STANDARD REZONING – CORNERSTONE (26-63-CZD)

City of Hendersonville – Community Development Staff Report

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PROJECT SUMMARY

- **Project Name:**
  - Cornerstone
- **Case Number:**
  - 26-63-CZD
- **Applicant:**
  - Jonathon Zetterholm, 2020 Builders LLC
- **Property Owner:**
  - J&L Capital Solutions LLC
- **Property Address:**
  - 14 Cornerstone Way
- **Project Acreage:**
  - 5.01 acres
- **Parcel Identification (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
- **Current Parcel Zoning:**
  - R-10 Medium Density Residential
- **Requested Zoning:**
  - PRD-CZD Planned Residential Development – Conditional Zoning District
- **Future Land Use Designation:**
  - Multi-Generational Living
- **Neighborhood Compatibility Meeting:**
  - May 22, 2026

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Figure 1: Site Vicinity Map

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.

EXISTING ZONING AND LAND USE

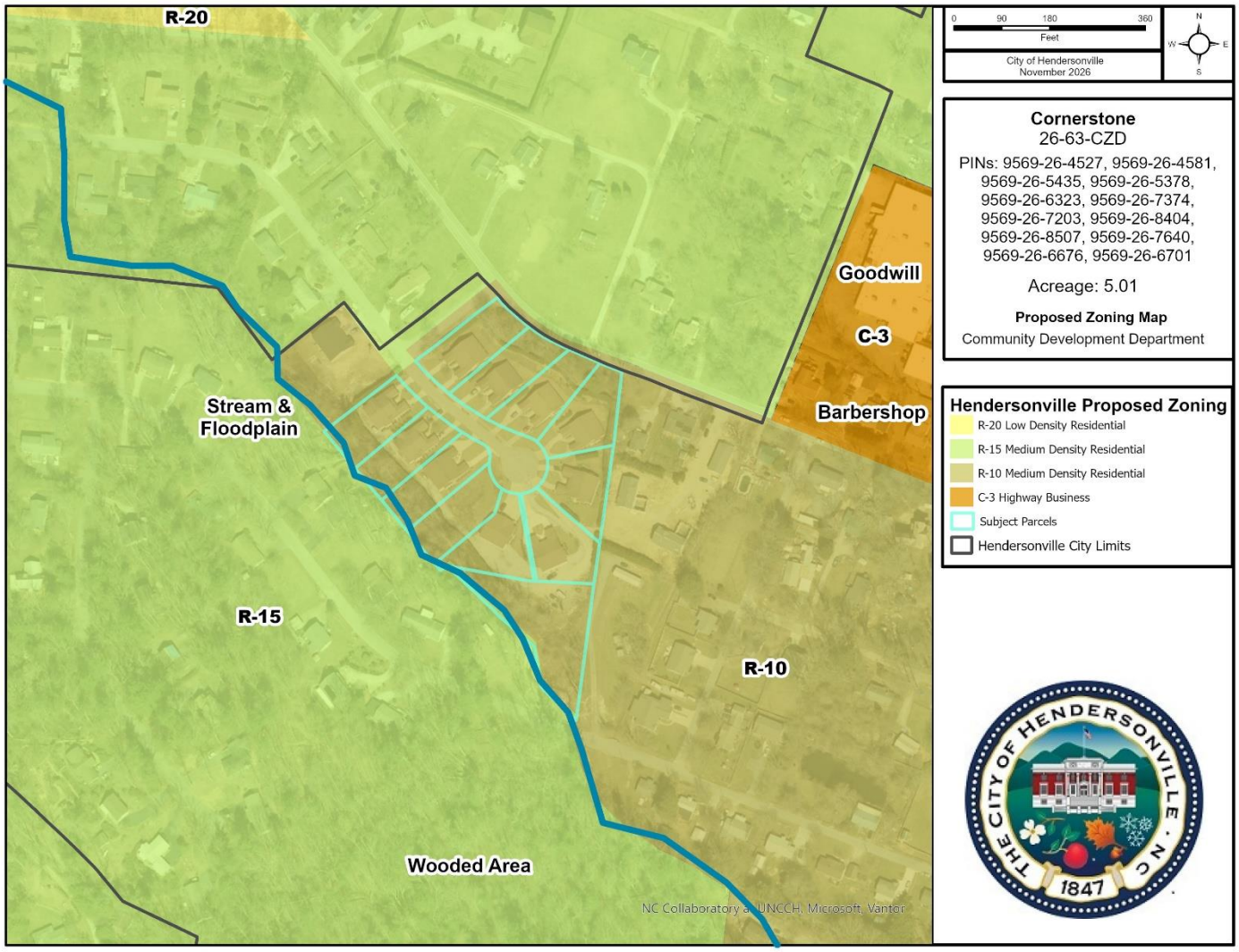


Figure 2: City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned R-10 Medium Density Residential and is located within city limits. The property is surrounded by other R-10 Medium Density Residential to the east and R-15 Medium Density Residential on other sides. There are some C-3 Highway Business parcels further east which contain a variety of commercial businesses. Single family homes and duplexes make up most adjacent properties, with varying parcel and dwelling sizes. The southern portion of the property is within the 100-Year floodplain and has a stream running along the property line.

SITE IMAGES



Figure 3: View of Cornerstone Way



Figure 4: View of cul-de-sac at the end of Cornerstone Way, showing the gravel access drive



Figure 5: Existing duplex with front facing garages on Lot 11



Figure 6: Rear access to lot 6 off of the gravel access drive, showing rear basement garages



