



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

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: April 10th, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Meadowcrest (25-12-CZD) – *Sam Hayes – Planner II*

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 (PIN: 9569-94-7077) from R-15 (Medium-Density Residential) 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 4/1/25], 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, Multi-Family
 - 132, 1-3 Bedroom Units

[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. Disregard #2 if not needed.]

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

3(2). 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:

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 (PIN: 9569-94-7077) from R-15 (Medium-Density Residential) 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 petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

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 petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.
2. The petition proposes a density that is out of character with the surrounding neighborhood
3. The petition would generate excessive traffic, noise and light in an existing residential neighborhood.
4. The petition would have a negative impact on the natural resources of Hendersonville.

<p>The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.</p> <p>4(3). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The petition incorporates a mix of housing types into an existing urban neighborhood. 2. The petition places residents within an area of existing city services and infrastructure. 3. The petition places residents within an area of existing job opportunities. 4. The petition will provide more housing to support existing and future residents of Hendersonville. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: Here’s a revised version of your text:

The City of Hendersonville has received an application for a Conditional Zoning District from the Housing Assistance Corporation for the property located at 0 Dermid Avenue (PIN: 9569-94-7077). The property is currently zoned as Low Density Residential (R-20), and the applicant is requesting a rezoning to Urban Residential Conditional Use District (UR-CZD).

The project is planned in two phases, with both phases featuring similar buildings and amenities. Each phase will include three apartment buildings, a community building, and a playground. Phase I will consist of 60 units, while Phase II will include 72 units. The streets within the development will be private; however, the applicant has agreed to establish a stub-out in the northwestern corner of the property to allow for future access.

Additionally, the Housing Assistance Corporation has submitted an application to the state Housing Finance Agency for this year’s round of Low Income Housing Tax Credits (LIHTC) to support Phase I of the project.

PROJECT/PETITIONER NUMBER:	25-12-CZD
PETITIONER NAME:	The Housing Assistance Corporation [owner/applicant]

ATTACHMENTS:

1. Staff Report
2. Comprehensive Plan & FLUM Consistency Worksheet
3. Goals & Guiding Principles Evaluation Worksheet
4. Proposed Site Plan
5. Neighborhood Compatibility Summary
6. Draft Ordinance
7. Application / Owner Signature Addendum / LLC Record