CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Sarah McLaurin, Planner II

MEETING DATE: November 12, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Cornerstone (26-63-CZD) – *Sarah McLaurin – 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 (PINs: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, 9569-26-6701) from R-10 (Medium-Density Residential Zoning District) to PRD-CZD (Planned Residential Development - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 9/25/26], 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) Single and Two-Family Residential

[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 (PINs: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, 9569-26-6701) from R-10 (Medium-Density Residential Zoning District) to PRD-CZD (Planned Residential Development - 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 Multi-Generational Living as defined in 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 development does not meet the standards of a Planned Residential Development Zoning District.
2. The proposed site plan does not meet the Common Open Space standards of the PRD-CZD.

[DISCUSS & VOTE]

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. **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:** 1. The petition provides opportunities for home ownership and will fill a gap in missing-middle housing. 2. The rezoning allows the preservation of existing housing and development while expanding access to home ownership. **[DISCUSS & VOTE]**	

SUMMARY:

The City of Hendersonville has received an application for a Conditional Zoning District from Jonathon Zetterholm, 2020 Builders LLC [Applicant] on behalf of J&L Capital Solutions LLC [Property Owner]. The subject property is 5.01 acres on Cornerstone Way currently zoned R-10 (Medium Density Residential) and consists of 10 existing duplexes on 12 lots.

The applicant proposes to rezone the subject property to PRD-CZD (Planned Residential Development Conditional Zoning District) with the intent to subdivide the existing duplexes to have individual units on separate lots and one new duplex on a vacant lot off of the existing cul-de-sac. The developer has proposed conditions to reduce the front and rear setback requirements on a number of the lots.

If approved, the project would be limited to the stated uses, design and all conditions stated on the site plan.

PROJECT/PETITIONER NUMBER:	26-63-CZD
PETITIONER NAME:	J&L Capital Solutions LLC [Owner] Jonathon Zetterholm, 2020 Builders LLC [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