wildfire risk may be reduced with the development of property since it is currently forested and vacant.



Proposed Conditional District (CD-2026-02) Development

As part of the rezoning application, the applicant has submitted a site plan of the proposed development. The applicant is proposing to use the site for a residential development with on-site amenities for the residents. The standard density of RC is sixteen (16) units per acre. The Conditional District allows the Board of Commissioners to place conditions or restrictions on the property that binds this specific development and location. The site plan limits the development size and density as shown if approved. Any changes would require an amended site plan and approval of the Board of Commissioners. Below is an overview of the proposed development.

- 102 total residential townhome units
 - o 20 total residential structures
 - o Ranging from 3 townhome units per structure to 6 townhome units per structure
 - o Overall density of 8 units per acre
 - o Minimum of 20' between structures
- Amenities
 - o Pool, dog park, mailbox, and community grill

- o Sidewalks throughout development
- 218 total parking spaces proposed
 - o 2 parking spaces per dwelling unit
 - o 14 parking spaces for amenities
 - Including 2 ADA parking spaces
- Landscaping
 - o Proposed 30' landscape buffer along eastern property line
- Private roadway
 - o 22' and 26' wide drive aisles throughout development
 - o 2 driveway connections to N Cureton Place (SR 2049)
 - o 45' private rights-of-way
- Public utilities
 - o City of Hendersonville public water
 - o Metropolitan sewerage district public sewer
- Open Space is shown as a minimum of 2.5 acres (20%)
- Common Space is shown as a minimum of 1.25 acres (10%)

Traffic Impact Analysis (TIA)

The applicant has submitted a Trip Generation Letter detailing the number of vehicular trips the development will generate. The Trip Generation Letter has been submitted to NCDOT for their review as the proposed number of trips does not meet Henderson County's threshold for a TIA as outlined in the Land Development Code. If NCDOT requires a Traffic Impact Analysis (TIA), any required road improvements identified in the TIA, and as approved and required by NCDOT, will be included as a county condition if the rezoning is approved.

Neighborhood Compatibility Meeting

The Neighborhood Compatibility Meeting was held on April 29, 2026, and a meeting summary will be provided to the Planning Board and Board of Commissioners

Technical Review Committee (TRC) Recommendations

TRC met on May 19, 2026, and voted to forward the application to the Planning Board with conditions that are included in the attached conditions list.

Planning Board Recommendations

The Planning Board originally voted to table this application on May 21, 2026, to give the applicant time to meet with NCDOT regarding the project's impact on vehicular traffic. The Planning Board reviewed the application on July 23, 2026, after the applicant met with NCDOT, and voted 7-1 to forward a favorable recommendation to the Board of Commissioners with conditions.

Board of Commissioners Public Hearing

The Board of Commissioners will hold a public hearing on the application on August 19, 2026.



Neighborhood Compatibility Meeting
Conditional Zoning Request #R-2026-02-CD (N. Cureton Place)
April 29, 2026, at 9:00 a.m.
King Street Meeting Room located at 100 N. King Street, Hendersonville, NC

Letters about the meeting were mailed to property owners within 400 feet of the proposed development. Both County staff, the applicants, and applicant's agent were present at the meeting.

Ms. Autumn Radcliff opened the meeting and provided a welcome and introduction. She stated that there was a conditional rezoning request and NCM held in April of 2025 for this site, but the application is new and with a different developer and engineer. She stated the purpose of the meeting and that attendees may learn about the proposed project and ask questions of the applicant prior to formal review by the Planning Board and Board of Commissioners (BOC). The Planning Board meeting to discuss this project will be May 21, 2026, and the anticipated date for the BOC Public Hearing is June, but all property owners within 400 feet of this proposed development will receive mailed notice when the public hearing is officially set. She stated that the applicant would provide an overview of the proposed project and offer an opportunity for attendees to ask questions about the proposed development.

Project Overview by the Applicant:

The subject area is currently zoned Regional Commercial (RC) and the applicant is requesting a rezoning to a Conditional District (CD-2026-02). William Alexander, the applicant's agent, explained the project plan. The applicant is N. Cureton Place TH, LLC and the project manager is Brett Basnight with Long Key Development, LLC, who was present and will address specifics of this project. The N Cureton Place project site is near the I-26 interchange with US Hwy 25.

Total acreage is 12.54 acres. Current zoning allows 16 units per acre. We are proposing half of that density. The applicant provided maps of the project layout and what the homes would look like. Lightning is designed to be more dark sky with little impact to surrounding neighborhoods. There will be some increase in traffic, but it does not require a Traffic Impact Analysis (TIA). Property is currently zoned RC for shopping centers or outlet centers which would have a large amount of traffic and impact on neighbors. Elevation of homes and development will be below the tree line. There had been some concern from neighbors about view, but the development will not have an impact.

Brent Basnight, developer with Long Key out of Greenville, SC, thanked the neighbors for attending on a Wednesday morning to learn about the project. He introduced the engineers to the project as well. He stated that they are working with NCDOT on the traffic models and impact. They have had two calls with NCDOT and will work on any concerns that are raised. He said that they plan to work with neighbors, the Planning Board, and Commissioners on concerns and questions about the project. The project is proposing 102 Townhomes capped at 2 stories per unit. Design of buildings will vary. Mr. Alexander stated that 20% of the area will be open space and 10% will be in common area.

Questions and Answer Discussion: Below is a list of questions or comments asked or stated by the adjacent residents that attended the meeting followed by the applicant's response/explanation in italics.

1. Concern with issues with road and waterline from NCDOT and City of Hendersonville. *Past or current issues are not the responsibility of the applicant, only current issues that the development will create.*

2. Will the units be single family owned or rental? *We have done both, these will be individually deeded, and it is unclear if they will be owner occupied or rentals.*
3. Is every other home going to be rental? *The developer stated that they have not decided on that. If it is rental, it will be under a management company.*
4. This is going to run off our wildlife, deer, etc. *We are purchasing some of the property to develop, but around 33 acres will be left out. Most of the area outside is in the Mudd Creek basin and will remain. The proposed Oklawaha Greenway extension is along the back side of this area. The developer stated that presence of the greenway can be positive for the area and asked the neighbors about their views.*
5. One neighbor said he mows that and is a nice area and has kept people out of there for 42 years and would not like a greenway.
6. A neighbor stated that they have been here since 1961 before US 25 was built or I-26 started and rode horses there. They raised family there and drove tractors on road. There were concerns with up to 500 cars per day. I cannot turn left to go back to Fletcher during peak times currently. It was stated that you must turn right, go to truck stop, and turn around. *The applicant stated that NCDOT will review and make any determination on the traffic concerns or requirements.*
7. One neighbor stated that they have no more property to give for road or water improvements.
8. One neighbor that has a septic business stated that they have ten employees and trucks that come in from the road and it is dangerous to come out of N. Cureton Place onto US 25 N intersection. Can not make a left out of that road. *Ms. Radcliff stated that the County does not manage roads and this is the decision of NCDOT as to what will be required with the development. She also stated the history of US 25 N widening and the I-26 improvements as it related to this area. The developer stated that the trip generation is lowest for single family development.*
9. Elderly folks cannot come out now or when new cars are added. *It was stated that NCDOT will review the TIA if required or traffic scoping documents and decide on improvements.*
10. One neighbor was concerned with trees being removed and the noise from I-26. Overall, concerned with the environmental impacts.
11. One neighbor stated that their home was destroyed from the last road construction on the highway and is concerned with dust from the development while under construction.
12. It was noted that traffic concerns will also impact on potential buyers to this development as well. *NCDOT will decide if a traffic study will be required. This is a standard protocol, and the developer's engineers are working through the process with NCDOT, and they are committed to working through the issues if they can be addressed.*
13. One neighbor stated that they live at the cul-de-sac and are concerned with amazon and other delivers since they circle and turn around there and do not know where to go. Before it was camping world traffic being confused, but signs have now been installed that have helped that issue. *The developer stated they will look at directional signs if NCDOT will allow it.*
14. An adjacent neighbor stated they are also concerned with the view and removal of trees but was impressed with quality of the development and what the units will look like.

Mr. Alexander, the applicant's agent, stated having development where infrastructure is available is important along with allowing a property owner the ability to develop their property. The developer stated that they have heard concerns and will work with NCDOT on the traffic concerns. The product will be high quality. He asked if there were any other questions they could answer.

15. There was a concern with stormwater drainage and run-off. *The developer introduced the engineer, Austin, who did the stormwater design and review to address the specifics about how this will be addressed in the project design.*
16. It was noted that the property is currently flooding in the area near the garden easement. *The developer's engineer was aware of the floodplain and addressing this in the design.*
17. A neighbor stated that they were concerned that the water will push out and flood more once the area is filled. *The project engineer stated that they look at the conditions before and after development to make sure they remain the same. The goal is to leave stormwater above the ground and capture runoff from property and hold it in a drainage area. The drainage design will collect and hold away from adjacent properties and they will mitigate any impacts by adjusting*

the topography on the project site. The County will also require an erosion and sedimentation control permit and stormwater permit with plans that will be reviewed and approved by the Site Development Department.

18. It was stated that the current runoff goes to the lowest spot due to surrounding fill. There are some streams and the area stays wet. *The developer stated that the goal is to discharge stormwater on the opposite side.*

Ms. Radcliff explained the next steps in the process for public comment at the Planning Board and the public hearing. Any conditions put on the project must be agreed to in writing. Any required permits as conditions must be in hand before work can be done. A summary of this meeting will be created that will become part of the packet as it moves through the process.

Next Steps: The Planning Board will review this application at its May 21st meeting and make a recommendation to the Board of Commissioners (BOC). The BOC will hold a public hearing before acting on the application. Property owners within 400 ft of the project will be mailed a notice of the BOC meeting once the date has been set. The public hearing will be advertised in the Hendersonville Lightning, and the property will be posted. The BOC has the final approval authority on the project. Public comments will be accepted during the meetings with a 3 minute time limit. Staff stated that any emails received will be forwarded onto the Planning Board and/or BOC clerk.

With no further comments or questions, the meeting was concluded at 10:18 a.m.



HENDERSON COUNTY PLANNING DEPARTMENT
100 N. King Street | Hendersonville, NC 28792 | 828-697-4819

MAP AMENDMENT APPLICATION FORM

GENERAL INFORMATION

Date of Application: March 30, 2026

Previously Submitted: ☐ Yes ☒ No

Date of Pre-Application Conference: 02/10/2026

Type of Map Amendment (Circle One): ☐ Rezoning ☒ Conditional Zoning ☐ Special Mixed Use/Conditional

Site Plan Attached: ☒ Yes ☐ No

Permission to acquire aerial footage of subject area: ☒ Yes ☐ No

PARCEL INFORMATION*

PIN: See attached List Deed Book/Page: See attached Tract Size (Acres): total 12.53

Zoning District: RC & R1 Fire District: Fletcher Fire Watershed: French Broad Basin Floodplain: partial

Location of property to be developed:

Property is comprised of four tracts currently titled to Egolf Properties, L.L.C. totaling 9 acres

and a 3.5 acre portion of a larger tract owned by Stuart I. Rubin as Trustee of The Stuart I. Rubin Revocable Trust dated February 11, 2003

The deed book and pin #'s of each tract are set forth on Exhibit A hereto.

*If subject area contains multiple PIN's please attach a list and the above parcel information for each tract or individual PIN.

