



**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/Subdivision Text Amendment: ‘Flag Lots & Small Lots’ (P24-89-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
<p>I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V ‘Zoning District Classifications’, Article VIII ‘Exceptions & Modifications’, and Article XII ‘Definition of Terms’ and further amending the official City of Hendersonville Subdivision Ordinance, Article 3. ‘Configurations’, Article 8. ‘Measurements’, and Article 9. ‘Definitions’, based on the following:</p> <p>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:</p> <p style="padding-left: 40px;">The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.</p> <p>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:</p> <ol style="list-style-type: none"> 1. The proposed amendment creates an opportunity to address the need for additional “attainable housing” in the city. 2. The proposed amendment allows for property owners to better utilize their property and earn additional revenue 3. The proposed amendment ensures compatibility by limiting the size and scale of new construction resulting from the proposed allowances <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V ‘Zoning District Classifications’, Article VIII ‘Exceptions & Modifications’, and Article XII ‘Definition of Terms’ and further amending the official City of Hendersonville Subdivision Ordinance, Article 3. ‘Configurations’, Article 8. ‘Measurements’, and Article 9. ‘Definitions’, based on the following:</p> <p>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:</p> <p style="padding-left: 40px;">The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.</p> <p>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:</p> <ol style="list-style-type: none"> 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 <p style="text-align: center;">[DISCUSS & VOTE]</p>

SUMMARY: *The City of Hendersonville has received an application from Barry Bialik to amend the City’s Zoning and Subdivision Ordinances to introduce exceptions that would allow for the greater utilization of underdeveloped land for small houses in an effort to increase the stock of “attainable”, for sale houses.*

The proposed changes would allow for reduced minimum lot sizes, lot widths, and setbacks for lots created to establish homes that are no greater in size than 1,200 Sq Ft Gross Floor Area (GFA). The proposed allowances come in two forms:

1) Reduced Pole Flag Lots and 2) Small Lots

In each case the minimum lot size would be reduced to 2,000 Sq Ft and limited to the allowance of a single-family home, two-family home, accessory dwelling unit or any combination thereof with a total square footage no greater than 1,200 Sq Ft in Gross Floor Area. The minimum setbacks and lot widths for these compact lots would also be reduced. In combination, you would be permitted up to a maximum of 6 lots (reduced pole flag lots + small lots) on any parcel less than 2 acres in size.

The proposed changes align with the City’s recently adopted Gen H Comprehensive Plan and address needs identified by the City’s Strategic Housing Committee

PROJECT/PETITIONER NUMBER:	P24-89-ZTA
PETITIONER NAME:	Barry Bialik
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan Consistency & Criteria Evaluation3. Draft Ordinance