



## PLANNING BOARD RECOMMENDATION

Project #: P22-112-STA

Meeting Date: February 9<sup>th</sup>, 2023

PETITION REQUEST: Subdivision Text Amendment – Changes to Expedited and Minor Subdivisions

APPLICANT/PETITIONER: John Lively

### 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 text amendment. The Planning Board considered this item for 38 minutes.

The applicant, John Lively, spoke in favor of the proposal. He discussed the fact that he was unaware of the changes to the Subdivision Ordinance and how it affected his ability to subdivide his property.

One member of the public expressed their thoughts on the amendment.

- I. Lynne Williams, 309 Chadwick Ave – Concerned about use of additional housing for short-term rentals and environmental impacts.

The Planning Board discussed the following topics during their deliberations on this item.

- The newness of the ordinance and the expectation that there would be changes to it once it was in use.
- Why the threshold was proposed for more than 2 acres.
- The differences between exempt and expedited subdivisions.
- Any annexation requirements associated with expedited subdivision review.
- Requirements concerning what counted as a permanent ingress/egress and what the City could require for review purposes.

## MOTION:

Ms. Peacock made a motion to approve the petition, it was seconded by Ms. Jamison. The motion passed 8-0 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 the Comprehensive Plan's goals to Promote compatible infill development (Strategy PH-1.1.) and to amend zoning and/or subdivision standards to require and/or offer incentives for variation in lot sizes. (Action PH-2.1.1.).*

## 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 proposed text amendment creates flexibility for property owners while still limiting potential impacts to the greater community.*
2. *The proposed text amendment removes additional obstacles to accomplish less impactful infill developments.*
3. *The proposed text amendment could create opportunities for additional housing stock to be available for residents.*

## BOARD ACTION

- **Motion/Second:** Peacock/ Jamison
- **Yeas:** Martin, Cromar, Peacock, Jamison, Brown, Hanley, Blatt, and Robertson
- **Nays:** None
- **Absent:** Robinson
- **Recused:** N/A