REZONING REQUEST

Attached is:

☒ A description of the property in question sufficient to unequivocally describe and identify said property. Such description may take the form of a property survey, a legal description or a legible copy of a County cadastral or composite tax map clearly annotated with district lines which follow political boundaries, geographical features or property lines.

Current Zoning District: RC and R1 Requested Zoning District: CZD Multi-Family Residential

CONTACT INFORMATION

Property Owner:

Name: Egolf Properties, L.L.C.

Phone: John Egolf 828-243-3988

Address: 38 Mountain Lake Drive

City, State, and Zip: Hendersonville, NC 28739

Applicant:

Name: N. Cureton Place TH, LLC

Phone: Brett Basnight 704-724-7019

Address: 104 S. Main Street

City, State, and Zip: Greenville, SC, 29605



HENDERSON COUNTY PLANNING DEPARTMENT
100 N. King Street | Hendersonville, NC 28792 | 828-697-4819

Contact Information

Property Owner:

Name: Stuart I. Rubin, Trustee
Email: c/o agent

Phone: c/o agent
Address: P O BOX 2258, HENDERSONVILLE, NC, 28793

Agent:

Name: William M. Alexander, Jr., Attorney
Email: wmalexjr@alexlaw.com and bill@alexlaw.com

Phone: 828-697-6022
Address: 559 N Justice Street, Hendersonville, NC 28739

Plan Preparer:

Name: SeamonWhiteside & Associates, Inc.- Engineers
Email: AGreenhalge@seamonwhiteside.com

Phone: (828) 232-8947
Address: 60 Biltmore Ave #002, Asheville, NC 28801

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

William M. Alexander, Jr. Agent to both Owners and Applicant

3/30/2026

Print Applicant (Owner or Agent)

Date

William M. Alexander, Jr.
Signature Applicant (Owner or Agent)
Attorney & Agent

3/30/2026

Date

COUNTY STAFF ONLY

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

Community Planning Area: _____

Date Current Zoning Applied: _____

EXHIBIT A TO APPLICATION
DESCRIPTION OF PROPERTIES

The following properties are included in the property which is the subject of this application. A copy of the GIS map showing the properties as a consolidated tract is attached as Exhibit A-1 hereto. The properties are as follows:

1. The project site is principally located on N Cureton Place, in the south-west quadrant of the intersection of I-26 and HWY 25.

2. Information on Egolf portions-

Current Owner of all : Egolf Properties, L.L.C.

Date LLC formed: 10/29/1997

Status: Current - Active Citizenship: Domestic

Business type: Limited Liability Company

Registered agent: JOHN F EGOLF JR

Principal Office address- 38 Mountain Lake Drive, Hendersonville, NC 28739

Officials : Janet M. Egolf, Manager & John F Egolf, Chief Executive Officer

The Egolf properties, and respective deed references are as follows:

Pin # 9651480155 - DB1230/00387- 6/8/2005- 7.25 acres per GIS

Pin # 9651485333 - DB 1230/00385- 6/8/2005- 0.52 acres per GIS

Pin # 9651484201 - DB 1230/00389- 6/8/2005- 0.65 acres per GIS

Pin # 9651483142 - DB 1312/00306- 3/29/2007- 0.58 acres per GIS

Total acreage per gis 9.0 acres

Zoning all Egolf Tracts: Regional Commercial

Not in Watershed- very small portion in flood plain- Fletcher Fire District

3. Information on Rubin portion-

Current Owner: Stuart I. Rubin, as Trustee of The Stuart I. Rubin Revocable Trust

Dated February 11, 2003

P O Box 2258, Hendersonville, NC, 28793

NO ADDRESS ASSIGNED to property: Vacant Lot Cureton Place & I-26

Portion of Pin # 9651384118- DB1155/00380 - 9/23/2003

County Zoning: Regional Commercial/Residential 1

The Rubin section is an approximate 3.5 +/- acre portion of larger 36.47 acre tract(survey pending).

Not in Watershed- very small portion in flood plain- Fletcher Fire District

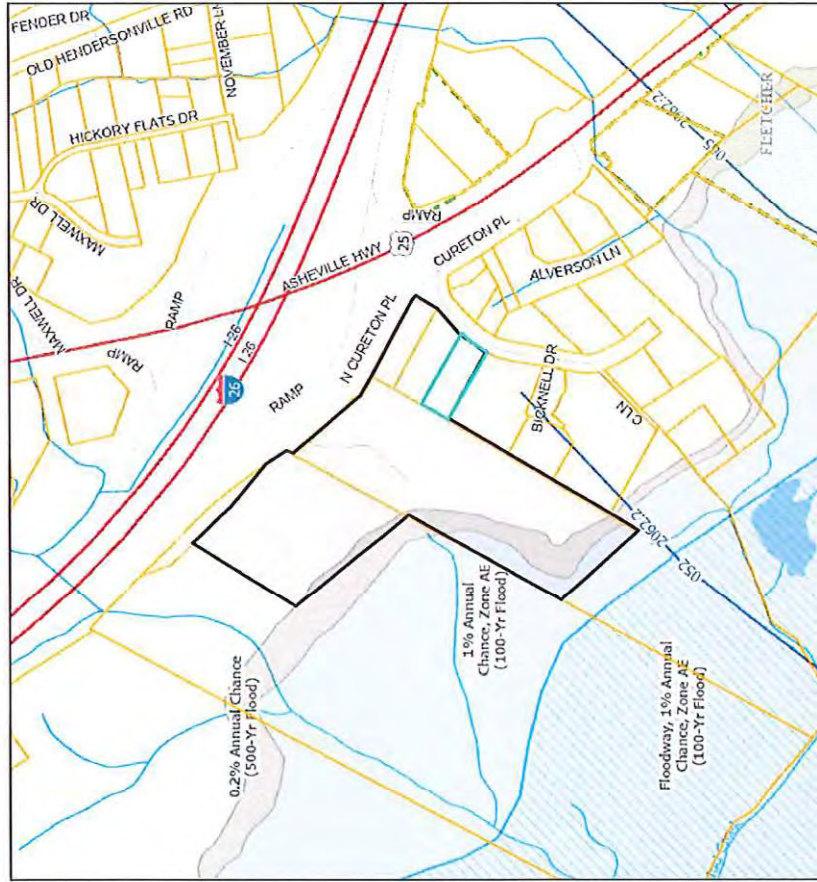
4. Meet the Developer/Applicant-

The applicant and developer of this project is N. Cureton Place TH, LLC, a North Carolina Limited Liability Company. This entity was formed in 2026 for the purpose of serving as contract holder and applicant in this proceeding. The developer to actively manage that entity and this project is Long Key Development, LLC ("Long Key"). Long Key was formed in 2024 in the State of South Carolina as a limited liability company, and is does business in the State of North Carolina through it's subsidiary companies and pursuant to a Certificate of Authority from the Secretary of State of North Carolina. Long Key has developed multiple residential projects regionally, and has finished one major town home project in the Town of Mills River. Long Key has offices in Greenville, South Carolina, and from that location is committed to providing the residents of Henderson County with quality housing alternatives. Though this project is initially formed and proposed as a rental community, consisting of 102 townhomes, the project will be constructed in such a fashion as to allow for future sale of the townhomes on individual footprints of land, with shared common areas. Long Key and the applicant welcome the input and suggestions of all Henderson County departments and officials, from the planning staff up to the Commissioners. Long Key pledges to conduct this application process and the development itself with total transparency as well as with the highest level of ethics and community awareness. Other projects of Long Key can be viewed online by visiting the applicant's website at www.longkeydev.com.

5. Disclosure as to Application Alternative-

Long Key currently has a contract for purchase of the Egolf Property, but has assigned that contract to the applicant. Applicant is empowered by that contract and by the appointment of the owner to bring this proceeding. For full disclosure, Applicant (through Long Key) is in current negotiations for purchase of the Rubin Property as described herein, and believes in good faith that a contract for purchase will be reached in the immediate future. Until that time, Owner Stuart Rubin has consented to inclusion of this portion of his property in the conditional zoning application, and has appointed the above signed attorney as his agent for this limited purpose. In the interest of limiting excessive work for the various county agencies or departments, and in support of legislative economy, Applicant brings this action in the alternative. Believing that a contract will be achieved with Rubin, applicant has included that portion of the Rubin tract into the major site plan, which will result in no greater than 105 units. If a contract on the Rubin parcel has not been achieved at least two weeks prior to the meeting of the Technical Review Committee, applicant will request that the application be amended to reflect only the Egolf property as being developed, with that being done pursuant to that portion of the site plan submitted which lays to the southeast of the "existing property line" as illustrated on the site plan, and in that event resulting in no greater than 80 units.

Location Map



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Henderson County NC

REID: 700357
PIN: 9651483142
Listed To: EGGF PROPERTIES LLC A NC LL COMPANY

Property Description: HILL VIEW S/D LO-4

Assessed Acreage: 0.58
Mailing Address: 38 MOUNTAIN LAKE DR

Mailing City, State: HENDERSONVILLE NC

Tax District: 28739
FLETCHER

Physical Address: 44 CURETON PL
Deed: 001312 / 00305

Date Recorded: 1175140860000
County Zoning: Regional Commercial

Total Value: \$ 30100
Neighborhood: FLETCHER

Municipality: Unincorporated Area
Flood Zone: No



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MOUNT PLEASANT, SC | GREENVILLE, SC | SUMMERVILLE, SC | SPARTANBURG, SC | COLUMBIA, SC | CHARLOTTE, NC | RALEIGH, NC | ASHEVILLE, NC



VICINITY MAP: MAP NOT TO SCALE

SITE PLAN NOTES:

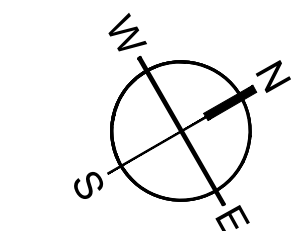
- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTES MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
- ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
- PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL STRIPING WITHIN PUBLIC RIGHT OF WAY TO BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PREPARATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES.
- ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL / HANDRAIL / FENCE.
- DEVELOPER AND CONTRACTOR TO COMPLY WITH ALL LANDSCAPING OR VEGETATION STANDARDS IMPOSED BY HENDERSON COUNTY ORDINANCE.

