



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-38-RZO

MEETING DATE: June 12, 2025

PETITION REQUEST: Old Sunset Hill Rd Rezoning | Albea & Taylor

APPLICANT/PETITIONER: City of Hendersonville (applicant)

Gregory & Julianne Albea + Joseph & Laura Taylor Family (owners)

PLANNING BOARD ACTION SUMMARY:

Staff gave an 14-minute presentation on the requested development – recommending two zoning districts as options (R-6 & R-15), reviewing a comparison of the two zoning districts as it relates to guidance from the Gen H Comprehensive Plan as well as reviewing the criteria for considering a rezoning. The Planning Board asked questions pertaining to property owner consent for the initial assignment of zoning, how a property was annexed without receiving development approval, and the location of the ETJ boundary. In total Planning Board considered this item for 30 minutes.

OWNER PRESENTATION:

The property owner, Gregory Albea, was present. He discussed the previous transaction that fell through and made mention of a potential new development group interested in the property. He stated that he assumed that he had signed some paperwork that allowed for the property to be annexed, but he was not expressly knowledgeable that it would lead to his property coming into the City's jurisdiction until after the previous developer notified him that they were no longer pursuing the purchase.

He mentioned that the quality woodlands on the property are limited and that the property had previously been logged resulting in lower quality wooded conditions and that the logging activity likely contributed to the creation of wetlands on the property.

He also stated that the encroachment of the neighboring Connor Creek mobile home park is being worked out. He also mentioned that the quality of the mobile home park has improved.

He also stated that they are anxious to sell the property as it is no longer of use to them.

PUBLIC COMMENT:

- No other members of the public spoke

DELIBERATION:

The Planning Board deliberated about the density of neighboring projects, specifically Ballantyne Commons (12 units per acre). They discussed the fact that R-15 would be inconsistent with the Gen H and that the Comprehensive Plan should be followed given how new it is and the level of investment that was made in it.

MOTION:

Kyle Gilgis moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

R-6 zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designations 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

REASONABLENESS STATEMENT:

[Rationale for Approval]

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.

BOARD ACTION

- **Motion/Second:** Gilgis / Rippy
- **Yeas:** Gilgis, Rippy, Waters, Johnson, McKinley, Peacock (Vice), Robertson (Chair)
- **Nays:**
- **Absent:** Russell, Flores