Figure 7: Vacant area of Lot 8



Figure 8: Existing conditions of Common Open Space area

FUTURE LAND USE

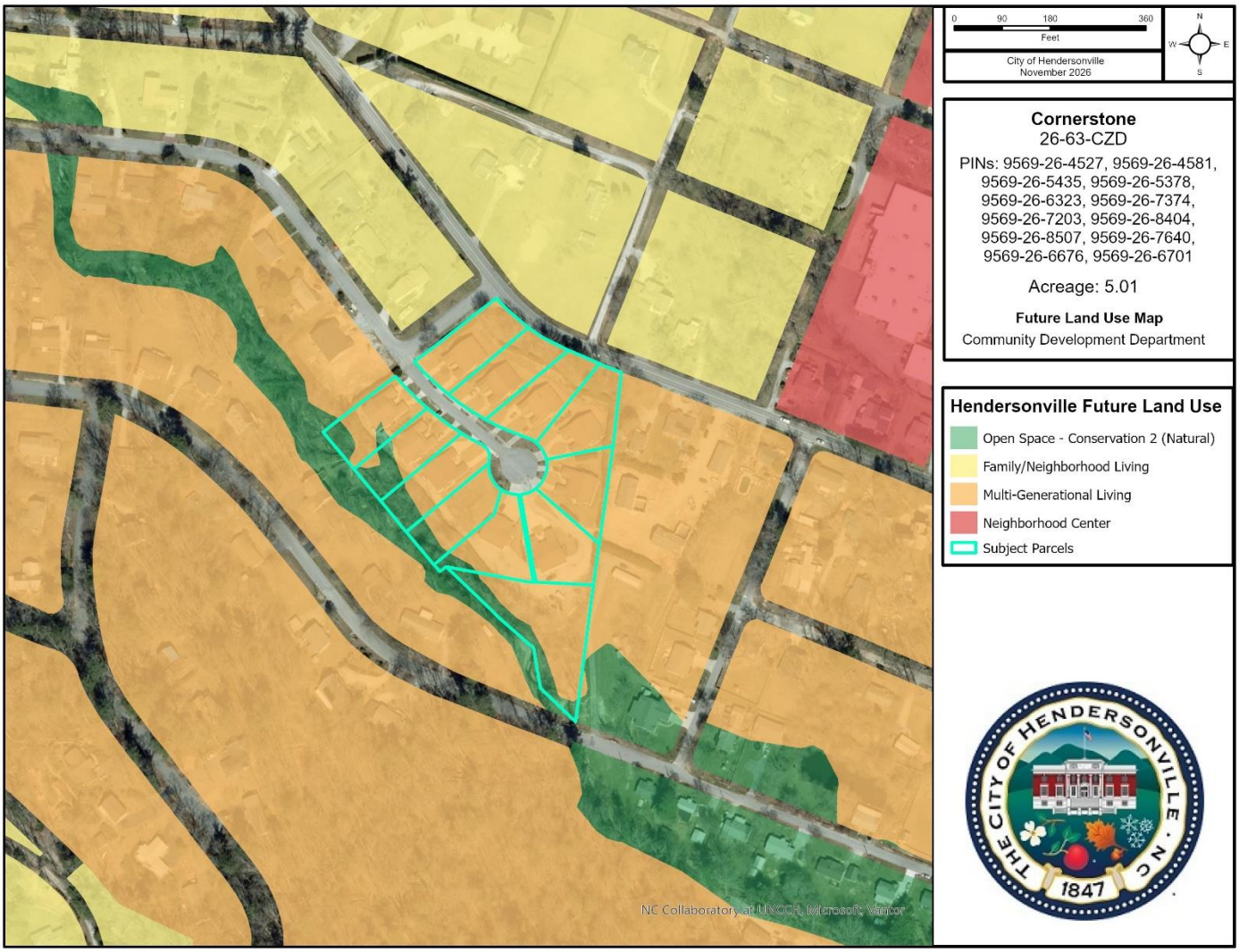


Figure 9: City of Hendersonville Future Land Use Map

The subject property is designated as Multi-Generational Living in the Gen H Comprehensive Plan. The Multi-Generational Living designation also encompasses the properties to the east, south, and west. The parcels to the north are designated Family/Neighborhood Living. The commercial area further east is designated as Neighborhood Center. The stream and floodplain area along the southern edge of the parcel is designated as Open Space – Conservation 2 (Natural).

SITE PLAN REVIEW SUMMARY COMMENTS

PROPOSED REQUEST DETAILS

- **Proposed Uses:**
  - Residential Single/Two-Family
- **Total Dwelling Units:** 22 Total - 20 Existing, 2 New
- **Site Acres:** 5.01 acres
- **Density:** 4.39 Units/Acre
- **Buildings:**
  - **Total Footprint:** 0.797 acres / 34,735 sq ft
    - Units located on lots 1-1 thru 6-2 + 9-1 thru 11-2: 1458 sq ft
    - Units 7-1 and 7-2: 1206 sq ft
- **Open Space:** 3.312 acres / 144,270 sq ft
- **Common Open Space:** 0.754 acres / 32,824 sq ft
- **Transportation:** All lots are accessed from an internal cul-de-sac drive and individual driveways
- **Sidewalks:** The property has an existing sidewalk along the northern edge of the cul-de-sac.
- **Lighting:** All site lighting will be required to conform to the City's lighting standards. The lighting plan is a component of the final site plan review.
- **Off-Street Parking:**
  - Required: 20
  - Provided: 20
- **Landscaping Requirements**
  - The property has 160+ existing trees being proposed for tree credit. Existing trees and shrubs are proposed to meet landscaping requirements.
  - A detailed Landscaping Plan will be provided at the final site plan.