PROJECT DATA

PIN: 9651480155 / 9651484201 / 9651485333 / 9651483142 / 9651384118
MUNICIPALITY: HENDERSON COUNTY | FIRE DISTRICT: FLETCHER FIRE
WATERSHED: FRENCH BROAD RIVER BASIN
WATER PROVIDER: CITY OF HENDERSONVILLE | SEWER: MSD
ADDRESS: 35 N CURETON PLACE / 44 CURETON PLACE
DEED BOOK / PAGE: 1230/385; 1230/389; 1312/306; 1230/387; 1155/380
PROJECT ACREAGE: ± 12.461 ACRES (542,804 SF) TOTAL
(INCLUDES ± 3.821 ACRES OF RUBIN PARCEL)
CURRENT ZONING: RC (REGIONAL COMMERCIAL)
PROPOSED ZONING: CZD (CONDITIONAL ZONING DISTRICT)
SETBACKS: FRONT - 15' (*15' INTERNAL CZ REQUEST) | SIDE & REAR - 10'
HEIGHT LIMITATION: 45' HEIGHT MAXIMUM
BUILDING SPACING: MINIMUM BUILDING SEPARATION = 20'
HEIGHT LIMITATION NOTE:
45 FEET FROM UPPER SURFACE OF GROUND LEVEL SUB-FLOOR TO HIGHEST RIDGE LINE, EXCLUSIVE OF VENTS AND CHIMNEY STACKS
PARKING CALCULATIONS:
2 SPACES / DWELLING UNIT REQUIRED
102 DU = 204 SPACES REQUIRED (PROVIDED VIA DRIVEWAY / GARAGE)
AMENITY AREA: 14 SPACES PROVIDED (2 ADA) - SEE NOTES
DENSITY CALCULATIONS:
ALLOWED: 732.5 UNITS MAX (16 UNITS / ACRE)
PROVIDED: 102 DWELLING UNITS (8 UNITS / ACRE)
OPEN SPACE CALCULATIONS:
NOTE: THE PROJECT SHALL CONTAIN 20% OF THE SUBJECT PROPERTY (2.5 ACRES AS OPEN SPACE. A MINIMUM OF 1.25 ACRES OF THE TOTAL AREA IN THE PROJECT SHALL BE COMMON SPACE, INCLUDING AMENITY SPACE)
OPEN SPACE:
REQUIRED: 2.5 AC (20%) PROVIDED: > 2.5 AC
COMMON OPEN SPACE:
REQUIRED: 1.25 (10%) PROVIDED: > 1.25 AC

SITE LEGEND

- GARDEN EASEMENT - APPROXIMATE LIMITS
- CONCEPTUAL STORMWATER DETENTION
- PROPERTY LINE
- RECOMBINED PROPERTY LINE
- TOWNHOUSE LOT LINE
- BUFFER | 30' B2 ADJ. TO RESIDENTIAL USE
- EXT. SETBACK | FRONT: 15' | SIDE & REAR: 10'
- INTERNAL LOT SETBACK
- PARKING COUNT



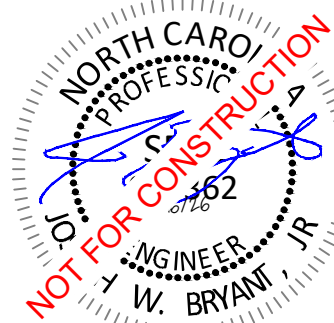
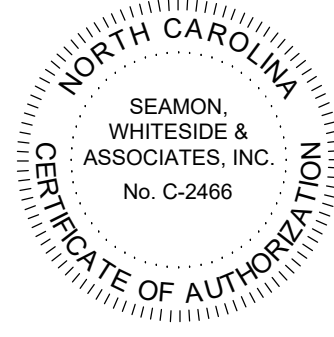
0 30 60 120
SCALE: 1" = 60'



ASHEVILLE, NC
(828) 232-8947
60 BILTMORE AVENUE
SUITE 602
ASHEVILLE, NC 28801

WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR



NORTH CURETON PLACE
N. CURETON PLACE TH, LLC
HENDERSON COUNTY, NC

PERMIT SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12985
DATE: 4/13/26
DRAWN BY: NS
CHECKED BY: CG

REVISION HISTORY

NO.	DESCRIPTION	DATE

OVERALL SITE PLAN

C4.0

TECHNICAL ASSESSMENT

To: Rusty Darnell, NCDOT District Project Engineer
From: Molly Mathewson, PE
Date: July 6, 2026
Subject: Technical Assessment – Cureton Place Residential – Henderson County, NC

Introduction

This memorandum presents the results of the capacity and queuing analysis conducted for the proposed Cureton Place development, located south of N Cureton Place in Henderson County, North Carolina. The purpose of this memorandum is to provide a technical assessment of the potential traffic impacts associated with the development. It is expected that a full Traffic Impact Analysis (TIA) will be performed for the site in the future.

The proposed development is expected to be completed in 2029 and consist of 102 residential townhome units. Access is proposed via two full-movement driveway connections to N Cureton Place. Refer to the attachments for the site plan.

Study Area & Analysis Scenarios

The study area for this assessment consists of the following existing intersections:

- US 25 BUS (Asheville Highway) & Cureton Place
- US 25 BUS (Asheville Highway) & Naples Road

The I-26/US 25 BUS interchange is not included in the study area of this assessment; however, it will be included in the study area of the future TIA. For this assessment, the interchange is included in the analysis model to capture the impact of the upstream traffic signal on vehicle platooning.

Refer the attached *Figure 1 – Site Location Map* and *Figure 2 – Existing Lanes and Traffic Control*.

Study intersections are analyzed during the weekday AM and PM peak hours under the following conditions:

- 2026 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Existing Traffic Conditions

Existing peak hour traffic volumes are determined based on traffic counts conducted at the study intersections in June 2026, during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while local schools were in session. The raw count data is attached.

Existing peak hour traffic volumes for the I-26 interchange are estimated based on the I-4400 / I-4700 / B-5178 / I-5501 traffic forecast dated February 14, 2012. Relevant pages from the traffic forecast are attached.

Refer to the attached *Figure 3 – 2026 Existing Peak Hour Traffic Volumes (PHTV)*.

Signal plans and timing information obtained from NCDOT for the I-26 interchange and the Asheville Highway/Naples Road intersection are used in the analysis of existing and future traffic conditions.

2029 No-Build Traffic Conditions

Based on coordination with NCDOT, background traffic volumes are estimated by projecting 2026 existing traffic volumes to the year 2029 using a 1% annual growth rate and adding trips generated by the following approved developments (trips for approved developments provided by NCDOT):

- Naples Road Residential
- Mountain Home Fast-Food (2,000 SF Fast-Food w/ Drive-Thru remaining to be constructed)
- Ingles #140

Refer to the attached *Figure 4 – 2029 Projected PHTV*, *Figure 5 – Approved Development Trips*, and *Figure 6 – 2029 No-Build PHTV*.

Based on coordination with NCDOT, there are no planned future roadway improvements within the study area to consider under future traffic conditions. The I-4400 TIP project is currently active; however, all planned improvements associated with the project that lie within the study area, including the diverging diamond interchange (DDI), have been completed.

Site Trip Generation, Distribution & Assignment

Average weekday daily methodology contained within the ITE Trip Generation Manual, 12th Edition. Table 1 provides a summary of the trip generation potential for the site.

Table 1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	105 DU	689	12	35	30	22

It is estimated that the proposed development will generate approximately 689 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is projected that 47 trips (12 entering, 35 exiting) will occur during the weekday AM peak hour and 52 trips (30 entering, 22 exiting) during the weekday PM peak hour.

Site trip distribution percentages are estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that site trips will be regionally distributed as follows (approved by NCDOT during scoping):

- 5% to/from the east via Naples Road
- 20% to/from the east via I-26
- 30% to/from the west via I-26
- 15% to/from the south via US 25
- 25% to/from the north via US 25

Refer to the attached *Figure 7 – Site Trip Distribution* and *Figure 8 – Site Trip Assignment*.

2029 Build Traffic Conditions

The peak hour site trips are added to the 2029 no-build peak hour traffic volumes to determine the 2029 build peak hour traffic volumes with the site fully built-out and occupied.

Refer to the attached *Figure 9 – 2029 Build PHTV*.

Based on coordination with NCDOT, it is anticipated that build conditions may warrant consideration of restriction of Cureton Place to left-over access from Asheville Highway. As a left-over, left turns onto Cureton Place are allowed, but left turns out onto Asheville Highway are not. Vehicles that would make left turns onto Asheville Highway turn right instead and make a u-turn at Naples Road.

Refer to the attached *Figure 10 – 2029 Build PHTV w/ Left-Over at Cureton Place*.

Capacity & Queuing Analysis

Capacity and queuing analysis was performed using Synchro and SimTraffic. Refer to Table 2 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections.

Table 2: Highway Capacity Manual – Levels-of-Service and Delay

Unsignalized Intersections		Signalized Intersections	
Level of Service	Average Control Delay per Vehicle (Seconds)	Level of Service	Average Control Delay per Vehicle (Seconds)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

Asheville Highway and Cureton Place

This intersection is analyzed under existing and future conditions with existing lane geometry and traffic control. Build conditions are also analyzed assuming restriction of the Cureton Place approach to left-over access. Refer to Table 3 for a summary of the capacity and queuing analysis results.

Under existing and no-build traffic conditions, the Cureton Place approach is projected to operate at LOS D/E with maximum queue lengths of approximately 45 feet (about two vehicles). The northbound and southbound left/u-turn movements on Asheville Highway are projected to operate at LOS B with maximum queue lengths under 50 feet.

Under build conditions, the Cureton Place approach is projected to degrade to LOS F. While queue lengths are not projected to be significantly longer than under no-build conditions, delay for vehicles on the approach is expected to increase significantly.

Due to potential safety concerns for vehicles turning left from Cureton Place onto Asheville Highway, a second build scenario is analyzed in which Cureton Place is restricted to left-over access. With left turns from Cureton Place restricted, vehicles must turn right and are assumed to make a u-turn at Naples Road to head northbound.

As a left-over, the Cureton Place approach is projected to operate at LOS C with maximum queue lengths of approximately 95 feet (about four vehicles). The northbound and southbound left/u-turn movements on Asheville Highway are projected to operate at LOS B with maximum queue lengths of about 50 feet.

Based on queuing analysis results at this intersection and for the southbound left/u-turn movement at the Naples Road intersection, the storage for the northbound left turn movement is reduced from 150 feet to 75 feet. The existing right turn taper on the southbound approach of Asheville Highway is expected to be sufficient to accommodate the projected build condition traffic volumes.

Table 3: Analysis Summary of Asheville Highway and Cureton Place

ANALYSIS SCENARIO	LANE GROUP	Existing Storage (ft)	Weekday AM Peak Hour					Overall LOS (sec)	Weekday PM Peak Hour					Overall LOS (sec)
			Queue (ft)		Lane LOS	Delay (sec)	Approach LOS (sec)		Queue (ft)		Lane LOS	Delay (sec)	Approach LOS (sec)	
			95th	Max					95th	Max				
2026 Existing Conditions	EBL	--	5	34	F	57	D (29)	N/A	8	33	F	59	E (39)	N/A
	EBR	50	3	21	B	15			0	29	B	15		
	NBL	150	0	28	B	12	B (12)		0	28	B	13	B (13)	
	NBT	--	--	--	--	--			--	15	--	--		
	SBU	150	3	37	B	13	B (13)		3	27	B	13	B (13)	
	SBT	--	--	--	--	--			--	--	--	--		
	SBR	taper	--	--	--	--			--	--	--	--		
2029 No-Build Conditions	EBL	--	5	25	F	79	E (37)	N/A	8	45	F	79	E (37)	N/A
	EBR	50	3	21	C	16			0	21	C	16		
	NBL	150	0	28	B	14	B (14)		0	33	B	14	B (14)	
	NBT	--	--	9	--	--			--	122	--	--		
	SBU	150	3	40	B	14	B (14)		3	41	B	14	B (14)	
	SBT	--	--	--	--	--			--	--	--	--		
	SBR	taper	--	--	--	--			--	--	--	--		
2029 Build Conditions	EBL	--	33	56	F	109	F (64)	N/A	47	59	F	157	F (104)	N/A
	EBR	50	3	21	C	16			30	31	C	17		
	NBL	150	0	29	B	14	B (14)		3	31	B	15	B (15)	
	NBT	--	--	--	--	--			--	--	--	--		
	SBU	150	3	40	B	14	B (14)		3	29	B	15	B (15)	
	SBT	--	--	--	--	--			--	--	--	--		
	SBR	taper	--	--	--	--			--	--	--	--		
2029 Build Left-Over Conditions	EBR	--	10	87	C	17	C (17)	N/A	10	95	C	18	C (18)	N/A
	NBL	75	0	51	B	14	B (14)		3	32	B	15	B (15)	
	NBT	--	--	--	--	--			--	--	--	--		
	SBU	150	3	51	B	14	B (15)		3	27	B	15	B (15)	
	SBT	--	--	--	--	--			--	--	--	--		
	SBR	taper	--	--	--	--			--	--	--	--		

Asheville Highway and Naples Road

This intersection is analyzed under existing and future conditions with existing lane geometry and traffic control. Signal plans and coordinated timing data provided by NCDOT are used for all analysis conditions. The northbound and southbound left/u-turn movements are analyzed with field phasing conditions (four-section flashing yellow arrow). Right turns on red (RTOR) are permitted in the field but are only analyzed under build left-over conditions to capture the interaction between the southbound u-turns and westbound right turns from Naples Road. Additional analysis will be performed

when the full TIA is completed. Refer to Table 4 for a summary of the capacity and queuing analysis results.

