



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** August 14, 2025

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: 3+4-Family Compliance + FIL Update (25-41-ZTA)
– Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
I move Planning Board recommend City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Zoning Ordinance Article V. – Zoning District Classifications, Article VI. General Provisions, Article VII. Development Review, & Article XVIII. Mixed Use Zoning to align with NC General Statute and updates to the City’s Fee Schedule based on the following: 1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The proposed amendments aligns with the Gen H Comprehensive Plan ‘Goals & Guiding Principles’ 2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The proposed changes bring the Zoning Ordinance into alignment with NC General Statute by relieving 3-&4-Family Dwellings from Building Design Standards 2. The proposed changes bring the Zoning Ordinance into alignment with NC General Statute by providing site design standards for all uses in Mixed Use Districts	I move Planning Board recommend City Council <u>deny</u> an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Article VI. General Provisions, Article VII. Development Review, & Article XVIII. Mixed Use Zoning to align with NC General Statute and updates to the City’s Fee Schedule based on the following: 1. The petition is found to be <u>consistent</u> with the Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The proposed amendments aligns with the Gen H Comprehensive Plan ‘Goals & Guiding Principles’ 2. We [<u>do not find</u>] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The proposed changes will allow for incompatible building designs 2. The proposed changes should not require site design standards for single-family & two-family uses 3. The clarification of the Fee-in-Lieu of Sidewalk amount is not needed [DISCUSS & VOTE]

3. The proposed changes provide clarity to the provisions for Fee-in-Lieu of Sidewalks [DISCUSS & VOTE]	
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***SUMMARY:** The City of Hendersonville is initiating a zoning text amendment to update language throughout Article V in order to comply with changes to State Law which allow for residential structures with up to 4 dwelling units to be constructed under the Residential Building Code. This was previously an allowance for only single-family and two-family residences. The intent of this change was to make construction of triplexes and quadplexes more cost-effective. Prior to this change, I 60D already stated that any dwellings constructed under the Residential Building Code could not be required to meet Building Design Standards. In order to remain in compliance with state law, every statement in the Zoning Ordinance referencing Design Standards not applying to single-family and two-family structures has to be updated to include three-family and four-family structures as well.*

Additionally, with the updated Fee Schedule adopted with the budget for FY2026, the Fee-in-Lieu of Sidewalk increased from \$75 per LF to \$130 per LF. Rather than make reference to a dollar amount in the zoning code, staff is proposing to only make reference to the Fee Schedule as it is reviewed annually.

The Planning Board unanimously supported the text updates, voting 6-0 at their August meeting.

PROJECT/PETITIONER NUMBER:	25-41-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	1. Draft Ordinance Changes