



**CITY OF HENDERSONVILLE  
AGENDA ITEM SUMMARY  
PLANNING DIVISION**

**SUBMITTER:** Matthew Manley                      **MEETING DATE:** May 2, 2024  
**AGENDA SECTION:** Public Hearing                      **DEPARTMENT:** Community Development  
**TITLE OF ITEM:** Rezoning: Standard Rezoning – Hope Creek + Powell St (P24-17-RZO) –  
*Matthew Manley, Strategic Projects Manager*

**SUGGESTED MOTION(S):**

<p><b><u>For Recommending Approval:</u></b> I move City Council <b>adopt</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9578-36-6473, 9578-36-8361) from R-15 Medium Density Residential to R-6, High Density Residential based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> <p>The Goals &amp; Strategies of LU-7 “High-Intensity Neighborhood” calls for primary recommended land uses which align with the proposed R-6 Zoning</p> <p><b>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:</b></p> <ol style="list-style-type: none"><li>1. R-6 zoning aligns with and maintains the primary single-family character of the neighborhood</li><li>2. R-6 zoning allows for a more efficient use of land.</li><li>3. R-6 zoning is less dense than some existing land uses in proximity of the subject property.</li></ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p><b><u>For Recommending Denial:</u></b> I move City Council <b>deny</b> an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9578-36-6473, 9578-36-8361) from R-15 Medium Density Residential to R-6, High Density Residential based on the following:</p> <p><b>1. The petition is found to be <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:</b></p> <p>The Goals &amp; Strategies of LU-7 “High-Intensity Neighborhood” calls for primary recommended land uses which align with the proposed R-6 Zoning</p> <p><b>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:</b></p> <ol style="list-style-type: none"><li>1. R-6 zoning is out of character with the surrounding R-15 zoning</li></ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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**SUMMARY:** *The City of Hendersonville is in receipt of a Zoning Map Amendment application from Paco Hernandez of Paco Properties, LLC (owner) for two parcels (PINs: 9578-36-6473 & 9578-36-8361) totaling 4.68 Acres located along Powell St in the Barker Heights area near Jackson Park. The properties are currently zoned R-15, Medium Density Residential. The petitioner is requesting that the two parcels be rezoned to R-6, High Density Residential.*

The subject property is outside of the corporate city limits and located in the City's ETJ. As the crow flies, the properties are approximately 1 mile from downtown Hendersonville.

The R-6 Zoning District has a minimum lot size of 6,000 Sq Ft (10,000 Sq Ft for Duplex) and allows a density of 8.5 Units/Acre for Minor Planned Residential Development. The current R-15 Zoning District has a minimum lot size of 15,000 Sq Ft (22,500 Sq Ft for Duplex) and allows a density of 3.75 Units/Acres for Minor PRD.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the R-6 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

At their meeting on April 11, 2024, the Planning Board voted unanimously to recommend approval of the rezoning request.

<b>PROJECT/PETITIONER NUMBER:</b>	P24-17-RZO
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"><li>o Pascual Hernandez [Applicant]</li><li>o Paco Properties, LLC.[Owner]</li></ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Spot Zoning Analysis</li><li>3. Use Comparison</li><li>4. Planning Board Summary</li><li>5. Draft Ordinance</li><li>6. Proposed Zoning Map</li></ol>