Table 5: Analysis Summary of Asheville Highway and Naples Road

ANALYSIS SCENARIO	LANE GROUP	Existing Storage (ft)	Weekday AM Peak Hour						Weekday PM Peak Hour					
			Queue (ft)		Lane LOS	Delay (sec)	Approach LOS (sec)	Overall LOS (sec)	Queue (ft)		Lane LOS	Delay (sec)	Approach LOS (sec)	Overall LOS (sec)
2026 Existing Conditions	EBL	--	141	217	E	76	E (71)	B (20)	94	119	E	78	E (74)	B (17)
	EBTR	75	64	132	E	56			63	70	E	66		
	WBTL	250	76	104	E	58	D (44)		96	109	E	76	E (59)	
	WBR	--	223	233	D	42			311	334	E	56		
	NBL	225	13	50	A	4	B (15)		7	42	A	3	B (12)	
	NBT	--	325	280	B	15			296	253	B	13		
	NBR	75	22	124	B	12	B (14)		14	39	B	10	A (7)	
	SBL/U	275	149	208	C	39			70	205	A	8		
	SBT	--	254	135	A	9	331		125	A	7			
	SBTR	--		160			139							
2029 No-Build Conditions	EBL	--	152	191	E	76	E (71)	C (21)	108	135	F	80	E (75)	B (20)
	EBTR	75	64	154	D	55			62	80	E	65		
	WBTL	250	76	157	E	56	D (44)		96	198	E	74	E (61)	
	WBR	--	267	320	D	42			364	380	E	59		
	NBL	225	14	60	A	4	B (17)		7	47	A	3	B (14)	
	NBT	--	400	308	B	18			378	300	B	14		
	NBR	75	24	91	B	13	B (13)		14	86	B	11	B (11)	
	SBL/U	275	233	260	C	35			150	246	C	22		
	SBT	--	192	99	A	6	391		123	A	8			
	SBTR	--		107			132							
2029 Build Conditions	EBL	--	152	158	E	76	E (71)	C (21)	108	114	F	80	E (75)	B (20)
	EBTR	75	64	73	D	55			62	56	E	65		
	WBTL	250	76	113	E	56	D (44)		96	229	E	74	E (61)	
	WBR	--	268	310	D	42			369	368	E	59		
	NBL	225	14	80	A	4	B (17)		7	48	A	3	B (14)	
	NBT	--	401	322	B	18			382	321	B	14		
	NBR	75	24	49	B	13	B (13)		14	14	B	11	B (11)	
	SBL/U	275	240	291	C	35			156	299	C	23		
	SBT	--	191	205	A	6	393		183	A	8			
	SBTR	--		235			201							
2029 Build Left-Over Conditions	EBL	--	152	10	E	76	E (66)	B (19)	108	141	F	80	E (67)	B (18)
	EBTR	75	51	58	D	36			49	58	D	42		
	WBLT	250	76	88	E	56	C (35)		96	137	E	74	D (49)	
	WBR	--	215	139	C	31			301	186	D	44		
	NBL	225	14	324	A	4	B (16)		7	51	A	3	B (13)	
	NBT	--	401	442	B	17			382	299	B	14		
	NBR	75	0	27	A	0	B (14)		0	175	A	0	B (12)	
	SBL/U	350	258	335	D	37			174	299	C	26		
	SBT	--	191	134	A	5	391		218	A	8			
	SBTR	--		198			253							

Capacity analysis indicates the intersection is projected to operate at LOS B/C under existing and future traffic conditions. Queuing analysis indicates the maximum queue length for the southbound left/u-turn movement is projected to be 299 feet under build conditions, which exceeds the existing approximately 275 feet of full-width storage capacity by about one vehicle.

Under build conditions with left-over access at Cureton Place, similar levels of service are projected for the intersection. The maximum queue length for the southbound left/u-turn movement is projected to increase to 335 feet. The analysis assumes restriping of the center lane on Asheville Highway to extend the southbound left/u-turn lane to provide 350 feet of storage.

The westbound right turn movement is projected to operate at LOS C/D and with queue lengths of in the 100-200 foot range (AM) and 200-300 foot range (PM). The additional vehicles added to the southbound u-turn movement as a result of restricting left turns from Cureton Place are not anticipated to have a significant or adverse impact on the westbound right turn movement.

Asheville Highway and I-26 Interchange

Due to the low trip generation potential of the proposed development, it is not anticipated that site trips will have a significant impact on the existing diverging diamond interchange. The interchange will be analyzed in the future TIA to provide formal documentation of projected operations and development impact.

Conclusions & Recommendations

As the proposed development builds out and traffic volumes on the Cureton Place approach increase, it is anticipated that vehicles will experience longer delays, particularly to turn left from Cureton Place onto Asheville Highway. The increased delay introduces safety considerations as vehicles may attempt to utilize insufficient gaps in through traffic to complete left turns from Cureton Place. To address this potential safety concern, it is recommended that Cureton Place be restricted to left-over access.

With left turns from Cureton Place restricted, those vehicles that would have turned left are assumed to utilize the Naples Road intersection to make a u-turn to head northbound on Asheville Highway. This additional u-turning traffic is projected to create maximum queue lengths for the southbound left/u-turn movement that exceed the existing storage capacity of the lane by about two vehicles. No significant impact to the westbound right turn movement from Naples Road is projected with the addition of the u-turning traffic.

Improvements associated with the I-4400 STIP project were recently completed along this segment of Asheville Highway between the I-26 interchange and Naples Road. As part of those improvements, the previously existing center two-way left turn lane on Asheville Highway was restriped to provide dedicated storage for the southbound left turn lane at Naples Road and the northbound left turn lane at Cureton Place. It is recommended that the storage for the northbound left turn lane at Cureton Place be reduced from 150 feet to 75 feet (minimum) and that the southbound left turn lane at Naples Road be extended to provide 350 feet of storage.

The proposed development is not anticipated to have a significant impact on the I-26 interchange. While not included in the scope of this assessment, it is expected that the interchange will be analyzed in the future TIA.

Asheville Highway and Cureton Place

- Restrict Cureton Place to left-over access.
- Restripe the northbound left turn lane on Asheville Highway to reduce the full-width storage from 150 feet to 75 feet (minimum).

Asheville Highway and Naples Road

- Restripe the southbound left turn lane on Asheville Highway to increase the full-width storage to 350 feet.

If there are any questions related to this assessment or if additional information is needed, please do not hesitate to contact our office.

Attachments: Site Plan
Figures
Traffic Signal Plans/Timing Data
Count Data
Traffic Forecast Data

cc: Mike Reese, NCDOT Congestion Management
Jonathan Haire, NCDOT Congestion Management
Jeremy Chapman, NCDOT Regional Safety Engineer
Suzi Moore, NCDOT Regional Safety Engineer
Autumn Radcliff, Henderson County
Matt Champion, Henderson County
Troy Wilson, NCDOT District
Elias Hord, NCDOT District
Scott Collier, NCDOT Field Operations Engineer

Addendum to Conditional Re-zoning Application

_____

Egolf Properties, L.L.C., Owner #1

Stuart I. Rubin, Trustee, Owner #2

N. Cureton Place TH, LLC, Applicant/Developer

GENERAL CHARACTERISTICS

The following conditions are in addition to and intended to supplement the application for Conditional Re-zoning submitted by the Applicant, the proposed site plan and the Henderson County Land Development Code (herein "Henderson County LDC"). In case of any conflict between this document, the LDC, and the site plan, the final approved site plan will control. To the extent that any specification or development standard has been omitted from or is not addressed in the site plan or this document, the presumption is that the standard or specification in the LDC shall apply.

1. Four Tracts of the subject property are currently owned by Egolf Properties, L.L.C.. The principals of that company are John F. Egolf and his wife Janet M. Egolf. Mr. And Mrs. Egolf are long time residents of Henderson County. For purposes of convenience the owners are herein referred to as the "Egolf Family". The fifth tract included in this application is owned by Stuart I. Rubin, as Trustee of a Revocable Trust established by him in 2003. In a like fashion to the Egolfs, Mr. Rubin has been a resident of Henderson County for many years. Though he now lives principally in Florida, his history with and continued commitment to Henderson County is well known.

2. The Applicant, N. Cureton Place TH, LLC, was formed by and is acting under the direction and control of it's parent company, Long Key Development, LLC. Long Key Development, LLC is a Georgia Limited Liability Company, managing and supervising the development of residential communities in the region. The acting subsidiaries of Long Key are operating in North Carolina pursuant to Certificates of Authority. Long Key has contracted with the Egolf Family to purchase the four tracts of the real property that is the subject of this application, and is in the process of finalizing a contract with Owner Stuart Rubin for the 5th tract. The interests of Long Key have been assigned to N. Cureton Place TH, LLC for purposes of this application. The properties are as described on Exhibit A of this application, for the purpose of developing thereon a townhome residential living community. That entity and Long Key Development, LLC will be jointly referred to herein as "Long Key". Long Key is in the business of developing quality living communities throughout the region, and it's members looks forward to the development of this townhome based living community in Henderson County. The project shall be designed and constructed per the County requirements of an individual "for sale" townhome project, with independent footprints. Homes may be rented or sold.

3. The Subject Property consists of 12.53 acres (with survey provided herewith) , located on N. Cureton Place, immediately adjacent to Highway 25 at it's southern intersection with I-26. An initial trip generation study has been conducted, and indicates that no road improvements to public roads are anticipated. Notwithstanding that fact, Developer proposes as a Condition of approval that Developer accept and complete all reasonable road improvements as may be required by NCDOT, and that all necessary driveway permits be obtained.

4. The co-applicants seek conditional re-zoning of the subject property to allow the proposed townhome project. The current zoning classification is RC. The proposed use of multifamily residential use is allowed under the current zoning designation, however the presence of multiple (more than 10) multifamily dwellings in the site plan require that the same be approved pursuant to a conditional re-zoning application. (HC Code of Ordinances 42-35 B. 3.)

