



# CITY OF HENDERSONVILLE

## AGENDA ITEM SUMMARY

### PLANNING DIVISION

**SUBMITTER:** Matthew Manley      **MEETING DATE:** May 1, 2025

**AGENDA SECTION:** Public Hearing      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** Zoning Text Amendment: Reforms for Housing (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

#### **SUGGESTED MOTION(S):**

##### **For Recommending Approval:**

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts, Article V. Zoning District Classifications, Article VI. General Provisions, Article VIII. Exceptions & Modifications, Article XII. Definition of Terms, and Article XVI. Supplementary Standards, as presented by staff, based on the following:

**1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

**2. 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:**

1. The proposed amendment creates an opportunity to address the need for additional, dispersed, “attainable” infill housing.
2. The proposed amendment allows for property owners to better utilize their property and earn additional revenue
3. The proposed amendment will incentive the construction of smaller, more affordable dwellings (“starter homes”).

**[DISCUSS & VOTE]**

##### **For Recommending Denial:**

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance: Article IV. Establishment of Zoning Districts, Article V. Zoning District Classifications, Article VI. General Provisions, Article VIII. Exceptions & Modifications, Article XII. Definition of Terms, and Article XVI. Supplementary Standards, as presented by staff, based on the following:

**1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:**

The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

**2. We [do not 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:**

1. The proposed amendment is incompatible with existing residential districts
2. The proposed amendment will create traffic congestion
3. The proposed amendment will result in substantial loss of privacy

**[DISCUSS & VOTE]**

**SUMMARY:** *The City of Hendersonville has initiated an amendment to the City's Zoning Ordinance to make changes that would allow for the greater utilization of land for housing and improved clarity.*

*The proposed changes address a range of issues that will relax standards, create additional flexibility and establish new opportunities for needed infill housing. These proposed changes include: reductions in dimensional standards (minimum lot widths, setbacks, and minimum lot size for two-family dwellings) across the city's base residential and commercial zoning districts, scaling setbacks for corner lots, providing clarity with new and revised definitions, and incorporation of new permitted uses.*

*The more impactful revisions include those to the Planned Residential Development (PRD) Conditional Zoning District which are designed to tailor PRD to single-family / two-family/three-family / four-family developments as opposed to large apartment developments. These changes also translate to greater flexibility for minor PRDs for infill projects. Additionally, there is a proposal to allow units that are under 1,200 Sq FT to count as .5 units in density calculations. This change aims to create more affordable housing options by removing disincentivizes that restrict the construction of smaller sized units. Lastly, changes in the size allowances for ADUs will allow for slightly larger units in some cases.*

*The Planning Board voted unanimously to recommend adoption of the text updates.*

<b>PROJECT/PETITIONER NUMBER:</b>	25-01-ZTA
<b>PETITIONER NAME:</b>	City of Hendersonville
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Comprehensive Plan Consistency &amp; Criteria Evaluation</li><li>3. Draft Ordinance</li></ol>