



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** September 3, 2026

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Small-Scale Multi-Family to R-6 (26-44-ZTA) – Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications, as presented by staff, 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 proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Goals & Guiding Principles.

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:

1. The proposed amendment creates an opportunity to address the need for additional missing middle housing.
2. The proposed amendment establishes standards to encourage walkable neighborhoods.
3. The proposed amendment would allow development that complements the architecture of existing traditional single-family homes.

[DISCUSS & VOTE]

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV. Establishment of Districts & Article V. – Zoning District Classifications, as presented by staff, 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 proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Goals & Guiding Principles.

2. We [~~do not 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:

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

[DISCUSS & VOTE]

SUMMARY: *The Tamara Peacock Company (architects) have petitioned the City of Hendersonville to amend the City’s Zoning Ordinance to add ‘Small-Scale Multi-Family Residential’ as a permitted use in the R-6, High Density Residential Zoning District. ‘Small-scale multi-family residential’ allows up to 8 units on any parcel and includes a series of architectural and site design standards that must be adhered to, though structures with 4 dwellings or less are exempt from architectural design standards per state statute.*

City staff developed the “small-scale multi-family” land use as the City’s first “missing middle” housing strategy. It became permissible in the MIC Zoning District in 2023. The use was also recently extended by being made permissible in the C-4, Zoning District. No developments have utilized the provisions to date. The proposal to further expand this use to R-6 would add ‘small-scale multi-family’ to an additional 4% of the land area of the City’s Zoning Jurisdiction. R-6 Zoning is located entirely within city limits and is close to the center of the City. In its proximity to downtown, R-6 is similarly located to the MIC Zoning District, which makes up 1.1% of the City’s land area, and the C-4 Zoning District, which makes up just 0.3% of the land area.

The proposal come on the heels of recent housing-related zoning code reforms which overhauled all residential districts to permit more infill development. These reforms specifically maintained an allowance of 8.5 units/acre in Minor Planned Residential Developments in R-6, but allowed units <1,200 Sq Ft GFA to count as 0.5 units – thus doubling allowable densities.

The Planning Board supported a recommendation for approval but added the recommendation that Small-Scale Multi-Family be a Special Use rather than a Permitted Use in R-6.

PROJECT/PETITIONER NUMBER:	26-44-ZTA – Small-Scale Multi-Family to R-6
PETITIONER NAME:	Tamara Peacock Architecture
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan Consistency & Criteria Evaluation 3. Planning Board Summary 4. Draft Ordinance