5. Size and Scope of project (numbers are approximate, subject to confirmation when site plan is final):

- a. Size of project: 12.53 acres
 - b. As shown on the site plan: Maximum of 102 total residential townhome units, plus associated amenities building and improvements of a size and scope illustrated on the site plan. This density is 8.4 units per acre. Under the current standards for Regional Commercial zoning up to 16 units could be constructed per acre due to the use of public sewer and water combined with multi-family dwellings, but Applicant doesn't envision that increased level of density for this project. In any event, the traffic and other disruptive uses which could be applied to this property as a matter of right based upon the current zoning would be far more disruptive to the community than the contemplated residential use. The project will be maintained initially as one tract for residential purposes. Unit sizes will vary, with 3 and 4 bedroom units being utilized.
 - c. Overall project density will not exceed 8.14 units per acre. (well within the requirements of HC Code of Ordinances 42-35 B. (1)). Dimensional requirements are established by ordinance to be consistent with an R1 designation (HC Code of Ordinances 42-45 A. (1)), therefore the setbacks and dimensional limitations shall be as follows: Front or Right-of-Way (ROW), Local, Collector (Internal) 10, Perimeter building setbacks, Side line 10 and Rear line 10, and; Maximum Height (feet) 45 (finish level of first floor to average ridge line, exclusive of vents and chimney stacks). (HC Code of Ordinances 42-27 B. (6)) Building separation shall be a minimum of twenty feet (20') stated in SR 1.5 4(b).
6. Due to the presence of existing wooded wetlands along the southern and western perimeter boundaries, Applicant proposes that no landscape buffer be required along outer project boundary.

STREETS, TRAFFIC AND PARKING

1. Sidewalks not less than 5 feet in width shall be installed on at least one side of each interior street, with adequate crosswalks at all intersections of roadways or parking lots within the development.
2. Interior roads – build to Henderson County design standards for residential major subdivisions; minimum road right of way width of 45 feet for roads (including valley curb & gutter if utilized). Travelable surfaces of two way roads built to at least 18' width, and one way roads, if any, to 12' travelable surface.
3. Traffic Impacts - Developer will adhere to all reasonable recommendations resulting from the Traffic Impact Analysis if required, and as approved by NCDOT.

4. Off-street parking: each unit shall have sufficient off street parking for at least two (2) standard passenger automobiles per residential unit. (Averaged over the total units and which may be met by private garage spaces and driveway). Additional off-street spaces shall be provided for the common amenities area. No on-street storage of boats, campers, recreational vehicles, or tailored apparatus shall be allowed within the project.

INFRASTRUCTURE

1. Storm water drainage facilities shall be built to an approved engineered storm water treatment and retention plan, as required by State or local authority.
2. Fire hydrant locations shall be provided per Henderson County fire standards within development and be approved by the Fire Marshall and indicated on each development plan.
3. Subsurface utilities are required for all phases of the development.

LANDSCAPING, OPEN SPACE and AMENITIES

1. Landscaping---including street trees, buffers, and natural areas--will be provided as required by the Henderson County LDC, except vegetative buffers along the western and southern boundaries shall not be required in those areas adjacent to wetlands or timbered flood plain. The final landscaping plan must be approved by the Henderson County Planning Director, or such employee of that office as may be designated by her.

2. Open Space:

- a. The project shall contain approximately 20% of the Subject Property (2.5 acres) as open space. A minimum of 1.25 acres of the total area in the project shall be common space, including amenity locations.

3. Resident amenities: (Extent and type to be discretionary with Developer)

- a. Anticipated Central amenity facilities measuring at least 3,000 square feet which may include: picnic shelter, pergolas with seating, fenced dog park, swimming pool and pool deck. Applicant reserves the right, in its sole discretion, to work within the applicable zoning and development standards to phase or modify the amenity programming.

STANDARD CONDITIONS

1. Street lighting: Lighting will be installed in accordance with the following:
 - a. Light Level - .5 fc average with 4-6 Avg/Min uniformity (or compliant with current IES/ANSI standards for residential street lighting - reference RP-8-18)

- b. Pole Mounting Height - Max 25 ft (spacing dependent on design layout to meet recommended light level)
 - c. Pole Material - Aluminum or Concrete preferred
 - d. B-U-G Rating (Back-Up-Glare) - Not to exceed B2-U0-G2 (B1-U0-G1 preferred) Light Source - LED, 3500K or 4000K Color Temp (not to exceed 4000K)
2. Street Trees—Street trees shall be installed per Henderson County LDC requirements, using County-approved species.
 3. Building Code - Builder/ Developer to adhere to Henderson County LDC whenever it exceeds the NC Building Code requirements.
 4. Submit to and receive approval of a water utilities plan from the City of Hendersonville and comply with City of Hendersonville regulations.
 5. Submit to and receive approval of a sewer utilities plan from the applicable Sewer District and provide proof of wastewater treatment allocation.
 6. Submit for approval all building plans for all structures to the County Inspections Department.
 7. Apply for a floodplain, stormwater, and soil erosion control permit from the County for all required phase of development.
 8. Apply for and execute an encroachment agreement with NCDOT for utility work within the right of way of N. Cureton Place, as needed.
 9. Apply for and receive a NCDOT street access permit and comply with all required road improvements identified by the TIA and NCDOT, as may be required by law.
 10. Pay in full all fees for permits, as each fee is assessed or becomes due.
 11. Per Chapter 42 of the Henderson County Code, the approval authority for each phase of the project, if needed, is delegated to the Henderson County Planning Board.
 12. The County shall retain the right to suspend construction and the issuance of building permits if the developer is found by the County to be in noncompliance with any one of the conditions imposed on the Project by the Board of Commissioners.

PROVISION FOR RESTRICTIVE COVENANTS

Co-applicant Developer is responsible for implementing the development plan and maintaining compliance with all of the conditions set out herein, all of the features of the approved master plan, and all applicable provisions of the Henderson County LDC to the extent not waived or modified herein.

Applicant may elect to carry out some of its responsibilities through the use of private restrictive covenants, as allowed by the Henderson County Code. The forms of the restrictive covenants, if used, shall be submitted to the County Attorney as to their legal sufficiency to satisfy this limited purpose. To this end, the County shall reserve the right to review those covenants, and any amendment or revision to the restrictive covenant documents prior to their effectiveness to ensure continued compliance with this conditional zoning ordinance, and other applicable County ordinances.

Failure to comply with any of the provisions of the conditional zoning ordinance or the Henderson County LDC, or other applicable provisions of the County ordinances, shall subject the applicant or its successors to penalties at law or in equity as provided for in the Henderson County LDC, other County ordinances, or North Carolina law, including repeal or amendment to the conditional zoning enactment.

These Proposed Conditions to Re-Zoning respectfully submitted this the 30th day of March, 2026.

Law Offices of William M. Alexander, Jr., PLLC

By: _____



WILLIAM M. ALEXANDER, JR.
ATTORNEY TO APPLICANTS
559 N. JUSTICE STREET
HENDERSONVILLE, NC 28739
(828) 697-6022
BILL@ALEXLAW.COM

In re: Conditional Rezoning Application of N Cureton Place Townhomes

AMENDMENT TO APPLICATION

Now comes the applicant in this cause, **N. Cureton Place TH, LLC**, and by this instrument, executed by the attorney to and authorized agent of all applicants, amends the Proposed Conditions Addendum previously submitted with the application by deleting all of the text of paragraph 3 of the current addendum under that section entitled "Streets, Traffic and Parking" and by substituting therefor the following text:

"3. Traffic Impacts - It shall be a condition of this conditional use that NCDOT, either as a part of the entrance permitting process for the proposed development or as an ancillary process relative thereto, require the closure of left turns out of Cureton Place onto Highway 25, adopting reasonable changes to the traffic pattern on Highway 25 as may be determined by NCDOT to facilitate traffic coming in and out of Cureton Place to improve the safety condition of traffic exiting Cureton Place from it's existing condition. In the alternative, if NCDOT determines that there exists an alternate plan for improvement of the Cureton Place/ Highway 25 intersection that satisfies or improves the safety issues affecting traffic coming in and out of Cureton Place, as a condition of this zoning change the Developer/Applicant shall faithfully fulfill such requirements for improvements as are specified by NCDOT. Specifically, the applicant, as a condition of this zoning change, must comply with the recommendations of NCDOT relative to both safety and timing issues affecting traffic exiting Cureton Place. This condition shall be satisfied prior to issuance of the final certificate of occupancy, and shall be evidenced by the issuance of appropriate permits or letters of approval from NCDOT, to a degree satisfactory to the Planning Director of Henderson County."

This amendment made this the 23rd day of July, 2026.



William M. Alexander, Jr.
Attorney to all Applicants
Appointed Agent to all Applicants

**Conditional Rezoning Application #R-2026-02-CD
N Cureton Place
Proposed Condition for Approval**

**N. Cureton Place TH, LLC (Applicants) Egolf Properties and Stuart Rubin, (Owners),
William Alexander (Agent)**

The following condition is for the conditional rezoning application discussed by the Planning Board on July 23, 2026, and agreed to by the Applicants, N. Cureton Place TH, LLC. The condition should be added to the final list of conditions submitted by William Alexander, Agent, as amended. In case of any conflict between this document, the LDC, and the site plan, the final approved site plan will inform. To the extent that any specification or development standard has been omitted from or is not addressed in the site plan or this document, the presumption is that the standard or specification in the LDC shall apply. The proposed condition is as follows.

1. **Flood Damage Prevention.** The Planning Board requested that the applicants remove the three (3) proposed units out of the 100-year flood hazard area.
2. **NCDOT.** The applicant will work with NCDOT on implementing identified improvements. The applicant will also work with NCDOT to request a signal timing evaluation and change of the traffic lights on US 25 N. to allow for turning movements at N. Cureton Place.

The applicants/owners agree to all the above conditions.

N. Cureton Place TH, LLC (Applicants)

Egolf Properties, LLC. (Owner)

Stuart Rubin (Owner)

William Lapsley, Board of Commissioner Chair



**REZONING APPLICATION R-2026-02-CD
NORTH CURETON PLACE
COMPREHENSIVE PLAN STATEMENT**

Related to rezoning application R-2026-02-CD, the Comprehensive Plan states the following:

Outcome 3 of the 2045 Comprehensive Plan highlights the need to improve housing availability. Recommendations address housing needs in a way that capitalizes on existing and planned infrastructure investments” (p. 57).

- Plan Goal 7: Diversify Housing Choices and Increase Availability
 - Rec 7.2: Encourage development of housing
 - Rec 7.4: Locate workforce housing near jobs

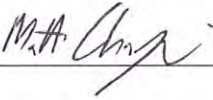
The Board of Commissioners should determine if the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.

Certification of Notice of Public Hearing

In accordance with NCGS 160D-343 the Planning Department certifies notice of the August 19, 2026 hearing regarding Rezoning Application #R-2026-02-CD were:

1. Submitted to the Hendersonville Lightning on July 29, 2026 to be published on August 5, 2026 and August 12, 2026 by Matt Champion;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on July 28, 2026 by Matt Champion;
3. Sent, via first class mail, to the property owner on July 28, 2026 by Matt Champion; and
4. Signs were posted on the Subject Area(s) on July 30, 2026 by Matt Champion.

The signatures herein below indicate that such notices were made as indicated herein above:

1. 

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, Toby Linville, a Notary Public, in and for the above County and State, do hereby certify that

Matt Champion

personally appeared before me this day.

WITNESS my hand and notarial seal, this the 3rd day of August, 2026.

