



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

SUBMITTER: Matthew Manley

MEETING DATE: April 2, 2026

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Rezoning – Laurel Meadows LIHTC Project | C-3 to UR-CZD (26-14-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

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 (PINs: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District for the development of a 77-unit, low-income housing tax credit multi-family project based on the preliminary site plan and list of conditions [dated 3/26/26] 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. 77 Unit – Multi-Family Residential

/#2 is for amendments to uses or conditions discussed and agreed upon in the public meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed – continue motion below with .3(2) using numbering in parenthesis]:

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

- 1.

3.(2.) 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 petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the

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 property (PINs: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District 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 petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of ‘Mixed Use – Commercial’, Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.

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 is incompatible with the surrounding land uses
2. The proposed development would further degrade existing traffic safety and congestion concerns in the surrounding area

<p>Future Land Use and Conservation Map Designation of ‘Mixed Use – Commercial’, Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.</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 proposed development is compatible with surrounding residential & non-residential land uses 2. The proposed development allows for a mix of uses within a ‘focused intensity node’ 3. The proposed development serves to address the City’s need for additional subsidized affordable housing. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<ol style="list-style-type: none"> 3. The proposed development places residents too far from recreational opportunities <p style="text-align: center;">[DISCUSS & VOTE]</p>
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***SUMMARY:** The City of Hendersonville in receipt of a Conditional Zoning District petition from Woda Cooper Companies, Inc. (applicant). The applicant is requesting to rezone the subject property (PINs 9579-45-0556 and 9579-45-2846 from C-3, Highway Business to UR-CZD (Urban Residential - Conditional Zoning District) for the development of 77 multi-family units. The subject property is approximately 3.32 acres. The parcels are located on Mitchell Dr on a cul de sac which borders the I-26 east on-ramp near Four Seasons Blvd (US-64). The applicant is applying for Federal Low Income Housing Tax Credits (LIHTC) through the North Carolina Housing Finance Agency. The Future Land Use Character Area designation of the property is Mixed Use-Commercial and it is located within a Focused Intensity Node (centered around Four Season Blvd). As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.*

PROJECT/PETITIONER NUMBER:	26-14-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Nicholas Pak & Tommy Lowmon, Woda Cooper Companies [Applicant] • Urmish Patel, Samit Hospitality [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Gen H Comp Plan Consistency & Evaluation 3. NCM Summary 4. Planning Board Summary 5. Preliminary Site Plan / Elevations / Rendering 6. Supplemental Tree Assessment 7. Supplemental Trip Generation Letter 8. Proposed Zoning Map 9. Draft Ordinance 10. Application