- **Building Design**
  - Average Height Across Units 1-4: 18.8 feet
  - Average Height Across units 5-6, 9-11: 25.6 feet
  - Unit 7 Height: 27.8 feet
- **Floodplain:** A portion of southern side of the property is located within the floodplain.
- **Stream Buffer:** Stream buffers are shown on the plat and exist within/around the floodplain.

OUTSTANDING ISSUES AND CITY-PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Preliminary Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for PRD-CZD with the inclusion of the developer-proposed conditions.
- <u>These outstanding items shall need to be resolved as part of the CZD process.</u>
    - None
- <u>These outstanding items shall be resolved at the time of Final Site Plan and/or Preliminary Plat.</u>
    - Common Open Space requirements
        - Driveway and access easements are not permitted to count towards Common Open Space. The current site plan has some overlap with the rear access drive and will need to be removed from calculations.
        - Common Open Space must be made accessible and usable to residents and will need updated in compliance with stream buffer standards.
    - Final landscaping plan showing proposed tree credits, tree protection areas, and a detailed planting table for existing and new plantings.
    - Parking calculations do not reflect the current required parking numbers nor provided spaces and should be updated.
- <u>The following comments need to be addressed to improve clarity or improve site design and function [Resolved/Unresolved]</u>:
    - None

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee consist of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments / conditions below:

City Engineer

- None

Water / Sewer

- Street trees are shown in several places over existing sewer or within the sewer easement.

