



PLANNING BOARD RECOMMENDATION

Project #: P22-75-ZTA

Meeting Date: September 12, 2022

PETITION REQUEST: Zoning Text Amendment – Multi-Family in 7th Ave MSD

APPLICANT/PETITIONER: Dan Mock

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request, the feedback from the committee level, and reviewed the guidance from the Comprehensive Plan and the criteria for considering a zoning text amendment. Planning Board considered this item for approximately 50 Minutes.

The applicant, Dan Mock, gave a 10-Minute presentation on the proposal emphasizing the need for multi-family within the 7th Ave MSD and his desire to invest in and enhance property in the area.

One member of the public spoke and asked questions related to the development:

1. Ken Fitch, 1046 Patton St – Mr. Fitch desired clarity that this only applies to C-2 within the 7th Ave MSD. He also expressed concerns related to parking standards in this district. He also suggested that the final decisions related to 7th Ave branding and input from HPC would be important for guiding design standards for new development.

The Planning Board discussed and showed support for the provision to retain a commercial component on the first floor and recognized that the request is essentially to make the district a “mixed-use” district. One Planning Member, Fred Nace, expressed concerns with the idea of “recruiting ‘hipsters’” to the district. Other members of the Planning Board viewed the statement as a “poor choice of words” and that the petitioner’s intent was to attract younger residents. Further, it was pointed out that the discussion about “who” would live in these multi-family units is a function of the market and not a function of the zoning ordinance (outside of any future provisions that would require income-based inclusionary zoning). Mr. Nace also expressed concerns for allowing multi-family by-right (under 50 units) within this district.

MOTION:

Mr. Hanley made a motion to approve the petition. The motion passed 5-1 with the following language.

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS 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 Future Land Use Designations of ‘Downtown Core’ and ‘Downtown Support’ call for recommended land uses and design guidelines that align with the proposed zoning text amendment.

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 addition of multi-family residential as a permitted use will allow for greater infill development in a zoning district with a mix of intense land uses.*
- 2. The addition of multi-family residential as a permitted use will place more residents within close proximity to goods and services.*
- 3. The addition of multi-family residential as a permitted use will provide for a variety of housing types at different price points.*
- 4. The reduction of setbacks will allow for more efficient use of land and provide more opportunities for infill development.*
- 5. The provisions maintaining non-residential uses along frontages on 7th Ave will support a vibrant mixed-use district as redevelopment occurs along the corridor.*

BOARD ACTION

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