



## PLANNING BOARD RECOMMENDATION

Project #: P23-78-STA

Meeting Date: October 12<sup>th</sup>, 2023

PETITION REQUEST: Subdivision Text Amendment – Public Street Design Updates

APPLICANT/PETITIONER: City of Hendersonville

### PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request providing an analysis of existing conditions and staff's recommended text revisions. Additionally, staff presented the feedback from the Legislative Committee level and reviewed the guidance from the Comprehensive Plan and the criteria for considering a Text Amendment. Planning Board considered this item for approximately 48 minutes.

One member of the public spoke on the proposed changes.

Lynne Williams, Chadwick Avenue stated her concern was trading safety for other benefits. She stated signs may help drivers with safety for changes to the radius. She was also concerned about the rolling hill standards and that the City also has mountainous areas. Protection for ridgelines was a concern. She was concerned about this making mountainous areas and forests more accessible for development and that was not a plus. Developers being able to build more easily on slopes is not a goal of hers. Citizens want a highly reviewed process with opportunities to provide feedback and not just the administrative review of one person in the city.

The Planning Board's main points of discussion were:

1. Chair asked if they used the rolling hill standard. Mr. Morrow stated that everything was from the rolling standards except for the local street radius which was a mountainous requirement. Staff did discuss this with Public Works and the Engineering Department and those departments stated that may be open to something even less than 90' but Planning Staff wanted to stay consistent with NCDOT standards.
2. Ms. Waters was concerned with the steep grade on some streets in Henderson County and are they looking at roads with steep grades concerning ambulances and fire trucks. Mr. Morrow stated they are looking at anything that would be detrimental to any emergency services vehicles. He gave an example of the K value they are proposing. Mr. Morrow stated an older subdivision such as Haywood Knolls would not meet the street requirements today for NCDOT and therefore would not be allowed. No streets with slopes such as these would be approved today. Ms. Waters's concern was the Half Moon subdivision. Mr. Morrow stated the Half Moon Trail was previously built but all the new roads in Half Moon will meet the current standards before any proposed changes.

3. Chair asked about hazard signs due to curves and if these would be required. Mr. Morrow stated he did not believe any of the requirements would trigger signs to be required for curves. At least not by our city standards. The Public Works Director did not bring up any concerns when reviewing the proposed changes. The City would not create a standard that would require hazard signs to be installed for all new public streets built.

#### MOTION:

Mr. Hanely made a motion to approve the petition. The motion passed 8-0 with the following language:

#### COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

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

*The petition aligns with the Comprehensive Plan's Strategy to Implement local policies and practices that complement and expand upon the State's access management standards (Strategy TC-3.3) and because it incorporates some of the complete street goals outlined in figure 7.3a.*

#### REASONABLENESS STATEMENT

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:

#### [Rationale for Approval]

1. *The proposed text amendment creates flexibility for subdivision developers to work with the existing terrain and slope of the property when designing their development and public street system.*
2. *The proposed text amendment has the potential to reduce the amount of land disturbed within a proposed subdivision which could decrease environmental impacts.*
3. *The proposed text amendment aligns the ordinance with existing local public street conditions and NCDOT standards.*

#### BOARD ACTION

- **Motion/Second:** Hanley/Peacock
- **Yeas:** Robertson, Robinson, Martin, Hanley, Peacock  
Robertson, Waters, Flores
- **Nays:** N/A
- **Absent:** Cromar, Brown
- **Recused:** N/A