



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** October 14th, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 322 Killarney Street – Special Use permit (25-73-SUP) – Sam Hayes | Planner II

SUGGESTED MOTION(S):

1. <u>For Recommending Approval:</u> With regard to the Special Use Permit request by Catherine Nason: 1. <i>The Special Use Permit is requested for bed and breakfast use under Section 5-5-2 of the Zoning Ordinance.</i> I move the Board to find that: 1) The proposed use <u>complies</u> with the standards for such use contained in article XVI of the Zoning Ordinance. 2) The proposed use <u>will not</u> adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use. 3) The proposed use <u>will not</u> be detrimental or injurious to property or public improvements in the neighborhood of such proposed use. For the following reasons: 1. The applicant has provided sufficient evidence that the landscaping buffer will adhere to the landscaping requirements in Section XV of the zoning ordinance. 2. The applicants proposal states that a resident manager shall live on the premises. 3. The site provides sufficient parking for the number of residents staying at the Bed and Breakfast. With the condition(s):	1. <u>For Recommending Denial:</u> With regard to the Special Use Permit request by George Workman and Jessica Bayer: 4. <i>The Special Use Permit is requested for restaurant use under Section 5-5-2 of the Zoning Ordinance.</i> I move the Board to find that: 1) The proposed use <u>does not</u> comply with the standards for such use contained in article XVI of the Zoning Ordinance. 2) The proposed use <u>will</u> adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use. 3) The proposed use <u>will</u> be detrimental or injurious to property or public improvements in the neighborhood of such proposed use. For the following reasons: 1. The applicant does not provide sufficient evidence that the landscaping buffer will adhere to the landscaping requirements in Section XV of the zoning ordinance. 2. The applicant's proposal for a resident manager is not sufficient per Section 16-4-5 of the zoning ordinance. 3. The applicant does not provide enough parking spaces on the site to accommodate the number of residents staying at the Bed and Breakfast.
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1. A complete landscaping plan shall be submitted to staff to be reviewed to ensure compliance with Section 15-6. Bufferyards. of the zoning ordinance. [DISCUSS & VOTE]	[DISCUSS & VOTE]
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SUMMARY:

The Community Development Department has received an application from Catherine Nason for a Special Use Permit for a Bed and Breakfast under Section 5-2-2. The subject property is currently zoned R-6 High Density Residential. The specific Special Use Permit has the following details:

The proposed Bed and Breakfast is required to have eight parking spaces available for guests and the supervisor. The applicant is providing these eight spaces on the property. The applicant is proposing to have six guest suites. The applicant is required to provide a 10 foot type B buffer per the City's landscaping ordinance.

The applicant addressed health, noise, traffic management, and community engagement in their application.

PROJECT/PETITIONER NUMBER:	25-73-SUP
PETITIONER NAME:	Catherine Nason
EXHIBITS:	A. Application B. Staff Report C. Site Photos D. Warranty Deed
