



## PLANNING BOARD RECOMMENDATION

CAROLINA VILLAGE (26-25-CZD)

MEETING DATE: MAY 14<sup>TH</sup>, 2026

PETITION REQUEST: Rezoning: Urban Village Conditional Zoning District (UV CZD)

APPLICANT/PETITIONER: Kevin Parries, Carolina Village [Owner], Tom Jones, WGLA Engineering, PLLC [Applicant]

### **PLANNING BOARD ACTION SUMMARY:**

The Planning Board voted 9-0 to recommend **approval** of this petition and adopted the following motion:

### **PLANNING BOARD MOTION:**

*Ms. Zafra moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 3/24/26], and presented at this meeting and subject to the following: 1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:*

- a) Adult care centers registered with the NC Department of Health and Human Services*
- b) Accessory uses & structures*
- c) Dance, health & fitness facilities*
- d) Neighborhood community centers*
- e) Offices, business, professional and public*
- f) Personal services*
- g) Restaurant*
- h) Residential dwellings, single/two/multi-family*

*2. 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 because: The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. 3. 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 petition provides additional housing. 2. The petition provides an adequate buffer between the multi-family and single family housing on adjacent properties. 3. The petition will adequately address stormwater through the use of existing stormwater retention facilities. Ms. Gilgis seconded the motion which passed unanimously.*

## OVERVIEW OF BOARD ACTION

### BOARD ACTION:

The Planning Board convened on this project for **30 minutes**.

Motion:

- Betsey Zafra

Second:

- Kyle Gilgis

Yeas:

- Jim Robertson, Lauren Rippey, Donna Waters, Betsey Zafra, Bob Johnson, Mark Russell, David McKinley, Tamara Peacock, Kyle Gilgis

Nays:

- None

Absent: Laura Flores

Recused: None