



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

**SUBMITTER:** Matthew Manley                      **MEETING DATE:** February 13, 2025  
**AGENDA SECTION:** New Business                      **DEPARTMENT:** Community Development  
**TITLE OF ITEM:** Zoning Text Amendment: Reforms for Housing (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

**SUGGESTED MOTION(S):**

<b><u>For Recommending Approval:</u></b>	<b><u>For Recommending Denial:</u></b>
<p>I move Planning Board recommend City Council <b>adopt</b> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Article VI. General Provisions and Article XII. Definition of Terms, presented by staff as Component 1, based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use &amp; Conservation Map and the Character Area Descriptions.</p> <p><b>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:</b></p> <ol style="list-style-type: none"><li>1. The proposed amendment creates an opportunity to address the need for additional, dispersed, “attainable” infill housing.</li><li>2. The proposed amendment allows for property owners to better utilize their property and earn additional revenue</li><li>3. The proposed amendment will create more flexibility in site planning/structure location allowing for the preservation of existing vegetation.</li></ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p>I move Planning Board recommend City Council <b>deny</b> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Article VI. General Provisions and Article XII. Definition of Terms, presented by staff as Component 1, based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</b></p> <p style="padding-left: 40px;">The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use &amp; Conservation Map and the Character Area Descriptions.</p> <p><b>2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</b></p> <ol style="list-style-type: none"><li>1. The proposed amendment is incompatible with existing residential districts</li><li>2. The proposed amendment will create traffic congestion</li><li>3. The proposed amendment will result in substantial loss of privacy</li></ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>

**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 are broken into components to allow for advancement or delay of various portions of the amendment as seen fit. Deferment of any components would allow staff to provide greater clarity, resolve outstanding issues and incorporate Planning Board feedback.*

*Component 1 addresses reductions in dimensional standards (minimum lot widths, setbacks, and minimum lot size for two-family dwellings) across the city's base residential and commercial zoning districts. Additional updates address setbacks for corner lots and provide clarity with new and revised definitions. Component 2 clarifies and incorporates permitted uses in I-1 and C-4.*

*Component 3 involves revisions to the Planned Residential Development (PRD) Conditional Zoning District are designed to tailor PRD to single-family / small-scale multi-family developments as opposed to large apartment developments. The changes also incentivize the construction of smaller sized units in an effort to create more affordable housing options. These changes also translate to greater flexibility for minor PRDs.*

<b>PROJECT/PETITIONER NUMBER:</b>	25-01-ZTA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Comprehensive Plan Consistency &amp; Criteria Evaluation</li><li>3. Draft Ordinance</li></ol>