



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Matthew Manley

**MEETING DATE:** July 2, 2025

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community  
Development

**TITLE OF ITEM:** Rezoning: Standard Rezoning – Old Sunset Hill Rd Rezoning | Albea & Taylor (25-38-RZO) – *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: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724) from Henderson County Residential Two Rural to R-6, High Density Residential Zoning District based on the following:

**1. The petition is found to be with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

R-6 Zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designation as 'Multi-Generational Living' and due to the location of the subject property in a 'Focused Intensity Node' as established in Chapter 4 of the Gen H Comprehensive Plan.

**2. Furthermore, we 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 zoning allows for the provision of additional housing to offset local demand.
2. The proposed zoning district's permitted uses are consistent with nearby developments

**[DISCUSS & VOTE]**

#### **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 (PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724) from Henderson County Residential Two Rural to R-15, Medium Density Residential Zoning District or R-6, High Density Residential Zoning District based on the following:

**1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

The proposed zoning of single-family residential is inconsistent with the Focused Intensity Node designation for the subject property in the Future Land Use & Conservation Map.

**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 zoning is incompatible with the surrounding land uses
2. The proposed zoning would result in increased traffic congestion to the surrounding area
3. The proposed zoning would result in environmental degradation

**[DISCUSS & VOTE]**

**SUMMARY:** The City of Hendersonville is initiating zoning for 4 properties totaling 21.32 acres that were recently annexed into the City Limits. The properties are owned by Gregory Albea, Julianne Albea, Joseph Taylor, and Laura Taylor. The City is requesting to assign zoning to the subject properties, PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, located off Old Sunset Hill Road. The properties were zoned under Henderson County as 'Residential Two Rural'. The Planning Board has unanimously recommended an initial City zoning of R-6, High Density Residential to establish consistency with the Comprehensive Plan. R-15 was also given consideration given some of the surrounding land uses and existing densities. Future development of the subject property exceeding 51 units would require a rezoning to a Conditional Zoning District.

There is no binding site plan for this initial zoning nor conditions placed on the site. All permitted uses within the R-6 district would be allowed on the site.

The Planning Board voted unanimously to support recommending the assignment of R-6 zoning choosing this zoning district over the alternative R-15 zoning district.

<b>PROJECT/PETITIONER NUMBER:</b>	25-38-RZO
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"><li>• City of Hendersonville [Applicant]</li><li>• Gregory Albea, Julianne Albea, Joseph Taylor, and Laura Taylor [Owner]</li></ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Comprehensive Plan Evaluation</li><li>3. Planning Board Summary</li><li>4. Proposed Zoning Map</li><li>5. Draft Ordinance</li></ol>