Fire Marshal

- None

Stormwater Administrator

- None

Floodplain Administrator

- None

Public Works

- None

NCDOT

- None

Transportation Consultant

- None (the proposed use and unit count did not trigger a TIA)

PROPOSED CONDITIONS

Proposed City-Initiated Conditions:

- None.

Developer Proposed Conditions

- Proposed conditional front setback for front facing garages (for lots 1-1, 1-2, 2-1, 2-2, 3-2, 5-1, 5-2, 9-1, 9-2, 10-1, 10-2, 11-1, 11-2): reduce from 45 feet to 27 feet
- Proposed conditional rear setback (for lots 4-2, 5-1, 5-2, 6-2): reduce from 20 feet to 13.5 feet

REZONING STANDARDS (ARTICLE 11-4)

1. COMPREHENSIVE PLAN CONSISTENCY

Land Supply, Suitability & Intensity

- The vacant parcel and Common Open Space area are designated as "constrained, undeveloped" in the Land Supply Map.
- These parcels rank as "Moderately Suitable" for commercial development and least suitable for industrial development in the Land Suitability Map. The vacant parcel is listed between Moderately Suitable and Most Suitable for residential development.
- The subject property has a mix of medium to low intensity development along with conservation along the floodplain on the Development Intensity Map.

Future Land Use & Conservation Map

- Character Area Designation: Multi-Generational Living (MGL)
- Character Area Description: Consistent
- Zoning Crosswalk: Inconsistent
- Focus Area Map: N/A

2. COMPATABILITY

Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to "compatibility". The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.

Existing Conditions

The subject property contains 10 existing duplexes with two vacant lots, one of which is designated as Common Open Space. The entire site is surrounded by other residential uses, primarily single- and two-family homes. To the north-east of the site there are some larger commercial parcels that include a Goodwill, Dollar Tree, Barbershop, and some auto-uses.

Gen H Comprehensive Plan Goals (Chapter IV)

- Vibrant Neighborhoods: Consistent
- Abundant Housing Choices: Consistent
- Healthy and Accessible Natural Environment: Somewhat Consistent
- Authentic Community Character: Consistent
- Safe Streets and Trails: Consistent
- Reliable & Accessible Utility Services: Consistent
- Satisfying Work Opportunities: N/A
- Welcoming & Inclusive Community: Consistent

- Accessible & Available Community Uses and Services: Consistent
- Resilient Community: Consistent

Gen H Comprehensive Plan Guiding Principles (Chapter IV)

- Mix of Uses: Somewhat Inconsistent
- Compact Development: Consistent
- Sense of Place: Somewhat Consistent
- Conserved & Integrated Open Spaces: Somewhat Consistent
- Desirable & Affordable Housing: Consistent
- Connectivity: Somewhat Consistent
- Efficient & Accessible Infrastructure: Consistent

3. CHANGED CONDITIONS

Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

The subject property was developed with 10 duplexes on individual lots, which remained under a single owner with each unit rented separately. Many duplexes under a single owner such as this property are typically set up as rental units, whereas single-family attached housing (townhomes) are more often sold individually. The newest owner of the properties has seen changes in the market and desires to subdivide the units into townhomes to make them eligible for individual ownership.

4. PUBLIC INTEREST

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

The region's affordable housing crisis is well documented by the Hendersonville Strategic Housing Plan. The provision of more than 20 relatively small units available for individual ownership advances the Plan's objectives of expanding affordable homeownership and diversifying housing types. The transition from two-family rental housing to single-family attached homes may remove rental units from the market and result in existing rentals becoming inaccessible. The development will utilize existing infrastructure and city services.

5. PUBLIC FACILITIES

Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

The subject property contains 10 existing duplexes which are served by City of Hendersonville services and the proposed additional duplex would be added onto these services. The subject

property is located on a private cul-de-sac and is connected to the City's existing street network. The property is located a less than a mile off Asheville highway which provides access into the City center as well as north towards Asheville.

6. EFFECT ON THE NATURAL ENVIRONMENT

Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife

The southern edge of the property runs along and into the floodplain from the nearby stream. The existing development contains many mature trees and shrubs which can be protected and offer quality buffering and filtration towards the floodplain. The parcel most impacted by floodplain and natural resources is proposed as Common Open Space which would maintain its natural aesthetics but allow residents access to the stream. Stormwater management standards are not triggered by this development due to the disturbed area being less than 1 acre.