



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

SUBMITTER: Matthew Manley, Long-Range Planning Manager **MEETING DATE:** November 14, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Brooklyn Townhomes (P24-62-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: 9578-43-7077, 9578-53-0013, and 9578-43-9238) from R-15 (Medium Density Residential Zoning District) to UR-CZD (Urban Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated September 19, 2024] and presented at this meeting and subject to the following:

1. **The development shall be consistent with the following permitted uses:**
 - a. Residential, Single-Family
 - i. 60 Townhomes
2. **The development shall be consistent with the site plan, including the list of applicable conditions contained therein.**

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language.]

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

Proposed City-Initiated Conditions:

- 1) Developer shall remove bamboo stand at/near the corner of Old Spartanburg Rd and Brooklyn Ave to improve sight visibility, reduce future

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: 9578-43-7077, 9578-53-0013, and 9578-43-9238) from R-15 (Medium Density Residential Zoning District) to UR-CZD (Urban Residential - Conditional Zoning District) based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:

The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed development align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Muti-Generational Living’.

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 would have negative environmental impacts from tree canopy loss.
2. The proposed development is incompatible with the surrounding land uses

[DISCUSS & VOTE]

maintenance impacts on new sidewalks, and to reduce stress on other existing mature vegetation in that area (that shall be preserved).

3. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:

The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed development align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Multi-Generational Living'.

4. We 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 would improve an underutilized property in close proximity to a major commercial corridor.
2. The proposed development would provide additional needed housing
3. The proposed development is clustered to reduce pressure on environmentally-sensitive areas at the rear of the site.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is in receipt of a Conditional Zoning District application from Zach Grogan of MGP Shelby, LLC for 3 parcels (PINs listed on left) totaling 6.33 Acres located along Brooklyn Ave at Old Spartanburg Rd. The properties are currently zoned R-15 and were the former site of a mobile home park with some single-family homes still present on the site. The petitioner is requesting that the parcels be rezoned to Urban Residential for a townhome development.

The development proposes 60 townhomes with new public streets, above ground stormwater facility, open space, common space and tree preservation area. The proposed density is 8.6 units per acre.

If approved, the project is proposed to be subdivided and would be processed under the City's Subdivision Ordinance as a Major Subdivision.

PROJECT/PETITIONER NUMBER:	P24-62-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Zach Grogan, MPG Shelby, LLC. (Applicant)• Eugene Holbert (Owner)

	<ul style="list-style-type: none">• John Holbert (Owner)• Edgar Holbert (Owner)• Wanda Ponder (Owner)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan & FLUM Consistency and Evaluation Worksheets3. Application / Owner Signature Addendum / LLC Record4. Proposed Site Plan & Building Elevations5. Developer Exhibits6. Neighborhood Compatibility Summary7. Draft Ordinance8. Proposed Zoning Map