



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Tyler Morrow **MEETING DATE:** May 1st, 2025

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

TITLE OF ITEM: Rezoning: Standard Rezoning–2620 Chimney Rock Road (and other associated White Pine Villas parcels) (25-14-RZO) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9670-70-6498) from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use as requested in the zoning map amendment application.

I further move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of PINs 9670-70-8607 and 9670-70-8864 from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use so that no unconstructable residual parcels of the White Pine Villas Development remain, 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. Furthermore, 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 proposed map amendment seeks to return the parcels to their previous base zoning.

For Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9670-70-6498) from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use 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 proposed rezoning eliminates the current entitlements on the property linked to a LIHTC project that could be potentially developed in the future.

<p>2. The proposed map amendment restores potential development opportunities on this property by permitting the same uses available to the other adjacent Highway Mixed Use properties.</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Standard Rezoning from Nehemias Lopez and Rosalva Gomez, applicants and owners of 2620 and 2626 Chimney Rock Road. The applicants are requesting to rezone the subject property, PIN 9670-70-6498, from PRD-CZD, Planned Residential Development Conditional Zoning District to HMU, Highway Mixed Use.*

Mr. Lopez and Mrs. Gomez own one of three parcels within the conditional zoning district. These parcels are associated with an inactive Low Income Housing Tax Credit project known as "White Pine Villas", which never received tax credits. The developer of this project has since obtained tax credits for a different project in the City, (The Lofts at Chadwick).

If City Council rezones PIN 9670-70-6498, City staff also recommends rezoning PINS 9670-70-8607 and 9670-70-8864 to a base district, preferably HMU, as part of the same effort. Rezoning only one parcel within the conditional zoning district would leave the rest of the CZD unconstructable, necessitating a future rezoning anyways. All 3 parcels were zoned HMU prior to the establishment of the conditional zoning.

PROJECT/PETITIONER NUMBER:	25-14-RZO
PETITIONER NAME:	<ul style="list-style-type: none"> Nehemias Lopez & Rosalva Gomez [Applicants and Owners of 2620 Chimney Rock Road] City of Hendersonville [applicant for PINs 9670-70-8607 and 9670-70-8864, <u>IF</u> 2620 Chimney Rock Road is rezoned.)
ATTACHMENTS:	<ol style="list-style-type: none"> Staff Report Comprehensive Plan Review Planning Board Summary PRD-CZD and HMU Use Comparison White Pine Villas Site Plan for parcel reference Proposed Zoning Map Draft Ordinance Application