My commission expires:

6/29/31



NORTH CURETON PLACE

Conditional Rezoning Application (#R-2026-02-CD)

Board of Commissioners Public Hearing

August 19, 2026

1

PUBLIC HEARING NOTICE

- Legal Ad was published in the Hendersonville Lightning on August 5, 2026, and August 12, 2026
- The property was posted on July 30, 2026
- Letters were mailed to property owners within 400 feet of the Subject Area on July 28, 2026

2

CONDITIONAL DISTRICTS

Conditional Rezoning are:

- Legislative decisions
- Require a site-specific plan (only what is on the plan is allowed)
- The TRC, Planning Board, and BOC may require conditions of the development, provided the applicant agrees to those conditions
- The Conditional process provides protection to adjacent properties

3

APPLICATION BACKGROUND

- Rezoning Application #R-2026-02-CD, requests to be rezoned from its current Regional Commercial (RC) zoning district to Conditional District (CD-2026-02)
- REIDS: 10003733, 700995, 10003731, 700357, and a portion of 10013324
- Approximately 12.53 acres
- Access from N. Cureton Place (SR2049)
- Owners: Egolf Properties, LLC and Stuart Rubin, Trustee
- Applicant: N. Cureton Place TH, LLC

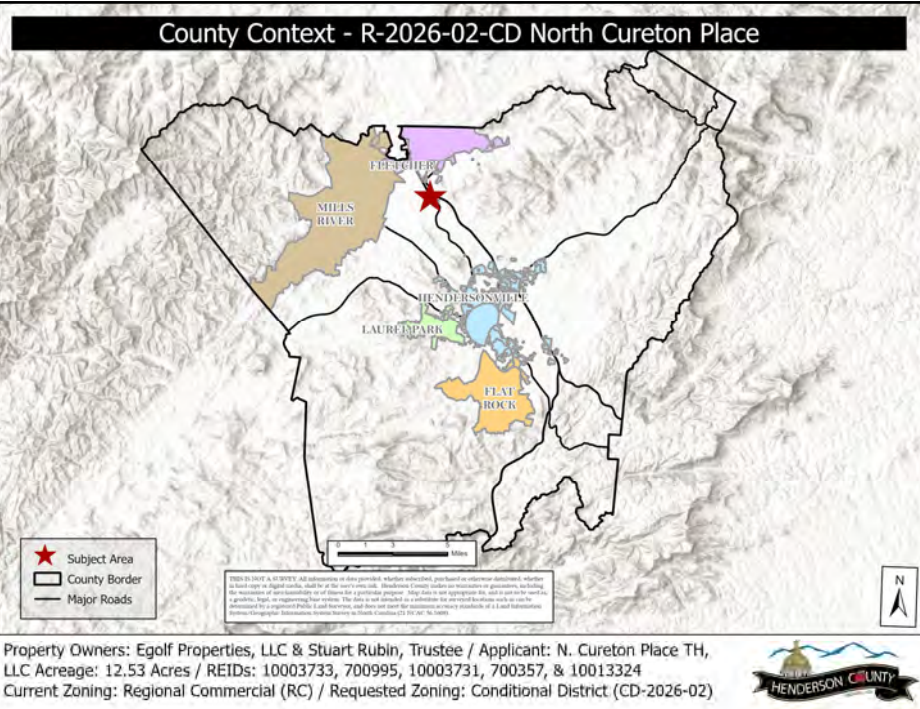
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PROJECT SUMMARY

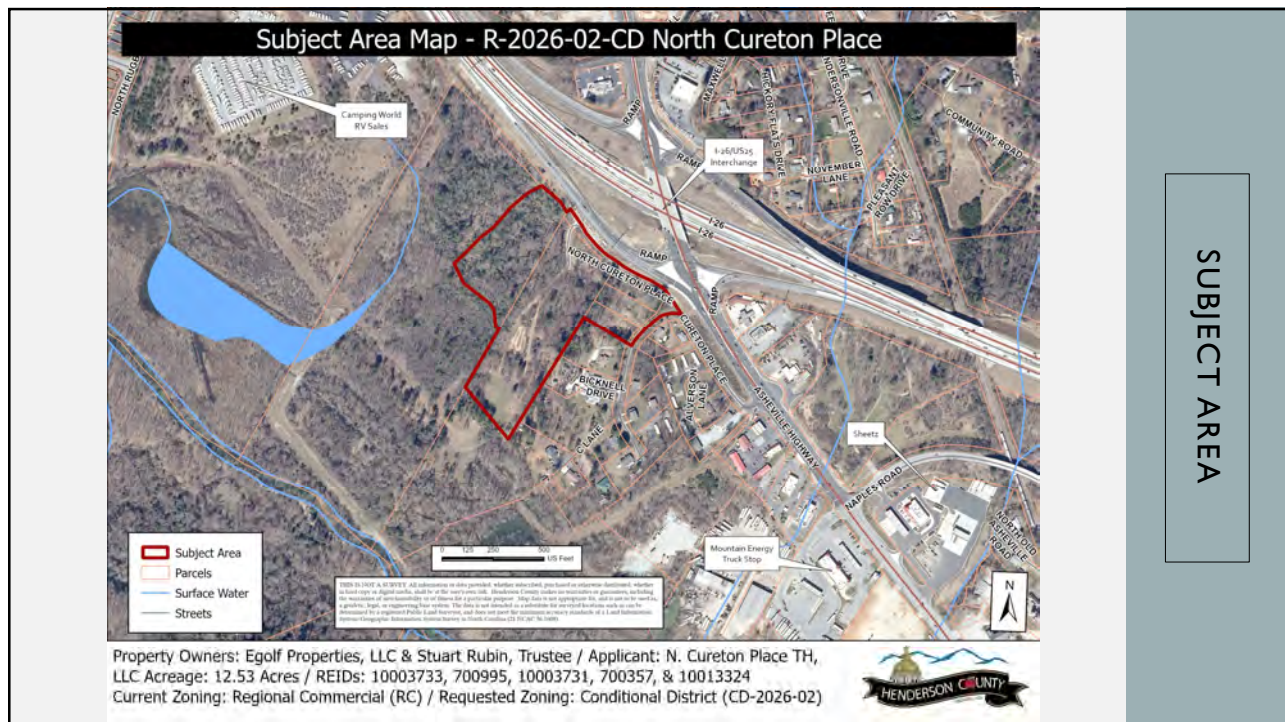
- 12.53 ac
- 102 townhome units
 - 20 total residential structures
 - 3 to 6 townhome units per structure
- Utilities:
 - City of Hendersonville Water
 - MSD Public Sewer
- Amenities
 - Community grill
 - Dog park
 - Pool
 - Sidewalks
- 45' private rights-of-way
 - 22' & 26' paved drive isles
 - Internal connections
 - 2 intersections with N. Cureton Place
- Landscaping
 - Proposed 30' landscape buffer along eastern property line
- Open Space: minimum of 2.5 ac
- Common Space: minimum of 1.25 ac

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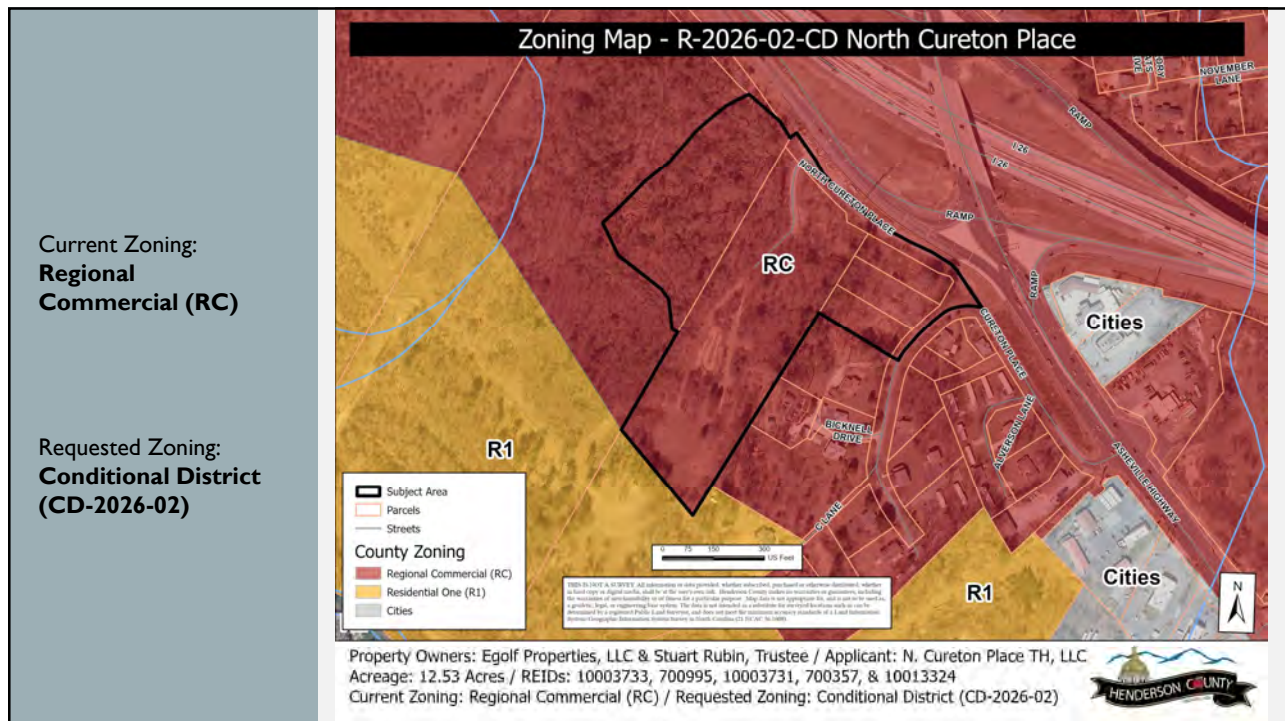
LOCATION



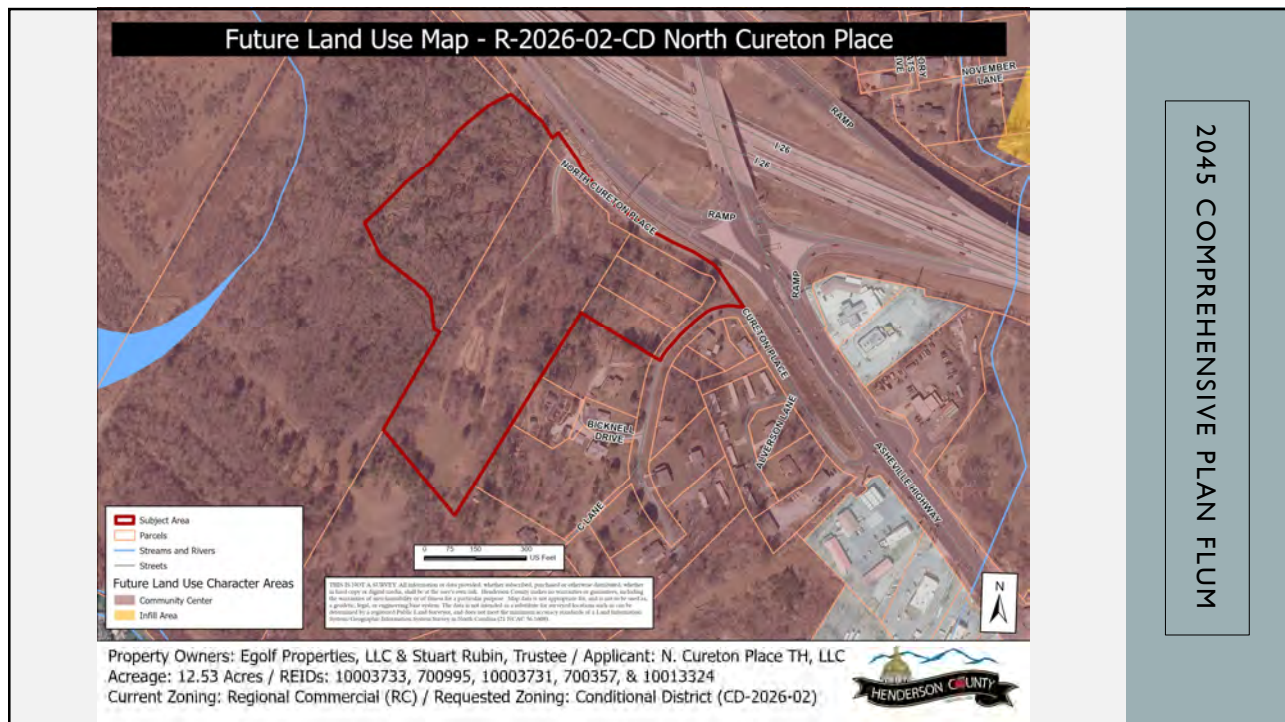
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2045 COMPREHENSIVE PLAN

FUTURE LAND USE CHARACTER AREAS

FLUM Character Areas:

Community Center: "Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base. However, mixed-used development is also encouraged, especially to offer multi-story units that provide commercial use on the bottom and residential units or office space above."

