

CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	November 14 th , 2024
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development

TITLE OF ITEM:Rezoning: Conditional Zoning District – 715 Greenville Highway Multi-Family
(P24-39-CZD) – Tyler Morrow– Current Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:	For Recommending Denial:
I move Planning Board recommend City Council	I move Planning Board recommend City Council
<u>adopt</u> an ordinance amending the official zoning map	deny an ordinance amending the official zoning map
of the City of Hendersonville changing the zoning	of the City of Hendersonville changing the zoning
designation of the subject property (PINs: 9568-83-	designation of the subject (PINs: 9568-83-4302, 9568-
4302, 9568-83-2474 and, 9568-83-2082) from PCD,	83-2474 and, 9568-83-2082) from PCD, Planned
Planned Commercial Development to UR-CZD,	Commercial Development to UR-CZD, Urban
Urban Residential Conditional Zoning District, for the	Residential Conditional Zoning District based on the
construction of 185 multi-family units based on the	following:
master site plan and list of conditions submitted by	
and agreed to by the applicant, [dated 11-4-24] and	1. The petition is found to be <u>consistent</u> with the City
presented at this meeting and subject to the following:	of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and
	because:
1. The development shall be consistent with the site	because.
plan, including the list of applicable conditions	The petition is consistent with the Future
contained therein, and the following permitted uses	Land Use and Conservation Map
Permitted Uses:	Designations of Open Space-Conservation
1. Residential Dwellings, Multi-Family	(Regulated) and Open Space-Conservation
1. Residential D wennigs, Multi-1 anniy	(Natural) and is located in a Focused
[for amendments to uses or conditions discussed and	Intensity Node within Chapter 4 of the Gen
agreed upon in the Council meeting (between City &	H Comprehensive Plan.
Developer) and not yet represented on the site plan,	
please use the following language. Disregard #2 if	
not needed]	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:
2. Permitted uses and applicable conditions presented	the start analysis, public hearing and because:
on the site plan shall be amended to include:	1. The proposed development adds
	impervious surfaces to a subject property
	that is within the floodplain while only
3. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the	sparingly offsetting their impacts with a
information from the staff analysis and because:	small amount of pervious materials (6
mornation from the suit analysis and because.	parking spaces).

The petition is consistent with the Future Land Use	2. The height and scale of the proposed
and Conservation Map Designations of Open Space-	development is incompatible with the
Conservation (Regulated) and Open Space-	surrounding area and character.
Conservation (Natural) and is located in a Focused	3. The proposed development is in an area
Intensity Node within Chapter 4 of the Gen H	that is prone to flooding and the
Comprehensive Plan.	development does not provide additional
	mitigation that would benefit future
	residents (i.e. first floor garages or first
	floor commercial uses.) First floor
4. Furthermore, we find this petition to be reasonable	commercial is supported by the Gen H
and in the public interest based on the information from	comprehensive plan.
the staff analysis, public hearing and because:	
1 (11) (14)	
1. The petition proposes to provide	
additional housing to offset local rental	
demand.	
2. The petition proposes to provide	
housing on a long vacant, previously	
developed and underutilized piece of	
property near commercial corridors and	
is within walking distance to downtown	
and the Ecusta Trail.	
3. The site plan clusters development	
impacts outside of the floodway	
portions of the site.	
IDIGCUSS & VOTEL	[DISCUSS & VOTE]
[DISCUSS & VOTE]	

SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Travis Fowler of First Victory Inc., applicant and Richard Herman of South Market LLC., property owner. The applicant is requesting to rezone the subject property, PINs 9568-83-4302, 9568-83-2474 and, 9568-83-2082 and located off Greenville Highway, from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District for the construction of 185 multi-family units on approximately 9.01 acres. This equates to a density of 20.5 units per acre.

The proposal includes the construction of 1 multi-family structure with a footprint of 58,367 square feet and a gross floor area of 231,037 square feet. Additionally, the development proposes 288 parking spaces.

The proposed site includes floodway, 100 year floodplain and 500 year floodplain within its boundary. The proposed development is shown to be constructed completely outside of the floodway.

PROJECT/PETITIONER NUMBER:	P24-39-CZD
PETITIONER NAME:	 Travis Fowler, First Victory Inc. [Applicant] Richard Herman (Manager) – South Market LLC [Owner]

ATTACHMENTS:	1. Staff Report
	2. Comprehensive Plan Review
	3. Neighborhood Compatibility Summary
	4. Proposed Site Plan / Elevations
	5. Proposed Zoning Map
	6. Draft Ordinance
	7. Application / Owner Signature Addendum