



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Matthew Manley, Planning Manager

**MEETING DATE:** March 3, 2022

**AGENDA SECTION:** Public Hearing

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Conditional Zoning District – Greenville Highway Multi-Family (P21-78-CZD) – *Matthew Manley, AICP – Planning Manager*

### **SUGGESTED MOTION(S):**

#### **For Recommending Approval:**

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-92-1924) from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use – Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated \_\_\_\_\_], 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. 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:**

*[list any additional permitted uses or conditions here]*

**3. 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:**

#### **For Recommending Denial:**

I move City Council **deny** the petition to amend the official zoning map of the City of Hendersonville for the subject property (PIN: 9568-92-1924) 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:**

- a. The High Intensity Neighborhood designation calls for Multi-Family Residential as a primary land use and the proposed site plan aligns with all applicable development guidelines listed under LU 7.4.

**2. We do not 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:**

*[staff report draft rationale]*

- a. The proposed parking provided is insufficient to meet the needs of the development intensity.
- b. The scale of the proposed project is not compatible with surrounding development.
- c. The petition will result in the removal of some mature trees.

<p>a. The High Intensity Neighborhood designation calls for Multi-Family Residential as a primary land use and the proposed site plan aligns with all applicable development guidelines listed under LU 7.4.</p> <p><b>4. 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:</b></p> <p><i>[staff report draft rationale]</i></p> <ul style="list-style-type: none"> <li>a. The petition is located in a Priority Infill Area which recommends redevelopment of underutilized lots.</li> <li>b. The petition promotes compatible infill development.</li> <li>c. The petition is located on a Major Thoroughfare.</li> <li>d. The petition provides walkable design in close proximity to goods and services.</li> <li>e. The petition proposes to place buildings and drives where existing land disturbing activities have previously occurred.</li> <li>f. The petition proposes to provide street trees along sidewalks.</li> <li>g. The petition is proposing to provide bicycle parking facilities.</li> </ul> <p><b>[DISCUSS &amp; VOTE]</b></p>	<p><b>[DISCUSS &amp; VOTE]</b></p>
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**SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Joey Burnett of The Tamara Peacock Company, Brett Barry, applicant and Hunting Creek Associates, LLC, property owners. The applicants are requesting to rezone the subject property (PIN 9568-92-1924) located at 904 Greenville Highway (at the corner of Chadwick Ave), from GHMU (Greenville Highway Mixed Use) to GHMU-CZD (Greenville Highway Mixed Use - Conditional Zoning District) for the redevelopment of a 2.25-acre site consisting of 80 vertical apartment units (56 – 2bd/2ba & 24 – 1 bd/1ba) with a density of 35.6 units/acre. The Greenville Highway Mixed Use district does not have a density cap. There are 3 – 4-story buildings proposed with a total of 117,600 Sq Ft GFA. The site is currently vacant and features clusters of mature trees. The site had previously been occupied by a mobile home park with 13 units.

This project required a conditional rezoning due to the scale of the proposed development exceeding 50,000 Sq Ft.

<b>PROJECT/PETITIONER NUMBER:</b>	P21-78-CZD
<b>PETITIONER NAME:</b>	Joey Burnett / Brett Barry / Hunting Creek Associates
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Planning Board Report</li> <li>3. Neighborhood Compatibility Meeting Report</li> <li>4. Tree Board Report</li> <li>5. Draft Ordinance</li> <li>6. Proposed Site Plan / Elevations</li> <li>7. TIA / TIA Review</li> <li>8. Application / Owner Signature Addendum</li> </ol>