- **Where:** Typically found at intersections of State Roads or thoroughfares in areas near residential development that can be served by commercial uses. (This property is accessed off US25 and is within easy access to I-26)
- **Uses:** Medium to large-scale retail, services, restaurants, some offices, businesses, light industry, and institutional uses. **Mix of housing, including single-family homes, townhomes, and apartments.** (This proposal is consistent with townhome units and is surrounded by many varied uses, including commercial, light industry, and residential.)
- **Utility Access:** Typically served by water and potentially sewer.
- (This property is served by both water and sewer)

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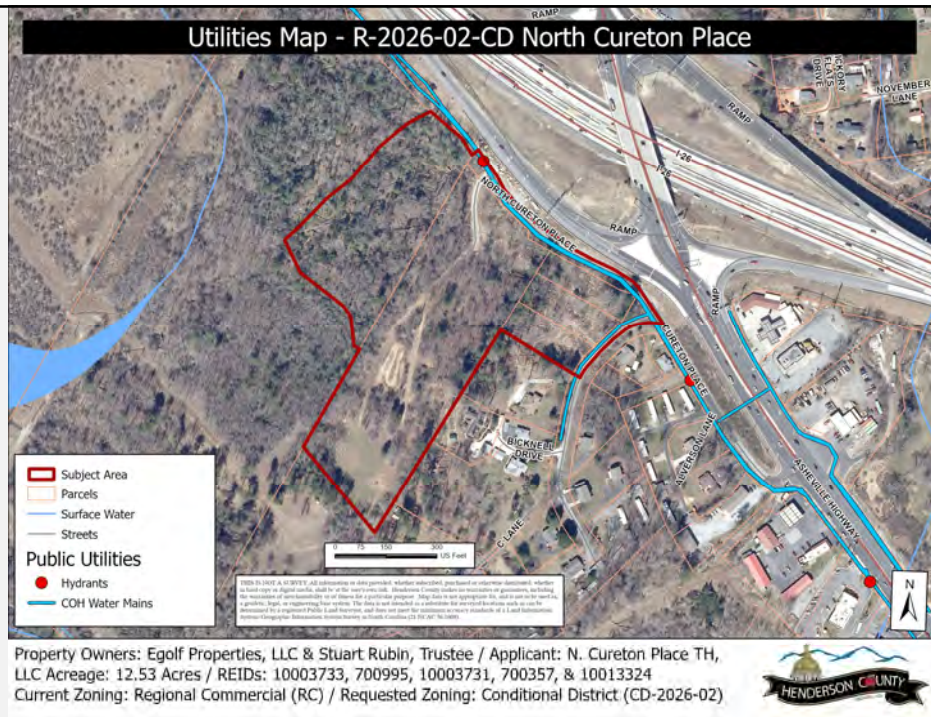
2045 COMPREHENSIVE PLAN

Plan Outcomes & Goals

- More housing supply with a greater variety of housing types in the County to accommodate a broader range of residents.
- Outcome 3 of the plan emphasizes the need to improve housing availability.
- Goal 7 of the plan states to “diversify housing choices and increase availability.”
 - REC 7.2: Encourage development of housing.
 - REC 7.4: Locate workforce housing near jobs.

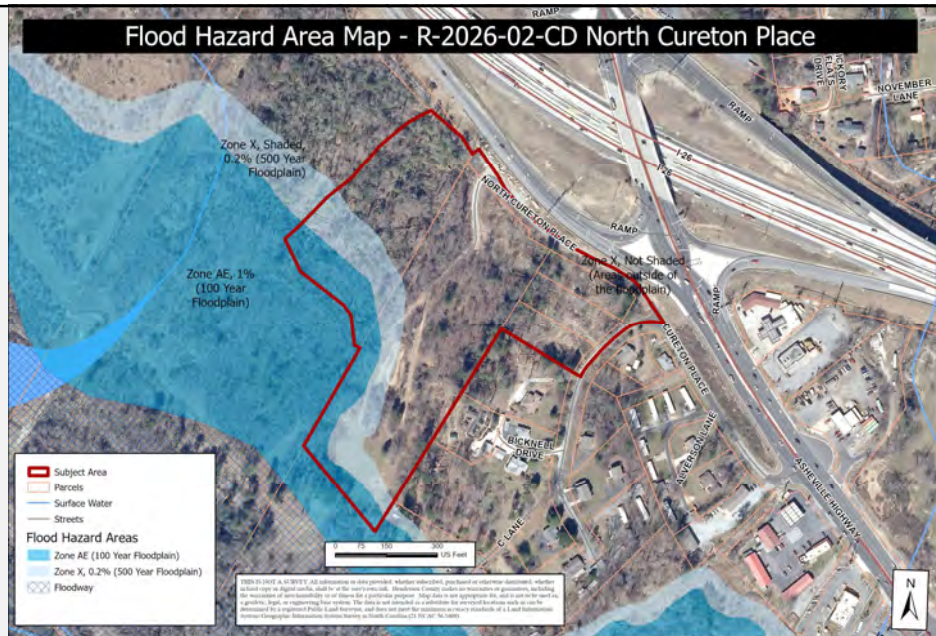
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UTILITIES



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FLOOD HAZARD AREA

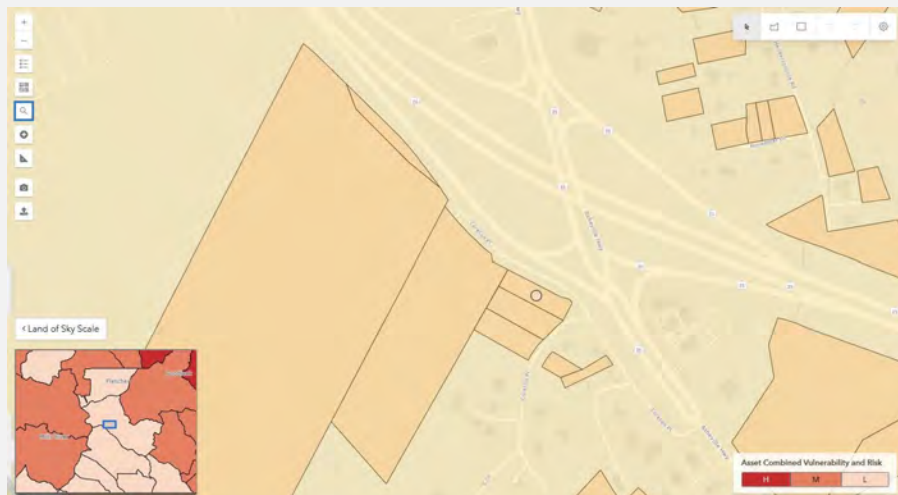


Property Owners: Egolf Properties, LLC & Stuart Rubin, Trustee / Applicant: N. Cureton Place TH, LLC Acreage: 12.53 Acres / REIDs: 10003733, 700995, 10003731, 700357, & 10013324
Current Zoning: Regional Commercial (RC) / Requested Zoning: Conditional District (CD-2026-02)



13

ACCELADAPT



14

SITE PLAN



15

PROJECT SUMMARY

- 12.53 ac
- 102 townhome units
 - 20 total residential structures
 - 3 units to 6 townhome units per structure
- Utilities:
 - City of Hendersonville Water
 - MSD Public Sewer
- Amenities
 - Community grill
 - Dog park
 - Pool
 - Sidewalks
- 45' private rights-of-way
 - 22' & 26' paved drive isles
- Internal connections
- 2 intersections with N. Cureton Place
- Landscaping
 - Proposed 30' landscape buffer along eastern property line
- Open Space: minimum of 2.5 ac
- Common Space: minimum of 1.25 ac

16

REVIEW PROCESS

- A Neighborhood Compatibility Meeting was held on April 29, 2026
- TRC reviewed the application on May 19, 2026
 - Voted to forward the application to the Planning Board with conditions
- Planning Board was originally scheduled to review the application during their May 21, 2026, meeting
 - Voted to table the application to allow the applicants time to meet with NCDOT regarding potential traffic impacts
- Planning Board officially reviewed the application during their June 23, 2026, special called meeting
 - Voted to send forward a favorable recommendation to the BOC with conditions
- The conditions list is included as an attachment
- A 2045 Comprehensive Plan Statement is included as an attachment

17

QUESTIONS?

