



PLANNING BOARD RECOMMENDATION

Project #: P22-72-ZTA

Meeting Date: September 12, 2022

PETITION REQUEST: Zoning Text Amendment – Reduction of Parking Minimums in C-1

APPLICANT/PETITIONER: Moe Marks, Tamara Peacock Architects

PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request, the feedback from the committee level, and reviewed the guidance from the Comprehensive Plan and the criteria for considering a zoning text amendment. Planning Board considered this item for approximately 32 Minutes.

One member of the public spoke and asked questions related to the development:

1. Ken Fitch, 1046 Patton St – expressed concerns about increased residential density and its impact on parking in the district. And expressed concerns about reduction of minimum parking standards in the PRD district.

The Planning Board asked questions about the potential for a Fee-in-Lieu of Parking in the future. Some concern with customer parking for small businesses and employees was expressed. The Planning Board expressed support for the proposal based on the walkability and the provision of public parking (including the new parking deck) in the C-1. Members pointed out that there is underutilized private parking spaces within the district currently. They went on to point out that this is only a revision to minimum standards not the implementation of a maximum standard and that the “market” retains the flexibility to provide the parking they feel is necessary.

MOTION:

Mr. Nace made a motion to approve the petition. The motion passed unanimously with the following language.

COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with Goal LU-10 of the Land Use and Development Chapter which calls for maintaining a highly urban, pedestrian-focused environment through building and streetscape design.

REASONABLENESS STATEMENT

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:

[Rationale for Approval]

1. *The staff recommendation aligns the minimum parking requirements for the C-I and PRD Zoning Districts with other residential and mixed-use parking standards.*
2. *The staff recommendation reduces development cost and restrictions for residential development in downtown and along thoroughfares. Residential development and utilization of underutilized properties within these areas is desired.*
3. *A significant amount of public and private parking spaces are available with the C-I Zoning District.*
4. *Reduction of minimum parking space requirements reduces the need for individually-owned surface parking lots.*
5. *Centrally-located, consolidated parking locations are preferred over individually-owned surface parking lots as a means of protecting and advancing walkability and better utilizing land within the downtown core.*

BOARD ACTION

- **Motion/Second:** Nace / Hanley
- **Yeas:** Nace, Hanley, Robertson, Brown, Martin, Flores
- **Nays:** N/A
- **Absent:** Cromar, Blatt, Glassman
- **Recused:** Peacock