



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: February 9, 2023

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – 1202 Greenville Highway (P22-111-CZD) – *Matthew Manley, AICP – Planning Manager*

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 (PIN: 9578-01-3440) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District), for the construction of 165 multi-family units based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated 1-31-2023,] 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

Permitted Uses:

1. Residential Dwellings, Multi-Family

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

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

1. Developer to address all outstanding staff comments.
2. Due to the conditions on Greenville Highway exceeding NCDOT's Annual Average Daily Traffic (AADT) threshold for consideration of turn lane installation, the developer shall install

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 (PIN: 9578-01-3440) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District), based on the following:

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

The petition does not align with the City's 2030 Comprehensive Plan's Goals for the 'Medium Intensity Neighborhood' Future Land Uses Designation to provide density at a rate of 2 to 8 units per acre.

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 scale of the development is out of character with the surrounding single-family neighborhood.
2. The extent of the proposed land disturbance would do excessive damage to urban forest land and natural drainage areas within the city limits.

[DISCUSS & VOTE]

<p>a left-hand turn lane at one of the two proposed entrances.</p> <p>3. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</p> <p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the ‘High Intensity Neighborhood’ Future Land Uses Designation to provide high density housing and compatible infill development.</p> <p>4. 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:</p> <ol style="list-style-type: none"> 1. The proposed density is appropriate along a Major Thoroughfare 2. The petition proposes to provide additional housing to offset local rental demand <p>[DISCUSS & VOTE]</p>	
---	--

SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Rezoning from David Gorman of Lock 7 Development, applicant, and Ann & Brooke Ferguson, property owner. The applicant is requesting to rezone the subject property (PIN 9578-01-3440) located at 1202 Greenville Highway from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use Conditional Zoning District) for the construction of 165 multi-family units on approximately 6.91 acres of forested land. This equates to a density of 24 units/acre.

The proposal includes the addition of 11- 3-story multi-family structures and a clubhouse with a pool totaling 273,113 Sq Ft of Gross Floor Area. The apartment buildings propose to be 45’ tall – with a condition exceeding the 42’ height limit by 3’. Additionally, the development proposes 214 parking spaces at a rate of 1.3 spaces / unit.

The Site Plan meets the minimum requirements for Common Space (10%) and Open Space (40%). Of the 507 trees (12” dbh+) surveyed on the site, the proposal intends to preserve 195 (38%) and remove 312 (62%). A blue line stream is present in the north corner of the site. Wetlands are also present along the northwest side of the subject property.

PROJECT/PETITIONER NUMBER:	P22-111-CZD
PETITIONER NAME:	David Gorman – Lock 7 Development [Applicant] Ann & Brooke Ferguson [Owner]

ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Neighborhood Compatibility Summary3. Tree Board Summary4. Proposed Site Plan / Elevations5. Wetland/Stream Delineation Map6. Proposed Zoning Map7. Draft Ordinance8. Application / Owner Signature Addendum
---------------------	--