



PLANNING BOARD RECOMMENDATION

Project #: P23-49-ZTA

Meeting Date: August 10, 2023

PETITION REQUEST: Zoning Text Amendment – Small-Scale Multi-Family in MIC

APPLICANT/PETITIONER: Dee Gambrell

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request providing an analysis of existing conditions and staff's recommended text revisions. Additionally, staff presented the feedback from the Legislative Committee level and reviewed the guidance from the Comprehensive Plan and the criteria for considering a Zoning Text Amendment. Planning Board considered this item for approximately 1 Hour + 30 Minutes.

The applicant, Dee Gambrell, was not present.

One member of the public spoke and asked questions related to the development:

1. Ken Fitch, 1046 Patton St – Mr. Fitch spoke for 5 mins and 30 seconds. He expressed concerns related to the incremental changes as presented in the proposal and the potential impact it may have on existing character. He expressed concern related to the need for additional parking and the potential loss of tree canopy.

Staff responded to some of the comments to explain that street trees were originally part of the staff recommendation, but those provisions were removed in an effort to defer to the Tree Ordinance which is currently being drafted by committee. Further, staff presented information related to Parking Minimums and the impact they have historically had on development patterns, not only in Hendersonville, but across the county.

The Planning Board discussed and showed support for the provisions presented by staff. Ms. Peacock provided comments that, due to Building Code constraints combined with the footprint limitations, it may be unlikely that multi-family units would be developed in the MIC under these provisions. It was further expressed by Ms. Waters that if development/redevelopment does occur in the area, there is some likelihood that the units would be either Short Term Rentals or offered as a high-end, market-rate housing type. Ms. Peacock offered that she saw Townhomes as a viable option and that it was her opinion that this housing type was more likely to be developed under these provisions. Ultimately a majority of Planning Board members agreed that Small-Scale Multi-Family was an appropriate use in this area regardless of how the market may respond.

MOTION:

Ms. Peacock made a motion to approve the petition. The motion passed 8-1 with the following language:

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for minimal front setbacks and recommends multi-family as a secondary use for properties within the Urban Institutional Future Land Use Designation. Goal PH-3 of the Population & Housing Chapter further supports the proposed Supplementary Standards for Small-Scale Multi-Family.

REASONABLENESS STATEMENT

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:

[Rationale for Approval]

- 1. The addition of multi-family residential as a permitted use will allow for greater infill development in a zoning district with a mix of intense land uses.*
- 2. The addition of multi-family residential as a permitted use will place more residents within close proximity to goods and services*
- 3. The addition of multi-family residential as a permitted use will allow for a mixture of housing types at different price points.*

BOARD ACTION

- **Motion/Second:** Peacock / Hanley
- **Yeas:** Hanley, Brown, Martin, Robinson, B. Robertson, Waters, J. Robertson,
- **Nays:** Cromar
- **Absent:** N/A
- **Recused:** N/A