



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**

SUBMITTER: Sam Hayes

MEETING DATE: January 7th, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – LEO at Hendersonville (25-48-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9569-22-9206) from R-15 to PRD-CZD, Planned Residential Development – Conditional Zoning District, for the construction of 180 duplexes and townhomes based on the master site plan and list of conditions [dated 12/19/25] submitted by and agreed to by the applicant and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1. 180 Residential dwellings – two, three, and four-family

[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

3. [2.] The petition is found to be inconsistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

For Recommending Denial:

I move City Council deny an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9569-22-9206) from R-15 to PRD-CZD, Planned Residential Development – Conditional Zoning District, based on the following:

1. The petition is found to be inconsistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition proposes duplexes, triplexes, and quadplexes that are not consistent with the Future Land Use designation of Family/Neighborhood Living, which is intended to support lower-intensity, neighborhood-scale development. The proposal also fails to incorporate a conservation design—typically expected as a tradeoff for smaller lot sizes or increased density—because the development requires extensive grading that significantly alters the site's natural topography. The scale of grading and overall design are not compatible with the character of adjacent developments.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The proposed development does not provide adequate site access for emergency services and lacks interconnectivity.

<p>The petition proposes duplexes, triplexes, and quadplexes that are not consistent with the Future Land Use designation of Family/Neighborhood Living, which is intended to support lower-intensity, neighborhood-scale development. The proposal also fails to incorporate a conservation design—typically expected as a tradeoff for smaller lot sizes or increased density—because the development requires extensive grading that significantly alters the site's natural topography. The scale of grading and overall design are not compatible with the character of adjacent developments.</p> <p>4. [3.] We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The addition of 180 units supports the City's goal of increasing the overall housing supply. 2. The proposed development utilizes existing infrastructure and aligns with the City's objective to encourage infill development. 3. The project incorporates "missing middle housing" principles by offering a range of housing sizes, consistent with the City's goal to provide diverse housing options for a variety of residents. 4. The proposed development is in alignment with the surrounding developments. <p>5. [4.] Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use and Conservation Map to that of 'Multi-Generational Living.'</p>	<ol style="list-style-type: none"> 2. The proposed development is incompatible with the surrounding developments. 3. The subject property is not conducive to the intensity of proposed grading, which will significantly alter the natural environment of the site, and could negatively impact some of the neighboring properties. <p>[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville has received an application for a Conditional Rezoning from Scott Weathers of Advenir Azora Development (Applicant) and Jeffrey Justus (Owner). The request is to rezone the property located at 1741 Haywood Road (PIN 9569-22-9206) from R-15 Medium Density Residential to PRD-CZD (Planned Residential Development – Conditional Zoning District) to allow for the construction of a 180-unit residential project. The proposed development includes a mix of duplexes, triplexes, and quadplexes.

At its December 11 meeting, the Planning Board recommended denial of the proposed plan. The Board's primary concerns centered on the extent of grading required and the resulting impacts on the site. Additional concerns were raised regarding the absence of a secondary access point, though such access is not required by ordinance, as well as the project's overall compatibility and impact on the surrounding community.

PROJECT/PETITIONER NUMBER:	25-48-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Scott Weathers, Advenir Azora Development, applicant• Jeffrey Justus, Property Owner
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Planning Board Summary3. Traffic Impact Analysis (TIA)4. TIA City Traffic Consultant Review5. Comprehensive Plan Review6. Neighborhood Compatibility Summary7. Proposed Zoning Map8. Proposed Future Land Use Map9. Draft Ordinance10. Application