



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

**SUBMITTER:** Matthew Manley

**MEETING DATE:** March 12, 2026

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Conditional Rezoning – Laurel Meadows LIHTC Project |C-3 to UR-CZD (26-14-CZD) – *Matthew Manley, AICP – Long-Range 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 (PINs: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District for the development of a 77-unit, low-income housing tax credit multi-family project based on the preliminary site plan and list of conditions [dated 2/23/26] submitted by and agreed to by the applicant 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. 77 Unit – Multi-Family Residential

**#2 is for amendments to uses or conditions discussed and agreed upon in the public meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed – continue motion below with .3(2) using numbering in parenthesis:**

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

1. ...

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

The petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of ‘Mixed Use – Commercial’, Additionally, the

**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: 9579-45-0556 & 9579-45-2846) from C-3 Highway Business to Urban Residential Conditional Zoning District based on the following:

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

The petition for the Low-Income Housing Tax Credit Multi-Family project is consistent with the Future Land Use and Conservation Map Designation of ‘Mixed Use – Commercial’, Additionally, the petition is consistent with a range of the Goals & Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.

**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 development is incompatible with the surrounding land uses
2. The proposed development would further degrade existing traffic safety and congestion concerns in the surrounding area

<p>petition is consistent with a range of the Goals &amp; Guiding Principles including those supporting Affordable Housing, Compact Development and the Mixing of Land Uses.</p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>1. The proposed development is compatible with surrounding residential &amp; non-residential land uses</li> <li>2. The proposed development allows for a mix of uses within a ‘focused intensity node’</li> <li>3. The proposed development serves to address the City’s need for additional subsidized affordable housing.</li> <li>4.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<ol style="list-style-type: none"> <li>3. The proposed development places residents too far from recreational opportunities</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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***SUMMARY:** The City of Hendersonville in receipt of a Conditional Zoning District petition from Woda Cooper Companies, Inc. (applicant). The applicant is requesting to rezone the subject property (PINs 9579-45-0556 and 9579-45-2846 from C-3, Highway Business to UR-CZD (Urban Residential - Conditional Zoning District) for the development of 77 multi-family units. The subject property is approximately 3.32 acres. The parcels are located on Michelle Dr on a cul de sac which borders the I-26 east on-ramp near Four Seasons Blvd (US-64).*

*The applicant is applying for Federal Low Income Housing Tax Credits (LIHTC) through the North Carolina Housing Finance Agency.*

*The Future Land Use Character Area designation of the property is Mixed Use-Commercial and it is located within a Focused Intensity Node (centered around Four Season Blvd).*

*As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan.*

<b>PROJECT/PETITIONER NUMBER:</b>	26-14-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>• Nicholas Pak &amp; Tommy Lowmon, Woda Cooper Companies [Applicant]</li> <li>• Urmish Patel, Samit Hospitality [Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Gen H Comp Plan Consistency &amp; Evaluation</li> <li>3. NCM Summary</li> <li>4. Preliminary Site Plan</li> <li>5. Supplemental Tree Assessment</li> <li>6. Supplemental Traffic Generation Memo</li> <li>7. Proposed Zoning Map</li> <li>8. Draft Ordinance</li> <li>9. Application</li> </ol>