



PLANNING BOARD RECOMMENDATION

Project #: P22-46-RZO

Meeting Date: June 13, 2022

PETITION REQUEST: Zoning Text Amendment – Sidewalk Requirements

APPLICANT/PETITIONER: City of Hendersonville

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the proposal and reviewed the guidance from the Comprehensive Plan. Planning Board considered this item for 19 minutes.

No members of the public spoke or asked questions related to the petition:

The Planning Board asked questions related to the proposal. Short answers are provided in parentheses.

- What constitutes “multi-family”? (3 or more independent residential units in a single building);
- What is the background on the development of the cost per linear foot of \$75? (it simplified and standardized the fee-in-lieu process);
- Has any analysis of buildable properties that are within .5 miles of a public amenity been conducted? (No, not at this time);
- Is the City collecting fees-in-lieu of sidewalks currently? (Yes);
- Is the City addressing the need for parks on the fringes of the City? (Yes, discussions of Parks Master Planning is ongoing);
- Will a Sidewalk Fund be created? (Yes).

MOTION:

Ms. Peacock made a motion to approve the petition. The motion passed unanimously.

COMPREHENSIVE PLAN CONSISTENCY 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 2030 Comprehensive Plan calls for the City to continue to require adequate public facilities for new developments, to promote safe & walkable neighborhoods, to provide pedestrian connections to services and public facilities, and to develop a multi-modal transportation network.

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 text amendment reduces the trigger for sidewalk construction for new developments to a ten-minute walk (0.5 miles).
2. The text amendment ensures that additional public amenities are considered when determining if sidewalks are required as part of a new development.
3. The text amendment aligns with requirements for sidewalks found in the Subdivision Ordinance .
4. The text amendment ensures that multi-family developments will require sidewalks or a fee-in-lieu of sidewalks

BOARD ACTION

- **Motion/Second:** Peacock / Brown
- **Yeas:** Nace, Blatt, Cromar, Peacock, Glassman, Brown
- **Nays:** N/A
- **Absent:** Hanley, Robertson
- **Recused:** N/A