



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** May 8, 2025

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

TITLE OF ITEM: Zoning Text Amendment: Reforms for Housing – PRD Changes (25-01-ZTA)
– *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts & Article V. Zoning District Classifications, as presented by staff, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

2. 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 proposed amendment creates an opportunity to address the need for additional, dispersed, “attainable” infill housing.
2. The proposed amendment allows for property owners to better utilize their property and earn additional revenue
3. The proposed amendment will incentive the construction of smaller, more affordable dwellings (“starter homes”).

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts & Article V. Zoning District Classifications, as presented by staff, based on the following::

1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

2. We [do not 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 proposed amendment is incompatible with existing residential districts
2. The proposed amendment will create traffic congestion
3. The proposed amendment will result in substantial loss of privacy

[DISCUSS & VOTE]

SUMMARY: *The City of Hendersonville has initiated an amendment to the City's Zoning Ordinance to make changes that would allow for the greater utilization of land for housing and improved clarity.*

The proposed changes represent an overhaul of the Planned Residential Development Zoning District. Many of these changes have been presented to the Planning Board on multiple occasions. However, we continue to tweak the proposed changes to PRD.

PROJECT/PETITIONER NUMBER:	25-01-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan Consistency & Criteria Evaluation3. Draft Ordinance