



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sam Hayes

MEETING DATE: December 11th
2025

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – LEO at Hendersonville (25-48-CZD) –
Sam Hayes – Planner II

SUGGESTED MOTION(S):

For Recommending Approval:

I move 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 (PIN: 9569-22-9206) from R-15 to PRD-CZD, Planned Residential Development – Conditional Zoning District, for the construction of 180 duplexes and townhomes based on the master site plan and list of conditions submitted by and agreed to by the applicant 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

Permitted Uses:

1. 180 Residential dwellings – two, three, and four-family

[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]

Permitted uses and applicable conditions presented on the site plan shall be amended to include:

1. The retaining wall on the eastern boundary measuring approximately 90' and the retaining wall on the western boundary measuring approximately 45' shall be setback from the property line 25'.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9569-22-9206) from R-15 to PRD-CZD, Planned Residential Development – Conditional Zoning District, based on the following:

1. **The petition is found to be inconsistent 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 proposes duplexes, triplexes, and quadplexes, which does not align with the Future Land Use designation of Family/Neighborhood Living.

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 development does not provide adequate site access for emergency services and lacks interconnectivity.
2. The proposed development is incompatible with the surrounding developments.
3. The subject property is not conducive to the intensity of proposed grading, which will significantly alter the natural environment of the site, and could negatively impact some of the neighboring properties.

<p>3. The petition is found to be inconsistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:</p> <p>The petition proposes duplexes, triplexes, and quadplexes, which does not align with the Future Land Use designation of Family/Neighborhood Living.</p> <p>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The addition of 180 units supports the City’s goal of increasing the overall housing supply. 2. The proposed development utilizes existing infrastructure and aligns with the City’s objective to encourage infill development. 3. The project incorporates “missing middle housing” principles by offering a range of housing sizes, consistent with the City’s goal to provide diverse housing options for a variety of residents. 4. The proposed development is in alignment with the surrounding developments. <p>5. Furthermore, we propose to amend the Character Area of the subject property on the Gen H Comprehensive Plan Future Land Use and Conservation Map to that of ‘Multi-Generational Living.’</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville has received an application for a Conditional Rezoning from Scott Weathers of Advenir Azora Development (Applicant) and Jeffrey Justus (Owner). The request is to rezone the property located at 1741 Haywood Road (PIN 9569-22-9206) from R-15 Medium Density Residential to PRD-CZD (Planned Residential Development – Conditional Zoning District) to allow for the construction of a 180-unit residential project. The proposed development includes a mix of duplexes, triplexes, and quadplexes.

The request previously went to Planning Board on October 9th, 2025 and was unanimously recommended for denial. Since then, the applicant has revised the plan in an attempt to address some of the main concerns the Planning Board expressed in its previous discussion

and decision. The main changes include moving retaining walls further away from the property line, reducing the height of retaining walls, and the combination of several amenity buildings into one building.

Planned amenities include a clubhouse and pool, and the applicant has proposed accommodating a public greenway through the center of the site along Brittain Creek.

The applicant does not intend to subdivide the property. As a result, the project is exempt from certain requirements of the City's subdivision ordinance, which is further explained in the staff report.

PROJECT/PETITIONER NUMBER:	25-48-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Scott Weathers, Advenir Azora Development, applicant• Jeffrey Justus, Property Owner
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Traffic Impact Analysis (TIA)3. TIA City Traffic Consultant Review4. Comprehensive Plan Review5. Neighborhood Compatibility Summary6. Proposed Zoning Map7. Proposed Future Land Use Map8. Draft Ordinance9. Application