



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: May 14th, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Carolina Village (26-25-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, & 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 3/24/26], and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:

- a) Adult care centers registered with the NC Department of Health and Human Services
- b) Accessory uses & structures
- c) Dance, health & fitness facilities
- d) Neighborhood community centers
- e) Offices, business, professional and public
- f) Personal services
- g) Restaurant
- h) Residential dwellings, single/two/multi-family

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed.]

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, & 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional 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 petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan.

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 petitions proposed density is greater than what the area can accommodate.
- 2. The petition would generate excessive traffic.

[DISCUSS & VOTE]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

3(2). 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 because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan.

4(3). 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 petition provides additional housing.
2. The petition provides an adequate buffer between the multi-family and single family housing on adjacent properties.
3. The petition will adequately address stormwater through the use of existing stormwater retention facilities.

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville has received an application for a Conditional Zoning District from WGLA Engineering, PLLC on behalf of Carolina Village. The existing Carolina Village property is currently zoned PRD-CZD (Planned Residential Development Conditional Zoning District). The applicant proposes to rezone the subject property, along with three additional parcels currently zoned R-15. Carolina Village is a retirement community.

If approved, all parcels would be rezoned to Urban Village. However, the scope of review for this application was only conducted in the area directly surrounding the proposed new building. Any existing buildings that do not conform to Urban Village standards would be considered nonconforming and would fall under the city's nonconforming structures ordinance.

The proposed project includes the construction of a 60 unit multifamily building to serve as an independent living facility, along with an 8,000 square foot wellness center located within the building.

PROJECT/PETITIONER NUMBER:	26-25-CZD
PETITIONER NAME:	Kevin Parries, Carolina Village [Owner] Tom Jones, WGLA Engineering, PLLC [Applicants]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan & FLUM Consistency Worksheet3. Goals & Guiding Principles Evaluation Worksheet4. Proposed Site Plan5. Neighborhood Compatibility Summary6. Draft Ordinance7. Application / Owner Signature Addendum / LLC Record