



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Lew Holloway	MEETING DATE:	April 11, 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Conditional Zoning District Rezoning Required Triggers (P22-25-ZTA) – <i>Lew Holloway; Community Development Director</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV – Section 4-5 and Article V – Sections 5-1-4; 5-2-4; 5-3-4; 5-4-4; 5-5-4; 5-6-5; 5-7-4; 5-8-4; 5-9-5; 5-10-4; 5-12-4; 5-13-5; 5-19-4; 5-22-5; 5-23-6 & 5-27-5 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 the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for the City to consider short- and long-term impacts on compatibility with existing development and further recommends the adjustment of review procedures to accomplish this goal as needed.

2. 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:

1. The petition addresses an incongruity in our existing zoning ordinance regarding the standard review process required of projects of a particular size.
2. The text amendment will permit the community to address potential short-term incompatibilities caused by new development, particularly infill development.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV – Section 4-5 and Article V – Sections 5-1-4; 5-2-4; 5-3-4; 5-4-4; 5-5-4; 5-6-5; 5-7-4; 5-8-4; 5-9-5; 5-10-4; 5-12-4; 5-13-5; 5-19-4; 5-22-5; 5-23-6 & 5-27-5 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 the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for the City to consider short- and long-term impacts on compatibility with existing development and further recommends the adjustment of review procedures to accomplish this goal as needed.

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:

1. The text amendment includes additional regulatory thresholds which will negatively impact the ability of the market to address on-going housing needs.
2. The text amendment is not targeted to individual zoning districts, making changes that are too broadly impactful.

[DISCUSS & VOTE]	[DISCUSS & VOTE]
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***SUMMARY:** The City has initiated a zoning text amendment to address the thresholds for development which will trigger a Conditional Zoning District. Following a recent development project within the City of Hendersonville’s Greenville Highway Mixed Use District (GHMU), staff were directed to investigate a zoning text amendment that would require Conditional Rezoning for development or redevelopment of 50,000 square feet or greater that would apply to all zoning districts classifications.*

It appears this could best be accomplished with an amendment to Article 4: Sec. 4-5 to establish a development and redevelopment threshold, alongside individual clarifying amendments to the “mirror Conditional Zoning Districts” within Article V: Zoning District Classifications.

The requirement to rezone once a project reaches a certain threshold is applicable, in practice, only to R-40, R-20, R-15, R-10, R-6, C-1, C-2, C-3, C-4, MIC, I-1, RCT, CMU, GHMU, HMU, CHMU, each has a mirror “CZD” district.

An overview of the impacts of the proposed amendment to each of these districts is provided below in the amendment overview.

PROJECT/PETITIONER NUMBER:	P22-25-ZTA
PETITIONER NAME:	<ul style="list-style-type: none"> City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none"> Staff Report Zoning Text Revisions