Rezoning #R-2026-02-CD
North Cureton Place
Henderson County Planning Department



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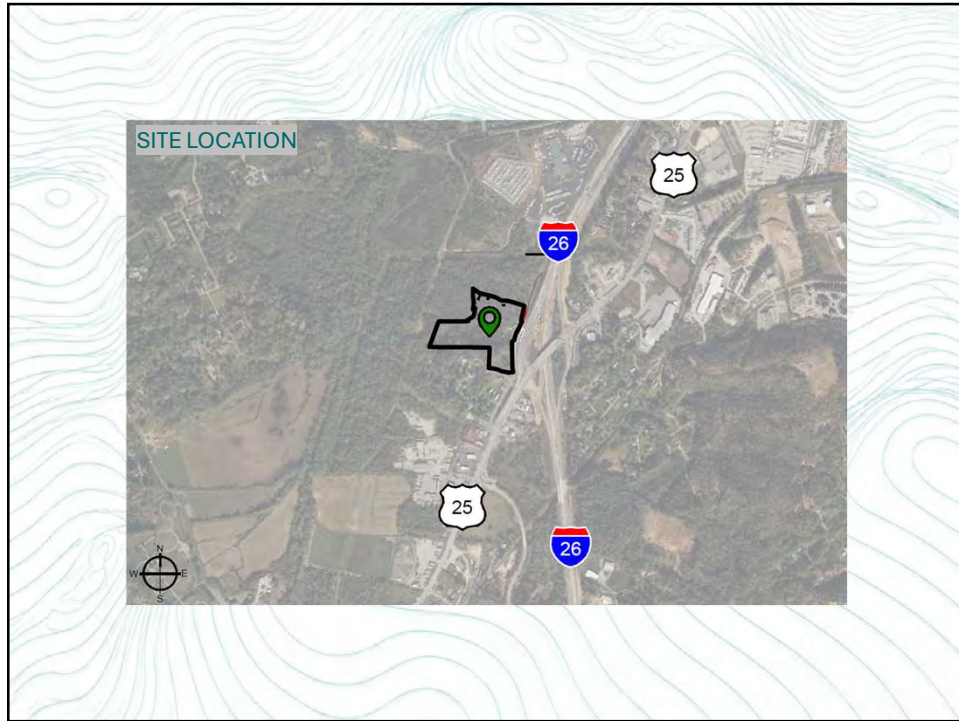
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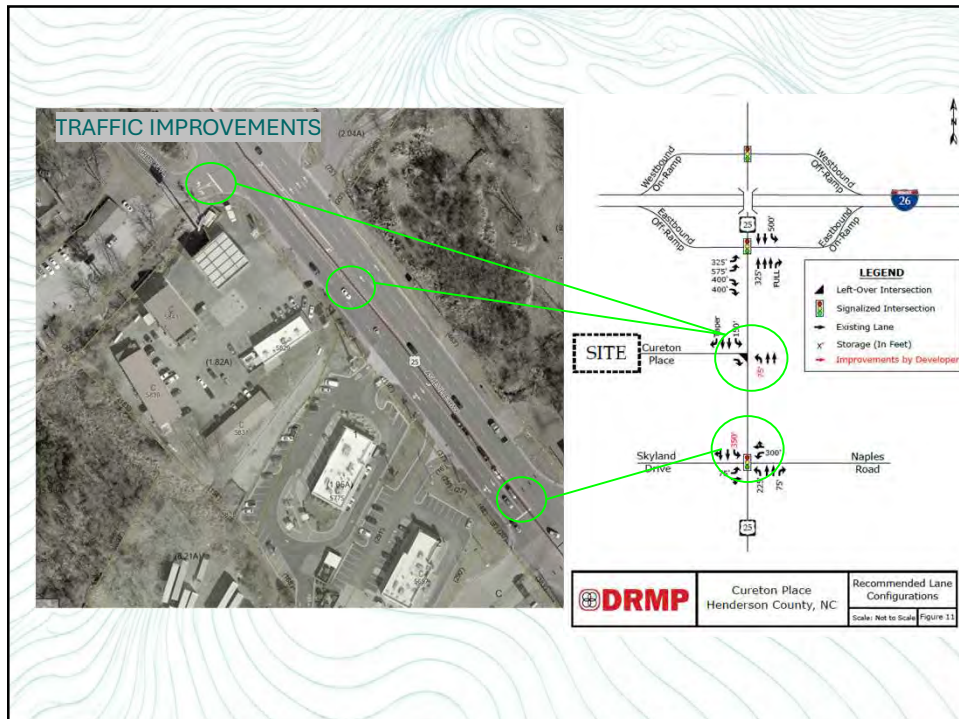
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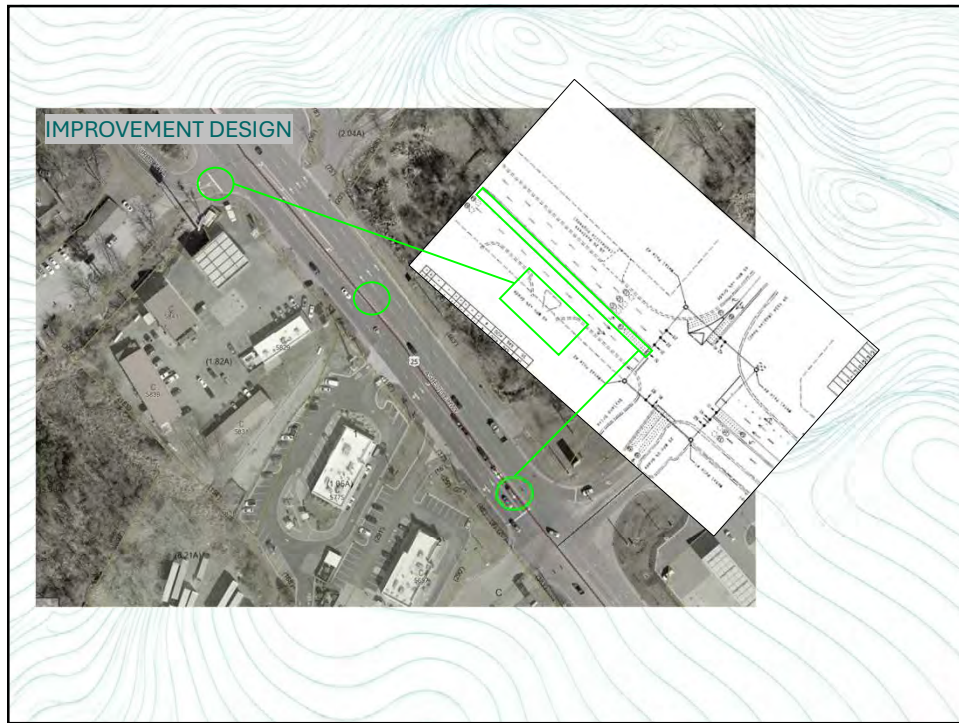
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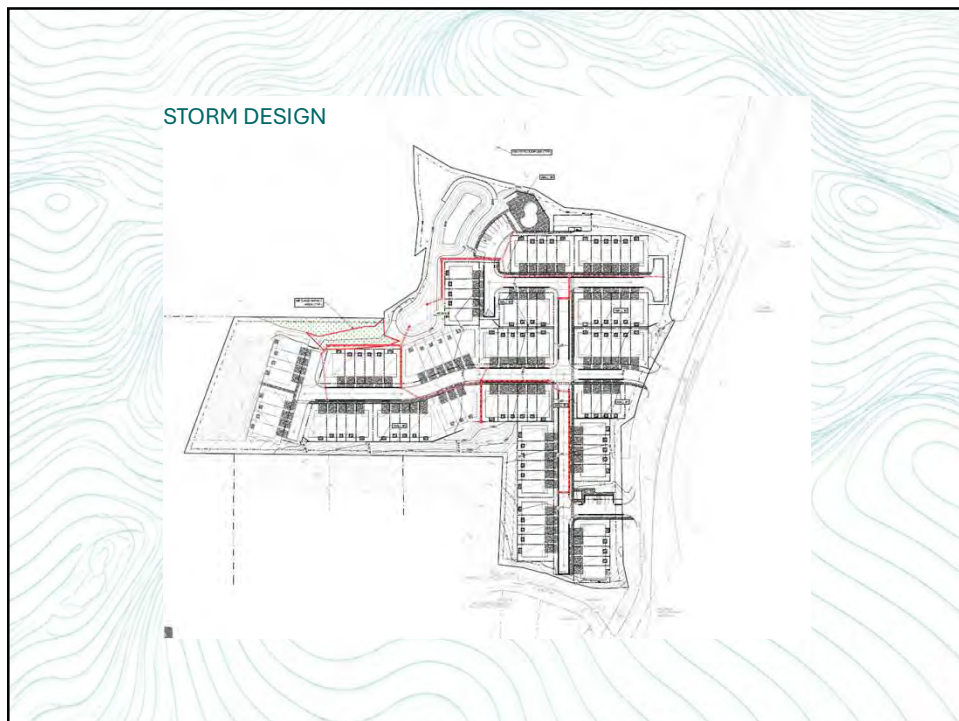
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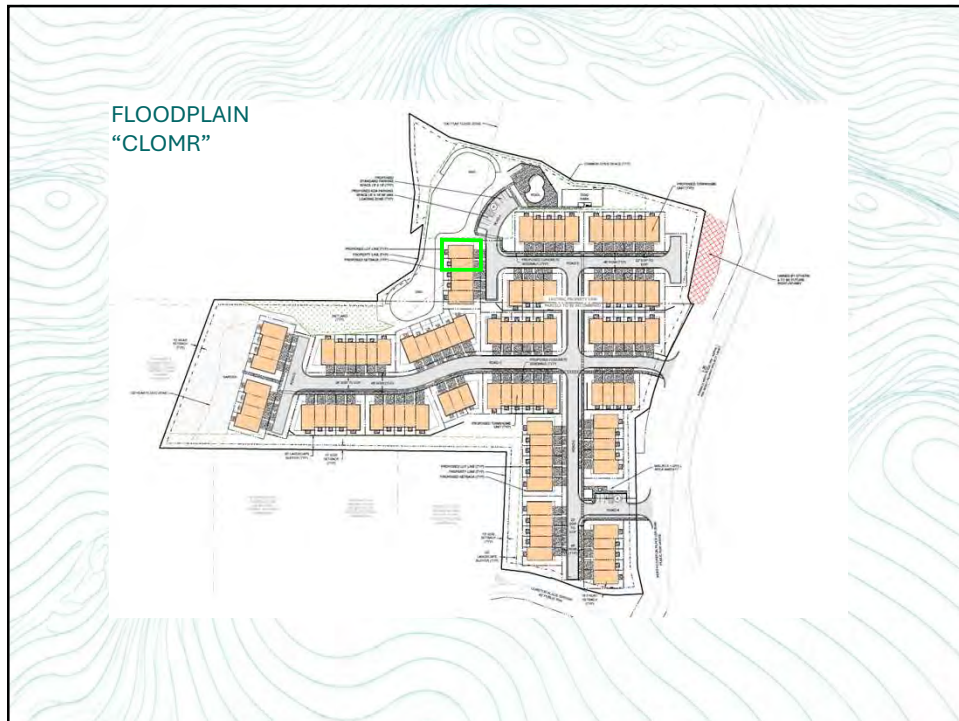
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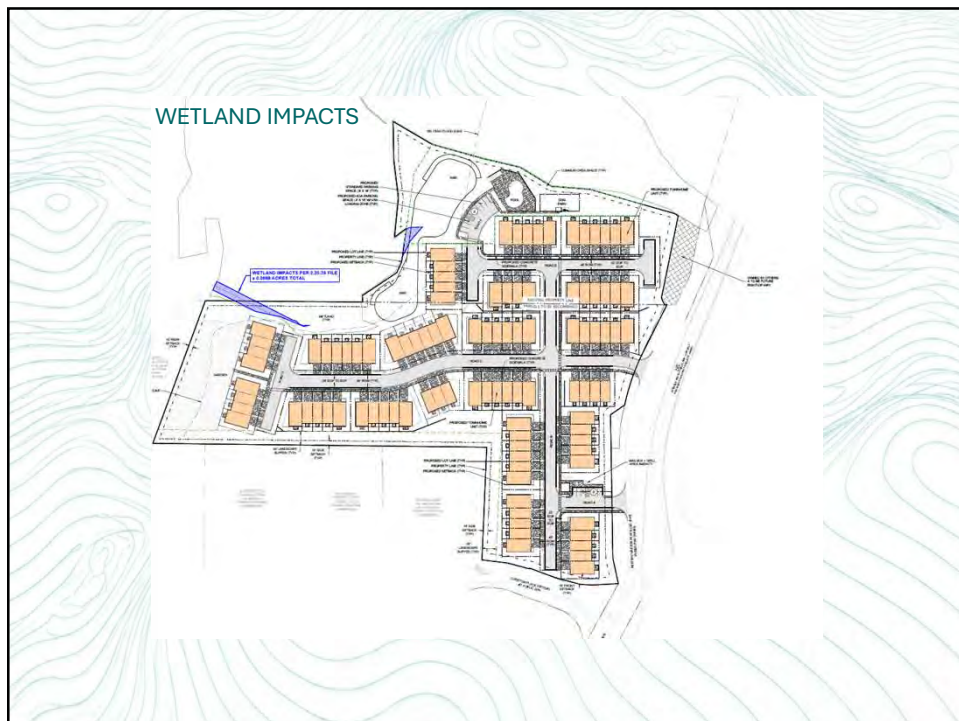
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COMMUNITY CHARACTER



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TOWNHOME CHARACTER



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